

THE COVE BEACON OCTOBER 2025



MARINER'S COVE
BOARD OF DIRECTORS *

<p>* President - Amy Zegers (C) 717.614.5660 azcpti@gmail.com</p>	<p>* Community Events - Lynne Knopka (C) 302.858.6290 Numbers07@yahoo.com</p>
<p>* Vice-President - Lisa Pannone (C) 717.519.9479 nnoneemp@aol.com</p>	<p>* Neighborhood Watch - Lanie Wood (C) 302.265.6186 lanie35558@hotmail.com</p>
<p>* Secretary - Betsy Keppley (C) 978.270.2960 bkeppley@aol.com</p>	<p>* Membership - Alan Wentworth (H) 302.947.0978 adwentworth@msn.com</p>
<p>* Treasurer - Alice Cachola (C) 302.858.3015 alice.cachola@yahoo.com</p>	<p>* Member At Large - Barbara Conroy (C) 302.864.3404 bconroy2207@gmail.com</p>
	<p>* Member At Large - Eric Goss (C) 484.645.3979 ericjgoss@yahoo.com</p>
<p>Cove Beacon Editor - Laura Aldrich (C) 860.966.7768 ljaldrich13@gmail.com</p>	<p>Boat Yard - Ed Ollis (H) 302.947.9639 (C) 484.433.4078 eoollis@msn.com</p>



AMY ZEGERS

A MESSAGE FROM YOUR HOA PRESIDENT

As many of you have heard, an election to appoint new members to the board of directors was held by residents during the August 9th general meeting. The newly elected members are Amy Zegers, Lisa Pannone, Eric Goss, Barbara Conroy, and Alice Cachola. Board members decide by vote which roles they will fill on the Board. Their positions will be listed in this document, and the community will meet them at October's general meeting.

Update on bulkhead - they are finishing at end of Sussex then they will return to Joann drive shortly.

Road repair - due to residents not following coned areas, the work is postponed until the end of summer when traffic becomes less.

HOA Bylaws review - this is a timely process, please be patient.

Condition of the boatyard - working on means to extract current abandoned boats and trailers. A new process will be in place for next season.

We will be holding a bylaw meeting in December (date to be determined) for all community members to review the changes and vote on them.

We are working on establishing Zoom for meetings so community members may attend if unable to in person.

It was great that so many people came out for our End of Summer Picnic and to have Gerry share his business with us. Bangin Meats was delicious, and we are so grateful for he and his wife, Katie's hard work.

The Poker run continues to be a great success. Congratulations to Brittany Humphries for winning \$515.00 and donating \$100.00 to Bless our Children.

Please consider donating your time to help at some of our events and meet your neighbors. Breakfasts are every other month.



TREASURER – ALICE CACHOLA

Your attendance and support for our planned events helps to keep the treasury strong.

With that being said, we will continue to offer the MCHOA Scholarship Award again in 2026.

Eligibility requirements for this award will appear in the January 2026 edition of the Beacon.

With the holidays approaching, because of your generosity, we again will be able to donate to the WBOC Bless Our Children campaign's challenge of \$1,000.00. With your support at our events, we have as of 07/31/2025 \$803.00 towards that challenge. A check in the amount of \$1,300.00 was issued to the campaign for the year 2024 in the name of the Residents of Mariner's Cove.

Let us not forget Toys for Tots. It is priceless the joy and excitement in a child's eyes, the magic you helped to create. THANK YOU SO MUCH !

Just a reminder, HOA membership is \$20.00. Get in on the " Early Bird Special " for year 2026 now! Deadline 1/31/26 when membership goes to \$25.00.

Thank you,

Alice Cachola



LYNN KONOPKA

Saturday, October 11th	General Meeting 10 am <i>Come meet your Board Members</i>
Saturday, October 17th	Yard Sale 8 am – 2 pm
Saturday/Sunday October 17/18th	Dumpster 8 am – Noon
Saturday, October 25th	Craft Show 9 am – 2 pm <i>Food and Beverages available for purchase</i>
Saturday, November 8th	AYCE Breakfast 8 am – 11 am
Saturday, November 15th	Pressed Flowers Ornament Class 12 pm Community Building <i>\$10.00 for supplies</i>
Saturday, December 13th	Christmas Dinner 6 pm

ON GOING EVENTS at COMMUNITY CENTER:

Wednesday Nights	Texas Hold 'Em	6:30 – 9:30 pm
Thursday Nights	Bingo	6:00 pm



Another season has come and gone. I hope all of you had a safe and fun summer. We have three new members on the team – Doug Hall, Drew Zegers, and Ryan Polletta. Welcome to them and thank you to all our volunteers.

