

To: Pointe at Bethany Bay Members
From: Kevin McCourt
Re: What's new at The Pointe and Bethany Bay?
Date: May 9, 2009

Pre-Summer Season Update on The Pointe at Bethany Bay

Questions? Feedback? Contact your council@the-pointe.com.

Please take a few minutes to read, this is your home and your investment and being informed is important!

It has been a busy winter and spring, a lot has progressed since our last meeting. Two important things to top the update:

1. There will be a **Council meeting on Saturday, June 6, 2009 at 9AM**, in the Bethany Bay Clubhouse. The meeting notice and agenda will follow (before Memorial Day). Please send anything you would like to have considered for discussion.
2. There is still an **open seat on the Council**, there should be three members, and we are currently working with just two (Ann Bryan as VP/Treasurer and me doubling as President/Secretary). We really do need help, and it will be best for the Association if we have more members engaged and familiar with the workings of The Pointe and Bethany Bay. Consider volunteering – to serve, or to work on a nomination committee.

Updates

Special Assessment Projects:

These are well underway, and several members have mentioned to me that the improvements are noticeable! Here's where we are:

1. Gutters – installed on the backs of all buildings
2. Vinyl wrap – complete on the fronts of all buildings
3. Landscaping – test of hardy grasses underway at the side of building 29
4. Landscaping – mailbox area. A new concrete pad has been poured in front of the mailboxes, this will allow us to turn the "odd" mailbox to align with the others, install a weatherproof message/notice board, and let you get to your mailbox without walking on mud/grass. Shrubs will then be planted on the perimeter. We are leaving room for seasonal plantings, we have budget, **need a volunteer!**
5. The contract for painting the backs of the rest of the buildings is set, the work has been delayed by the wet weather, but we still hope to be done by Memorial Day weekend.

Other Maintenance:

1. We have contracted with Excel Services to powerwash all buildings, including garages and storage units. This should begin Monday May 11 and will have two phases – all the areas that can be worked from the ground will be done first, followed by the higher levels which require rental of a lift.
2. The siding damaged by the former lawn care company has been replaced on all garages and storage units.
3. A new contractor (McKenna) has been engaged for the mowing and mulch, and we are pleased so far.
4. McKenna will be replacing a number of dead bushes and two trees in the next weeks.

5. The broken trash gate across from the mailboxes has been replaced. NOTE: Please be sure the gates, at both trash areas, securely latch as you leave, that is the best way to prevent wind damage. **If you see them open, please take a minute to fix.**
6. Our annual fire alarm and suppression system inspection is complete. This identified a number of items that need to be addressed. This will be an association expense, as the system serves all units in the building. Many of the violations are the presence of paint on the sprinkler heads in some units. It appears this was the original painting by the builder. **Be aware that any future violations caused by owners or their contractors repainting ceilings will be the owners responsibility.** More on this at the June 6 meeting.
7. Ongoing repair of missing shingles, siding etc. continues, **please help by reporting** any damage that you see directly to Excel Property Management 302-541-5312.
8. We have had one serious issue with stairs to the second level – **please be sure to note and report any loose steps, landings.** In the long term, all the steps will need to be repaired or likely replaced with synthetic or treated lumber. If you have time, walk over the Pavilions where their replacement project is well underway.

Ways to Get Involved:

- **Landscaping:** It would be great to have a couple of green thumbs to keep an eye on things, make suggestions and do some light duty seasonal planting. We've got a modest budget, and a storage unit to keep common garden tools, **all we need is your time and talent.**
- **Cleanup Chair:** There is a bit of trash/waste that has accumulated, much blown in by storms, on the perimeter of the property and the path to "the beach". **Would you be willing to coordinate with a couple of neighbors and put in a couple of hours to spruce things up?** Arrangements for removal would be made in advance with our trash contractor.
- **Fourth of July** – we have again been invited to partner with the Pavilions on Saturday July 4, for a celebration. Ann and Brian Bryan, DJ's Extraordinaire, have again agreed to provide the music and MC the event. Many of you mentioned ideas to make the Pointe members feel more involved and we can do that, **we do need two or three volunteers to make this happen.**
- **Memorial Day** – any members interested in coordinating a casual cookout like we had Labor Day, please let me know – I will help out with grill and music.

Other Updates:

- One garage is available for rent by a member, **\$1000 for the year.** Clean up that storeroom, buy a boat or a couple of bikes! Contact council for information.
- Our kayak slots are all taken, **if yours is unused and you would like to make it available for someone else please let us know.**
- A preseason reminder that parking (for more than a brief load/unload) of trailers, boats or commercial vehicles isn't allowed, there are year round or short term spaces available near the water tower, contact Excel PM 302-541-5312 for information.
- You should have received information from the Bethany Bay HOA with new security cards and information on pool access/hours.
- **Lynn and Sarah Stratton** have volunteered to work on the Association website – www.the-pointe.com. **Send ideas, photos, updates to webmaster@the-pointe.com.**

Bethany Bay Overall:

You will see work has begun on "The View", the seventh and final phase of development at Bethany Bay. An update on this and other BBHOA items will be made at the June 6 meeting. A steering committee representing all six current neighborhoods has met several times independently and with Dave Crowley representing Linder Co. and BBHOA Council to discuss and plan for the construction and the transition of BBHOA from the developer to owners over the next 18 months.

Tidewater Utility Rate Increase
Please take action and send a letter or email today.

Frank Pacello, on behalf of the BBHOA Steering Committee, has spoken with Jack Schreyer at the Delaware Public Service Commission. Jack confirmed that Tidewater has requested a 32.54% INCREASE in rates.

Frank reports that the rate increase evidently is tied to upgrade of infrastructure, and is not a done deal.

In speaking with Mr. Schreyer he learned that the PSC has not yet approved this increase. If enough Public Concern is brought to the PSC's attention ,the increase may even be denied if not significantly reduced.

A believe that a 32.54% increase in this difficult economic environment is hard to understand.

Though we at the Pointe do not pay an individual water bill, it is a part of your monthly dues – our 2009 budget for water is \$31,000, a 32.4% increase would be an average increase of \$110 fore each of us. Worse, a significant part of our water bill is for “on demand” services – supporting our fire suppression system, and not on consumption.

If you can take a few minutes to send a note to Mr. Scheyer it might help. The decision will be made in the next weeks, so time is of the essence if public opinion makes a difference. Be sure to note that you are a property owner and taxpayer, and if appropriate, a Delaware voter.

Thank you.

Kevin