

Cape Windsor Community Association, Inc.

2020 Fall Newsletter

Message from your President

Increasingly, our 250-home community is evolving into a small town with the original homes being replaced by larger houses. Currently and in the past, the community relies on the Board and residents who have willingly volunteered to handle many, if not most of the physical and technical aspects of Cape Windsor. By addressing this change now and looking to the future, the Board is seeking to hire professional support to handle some of our most important operational needs. The work of our limited volunteers has kept our assessments from increasing each year. They respond to daily and emergency situations, such as, but not limited to water leaks/repairs and installing US Coast Guard mandated water markers.

Cape Windsor's water system provides some of the best water in Sussex County. In order to maintain quality water, we hired Shore Water to perform quarterly maintenance on chlorine pumps and iron exchangers. Additionally, the Board is also looking to outsource more of the routine maintenance. Cape Windsor would continue to own the water system and would continue to utilize the current certified volunteers to test each street for any problems.

It is imperative that we work together in continuing to make this residential community outstanding. In order to accomplish this, it is essential that we continue to provide high quality water, in addition to maintaining/monitoring our basic infrastructure, the aesthetics, and the community benefits you have come to enjoy and expect at Cape Windsor. Although we are moving to add some professional service assistance, we continue to rely on the kind assistance of volunteers that have made Cape Windsor a wonderful place to live. If you have a desire to volunteer to assist the Board in the following areas: upkeep of the pool, monitoring of the parking on the common ground in the summer season, organizing the future social events such as picnics and Christmas party and block captains for each street, please send your response to capewindsorhelp@gmail.com.

To address the topic of transparency the Board, sends timely notification via Eblast, emails and posts on capewindsor.org, plus mails important information to those who do not use email. For major decisions regarding the upkeep of the community, the Board has sent overviews of projects to ask the community to vote regarding the spending of funds.

Have a great holiday season and we look forward to a more social 2021.

Mark

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2021 Assessment Notices

As already announced the annual assessment for 2021 is twelve hundred dollars (\$1,200.). We will again pay our assessment via coupon to the Bank of Ocean City. Payments are due January 1, 2021.

For those who mailed their checks early, those checks will be deposited once the Bank has created the coupons.

The Board's Progress over the Summer

- The community lawn company switched from Royal Lawn to Titanium Lawn. We feel they are doing a great job.
- The cement island and card reader at the boat launch area has been removed which gives plenty of room for launching and pulling water craft. Thanks goes to Rick Gray and Greg Lusby.
- Our well 3 was replaced and is now back on line. Well pits and safety chains were installed for wells 2R and 3. Safety chains for well 1 and 4 will be added in the near future.
- The capping for the bulkhead at Roosevelt beach is in the process of being replaced after Tropical Storm Isaias broke these boards free. The new capping was neatly done consisting of smaller pieces of wood placed vertical to help stabilize the life of the capping by allowing water to wash between the board vs pushing one solid board upward and loose.
- As an update on the Windsor Woods property, the Board has not received any proposals to date.

The results of the Community's vote to build a new Well House

Thank you to everyone who took the time to vote. It was very important to the Board to solicit the community's approval before money is spent on this project. By placing the new well house above flood level, it will help to ensure a minimal impact to our community if another Super Storm Sandy hits. In addition, this new well house will establish a safer environment for our vendors and volunteers who work to maintain this Cape Windsor major utility. The Board and water system professionals will be involved in the planning and construction of the new well house, and will work closely in conjunction with the State. This will be a multi-year project. The table below reflects the community's vote.

| Well House Vote | # of Homes | # Yes | # No | Votes Not Included post marked after Oct 10 | |
|-------------------|------------|------------|-----------|---|----------|
| | | | | # Yes | # No |
| Lincoln Dr. | 4 | 2 | | | |
| Taft Ave | 17 | 10 | | | |
| Wilson Ave | 34 | 24 | | | |
| Cleveland Ave | 46 | 22 | 1 | 1 | |
| Tyler Ave | 51 | 21 | | 2 | |
| Grant Ave | 65 | 24 | 4 | | |
| Roosevelt Ave | 33 | 14 | 1 | | |
| | 250 | 117 | 6 | | |
| Vote Only No Name | | 18 | 13 | 2 | 2 |
| TOTAL | | 135 | 19 | 5 | 2 |

