

RBYCC News

Spring 2021

Welcome!!

The RBYCC Community welcomes our new neighbors:

Mark & Claire Coggin (116 Kingsbridge Road)

Alyssa Schwarz & Robert Haig (2 Sheffield Road)

Monica & Amy Smith (141 Kingsbridge Road)

Nathan Tudor (122 Kingsbridge Road)



Annual Meeting

The Annual Meeting of the RBYCC POA will be held virtually on June 26th at 10:00 a.m. A link to join the meeting will be posted to rbyccpoa.org. All property owners are encouraged to attend.

We will also have several vacancies on the Board. If you are interested in volunteering to serve, please send a note to Samantha at ssetter@seascapepm.com

Covenants Committee

Earlier this year, representatives from the Board met with POA legal counsel, Bonnie Benson, and explained our intentions regarding modification of the RBYCC POA Covenants. That explanation was in line with the strategy communicated and agreed to by the membership.

In 2021, we are proposing to amend the “C” covenants to change the calculation (land size) and time period (currently 10 years) by which we will be permitted to modify the covenants. In 2025, we will propose the same amendment for the “S”/”Kingbridge” covenants in order to align the timing of both neighborhoods.

In March 2021, Bonnie produced a draft resolution to be approved by a majority of homeowners and enacted during the six-month window beginning in June 2021.

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Architectural Review Committee (ARC)

Architectural review is required to ensure all construction projects not only abide by all state and county construction requirements, but also adhere to the RBYCC POA construction guidelines.

The rules, requirements, and application can be found at rbyccpoa.org.

Application fees have been reduced to encourage property betterment. We have also provided a link on the webpage where owners can ask questions prior to or during the application process. Please note that the Property Owner and the Contractor must both sign and agree to comply with the **Contractor's Code of Conduct** prior to commencing any work.

Summer Work Hours

Monday - Friday: 7:30 a.m. to 6:00 p.m.

Saturday: 8:30 a.m. to 5:00 p.m.

Sunday and Holidays: No work

Drainage & Driving Safety

Please reduce your driving speed and be careful to avoid standing water after bad weather especially on Kingsbridge Road. We are also asking all property owners to be diligent about cleaning leaves, grass and debris off the swales so that the street drains do not become blocked and exacerbate the problem.

(Covenant Committee Continued)

Specifically, the draft amendment reflects two changes:

- Moving the calculation from land to one lot, one vote
- Moving to an annual period for proposed changes to the covenants

Next steps are as follows:

- Finalize the draft resolution (April 2021)
- Finalize with Bonnie the mechanism that we need to execute this with (paper, paper w/ notary, electronic/Docusign) (May 2021)
- Prepare a communication to the community ahead of the Annual Meeting to outline the ongoing strategy, intent, document, and instructions. (Early June 2021)
- Give update to community during the Annual Meeting (June 2021)
- Solicit and engage "Street Captains" to assist with getting the necessary documents collected from neighbors. (During Annual Meeting – June 2021)
- Distribute the documents to the community at the start of the period. (July 2021)
- Collect the documents and ensure 60-70%+ in favor to have overwhelming majority – as expected. (July – August 2021)
- Have Bonnie file documents on our behalf (September 2021)

Landscaping

Please welcome our new POA landscaping company, Minni Mowing!

You may have seen Jimmy and his son cleaning the median beds and mulching for the upcoming season. Jimmy is the Lewes based owner and has been providing services for many Lewes residents.

Jimmy is anxious to show us that he can do a great job taking care of our POA and our new contract will also save us some money.

If anyone needs lawn care services, please give Jimmy Minni a call at (302) 644-8584.



Annual Assessment Delinquencies Committee (ARC)

Property owners are reminded to promptly remit payment for the Annual Assessment. Currently, we have 18 delinquencies. Reminder notices were sent in February, March, and April. Failure to remit payment will result in a \$75 late fine and legal action to secure the debit with a property lien.

RBYCC Board Officers

John Cikota, President
Andy Staton, Vice-President
Jim Mease, Treasurer
Howard Cyr, Secretary

John Bator
Eddie Engles
Doreen DiLorenzo
Mark Lane

Will Freshwater