

THE COVE BEACON

April – June 2024



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PRESIDENT- MIKE LHOTSKY

Spring is here and summer is fast approaching. As we get ready for fun in the sun and on the water, think if you have made the commitment to join the HOA. **Dues until April 15th are \$20.00 and after that date it goes up to \$25.00.** Save \$5.00 and join now. As of this writing we have 72 Members. Reminder: Dues are due on January 1 of each year, the sooner you get it in the better protected you will be. Only members may benefit from the decisions made by legislators. Send your checks to **AL WENTWORTH, 35474 PINE DRIVE, MILLSBORO DE. 19966 and make the checks payable to MCHOA.** \$20.00 is all you need too be protected.

Bulkhead project is still ongoing as they have moved back to the ones that were completed by J T Rogers. From what I understand they are attempting to make them look like all the rest. Once they complete them they will continue on the project as planned. **Docks** have been started however they will not be opening the Marinas as they are worried they will not have enough slips for the residents displaced while working on their bulkhead.

We also understand the entrance to our community, **pot holes on Knoll Way and Joann Drive** will soon be repaired as they are waiting for a signature from James Burpo, the Regional Manager. Hopefully work will begin sometime in May.

The next several months we will be busy with Craft Shows, Yard Sales, Dumpsters, Breakfast, Picnic, and many other events. Please take time to read **the new signs that were put up in the mail box area and in front of the clubhouse on Cove Drive** to keep up to date with all coming events. All of these planned events are the efforts of your Board to bring the community together, to have fun and meet new friends. Also I would like to remind everyone that **every Wednesday starting at 6:30 we hold a Texas Holdem Tournament until 9:30.** \$10.00 buy in and \$3.00 high hand. **Every Thursday evening starting at 6:00 we hold BINGO,** 50 cents per card playing 20 games and the 21st is the jackpot usually \$100.00 or more. So come out and enjoy yourself and meet new friends and maybe win some \$\$\$\$.

Thank you to all who have joined the HOA to date. Our annual **Membership Drive** will be **April 13th** immediately following **our first General Meeting of 2024 which starts at 10:00 am.** Membership Drive will end at 1:00 and we will be serving Hot Dogs during the event. Please take the time to join.



TOM SIMONELLI – VICE PRESIDENT

There's been a lot happening for me personally, the Mariner's Cove HOA and Delaware Manufactured Homeowners Association (DMHOA). The MCHOA activity committee has really been hitting it out of the park with some new and some old things to participate in. As you look at their coming events, please try to stop by even if only for a short time to support their efforts.

While not happening as fast as any of us would like, bulkheads continue to be replaced and the new boat docks are beginning to appear. In the past few months DMHOA has filled the position of Vice-President, Secretary and Legislative chair. They continue to work with legislators to improve laws that pertain to homeowners living on leased land. Remember, as a member of the MCHOA you are automatically a member of DMHOA, the only state-wide organization that works to protect the rights of homeowners living on leased land.

I am in the process of listing my home in preparation for a move to Kent Island, Maryland. Because of that move, I am resigning my position as the MCHOA board member & vice-president effective at the April 13th annual meeting. I will also have to resign my position as Treasurer of DMHOA as the position requires living in Delaware in a manufactured home on leased land. DMHOA is actively seeking my replacement. Anyone interested in the position can contact me for further details. I have really enjoyed my time in Mariner's Cove - it's sense of community and the friends I have made. You will be missed.

Tom Simonelli



SECRETARY'S REPORT - BETSY KEPPLEY

Happy Spring! I'm sure everyone agrees with me that after a long winter, we are looking forward to better weather as we move towards summer.

What a joy to be able to sit on my deck, watch the herons and egrets in the marsh while I drink my coffee. My daffodils are blooming with such splendid colors.

I enjoy being part of our community and as a new member of the board for our HOA, I look forward to meeting other residents. I would hope we can get more people involved in the HOA so that we can continue to make Mariners Cove a special place to live for all of us.



TREASURER – ALICE CACHOLA

Dear Mariner's Cove Residents,

Whether it's picking up new skills, advancing careers, or simply fulfilling personal goals, education opens doors to better opportunities.

We are proud to announce that the Mariner's Cove Homeowners Association will award a resident of the community \$ 1,000.00 to help them achieve their goals.