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Common Grounds Boat & Visitor Parking

Reminder: The date for parking Boats and Trailers on the common ground area is always April 1 to November 1. **MAG Towing** is the new tow company for Cape Windsor, **their rate is \$200 for towing and \$100 per day for storage.** Please note on your calendars of the approved parking dates.

The overflow parking expansion project will begin no later than November 21. The majority of the common grounds will be roped off.

The off-season overflow parking during this time is recommended to be primarily at the pool and then if needed, behind the launch area closest to the basketball area. It is important that no cars park on the streets. It is important that we leave room for emergency responders.

For those who have RVs and Campers there is a 7-day maximum parking per season. Towing will be strictly enforced.

Damaged occurred to one of our homeowner's truck while parked on the common ground. If you or someone you know damaged this property and have been unable to identify the owner, please contact Mike at 717.805.2600.



Trash and Recycling Winter Schedule

The winter schedule (October to May) is now in effect. **Trash is every other Monday** and **Recycle is every other Friday.** We strongly urge you to have your bins placed on the curb by 6:00 AM. As a note, if a holiday occurs on a scheduled day for pick-up, the service will be the following day. Please ensure your containers are secure from strong winds at all times. There is a fee to replace each receptacle. Notify Greg Lusby (302-436-5877) of any problems or email capewindsorhelp@gmail.com.

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Preparing for Winter

It's that time again to prepare for the winter's freezing temperatures. Please winterize your homes and turn off the water if you are leaving for an extended period of time. This precaution will help ***save the cost of an emergency service call due to broken water lines.***

As you know, there are two Farmer's Almanacs, the **Old** based on our farmer's knowledge and the **Farmer's Almanac** based on science and mathematics.

The Old predicts: Mostly below-normal snowfall, with precipitation at near-normal levels. Winter temperatures will be above normal, on average, which means some typically-chilly winter rainy periods.

The Farmers' Almanac predicts: The big cities in the Northeast, as well as parts of the Mid-Atlantic, may see a blizzard during the second week of February, with 1 to 2 feet of snow in places from Washington, D.C. to Boston. Another big snowstorm may also target the East Coast during the final week of March, with "significant" late-season snowfall.

Be prepared. If we experience a lot of rain that means a lot of flooding. If we receive a lot of snow, we will have below freezing temperatures. Broken pipes and costly repairs may result, so prepare for both.

Condolences, Speedy Recovery and Welcomes

Death Notice

Our condolences to the family and friends of:

- Ruth Muckle (an original CW Home Owner) 38785 Tyler Ave. (08TY)
- Joseph Zinkand 38755 Roosevelt Ave. (10R)

Speedy Recovery

- To Joan Rockstroh who is in the hospital and then off to rehab for a broken femur.
- To Jeff Moore recovering from his treatments from cancer.

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New Community Members

We welcome the following new residents:

- Adam Pattisall and Jodi Rabor 38833 Wilson Ave. (15W)
- Charlie and Phyllis Hayes 38836 Wilson Ave. (18W)
- Pat Taylor 38808 Wilson Ave. (25W)
- Tim and Christine Barger 38802 Wilson Ave. (26W)
- Micah and Jenn Miner 38788 Wilson Ave. (29W)
- Duane and Colleen Pierce 38778 Wilson Ave. (31W)
- Dean and Tischa Fox 38777 Cleveland Ave. (05C)
- Larry Kendall 38837 Cleveland Ave. (17C)
- Ken and Tracey French 38848 Tyler Ave. (28TY)
- Griffith Family 38802 Tyler Ave. (37TY)
- Jeff and Vickie Beard 38727 Grant Ave. (02G)
- Eric and Jen Priggs 38827 Grant Ave. (22G)
- Robin Gould and Mark Jordan 38851 Grant Ave. (27G)
- David Edwards 38782 Grant Ave. (51G)
- Hercules Avello 38821 Roosevelt Ave. (23R)

The number listed after the current address is the original house/lot number.