Participating is fairly simple. Once every three months we ask you to patrol the neighborhood for one week. We have magnets to display on your car or golf cart when you go out (usually once in the morning and once in the evening) at times that are convenient for you.

The areas to patrol are: All streets, mailbox area, boat yard, swimming pool, common areas and both marinas. Your primary responsibility is to observe and report - any problems with a resident's house; any streetlights that are out; any hazards, etc. If a crime is witnessed, call 911.

Anyone interested in joining, please contact me and I will be happy to include you in the schedule.

UPDATED: 01/29/2025

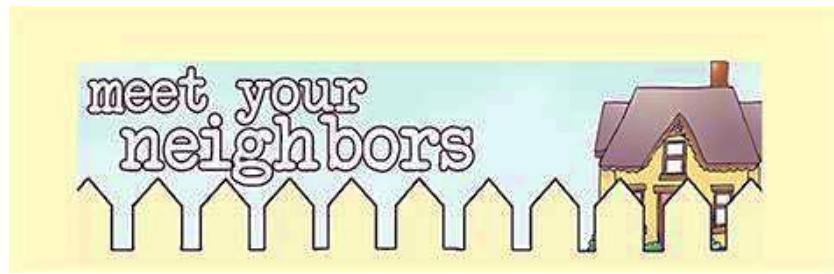
Lanie Wood 302-265-6186

lanie35558@hotmail.com

Name	Address	Phone	Email
June Henkel	35558 Pine Drive	302-228-9131	junehenkel@hotmail.com
Doug Hall	35446 Joann Drive	302-579-4664	iddoubleh@yahoo.com
Drew Zegers	35484 Joann Drive	717-379-7396	ziggycREW@gmail.com
Jim Pyle	26326 Jennifer Lee	610-804-5689	
Skip Lamon	26376 Jennifer Lee	856-986-2316	warrenlamon433@gmail.com
Jim Bailey	35416 Pine Drive	302-945-7629	jimbailey3781@gmail.com
Gene Bradley	35645 Knoll Way	302-245-4321	geneandchris@yahoo.com
Jerry Cox	35406 Pine Drive	484-364-6362	gcox09@comcast.net
Wayne Vallieu	35574 Knoll Way	609-876-9594	wvallieu@gmail.com
James Koplin	35446 Sussex Lane	860-316-0567	
Barbara Conroy	35647 Joann Drive	302-864-3404	bconroy2207@gmail.com
Ryan Polletta	35526 Knoll Way	845-206-6580	pollettarr@gmail.com or k.godek@yahoo.com
Lesa Smitley	35615 Sussex Lane	302-724-2261	smitley.lesa@gmail.com

NEIGHBORHOOD WATCH SCHEDULE**September 29, 2025 – JUNE 21, 2026**

FROM	TO	NAME
09/29/2025	10/05/2025	Drew Zegers
10/06/2025	10/12/2025	Jim Pyle
10/13/2025	10/19/2025	Skip Lamon
10/20/2025	10/26/2025	Jim Bailey
10/27/2025	11/02/2025	Gene Bradley
11/03/2025	11/09/2025	Jerry Cox
11/10/2025	11/16/2025	Wayne Vallieu
11/17/2025	11/23/2025	James Koplin
11/24/2025	11/30/2025	Barbara Conroy
12/01/2025	12/07/2025	Ryan Polletta
12/08/2025	12/14/2025	Lesa Smitley
12/15/2025	12/21/2025	June Henkel
12/22/2025	12/28/2025	Doug Hall
12/29/2025	01/05/2026	Jim Pyle
01/05/2026	01/11/2026	Skip Lamon
01/12/2026	01/18/2026	Jim Bailey
01/19/2026	01/25/2026	Gene Bradley
01/26/2026	02/01/2026	Jerry Cox
02/02/2026	02/08/2026	Wayne Vallieu
02/09/2026	02/15/2026	James Koplin
02/16/2026	02/22/2026	Barbara Conroy
02/23/2026	03/01/2026	Ryan Polletta
03/02/2026	03/08/2026	Lesa Smitley
03/09/2026	03/15/2026	June Henkel
03/16/2026	03/22/2026	Doug Hall
03/23/2026	03/29/2026	Drew Zegers
03/30/2026	04/05/2026	Jim Pyle
04/06/2026	04/12/2026	Skip Lamon
04/13/2026	04/19/2026	Jim Bailey
04/20/2026	04/26/2026	Gene Bradley
04/27/2026	05/03/2026	Jerry Cox
05/04/2026	05/10/2026	Wayne Vallieu
05/11/2026	05/17/2026	James Koplin
05/18/2026	05/24/2026	Barbara Conroy
05/25/2026	05/31/2026	Ryan Polletta
06/01/2026	06/07/2026	Lesa Smitley
06/08/2026	06/14/2026	June Henkel
06/15/2026	06/21/2026	Doug Hall



