

THE COVE BEACON

April–June 2023



MARINER'S COVE BOARD OF DIRECTORS *

* President - Mike Lhotsky

302-945-2621

mikecrabbie@aol.com

* Vice-President – Tom Simonelli

C-603-490-7321

Tomsimonelli@gmail.com

* Secretary – Maggie Manglass

845-430-8404

Mmanglass66@gmail.com

* Treasurer - Alice Cachola

C-302-858-3015

Alice.Cachola@yahoo.com

* Activities – – Donna Borden

C-302-598-9520

dborden1961@gmail.com

* Membership - Alan Wentworth

H-302-947-0978

adwentworth@msn.com

* Neighborhood Watch – Lanie Wood

302-265-6186

Lanie35558@hotmail.com

* Member At Large – Barbara Conroy at

bconroy2207@gmail.com and Jack Weaver at
enjlif@aol.com

Cove Beacon Editor – Kimberly Raymond

C-410-688-6350

theraymonds2017@outlook.com

Boat Yard - Ed Ollis

H-302-947-9639

C- 484-433-4078

collis@msn.com

EDITOR – Kimberly Raymond

This publication is for all the Mariner's Cove residents, and we would appreciate it if you could send in your input. If there is anything you would like to see in the Beacon, please email me at theraymonds2017@outlook.com

Well, it is Springtime 2023, and it is time for new beginnings, flowers and sunshine.

PRESIDENT- MIKE LHOTSKY

Spring has arrived and the weather is looking brighter. The fence is up and looking nice and the mailbox area seems to be getting more attention than ever. All thanks to Vinny, the maintenance man and, of course, Matthew who has worked very hard to put projects together and following up on them to help make Mariners Cove a respectable community. You may not agree, but he has to answer to the people above him and that is where the troubles start. Let me just say that we don't want him going anywhere too soon. We still have a long way to go, but he sees things much the way we see them.

Bulkheads project seems to be moving at a much swifter pace, which is needed. I have asked that we leave the workers alone and allow them to do their jobs. Please respect the workers and allow them to do what they do.

Also, on the other side of the bulkhead story, we have reached an agreement with ELS the biggest part of which they have agreed to replace the dock at no expense to the homeowners. Barring any unforeseen problems, the project should be completed by the end of 2026. This is a little longer than we would have wanted, but delays getting started changed that. Bulkheads will be higher, drains should be repaired or replaced, and we should notice less flooding.

May is just around the corner, and we have a lot happening with dumpsters, yard sale, hot dog sale and breakfast and general meetings. Don't forget a poker run. All these activities are put together to bring this community together and have us all get along and enjoy where we live.

I am told that we have about 95 members as of this writing. This is a reminder that if you have not yet sent in your dues of \$20, you have until April 15th (the day of our membership drive) to pay. After that it goes to \$25. So, get your money in as soon as possible to: Al Wentworth, 35474 Pine Drive, Millsboro, DE 19966.

Thanks for all your support over the years as we look forward to many more.

Vice-President – Tom Simonelli

MCHOA Vice-President's Report –

The trend of privately owned manufactured home communities being sold continues. Current communities for sale include Bay City, Country Acres and Silver Oaks. Most of the purchases being made over the last few years have been by large equity fund groups. Large equity firms now own 20% of all dwelling in the United States and it appears that due to the large return on investment to their shareholders, the trend will continue as they purchase apartments, manufactured home communities and even stick built homes.

DMHOA continues to work on legislation to improve SB317 (the rent justification bill). Improving the language from landowner final violation to simply violation; when a community goes up for sale, improving the time to respond from 30 days to 60 days. Bill 176, a maintenance bill which would make the landowners responsible for all portions of the trees on our leased land from the highest branch to the roots in the ground. DMHOA is also working with the DE DOJ to receive funding for an enforcement team that would hold landowners more accountable.

