

THE COVE BEACON

AUGUST 2024



MARINER'S COVE BOARD OF DIRECTORS *

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PRESIDENT- MIKE LHOTSKY

Hope that everyone has a safe and enjoyable summer ahead. As far as we have been told the bulkhead project is moving along. The plan for them is to complete 4 sites at a time. That means they will remove 4 docks, replace 4 bulkheads, put back 4 docks if applicable, and finish the docks with cleats and steps to get over the bulkhead, and then move on to the next 4. This is the latest plan and I am hoping that ELS and Waters Edge stick to it. I'm hoping to see more progress made after the holiday. Finding and keeping help has been the reason things have moved so slow.

As the work continues on the bulkhead project it is important that you understand what you can and cannot do. After things are completed you will have to go to the office or compose an email to Matthew at matthew_pagano@equitylifestyle.com asking for permission put up whips or any other devices on the dock. This is what they are asking us to do to keep the peace. Also when it comes time to deck over or lay stone you must also alert the office of your intent. NOTHING can sit on or touch the Bulkheads, NOTHING. ELS is spending a lot of money on the project and we must respect their request. We are also trying to get more information on the steps going over the Bulkhead as they seem to be unsafe. We are still seeking information from government officials on this issue. As more information becomes available we will pass it on to all.

The Picnic this year was a huge success. Many residents attended and enjoyed the GREAT FOOD, Silent Auction, Tear Offs, 50/50, kids games, and some even bought tee shirts. Many are left over and we will be selling them at each event or if you would like them sooner just give me a shout and I can hook you up. Kudos to BILL POND for an excellent job as DJ for the day. Also I would like to thank all of the volunteers and leaders who worked very hard to make this a special day for all to enjoy. Team work makes it happen.

On August 17th we will hold a General Meeting, and during that meeting we will elect officers for the Board. If you are interested in joining the Board please notify me ASAP by phone or email. As important as it is to have a strong board it is just as important to have a membership that cares about the community and the people living in it.

As of this writing we have about 183 members in the HOA. Again there are 350 plus or minus Homes in the community. We need all of you to continue our quest to make this community the best on the shore. With all of you joining we can meet our goals, Join now by sending your check to AL WENTWORTH 35474 PINE DRIVE MILLSBORO, DE 19966. Make the check payable to MCHOA and the cost is \$20.00 if you are new the community and \$25.00 if you are late joining. You can also just give it to one of the Board Members. I thank you for all of your understanding as we continue to move forward with all our objectives.



JEFFREY BEAULAC – VICE PRESIDENT

My name is Jeff Beaulac, and I was recently voted in as Vice-President of the Mariner's Cove Homeowners Association (MCHOA) and it's an honor to offer service to the committee and the greater community at large. Just a brief background on my personal life, I retired from professional life in 2021 having spent my entire career in the Aerospace Industry living and working around the globe. Born and raised in Massachusetts, I've been married for 37 years to my wife Sandee, and we collectively raised three great children, Autumn, Scott & Mary-Hope. Sandee and I moved to Mariner's Cove in 2020 and currently maintain a small slice of heaven on Cove Drive.

Since joining the MCHOA I've had the privilege of supporting several local meetings and representing the MCHOA, along with Mike Lhotsky, at the June monthly DMHOA meeting. DMHOA is the Delaware entity that fights for the rights of residents of manufactured housing and works closely with local, state and federal Gov't to provide checks and balances against landowners who often prioritize profit over the basic needs of their residents. At the June DMHOA meeting there were many topics discussed from three manufactured housing Bills (SB247, HB372 & SB310) meandering their way through the halls of government to listening to a special guest speaker from the HELP Initiative which I would like to focus on in this newsletter.

The HELP Initiative was established in Delaware in April 2016, as a 501(c)(3) nonprofit organization. The mission of the HELP Initiative is to improve the quality of life, health and safety and economic prospects of Delaware's manufactured housing communities and less fortunate. The keynote speakers were Harold Stafford (Gov't Relations Director) & Bether Rojas (Deputy Director). Presentation material primarily focused on three core HELP initiatives:

- Safety On Program
- Home On Program
- Windows On Program

➤ The Safety On Program involves the “free of charge” installation of exterior motion detection lighting and dusk to dawn light bulbs designed to reduce the likelihood of slips and falls and reduce crime.