Welcome to our new feature in The Cove Beacon. Every month we are going to introduce you to your neighbors. Perhaps you will find someone that lives nearby that shares a similar interest with you or even moved here from your home state or town!

In this issue we are going to introduce most of our Board of Directors and the Editor of the Beacon.

Amy Zegers is the newly elected President of our HOA. She resides with her husband, Drew at 35484 Joann Drive. She was born in New Jersey but grew up in New York. She and Drew moved to Mariner's Cove in December 2022. When asked what she likes best about our community, she likes the people! Amy loves to cook, bake, do crafts and gather with friends for games.

Lisa Pannone is our new Vice President of our HOA. She retired from teaching in 2022. Lisa and her husband Erik moved to 35527 Sussex Lane in April 2023. Lisa was born in Rahway, NJ. She grew up in Dallas, TX and Lancaster, PA. Lisa has fulfilled her lifelong dream to live on the water!

Betsy Keppley is our HOA Secretary. Betsy lives with her husband Gary at 35664 Knoll Way. They moved to Mariner's Cove in 2019. Betsy was born in Robesonia, PA and grew up in Levittown, PA. What Betsy likes best about our community is the people. Betsy and Gary have twin daughters. Betsy loves to read and this past January she joined Goodreads to record how many books she is reading this year. Betsy has read *eighty-six* books so far! That's a book every *three days*!

Alice Cachola is our HOA Treasurer. She lives at 35602 Knoll Way with her husband Joe. Alice was born and raised in New York City, NY. Alice and Joe moved here in 2002. Alice loves the serene feeling she gets when looking out over the lagoon from her deck. Alice loves classic rock music, reading murder mystery novels, and jigsaw puzzles.

Lynne Konopka is our Community Events chair for the HOA. She and her husband Ted moved to Mariner's Cove 14 years ago and live at 35536 Sussex Lane. Lynne was born in Philadelphia but grew up mostly in New Jersey. Lynne loves the people in our community! Whenever there is a breakfast or dinner event happening in our community, you can be sure that Lynne is creating her magic as a wonderful cook and baker! She is also a gatherer.

Lanie Wood is our Neighborhood Watch Chair. She works hard to create the schedule for the volunteers. Lanie and her spouse June reside at 35558 Pine Drive. Lanie has been here part-time since 1981 and full-time since 1988 (*were the roads paved back then?* 😊). Lanie was born in Bremerton, WA and grew up in Alexandria, VA. Lanie says the best thing about living here are her neighbors; they are friendly and helpful. She also likes the activities that are offered. Lanie loves boating and golfing. She has a fish story: It normally takes one hundred hours of fishing to catch a Muskie (freshwater fish). Lanie caught one her first time out on a lake in upstate Wisconsin!

Alan Wentworth is our HOA membership chair. Al and his wife Carole have been married for 61 years! Congratulations! They moved here to 35474 Pine Dr in 2007. Al was born in Hartford, CT and grew up in Newington, CT. Al enjoys the many activities in the community and being on the water. He has been a member of the HOA board since 2013. Prior to moving to Mariners Cove Al and Carole lived in Delaware, New Jersey, Maryland, and Pennsylvania. He served in the Army for 3 years, separating in 1969 as a Captain. *Thank you for your service, Al!*

Laura Aldrich is now the editor of The Cove Beacon. Laura and her husband Steve live at 35571 Joann Dr. They moved here from Connecticut 3 years ago in October 2022. Laura was born in Honolulu, HI. She spent her early years in Atlantic Highlands, NJ and then her parents moved the family back to Manchester, CT when she was ten. Laura has made so many friends here and loves the community. An interesting fact, Laura attended Eastern Connecticut State University. In her freshman year (1971-72) she tried out for the varsity women's basketball team. She made the roster! Unbeknownst to the team, this was the very FIRST varsity team at the college EVER and Laura and her teammates were making university history!