While the bulkhead project is finally making progress. It appears we will have a lifeguard & maintenance firm for the pool and the new fence looks great. But we know there are still other issues that need to be addressed that ELS, it appears, are now taking more seriously. An exception would be their current refusal to provide cable and/or WIFI service to the clubhouse. There is currently no legal recourse when a landowner eliminates a current amenity. I am told we did once have a functioning TV in the clubhouse. No longer. Seems a small issue compared to the bulkheads, drainage & paving issues which they are finally pursuing with engineering firms. Our community manager, Matthew, has done more in his brief time here than any previous manager and continues to push for more, but there is a significant approval chain of command all the way up to ELS in Chicago.

Secretary – Maggie Manglass

Secretary – Maggie Manglass-More to follow in the next Beacon

TREASURER – ALICE CACHOLA

Hello everyone and welcome to all new residents!

Spring is officially here and we are all anxious to get our boats into the lagoons and start enjoying our days on the water. Please keep in mind the size of your boat as some mariners are unable to control their boats and are causing damages to other boats upon leaving and returning to their docks. Hiring a Captain is a small price to pay for the benefits you will receive in handling your vessel and the rules and laws of the waterways.

Safety first and happy boating!

Alice

ACTIVITIES – Donna Borden

Below is a list of events that the community has put together:

1. 4/1 poker at the clubhouse from 3:00 - 7:00pm
2. 4/8 poker at the clubhouse from 3:00 - 7:00 pm
3. 4/15 Mariners Cove Membership Drive - 11:00am
4. 4/15 Potluck Dinner at the clubhouse - 6:00pm Make your favorite recipe for all to enjoy. Bring your friends and make new friends.
5. 5/13 All You Can Eat Breakfast 8:00 - 11:00am Kids under 12 eat free \$8.00 per person
6. 5/20 Mariners Cove Dumpsters, Yard Sale and Hot Dog Sale - 8:00 - 1:00pm 5/21 Mariners Cove Dumpsters - 8:00 - 1:00pm
7. 5/28 Mariners Cove Poker Run 3:00pm
8. 6/10 Taco Night at the clubhouse - 6:00pm
9. 6/24 Mariners Cove Picnic - Pavilion - 2:00-4:00pm
10. 6/24 Movie Night - Pool - 7:00pm

ONGOING EVENTS: ***Wednesday Nights - Texas Hold Em Poker - 6:30-9:30pm at the clubhouse ***Thursday Nights - Bingo - 6:15 (set up at 6:00) at the clubhouse

Our events are going well

The poker on Wednesdays and every other Saturday and Sunday.

The spaghetti Dinner went over well so well that we almost ran out of food. And let's not forget our Chili night and breakfast. Thank you all who attended these events.

NEIGHBORHOOD WATCH – LANIE WOOD

Happy Spring!

I want to thank all who have been volunteering their time to do our Neighborhood Watch. It's important work. Unfortunately, due to a variety of circumstances, several people have had to drop out of the Watch. If any of you are interested in patrolling for one week once a quarter, please get in touch with me. We would be happy to have you. My email is lanie35558@hotmail.com and my phone number is 302-265-6186.

I would also like to ask that all of us be aware of our speed driving through our community. Speeding isn't going to save you any time and it could hurt someone in our community or their pets. So please obey the 15mph speed limit.

For your information the following is an updated list of who is on Neighborhood Watch which week.

December 19, 2022 – November 19, 2023

FROM	TO	NAME	FROM	TO	NAME
12/19/2022	12/25/2022	Kevin Williams	06/05/2023	06/11/2023	Mike Kulp
12/26/2022	01/01/2023	June Henkel	06/12/2023	06/18/2023	June Henkel
01/02/2023	01/08/2023	Jim Pyle	06/19/2023	06/25/2023	Jim Pyle
01/09/2023	01/15/2023	Skip Lamon	06/26/2023	07/02/2023	Skip Lamon
01/16/2023	01/22/2023	Jim Bailey	07/03/2023	07/09/2023	Jim Bailey
01/23/2023	01/29/2023	Gene Bradley	07/10/2023	07/16/2023	Gene Bradley
01/30/2023	02/05/2023	Jerry Cox	07/17/2023	07/23/2023	Jerry Cox
02/06/2023	02/12/2023	Wayne Vallieu	07/24/2023	07/30/2023	Wayne Vallieu