Eligibility Requirements:

Must be a full time resident of the community

18 - 99 years of age

Area of Study

Career Objectives

Community activities and/or volunteer work

Application must include:

1. Name, address, phone number, email address.
2. Write a 200 word essay, double spaced email stating your goals, what you intend to do with your education, why this award is important to you, and why you are uniquely worthy to be considered for this award.
3. Proof of acceptance or enrollment
4. Applicant's signature upon presentation of the award permitting us to publish his/her name in the Beacon.

Deadline is May 31st 2024

Applications can be sent to alice.cachola@yahoo.com

All applications will be reviewed by the MCHOA Board of Directors

Winner of the award will be contacted by email or phone call and presented in person by the Board President date TBD



ACTIVITIES – LYNN KNOPKA

These are the activities scheduled for the second quarter of 2024:

April:

4/13 General meeting 10-1 Free hot dogs
4/20 Craft Fair 8-2 Food court & baked goods

May:

5/11 Breakfast 8-11
5/18 Yard sale
5/18-19 Bumpster

June:

6/8 Bird house 12 till making class. 10.00 a kit. Must pre order
Contact Lynne konopka if interested
6/29 Community
Picnic 12 noon till.

Spring tip:

50/50 solution of Bleach & Water Mix in a 1 gallon sprayer kills mold an mildew

ON GOING EVENTS:

Wednesday Night- Texas Hold Em Poker - 7:00-10:00 PM @ clubhouse
Thursday Night- Bingo - 6:30 PM (set up 6:00) @ clubhouse



NEIGHBORHOOD WATCH
WE LOOK OUT FOR EACH OTHER™

NEIGHBORHOOD WATCH – LANIE WOOD

A big thank you to all of you who volunteer for Neighborhood Watch; your service is important to our community.

I would like you to be aware of a few things that have been going on in Marine's Cove. Unfortunately we have had some vandalism - Christmas lights were cut on more than one occasion and cars have been broken into. Please be aware of what is happening around you and call 911 to report any suspicious activity.

Hoping you all have a safe and blessed new year.

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 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

Happy New Year and thank you to all the residents that renewed their membership or joined the MCHOA in 2023.

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.

In addition to the social benefits of membership, 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.

Part of your membership fee also supports the statewide Delaware Manufactured Home Owners Association (DMHOA) which is very much 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.

The fee for all residents is currently \$20 for 2024. 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 further enhance my email experience) or by snail mail if a self addressed stamped envelope is included with the application.

MEMBERSHIP DRIVE

Mariners Cove Home Owners Association 2023 Membership Application

We are now accepting applications for membership for 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)



From the Editor Cove Beacon Editor – Elizabeth Kaeton

Hi there,

The cornerstone of every neighborhood community is relationships. Our HOA board members work very hard to plan events that will bring us together to share a meal, a game, a craft skill and, of course a laugh. When we get together - especially to break bread together - we get to know each other better. When we know each other better - because of what we have in common and despite whatever differences we might have - our community is stronger.

Do you have a story to share about yourself and your experience of living here in Mariner's Cove? Maybe you know of an act of kindness or generosity done by one of your neighbors that you want to acknowledge and celebrate? Perhaps you, yourself, have a gardening hint or a have a handy household tip that you'd like to share with others (Don't miss Lynn Knopka's "Spring Hint" on the Activities Page). Or, maybe you captured a beautiful sunrise or sunset or a dramatic example of "coastal flooding" which is part of "life on the water".

Please send your submissions to me at the email address below. I look forward to reading your submissions and seeing your pictures and sharing them with everyone.

Elizabeth Kaeton, Beacon Editor (MotherKaeton@gmail.com)

For more Community News, check out FaceBook: [**Mariners Cove Neighborhood Information and Activities Group**](#)

[Here are some views around our neighborhood](#)



Sunset at Knoll Way - Betsy Keppley (posted on Mariner's Cove FB page)

More views around Mariner's Cove



Sunrise at "Dead Tide" at the end of Joann Drive. Submitted by Elizabeth Kaeton



Gas from submerged community tanks being burned off, emptied and permanently closed by SHARPE in our neighborhood. Individual gas tanks were installed three years ago for residences which had been using the community tanks.

MARINER'S COVE
35356 Sussex Lane #1, Millsboro, DE 19966
Phone# 302-947-9060
Fax # 302-945-5105

RESIDENT COMPLAINT FORM
PLEASE PRINT

DATE:

NAME: (First) _____ (Last) _____

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



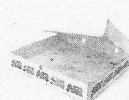
Regular and junk mail/magazines



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	-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 / 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 0
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.dmhao.org Call: 302-845-2122