If you would like to be featured in the next edition of the Cove Beacon "Meet Your Neighbors" section, please copy and complete the form below and email it to Laura Aldrich at ljaldrich13@gmail.com

Meet your neighbor questionnaire.

Name	
Mariner's Cove Address (optional)	
Marital Status (optional) and Spouses name (optional)	
Where were you born? City, State	
Where did you grow up? City, State	
When did you move here? From where?	
What do you like best about our community?	



Mariners Cove Homeowners Association 2026 Membership Application

We are now accepting applications for membership for 2026. Please mail your check payable to MCHOA and membership enrollment form to:

Alan Wentworth
35474 Pine Drive
Millsboro, DE 19966

Membership is \$20.00 if paid by January 31st and \$25.00 if paid after January 31st (\$20 for new residents). 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 events 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:	
MARINER'S COVE ADDRESS:		
HOME ADDRESS (IF SEASONAL RESIDENT):		
HOME NUMBER:	CELL NUMBER:	
EMAIL ADDRESS:	# OF CHILDREN UNDER 14 YEARS:	

We also need volunteers to help us with Community Events. If interested, please indicate:	YES	NO
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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 Poker Runs; eligibility for prizes for the 4th of July Golf Cart parade, the Christmas Decorating prize; free admission to the Annual Picnic and Christmas Dinner; the Craft Shows and other social 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 3/22/2025)

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	<input type="checkbox"/>	NO	<input type="checkbox"/>
DATE COMPLAINT CLOSED:				

RECYCLE INFORMATION

♻️ RECYCLING IN DELAWARE ♻️

✓ ACCEPTED IN BIN

Place only these materials loose, empty, clean and dry in your recycling cart or dumpster:



PAPER

Magazines, junk mail, paper bags, office paper, newspaper, etc.



PLASTIC CONTAINERS

Leave lids on.



CANS, BOTTLES, JARS

Remove lids and recycle separately.



CARTONS, PAPERBOARD, CORRUGATED CARDBOARD

KEEP YOUR RECYCLING
OUT OF BAGS. PLACE
ITEMS LOOSE IN THE BIN.

✗ NOT ACCEPTED IN BIN

Keep these items out of your recycling cart or dumpster:



SHREDDED PAPER



FROZEN FOOD/ REFRIGERATED CONTAINERS



FOOD WASTE



COFFEE CUPS

Visit the website to learn about recycling these items:



BATTERIES



STYROFOAM



GARBAGE



MIRRORS AND WINDOW GLASS



TANGLERS Garden hoses, string lights, nylon rope, etc.



SCRAP METAL



PLASTIC BAGS Return to retail store.



ELECTRONICS



YARD WASTE



DSWA
DELAWARE SOLID WASTE AUTHORITY

For More Information Visit:
www.dswo.com or call 1-800-404-7080

Acceptable items should be placed loose, empty, clean, and dry into a curbside recycling bin.

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, eggbeaters 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 (Tyvek), 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 recycling bin.

WHERE DO I 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 or Call: 2-1-1 or 1-800-560-3372 or

Text: text your zip code to 899-211 or Website: www.delaware211.org

Additional substance abuse help for individuals, families, and children:

Call: 1-855-378-4373 Text: 55753

- Website: <https://drugfree.org/delaware>
- 24/7 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 (all of DE).
- Call: 302-933-7255
- Email: ioseph.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, and wood.