02/13/2023	02/19/2023	Paul Guidone	07/31/2023	08/06/2023	Paul Guidone
02/20/2023	02/26/2023	Barbara Conroy	08/07/2023	08/13/2023	Barbara Conroy
02/27/2023	03/05/2023	Ted Woyton	08/14/2023	08/20/2023	Ted Woyton
03/06/2023	03/12/2023	Justin Mader	08/21/2023	08/27/2023	Justin Mader
03/13/2023	03/19/2023	Mike Kulp	08/28/2023	09/03/2023	Mike Kulp
03/20/2023	03/26/2023	June Henkel	09/04/2023	09/10/2023	June Henkel
03/27/2023	04/02/2023	Jim Pyle	09/11/2023	09/17/2023	Jim Pyle
04/03/2023	04/09/2023	Skip Lamon	09/18/2023	09/24/2023	Skip Lamon
04/10/2023	04/16/2023	Jim Bailey	09/25/2023	10/01/2023	Jim Bailey
04/17/2023	04/23/2023	Gene Bradley	10/02/2023	10/08/2023	Gene Bradley
04/24/2023	04/30/2023	Jerry Cox	10/09/2023	10/15/2023	Jerry Cox
05/01/2023	05/07/2023	Wayne Vallieu	10/16/2023	10/22/2023	Wayne Vallieu
05/08/2023	05/14/2023	Paul Guidone	10/23/2023	10/29/2023	Paul Guidone
05/15/2023	05/21/2023	Barbara Conroy	10/30/2023	11/05/2023	Barbara Conroy
05/22/2023	05/28/2023	Ted Woyton	11/06/2023	11/12/2023	Ted Woyton
05/29/2023	06/04/2023	Justin Mader	11/13/2023	11/19/2023	Justin Mader

BOAT YARD – ED OLLIS

Thank you to all the HOA members that are using the boat yard for watercraft and trailer storage. It is great that so many of the members are taking advantage of this amenity. However, I do have to remind everyone that the summer storage comes with a \$35 storage fee **plus your membership in the HOA**. The \$35 summer storage fee is used to cover the cost of the ground maintenance such as grass cutting and the labor it takes to move the watercraft and trailers for the maintenance. In addition, all watercraft and trailers **must have** the HOA member's name affixed to the trailer. While many of you have already paid for your storage and made sure your names are affixed to the trailer, there are still many that have not.

If you have not already paid your annual HOA fee plus your summer boat yard storage, I urge you to pay your fee(s) through the HOA PayPal account or contact Al Wentworth, who is the HOA Membership person or myself. Our contact information is located on the front of the Beacon.

All storage fees must be paid by **July 15th**. **After this date, any watercraft or trailer whose HOA fee and storage fee(s) is not paid will be removed from the lot. If your name is on the trailer, we will tow it to your home. If the trailer is not marked with a name, it will be removed from the boat yard and placed on the main road. From this point the watercraft or trailer will be subject to the rules of property management.**

We sincerely hope that we won't have to take this action, but in fairness to all the members that have paid their fees and for those volunteers that give their time to assist with moving the watercraft /trailers for ground maintenance, we feel we will have given everyone more than sufficient time to pay their HOA fee and summer storage payment(s).

Enjoy the remaining months of summer and happy boating.

MEMBERSHIP – ALAN WENTWORTH

2023 MEMBERSHIP DRIVE

Happy New Year and thank you to all the residents that renewed their membership or joined the MCHOA in 2022.

Your membership includes: the quarterly Beacon newsletters; access to local (to inlet) emergency Boating Assistance (out of gas, dead battery, stuck on a sand bar, etc); boat and trailer storage in the community boat yard (winter free, summer +\$35); the 4th of July and Christmas Decorating prizes; and other socials and special events that your HOA sponsors.

