

THE COVE BEACON

July–October 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
enjylif@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

eollis@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, summer is in full swing, and families are enjoying the beach, boating and having fun. Let's be safe everyone.

PRESIDENT- MIKE LHOTSKY

Can you believe July is here and we have already held 2 events, with the next event being our ALL YOU CAN EAT BREAKFAST BUFFET. After this month we will be taking a break from planned events and only have our General Meeting in August at which time we will hold elections. If interested in becoming a member of the Board now is the time to put your hat in the ring. Reach out to me if interested.

Bulkhead work continues, and I am hoping that soon the docks will begin to be built. It seems that DENREC is holding up progress by not releasing the permits. At least that is what we are being told by Management. I am also asking that as the work continues pay attention to emails, texts, or phone calls from the office as you prepare for the work to continue in a timely manner. We have already had one setback and I am asking we not have another. We have waited a long time and fought hard to get where we are with the deterioration of the bulkheads, and we do not want to further delay the completion of the project. So please help us to work towards the finish line.

Again, as always it is important that we have a strong organization protect your rights as homeowners on Leased Land. If you have not done so, Join now. It is easy, takes very little Time and only cost \$20.00, \$25.00 if your late past April 15th. It will be the best \$20 or \$25 you will spend. As of this writing we have just under 200 members. Last year we ended the year with 225. I hope you understand the benefits surely outweigh the cost. It is easy to join, just make the check payable to MCHOA, Mail it to Al Wentworth, 35474 Pine Drive, Millsboro, De. 19966. Again, we need to be strong and continue this fight. Keeping our numbers growing will make this an easier task to accomplish

As you look around the community, I am sure you have noticed some of the changes that management has improved upon. We have several new double wides, lowered the number of rentals, new floors in the workout rooms, new decking around their office and the clubhouse, the clubhouse has a fresh coat of paint inside with new LED lighting inside and out which makes it safer at night. I am being told that the potholes throughout the community will be patched. Everything's not perfect but we seem to be moving in the right direction. Most of this is due to the efforts of Matthew and his staff. A lot of you have told me that you think Corporate does not care about us, there is a lot to be said about that. If there is more that we can do to change that, then I wish someone would tell me what more to do. I do know that we need to support the organizations that help us when things go the wrong way and that we need tonight for change in government and how they look at leased land situations. With many of the issues we complain about there are no laws or government organizations that will stand with us in this fight.

Belonging to our HOA you are also a member of DMHOA which is the organization that fights for our rights in legislature, and they are the only group that stands beside us. Without them we would be at the mercy of the OWNERS. Support us, support them and let us continue to get better and better each year.

Please see the List of people willing to tow you in if you break down in the Rehoboth Bay or Indian River Bay

1] MIKE LHOTSKY - 302-945-2621

2] ED OLLIS - 484-433-4078

3] SKIP OWENS - 484-664-8841

4] GENE BRADLEY - 302-236-4398

5] RICK RUNK - 443-752-8244

Vice-President – Tom Simonelli

MCHOA Vice-President's Report –

Aside from assisting Mike & the HOA as needed, much of my time is spent in my capacity as the Secretary/Treasurer of the Delaware Manufactured Homeowners Association (DMHOA) Every member of the Mariner's Cove HOA is automatically a member of DMHOA. DMHOA's mission is: "To educate and inform our members, our public servants and the public regarding Title 25, Chapter 70 of Delaware Law and any issues affecting homeowners on leased land. To work for legislation and legal remedies to protect and strengthen the rights of homeowners who live in manufactured housing on leased land in Communities having 2 or more lots in Delaware." Among other things, DMHOA works with CLASI (Delaware Legal Aid Society Inc.) writing legislation with our representatives and defending member HOAs from predatory landowners. Many of these issues relate to the health and safety of homeowners living in manufactured housing on leased land. For most of us living on leased land is a new experience. The landowner sets the rules and regulations and is responsible for the health and safety of the community. There are manufactured home communities in this state that do not have safe drinking water. That has sewage leaching through the soil. Fortunately for us, these serious health issues are not in our community. But as you are aware, we do have our issues that need to be addressed. Your board continues to press ELS with our issues. The bulkheads are just one. The filling of potholes until the roads are repaved, working on long term solutions to the draining and flooding problems in our community, property markers on each of our lots as required by law are just some of those issues. Being a member of the Mariner's Cove HOA gives you the voice of many versus the voice of one. That coupled with the legislative & legal support from DMHOA and CLASI puts us in a position to succeed. We need every homeowner in this community to be a member of our HOA. Keep in mind, if we must go to court to protect our rights as homeowners, only members of the HOA benefit when we win!

