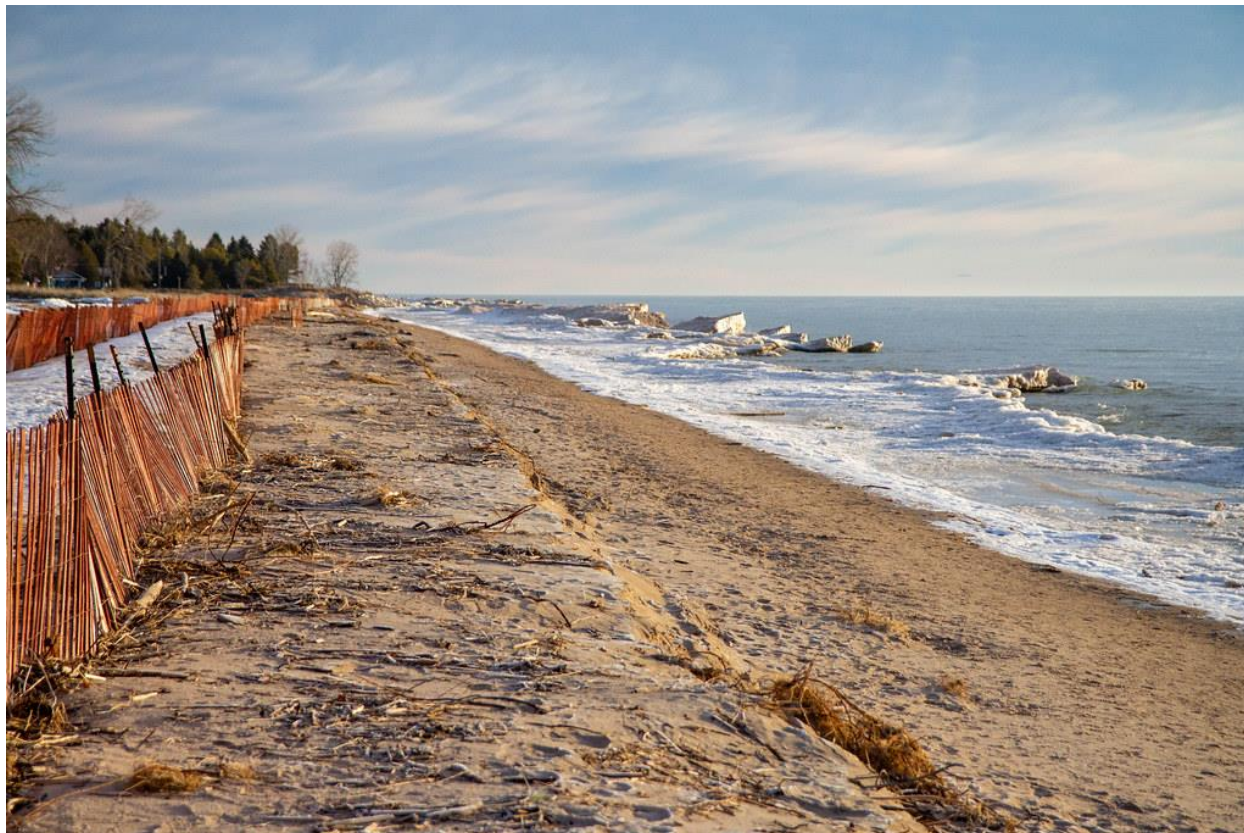


THE COVE BEACON

OCTOBER - DECEMBER 2023



MARINER'S COVE BOARD OF DIRECTORS *

* President - Mike Lhotsky

302-945-2621

mikecrabbie@aol.com

* Vice-President – Tom Simonelli

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Tomsimonelli@gmail.com

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*Treasurer - Alice Cachola

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*Activities – Lynn Knopka

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*Membership - Alan Wentworth

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*Neighborhood Watch – Lanie Wood

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*Member At Large – Barbara Conroy

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Jack Weaver

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Cove Beacon Editor – Barbara Vallieu

Temporary for this edition

Boat Yard - Ed Ollis

H-302-947-9639

C- 484-433-4078

eollis@msn.com

BEACON EDITOR

We are looking for a new editor to produce the Beacon 4 times a year. Please contact Mike Lhotsky if you want to volunteer.

PRESIDENT- MIKE LHOTSKY

Well, another Summer has passed and some progress is being made on the bulkhead project. They have just about completed both sides of Cove Driven I hear they will jump over to Joann Drive to do some emergency work. This is what is in the agreement, that emergency work will be done as determined by their [ELS] engineers.