Your membership builds the credible Homeowners Association needed when dealing with ELS and Local Management on issues important to all Mariners Cove residents. Part of your membership fee also supports the statewide Delaware Manufactured Homeowners Association (DMHOA) which is very much involved with the DE Legislature and the Attorney General's Office to develop and enforce legislation to protect the rights and security of the residents of all Manufactured Home Communities.

The fee for all residents is currently \$20 for 2023. The fee may also be paid on-line via PayPal through our website www.mchoa.webs.com. There is a \$1.00 service charge for online payment.

Please send your membership fee along with your name, permanent address, telephone number, **email address** and Mariner's Cove lot number and 911 address along with a check to:

Alan Wentworth/MCHOA

35474 Pine Drive

Millsboro, DE 19966

Membership payments will be acknowledged by email (if msn does not enhance my email experience) or by snail mail if a self-addressed stamped envelope is included with the application.

NAME _____ LOT
NUMBER _____

MARINERS COVE
ADDRESS _____

HOME ADDRESS IF NOT A FULL TIME RESIDENT

PHONE NUMBER _____ CELL NUMBER _____

E-MAIL ADDRESS _____ # of children under 14 years _____

Beacon e-mailed _____ (also available at the mail box location.) The Beacon is published quarterly.

We also need volunteers to help us with the events, if interested please indicate:

Yes _____ No _____

Your membership includes: DMHOA Membership; the quarterly Beacon newsletters; emergency Boat Towing (local); boat and trailer storage (winter free, summer +\$35); and, subject to Federal and State Covid guidelines, the 4th of July Poker Run; eligibility for prizes for the 4th of July Golf Cart parade and the 4th of July and Christmas Decorating prizes; free admission to the Annual Picnic and the Christmas/Pasta Dinner; and Craft Shows and other socials and special events that your HOA sponsors.

By checking on the line below, you give us your permission to share your information with Neighborhood Watch. If you do not check on the line, we will be unable to notify you if something goes wrong with your property.

_____yes, I give my permission to share my information with Neighborhood Watch

Thank you, MCHOA Board of Directors

(Membership Application) revised 12/29/21)

RECIPE

Overnight Oats – Kimberly Raymond

Overnight Oats

½ Cup of instant oats

4 Tablespoons of Yogurt – I use Vanilla flavored

15 Blue Berries

¼ Cup Granola

¼ Cup of Cranraisins

You can substitute the other 2 tablespoons of yogurt for Unsweetened Almond Milk

Put 2 Tablespoons of the Yogurt on the bottom of your container Then add in the ½ Cup Instant Oats. Next put the blueberries cranraisins and granola. At this point I add in ¼ of a cup of Almond Milk into my overnight oats but you can also use 2 more tablespoons of Yogurt. Then Mix and put a lid on it and let it sit in the fridge overnight. In the morning you take off the lid, stir and enjoy.



IF YOU HAVE A RECIPE THAT YOUR FAMILY ENJOYS, PLEASE SHARE WITH ME SO THE COMMUNITY CAN ENJOY AS WELL -

theraymonds2017@outlook.com

THANK YOU

MARINER'S COVE

35356 Sussex Lane #1, Millsboro, DE 19966

Phone# 302-947-9060

Fax # 302-945-5105

RESIDENT COMPLAINT FORM

DATE: _____

NAME: _____

ADDRESS: _____ LOT #: _____

Detailed Description of Complaint: _____

Complaint Reported By: _____

CORRECTIVE ACTION

Complaint Forwarded To: _____

Date Forwarded: _____

Action Taken: _____

Resident Advised: YES NO (circle)

Date Complaint Closed: _____

RECYCLE INFORMATION

The Guide • 9-1-21



Recycling In Delaware



Recycle these

(Place these materials loose in recycling carts or dumpsters - no bags please)



Newspapers



Regular and junk mail/magazines



Paperback books



Paper board boxes



Pizza boxes (empty)
(no food residue)