Secretary – Maggie Manglass

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

TREASURER – ALICE CACHOLA

Grills are grilling, boats are cruising, cool drinks can be found all around! Summertime is here at last and with that please remember kids are out of school and enjoying this time of year also. Be on the lookout for them as they don't also look out for you. Watch out for motorcycles too.

Happy summer to all

ACTIVITIES – Donna Borden

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

1. 7/2 Poker Run
2. 7/8/2023 All you can eat Breakfast 8am-11am and Kids under 12 eat free. \$8.00 per person.
3. 8/12 General Meeting 10 Am
4. 8/12 Nominations for Election of Officers.
5. 9/3 Poker Run Registration at 11am to 1Pm and then Poker run is from 1Pm to 3Pm
- 6 9/9 All you can eat breakfast from 9am-11am - \$8.00 per person

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 picnic went well even though we ran out of some food. The movie night was successful as it was well attended. And let's not forget all you can eat breakfasts, so delicious and a great way to meet or talk to the neighbors.

Thank you all for attending these events and if anyone is interested in joining the activities committee, please call me at 302-598-9520.

NEIGHBORHOOD WATCH – LANIE WOOD

Happy Summer!

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

I would like to thank all the residents who have already renewed their membership and welcome our new members. The fee for membership is \$25.00 including the \$5.00 late fee. The late fee does not apply to new residents who join the Mariners Cove community during 2023. You may also pay online via PayPal through our website www.mchoa.webs.com. There is a \$1.00 service charge for online payment.

In addition to the social benefits of membership, your participation helps build the credible Homeowners Association needed to negotiate with ELS and Local Management on issues important to all Mariners Cove residents.

Also, part of your membership fee goes to support the statewide Delaware Manufactured Homeowners Association (DMHOA) which is very much involved with the DE Legislature and the Attorney General's Office to protect the rights and security of the residents of all Manufactured Home Communities. DMHOA is only as strong as the number of members it represents. Remember, votes get the attention of politicians, and we vote!

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

Alan Wentworth/MCHOA

35474 Pine Drive

Millsboro, DE 19966

Membership payments will be acknowledged by email, or by snail mail if a self-addressed, stamped envelope is included with your 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

Ranch Chicken Pot Pie Casserole – Kimberly Raymond obtained off the internet.

Ranch Chicken Pot Pie

2-3 Cups cooked Chopped Chicken

2 Cans of cream of chicken w/ or without herbs doesn't matter.

Bag of frozen mixed veggies

Minced garlic two teaspoons

Ranch seasoning 2 packs in total- 1 pack in the pan and one in the butter

1-2 cups of shredded cheese

Grand biscuits

½ stick to 1 stick of butter – Depending on how you like the biscuits to be buttered

Take a baking casserole dish and spray it with nonstick spray.

Mix the chicken, cans of cream of chicken, mixed veggies, and 1-2 cups of shredded cheese. Then use grand biscuits and place on top. Melt the ½ stick butter w/ the minced garlic and ½ pack of ranch seasoning in a sperate bowl. Then pour ½ of that mixture on top of the biscuits. Bake at 350 degrees for 30 minutes w/ aluminum foil on it. Then take it out of the oven and remove the foil. Next place the rest of the butter mixture over the top again and put back in the oven for another 20 minutes.

Pull out of the oven and serve.



IF YOU HAVE A RECIPE THAT YOUR FAMILY ENJOYS, PLEASE SHARE WITH ME SO THE COMMUNITY CAN ENJOY AS WELL - theraymonds2017@outlook.com

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**