It seems everyone survived the storm. Tides were high and the blew constantly, but we made it through as residents seemed prepared for the worst. Hopefully with the raising of the bulkheads and fixing and servicing the flapper valves, we will not see flooding like that in the future.

I would like to ask you all if you could help me to identify neighbors who have not yet joined the HOA. It is not like most HOA's where they dictate what color your house should be painted and your grass needs cutting. We are an organization, with help from DMHOA, that tries to protect your rights as a homeowner on leased land. Without DMHOA's help, we would not have been able to get the work started on the bulkheads. Joining our HOA for only \$20.00 per year is a wise choice while living on leased land. Please help me with this quest, as of today we have 210 members. There are 350 + homes in the community, we need all of you to join.

Many activities are planned for the last quarter of this year and are mentioned in this Beacon. We also post fliers on the Mail box bulletin boards and the bulletin board at the corner of Cove Drove and Pine Drive. Please check these out to keep you informed on what is happening in the community.

As always, I wish you all a Safe and Healthy rest of the year as we look forward to 2024. Thanks for your continued support and I look forward to 2024 to be just as busy.

TOM SIMONELLI – VICE PRESIDENT

Aside from assisting Mike, our President & the HOA as needed, as most of you know, much of my time is spent in my capacity as the Secretary/Treasurer of the Delaware Manufactured Homeowners Association. Each Beacon, I like to include something about Delaware law as it pertains to homeowners living in manufactured housing on leased land. It appears that there is still some confusion as to how a "Lot Rent Transfer" works when you sell your home. The details of how to go about it can be found at DMHOA.org. The details of the process are important as must be followed completely. Remember, doing a lot rent transfer can had \$\$ to the selling price of your home. This is part of Title 25 Chapter 70. An example would be: If you have a lot on the water and currently pay \$900 per month without a lot rent transfer the buyer would pay market rent which as of December 2023 will be \$1526 per month. Think about that difference. If the buyer looks at the savings of \$626 per month, that's \$7,512 a year. Over just 5 years the buyer will save \$37,560! That makes your home worth quite a bit more than a home for sale where there is no lot rent transfer. Exception: With the majority of the 10 year leases ELS/Mariners Cove included a document that when initialed or signed gave away the new homeowner's ability to do a lot rent transfer. This is & was perfectly legal – confirmed by CLASI, our attorneys. The reason it is legal: 10-year leases were not automatically covered by the same laws that govern one-year leases. Therefore, by giving the new homeowner the same conditions & protections of a one-year lease holder, the homeowner received something in exchange for giving up their right to do a lot rent transfer. This give and take makes the agreement legal.

SECRETARY – MAGGIE MANGLASS

Hello from MC,

What fantastic weather we have been enjoying into November! This makes living here so unique! The sunsets are magical, the crabs are abundant, and lots of boats are still in.

We have had lots going on, and much more to come, I don't know if you had the opportunity to attend the Drive-in movie, but it was great, a true sense of community for old and young!

Wishing all of you a happy and healthy holiday season.

TREASURER – ALICE CACHOLA

Thank you, Anita and John Zegers, for the great job you do to "keep the lights on at the lighthouse" on the corner of Joanne Drive and Jennifer Lee. You beautifully change the lights and keep the area looking great!

The holidays are quickly approaching!

Toys For Tots Campaign:

Come out on December 9th from 12:00 pm to 2:00 pm and drop off your donations at the clubhouse. Drop boxes are also available in the clubhouse and donations can be placed in them during the hours the clubhouse is open.

Bless Our Children Campaign runs all year long and donations can be made at all our community events. You can also give them to any board member in the event you can not attend.

We truly appreciate your support in these campaigns year after year.

Coming in 2024, we will be introducing the MCHOA Scholarship Award!

We are proud to be able to invest in the future of our residents as they achieve their goals in higher education. We will have the eligibility requirements and what is needed to complete your application in the January 2024 Beacon.

From our house to yours..... Happy Holidays and a Happy New Year!

ACTIVITIES – LYNN KNOPKA

These are the activities we will hold for the remainder of the year. Also, our HOUSE DECORATIONS CONTEST will be judged on December the 16th. Cash prizes for 1st, 2nd, and 3rd place homes.

November 11th 8:00 to 11:00 ALL YOU CAN EAT BREAKFAST/ food drive

November 12th 10:00 am Making Farmers cheese

November 13th 7:00 pm Activities Meeting in the clubhouse

November 17th 6:00pm Taco Night / Food drive

November 19th 12 :00 to 2:00 pm food drive family pickup

December 2nd Christmas Bazaar 11:00 to 4:00 (soup, grilled cheese and snacks)

December 3rd and 4th Craft Days 10:00 am (wooden trees, clay ornaments)

December 9th at 10:00 am GENERAL MEETING

December 9th from 12:00 pm to 2:00 pm and drop off your Toys for Tots donations at the clubhouse.