Corrugated cardboard



Telephone books



Office paper/file folders



Rigid plastic



Yogurt and butter containers



Plastic bottles/jugs



Cartons



Aluminum and metal cans
(Can lids and clean foil)



Glass bottles/jars
(Remove lids and caps;
recycle separately)

**DELAWARE
RECYCLES**
It's second nature.

www.recycling.delaware.gov

Not Accepted

Keep these items out of your recycling cart or dumpster:

- Any plastic bags
- Styrofoam
- Motor oil containers
- Chemical containers
- Ceramics or dishes
- Scrap metal
- Window glass and mirrors
- Yard waste
- Shredded paper
- Food waste
- Straws
- Clothing and textiles
- Propane tanks
- Diapers
- Paper Cups
- Electronics
- Plastic utensils

PLASTIC GROCERY BAGS

may be returned to stores. These stores
shall have a receptacle for recycling
plastic bags and may also collect plastic
film. All materials must be clean and dry.



Pull out this recycling poster as a quick reference guide for what to place in your single stream recycling carts or dumpster.

RECYCLE INFORMATION

Acceptable items should be placed loose, empty, clean and dry into a curbside recycling cart. **Paper:** Magazines, catalogs, junk mail, envelopes, office paper, newspapers, paperback books, paper bags, phone books, wrapping paper (no foil paper), notebook paper. **Paperboard:** Cereal boxes, snack food boxes, paper towel rolls, toilet paper rolls, paper egg cartons, paperboard envelopes. **Corrugated Cardboard:** Corrugated shipping boxes and packaging cartons. **Plastic Containers:** (with caps/lids on. No need to crush) Milk cartons, juice cartons, chicken broth cartons, coconut water cartons, juice boxes, coffee creamer, egg beaters cartons, narrow neck bottles: water, juice, and soda bottles; shampoo and mouthwash bottles; detergent bottles; bleach bottles: plastic tubs yogurt containers, butter containers, plastic jugs (milk jug), plastic clamshell containers (strawberry container) **Cans:** (no need to crush) - Aluminum beverage cans, soup cans,, pet food cans, clean aluminum foil and foil pans **Glass Bottles and Jars:** (Remove tops from glass jars and recycle both items), Glass bottles (any color), beer bottles, wine bottles, soda bottles, glass jars.

Not recyclable in Delaware and should be placed into a trash container:

Paper: Shredded paper, paper towels, napkins, tissues, paper plates, paper cups, coffee cups, hardcover books, wax paper, tissue paper, bubble envelopes, Fed-Ex envelopes (ty vex), receipts. **Paperboard:** – Frozen food packaging, refrigerated packaging (box from butter, etc.), ice cream containers. **Corrugated Cardboard:** Greasy pizza boxes. **Plastic Containers - Plastic bags:** bubble wrap; and plastic film packaging from paper towels, toilet paper, water bottles, etc. (take back to retail store), motor oil and chemical containers, potato chip bags, plastic plates, plastic utensils, plastic straws, plastic packaging (blister packaging), plastic toys, plastic furniture, plastic hangers, small pill bottles. **Styrofoam:** Plates, cups, egg cartons, take out containers, peanuts & packaging material (clean Styrofoam can be dropped off at a DSWA facility). **Metal:** Scrap metal, metal hangers, pots, pans, bottle caps, aerosol cans, paint cans, electronics, household batteries, extension cords, string lights. **Glass:** Mirrors, window glass, glass cookware, glass drinkware, lightbulbs. **Food Waste:** Rinse all containers of food and liquid residue. **Yard Waste:** leaves, grass clippings, branches. **Plastic bags and film** do not go in your recycle bin, because they get tangled in the machines at the material recovery facility. Return empty plastic bags and film to retail store's collection bins. Plastic film includes the plastic that covers cases of water bottles, paper towels, etc.