➤ The Home On Program Involves a “free of charge” home health and safety inspection by trained evaluators. There is a health and safety kit provided to anyone that requests an inspection and the kit is valued at \$150.00, but again at no cost to the homeowner.

➤ The Windows On Program is also a “free of charge” program designed to reduce electrical, heating and air conditioning costs by installing window inserts which are designed to improve insulation and enhance UV protection.

The MCHOA has recently contacted the HELP Initiative and invited them to attend a special General meeting on August 17th so they can expand upon their product offerings and hopefully garner sufficient community interest to take full advantage of these important and “free of charge” programs. There will be more information to follow over the coming weeks.

Special HOA Notice: Save the Date....

The HELP Initiative, INC. will be visiting **Mariner's Cove on August 17, 2024 @ 10:00am** (Clubhouse) to demonstrate and present several programs designed to improve Safety, Health and Wellbeing of Delaware HOA membership. All HOA members are encouraged to attend to learn more about these important programs.

 **SAFETY-ON Program**

- Installation of exterior lighting on residential homes at no charge.
- Light your neighborhood – drive down crime!
- Mapping - identifies neighborhoods in most need!

 **Smart911.com™**

- Registers health information in a secure national database.
- Quicker response in emergencies.

Call us at 833-888-0410 to register.

 **JOBS-ON Program**

- Pathway to high paying building trades jobs.
- Ideal for unemployed or underemployed.
- A school base training program.
- Training grants available up to \$10,000 upon completion of training.
- Contractors are looking for skilled craftsmen.

 **HOME-ON Program**

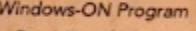
- Free Home Health & Safety Inspections- NO charge.
- Trained evaluators.
- Free Home Health & Safety Kits to people who request inspections. \$150.00 value.

Call us at 833-888-0410 to arrange Inspections.

Clean Water Program

- Tests well water for bacterial & chemical contamination-NO charge.

Call us for a measuring appointment at 833-888-0410. We Can Help!

 **Windows-ON Program**

- Provision of insulating window inserts.
- Custom measured and fit to your windows.
- No tools necessary for insertion and removal.
- Economical - ideal for people on fixed income.
- Window inserts are at no cost to the resident.
- Inserts provide substantial utility savings on heating and air conditioning.

Call us for more information. 833-888-0410.

 **HELP
INITIATIVE, INC.**

**HELP INITIATIVE, INC.
OF DELAWARE**

 **DELAWARE
DEPARTMENT OF
LABOR**



SECRETARY'S REPORT - BETSY KEPPLEY

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

SCHOLARSHIPS:

Submitted applications were reviewed by the Board of Directors. Consideration was given to all essays and a tie occurred.

It was unanimously voted by the Board of Directors to award 2 applicants \$1000.00 to help them further their education in their chosen fields.

MCHOA congratulations all the winners and thanks them for allowing us to help further their careers!

Awards were presented by President Michael Lhotsky.



ACTIVITIES – LYNN KNOPKA

These are the activities scheduled for August 2024:

August 16th Taco Night - 6 to 8pm \$8 per person

September 1st Poker Run - 11am registration 1pm Run
(need hosts: please contact Mike Lhotsky)

September 14th Breakfast - 8 to 11am \$10 per person

October 5th Craft Fair - details to come

October 19th Soup Sale - details to come

Activities email for any questions/suggestions/ or information:

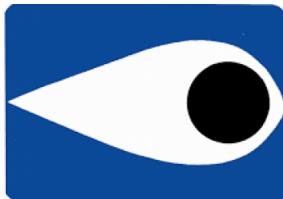
ON GOING EVENTS:

Wednesday Night- Texas Hold Em Poker - 7:00-10:00 PM @ clubhouse

Thursday Night- Bingo - 6:30 PM (set up 6:00) @ clubhouse

HOA Picnic on June 24th was a HUGE success. Attendance was the best yet! Many residents attended and enjoyed the GREAT FOOD, Silent Auction, Tear Offs, 50/50, kids games, and some even bought tee shirts.





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 Summer and thank you to all the residents that renewed their membership or joined the MCHOA in 2024.

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)

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



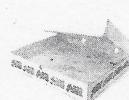
Regular and junk mail/magazines



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