Stay Informed

How to Stay Informed about Cape Windsor News

To stay informed please sign up for access to the community website, CAPEWINDSOR.ORG.

Most communications to the community are sent via email through this site.

For those who do not have internet access, the Board will mail all correspondence to these few people. The items mailed are; Newsletters, Budget (November) and “need to know” information. We also ask that you share information with these neighbors when Eblasts are sent.

If you would like to address any issue with the Board, please send it via email to capewindsorhelp@gmail.com

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Quick Reminder of Our Community Regulations

- **Speed Limit is 15 mph**
 - Please slow down. Please do not text and drive. Let's work together to keep our residents and roads safe. Those who drive golf carts are expected to be of a minimum age of 16.
 - Please respect your neighbor's property, golf carts are to be driven on the street and **not on or through** your neighbor's property.
- **Property Damage**
 - The DE State Police are investigating the break-in and severe damage done to the houses on Windsor Woods - the peninsula off of Roosevelt Ave. They are aware that teenagers riding on golf carts have gone to the peninsula late at night and partied until early morning on several weekends, even recently. Anyone with information regarding the identity of these teenagers (riding a white golf cart and also possibly a green one) are advised to call the Georgetown barracks of the DE State Police with that information.
 - Property damage on Wilson Ave. – Sometime in the late evening, it is presumed that a golf cart ran into the Trash/Recycle storage area. The wood fence was broken and left. If you have any information please email capewindsorhelp@gmail.com with that information.



Note: The Board strongly recommends children under the age of 16 should no be allowed to operate golf carts.

- **Pets - Pick up after your pets!**
 - Storm water carries pet waste and other pollutants directly into waterways.
 - A blue trash can is located on the common ground across from Cleveland Avenue. This can is for **dog waste only**. It is not a can for you or your renters' trash and/or crab shells.
 - Do not walk your dog on your neighbor's property. Please use the lot along Lincoln Ave. to exercise your animals. The grounds along old Rt. 54 are private and not community property.
 - Reminder of the leash law: dogs and cats are not to run loose at any time. They must be accompanied by a responsible person.
- **Construction Regulations**
 - Prior to construction, a building package must be approved by the Chair of the Architectural Committee.
 - To locate the Building Package with Cape Windsor's Demolition and Construction Regulations go to: [capewindsor.org/documents/legal/ Building Package \(Rev 11-01-20\).pdf](http://capewindsor.org/documents/legal/Building%20Package%20(Rev%2011-01-20).pdf)

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All Events for 2020 were canceled and communicated in August

Due to the impact of the Covid-19 virus, the Board canceled all scheduled events for the calendar year of 2020. On Monday, August 17, this cancellation awareness was via an Eblast. To be informed immediately of Cape Windsor news register at capewindsor.org.

Board Meetings – Are closed to those not on the Board. If you have issues you would like the Board to address, please email them to capewindsorhelp@gmail.com. You will receive an email with the Board's response.

December 5, 2020 Christmas Party (Canceled)



Every Child Deserves a Little Christmas

Each year Cape Windsor residents are extremely generous with their donation of toys for those less fortunate. Our Christmas Party was the time for celebration and giving, unfortunately the pandemic has forced us to cancel all of our social events for 2020. You can still give to the Marines Toys for Tots Campaign. Donation boxes for toys are located at a number of businesses along Rt. 54 (Harris Teeter and the Country Café are just two of the businesses participating). You can also give on line through donation or virtual toy box.

To donate online: <https://ocean-view-de.toysfortots.org/local-coordinator-sites/lco-sites/local-donate.aspx>