December 9th 6:00 pm HOLIDAY DINNER, TOYS FOR TOTS

December 16th 10:00 to 2:00 Santa and Cookie Walk (donuts, hot cocoa, cider).

ON GOING EVENTS

***Wednesday Nights – Texas Hold Em Poker – 7 to 10 PM at the clubhouse

***Thursday Nights – Bingo – 6:30 (set up 6:00) at the clubhouse

NEIGHBORHOOD WATCH – LANIE WOOD

I hope everyone had a fun and safe summer. It has been brought to my attention that there have been several residents not respecting our quiet time hours from 11:00 pm to 8:00 am. Please respect your neighbors and keep things like loud music, revving engines, etc. down during this period. Thank you.

Neighborhood Watch Schedule August 28, 2023 – July 28, 2024

FROM	TO	NAME	FROM	TO	NAME
08/28/2023	09/03/2023	Mike Kulp	02/12/2024	02/18/2024	Mike Kulp
09/04/2023	09/10/2023	June Henkel	02/19/2024	02/25/2024	June Henkel
09/11/2023	09/17/2023	Jim Pyle	02/26/2024	03/03/2024	Jim Pyle
09/18/2023	09/24/2023	Skip Lamon	03/04/2024	03/10/2024	Skip Lamon
09/25/2023	10/01/2023	Jim Bailey	03/11/2024	03/17/2024	Jim Bailey
10/02/2023	10/08/2023	Gene Bradley	03/18/2024	03/24/2024	Gene Bradley
10/09/2023	10/15/2023	Jerry Cox	03/25/2024	03/31/2024	Jerry Cox
10/16/2023	10/22/2023	Wayne Vallieu	04/01/2024	04/07/2024	Wayne Vallieu
10/23/2023	10/29/2023	Paul Guidone	04/08/2024	04/14/2024	Paul Guidone
10/30/2023	11/05/2023	Barbara Conroy	04/15/2024	04/21/2024	Barbara Conroy
11/06/2023	11/12/2023	Ted Woyton	04/22/2024	04/28/2024	Ted Woyton
11/13/2023	11/19/2023	Justin Mader	04/29/2024	05/05/2024	Justin Mader
11/20/2023	11/26/2023	Mike Kulp	05/06/2024	05/12/2024	Mike Kulp
11/27/2023	12/03/2023	June Henkel	05/13/2024	05/19/2024	June Henkel
12/04/2023	12/10/2023	Jim Pyle	05/20/2024	05/26/2024	Jim Pyle
12/11/2023	12/17/2023	Skip Lamon	05/27/2024	06/02/2024	Skip Lamon
12/18/2023	12/24/2023	Jim Bailey	06/03/2024	06/09/2024	Jim Bailey
12/25/2023	12/31/2023	Gene Bradley	06/10/2024	06/16/2024	Gene Bradley
01/01/2024	01/07/2024	Jerry Cox	06/17/2024	06/23/2024	Jerry Cox
01/08/2024	01/14/2024	Wayne Vallieu	06/24/2024	06/30/2024	Wayne Vallieu
01/15/2024	01/21/2024	Paul Guidone	07/01/2024	07/07/2024	Paul Guidone
01/22/2024	01/28/2024	Barbara Conroy	07/08/2024	07/14/2024	Barbara Conroy
01/29/2024	02/04/2024	Ted Woyton	07/15/2024	07/21/2024	Ted Woyton
02/05/2024	02/11/2024	Justin Mader	07/22/2024	07/28/2024	Justin Mader

BOAT YARD – ED OLLIS

Thank you in advance to all the HOA members who plan on utilizing the boat yard for winter storage of their trailer/watercraft. Winter storage of your boat is FREE, however, you **MUST** contact me, Ed Ollis, **BEFORE** placing your watercraft or trailer in the yard or on the road. My contact information is (484) 433-4078.

Mariners Cove is one of only a few properties that offers onsite watercraft storage to its HOA members. We only ask that you adhere to the rules so that this amenity can continue to be offered and be used by as many HOA members as possible.

Since winter storage space is available on a first come, first served basis, I make every effort to utilize all the space available to the HOA so we can store as many trailers/watercraft as possible. Because space is limited, no one is guaranteed a specific location within the storage yard or on the road. I reserve the right to move your watercraft or trailer in order to maximize all available space.

