

WATERSIDE COMMUNITY UPDATE -- JULY 2023

Additional Members Approved to Finance Committee – The following homeowners were approved by the Board to serve on the Finance Committee:

Kevin Bradley	Single Family Townhomes	Michelle Hall	Canal Woods
Peter Butler	Townhomes	Don Ramaley	Townhomes

The new members join Arthur Rose, (Chair) and Ed McCleary on the committee.

Street Improvement Project – Under Chapter 96 of the Sussex County Code, the Board on behalf of the homeowners of Waterside has sent a written request to receive technical and financial assistance for pavement rehabilitation and related improvements. If the Sussex County Engineering Department (SCED) verifies that our community satisfies the program requirements, the SCED will mail a petition with the project information to Waterside homeowners. If the petition majority is in favor of proceeding, a public meeting will be scheduled by the SCED to discuss the proposed project details and costs. (The program synopsis will be posted on the community website).

The McCabe Tax Ditch – This ditch “flows” under the bridge at the entrance to Waterside separating the apartments from the Waterside community. The Board has been in contact with the Tax Ditch Committee to discuss removing debris from fallen trees. The debris can prevent the flow of water to and from the Canal and a back-up can have an effect on the community in a bad storm such as a hurricane. That cleanup (if approved) will be paid for by Sussex County.

The Vito vs. Waterside Property Owners Association Trial is scheduled for November 6 at 9:30 a.m. at the Sussex County Courthouse in Georgetown concluding November 9. It is a twelve-person jury trial and is open to the public. There has been no further progress in the litigation to date other than the postponement of the trial from June to November.

Flood Insurance Policies – Declaration pages for the TH and CW homes are posted on the Community website. SFH Homeowners are billed separately for Flood Insurance. SFH Homeowners Flood Insurance Declaration pages are sent to individual owners. Please note that the Flood Insurance policy coverage is only for damage to the building and does not include contents. Homeowners are urged to purchase individual policies for their contents.

Master Homeowners Insurance Policy -- This policy covers an **Insurable** event such as a hurricane or a fire. Premiums are paid by the Waterside Property Owners Association through our HOA fees. All homeowners should purchase additional insurance for their personal contents and for upgrades to their units beyond the condition of the home on the original purchase date (e.g. cabinets, flooring, decks, porches, and sunrooms). The Master Policy is posted on the community website.

Property Management RFP's – Requests were sent to several property management companies soliciting them to submit proposals for managing the Waterside community beginning 2024. The Board reviewed all submitted proposals in Spring 2023. After considerable deliberation, the contract with Seascope Property Management was approved by the Board of Directors for renewal.

Terms of At-Large Board Position Open – There are two at-large positions open for election in 2024. Since these positions are at-large representatives on the Board, homeowners from TH, SFH, and CW are eligible and are encouraged to run for the Board. The election will be held at the Annual Meeting on November 11. Rita Davis is the Chair of the Nominating Committee.

Expenses at The Pool – A number of chairs at the pool were in disrepair and needed replacing. To save the expense of purchasing approximately 20 chairs, the Board at Penny's suggestion purchased new slings for the chairs. She has personally replaced the worn slings saving considerable expense (\$250 per chair replacement).

Someone dismantled the Emergency Phone box, disconnected the wiring, and removed the red emergency phone that was installed by Verizon. The person (or persons) replaced it with a considerably cheaper phone. The Board will not be replacing the Verizon phone with a newer phone. The less expensive phone will continue to dial 911 directly. This is an unnecessary expense to the homeowners. If anyone observed an unauthorized person remove the phone, we would appreciate your contacting a member of the Board.

Pool Landscaping – Rita and Mark Davis and Jackie Hostalley, and other volunteers are to be commended for the landscaping and on going maintenance at the pool,

Found -- There is a pair of prescription glasses hanging near the entrance door to the pool that was found in the street about a week ago.