- Contact Catholic Charities to find out where and how to apply:

Kent County: 302-674-1782

New Castle County: 302-654-9295 or 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](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 homeowners 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 eighteen 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

**SIGNED BY THE
GOVERNOR ON
SEPTEMBER 3, 2025**



TRANSFER OF LEASE DE CODE

THE IMPORTANT THINGS TO KNOW

- SALE OF HOME
- PASSED ON TO HEIR
- LANDLORD RIGHT TO PURCHASE RIGHT TO TRANSFER

SALE OF HOME

A tenant who owns a manufactured home in a manufactured home community, and plans to sell, convey, or transfer title to the home to a buyer or transferee who intends to retain the home in the manufactured home community, must notify the landlord in writing 3 weeks prior to the scheduled sale, conveyance, or transfer of title of the manufactured home and the transfer of the lot rental agreement, giving the name and address of the prospective buyer or transferee, along with a written statement or a proposed bill of sale clearly indicating the agreed sale price and terms. Failure on the part of a tenant to so notify the landlord is grounds for termination by the landlord of the tenant and landlord's rental agreement.

PASSED ON TO HEIR

A rental agreement for a lot in a manufactured home community transfers automatically under the following circumstances:

- To the buyer or transferee of a manufactured home from a previous homeowner or heir or estate of a deceased homeowner, unless the homeowner fails to materially comply with § 7013(c) of this title or the right to transfer has been terminated under § 7013(f) of this title.
- To the heirs of a deceased homeowner when there is an heir that is an occupant of the home at the time of a homeowner's death.
- To the heirs of a deceased homeowner for a period of 1 year when no heir is an occupant of the home at the time of the homeowner's death.
- To the estate of a deceased homeowner for a period of 1 year.

PURCHASE RIGHT TO TRANSFER

A community owner MAY terminate the right to transfer the lease by entering into an agreement as a lease addendum to pay the homeowner the greater of the following (homeowner does not have to agree to offer): \$1,500, or an amount calculated by multiplying the difference between the current monthly lot rent and the then-current market monthly lot rent multiplied by 36 months.

At the time a community owner makes an offer for the transaction under paragraph (1) of this subsection, it must inform the homeowner, in writing, that the ability to transfer a lease with its current rental amount is likely to increase the value of the home when it is sold.

MORE INFORMATION

**SIGNED BY THE
GOVERNOR ON
SEPTEMBER 3, 2025**



TRANSFER OF LEASE EXPLAINED

THE IMPORTANT THINGS TO KNOW

- SALE OF HOME
- PASSED ON TO HEIR
- LANDLORD RIGHT TO PURCHASE RIGHT TO TRANSFER

SALE OF HOME

When you transfer your lease, the buyer pays the same lot rent amount as you were paying.

Benefits:

- A transferable lease will appeal to more buyers, and may help you sell for more
- Helps control market rent

PASSED ON TO HEIR

A rental agreement will automatically be passed onto your heir.

The heir will pay the same amount of lot rent as the deceased tenant was paying.

The heir has one year to decide to sell the home or keep the home

An heir intending to live in the home, may be required to complete a criminal background check and tenant application.

PURCHASE RIGHT TO TRANSFER

Your landlord may, at any time, offer to pay you to give up your right to transfer your lease. You are under no obligation to accept. Selling your right to transfer can have permanent effects on your home's value and how easily you can sell it. If you sell your right to transfer, it cannot be undone. If your landlord offers to buy your right to transfer and you are unsure of what to do, please contact DMHOA.org, a trusted financial advisor, or an attorney.

MORE INFORMATION



JULY 28, 2025

EXECUTIVE DIRECTOR REPORT

Contact: stacy.shelton@dmhoa.org

TOPICS OF INTEREST

White House Beach - Driveway Cracking

Issue: The resident reported cracks in the two-year-old driveway caused by tree roots but has not heard back from manager.

Update: Clasi stated the HOA should first work with the property management office.

Three different callers - regarding lot rent increase when person on lease passed away. Prior to SB56 being passed June 30th, we could not help them. Now protection is in place.

RIGHT TO TRANSFER LEASE/LOT RENT

You have the right to transfer your lease when you sell your home and with the passing of SB56, you now have the right to transfer your lease/lot rent to an heir.

Why is this important?

- It allows the heir or buyer to pay the same amount for lot rent as you pay
- It helps keep market rent down. Market rent is determined by how much others are willing to pay. Landowners will raise the lot rent \$100 -\$200 on average if you do not transfer your lease.
- If the lot rent remains at the same amount as you are paying, you may be able to sell your home for a higher price.

Be careful...

- Some of your leases have a clause that you agreed to give up the right to transfer your lease because they gave you a locked in rate increase or something else of value to you.
- SB56 now allows the landowner the option to offer you money if you agree to give up your right to transfer your lease.

REMEMBER why it is important to transfer your lease!