All trailers/watercraft are **REQUIRED** to have the HOA member's name affixed to the unit. If the trailer or watercraft 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 up to and including being towed from the property. If this occurs, all towing fees incurred are the responsibility of the trailer/watercraft owner.

Currently there are over 30 trailers in the boat yard that are not identified. No names, no address, no HOA identification. If these trailers remain unidentified by April 2024, they will

will be removed from the boatyard or from along fence line and towed away by the local towing company. Keep in mind if this occurs, all towing charges and storage fees incurred through the towing company will be the responsibility of the trailer/watercraft owner. **PLEASE DON'T LET THIS HAPPEN. Please affix your name and address to the trailer and be sure your HOA fees are current.**

I hope everyone enjoyed the 2023 boating season and I look forward to assisting you with your storage needs.

Ed Ollis

(484) 433-4078

MEMBERSHIP – ALAN WENTWORTH

2023 MEMBERSHIP DRIVE

I would like to thank the **210** residents who have renewed their Mariners Cove HOA membership and welcome our new members. The fee for membership is only \$25, including the \$5 late fee. The late fee does not apply to new residents who join the Mariners Cove community anytime during 2023-24. Beginning October 1st, the membership fee covers the remaining months of 2023 and next year, 2024. The fee may also be paid on-line via PayPal through www.mchoa.webs.com. There is a \$1.00 service charge for online payment.

Your membership includes: the quarterly Beacon newsletters; emergency Boat Towing (local to inlet); boat and trailer storage (winter free, summer +\$35); free admission to the Annual Christmas/Pasta Dinner; and Craft Shows and other socials and special events that your HOA sponsors. More importantly, your participation helps build the credible Home Owners Association needed to negotiate with ELS and Local Management on issues important to all Mariners Cove residents.

In addition, part of your membership fee also supports the statewide Delaware Manufactured Home Owners Association (DMHOA). This organization is very involved with the DE Legislature and the Attorney Generals Office to develop and enforce legislation to protect the rights and security of the residents of all Manufactured Home Communities.

Please send your membership payment and application to:

Alan Wentworth/MCHOA
35474 Pine Drive
Millsboro, DE 19966

For those who pay by mail, **please** include on/with check:

- Mariners Cove **lot number** or US mail **street** address,
- **email** address,
- contact **phone** number

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

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

MEMBERSHIP DRIVE

Mariners Cove Home Owners Association

2023 Membership Application

We are now accepting applications for membership for 2023-2024. Please mail your check payable to MCHOA and membership enrollment form to:

MCHOA
Attn: Alan Wentworth
35474 Pine Drive
Millsboro, De 19966

Membership is \$20.00 if paid by April 15 and \$25.00 if paid after April 15th (\$20 for new residents). You may also pay online through our website @ www.mchoa.webs.com. There is a \$1.00 service charge for online payments. Payments will be acknowledged by email if an address is provided. To receive a paper receipt, please include a stamped, self-addressed envelope with your application.

Please give us your e-mail address to help us control the costs to keep you informed of activities and other happenings in the park. Remember to check the Bulletin Boards (located by the pool on Cove Drive and behind the mailboxes) and signs posted for upcoming events.

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 12/29/23)

RECIPES FOR THE OCTOBER - DECEMBER 2023 COVE BEACON

FROM – Barbara Vallieu via HGTV Magazine



Pomegranate-Brie Phyllo Cups

- 1 15-count package mini phyllo shells
- 2 to 3 tablespoons fig jam
- 7 ounces brie, cut into $\frac{3}{4}$ -inch cubes
- $\frac{1}{4}$ cup chopped walnuts
- Pomegranate seeds, for topping

Bake the phyllo shells at 350°F for 5 minutes. Fill each with $\frac{1}{2}$ teaspoon fig jam, a cube of brie, and some chopped walnuts. Bake until the cheese is bubbling, about 10 minutes. Top with pomegranate seeds.



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N U O V R E O E M T L E O D
C M C F I T R O V G F S N L
I O H C N D R R I X A A R G
N U C Y K B E T W U B M R O
G N A W S L R A N S L E E P
L T E F A O I A S Q M M N S
S A B X P T M J O M M U N R
I I S I E H E D N A L S I D
C N C R Z G G R A C V I D W
Y S E I T I V I T C A C F E

GAMES
ISLAND
LAKE
LOUNGE
MOUNTAINS
MUSIC
POOL
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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)

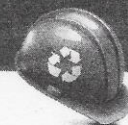
Date Complaint Closed: _____

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
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www.recycling.delaware.gov

Not Accepted

Keep these items out of your recycling cart or dumpster:

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