WHERE TO GO FOR HELP

Delaware Hotline:

A free, confidential, centralized resource that connects people with the support they need, this includes:

- Emergency food assistance
- Shelters — transitional and emergency
- Child nutrition sites
- Utility Assistance
- Crisis services
- Legal help o Call: 2-1-1 or 1-800-560-3372 o Text: text your zip code to 899-211 o Website: www.delaware211.org

Addiction I substance abuse for help for individuals, families and children:

- Call: 1-855-378-4373
- Text: 55753
- Website: <https://drugfree.org/delaware>
- 27 7 HOTLINES: 1-833-9-HOPEDE

Veterans:

The American Legion service officers are specifically trained to provide free assistance to veterans and their families. This may involve an application for VA disability benefits, provide information, referrals and resources on education, employment, death benefits and other important topics.

- Delaware's Veterans Service Officer (VSO) is Mr. Joseph Houghton.
He serves all of Delaware.
- Call: 302-933-7255
- Email: joseph.Houghton@VA.gov

Online applications to apply for health and social service benefits:

ASSIST is a free online application program where you apply for any of the following programs:

- Long Term Care Medicaid Programs
- Medicaid Assistance
- Food Supplement Program - This is the Electronic Benefits Transfer (EBT) card. The food recipient uses this card at local grocery stores to access his/her food benefit.
- Cash Assistance - Provides monthly payments to qualified households • Child Care Services - Provides assistance for both finding and paying for this help
- Free school lunches for children
- Food Banks
- Medicare Programs
- Healthy Children Program — Provides high quality medical insurance for children under 19

For more information go to: <https://assist.dhss.delaware.gov/>

Heat for your home:

The Low-income Home Energy Assistance Program (LIHEAP) helps people with low incomes pay their energy bills. This covers the expense for: electricity, natural gas, kerosene, propane, coal, wood.

- Contact Catholic Charities to find out where and how to apply:
Kent County: 302-674-1782 o
New Castle County: 302-654-9295 o
Sussex County: 302-856-6310

Home repairs:

The Statewide Emergency Repair Program (SERP) helps low-income homeowners with emergency repairs. Administered by the Milford Housing development Corporation on behalf of the Delaware State Housing Authority (DSHA) this program covers:

- Heating system repairs
- Non-functional plumbing
- Hazardous electrical repairs
- Roof repair or replacement for active leaks
- Major structural repairs
- Urgent accessibility modifications
 - Call 844-413-0038 to see if you qualify for the above programs.

Additional help with major home repairs:

Other Government agencies have rehabilitation or repair assistance available. Contact these agencies for details and questions:

- * City of Wilmington: 302-576-3000
 - Website: <https://www.wilmingtonde.gov/government/citydepartments/real-estate-and-housing/resources-for-homeowners>
- * New Castle County: 302-395-5600
 - Website: <https://www.nccde.org/1269/Home-Repair-Programs>
- * Kent County: 302-744-2480
 - Website: <https://www.co.kent.de.us/planning-dept/communitydevelopment.aspx>
- * Sussex County: 302-855-7777
 - Website: <https://sussexcountyde.gov/community-development-housing>

The Replace, Repair Heaters & Conserve Energy (RRHACE) Program:

A statewide program available to help eligible low-income home owners repair or replace furnaces, boilers and other direct heating components necessary to keep the home's primary heating source functional.

Contact First State Community Action Agency:

- Call: 302-856-7761
- Website: <https://www.firststatecaa.org/>

Weatherization Assistance Program:

Program participation requires some investment of time on multiple days by the homeowner, and someone 18 or over must be present when contractors are in the home. Homeowners and renters, at 200% of federal poverty guidelines, can apply. Contact Catholic Charities

- New Castle County: 302-654-9295
- Kent County: 302-674-1782
- Sussex County: 302-856-6310

Problem, question or issue about living in manufactured housing on leased land: DMHOA will answer your question or guide you to the appropriate agency for help.

- Use the contact form on the DMHOA website: www.dmhoa.org
- **Call: 302-845-2122**