



NEWS FROM THE NEST

Versailles at Eagles Landing III

Versailles Annual Owner's Meeting

The 2022 Annual Owner's Meeting was held on September 17, 2022. Please see the following pages for important information.

Annual Recreation Association Meeting

The 2022 Recreation Association Meeting will be held on **October 15th** at **10:00 a.m.** Please return your Proxy and Certificates of Voting Representation by **October 7th**. The meeting will be held outside on the pool deck. In the event of inclement weather, the meeting will be moved indoors.

Fall Festivals & Events

Please click on the titles below to be redirected to the event's website.

Oct. 12th-16th: [10th Annual True Blue Jazz Festival](#)

An independent jazz festival that focuses on "straight ahead" or "Mainstream" jazz featuring songs of the Great American Standards Songbook from 1900 to the present day.

Oct. 13th-16th: [Rehoboth Beach Jazz Festival](#)

The Rehoboth Beach Jazz Festival has been bringing great music to the area since 1990. The 4 main stages include the Rehoboth Beach Convention Center, Cape Henlopen Performing Arts Theater, Rusty Rudder, and the Epworth United Methodist Church.

Oct. 15th: [Bark on the Boards](#)

Join the Brandywine Valley SPCA for the 5th annual event featuring live music, a dock diving dog competition, drag show, yoga with puppies, and much more!

Oct. 28th-30th: [32nd Annual Sea Witch Festival](#)



Click on the image above for a link to a YouTube video for the event.

Nov. 5th-6th: [Rehoboth Art League's 38th Annual Holiday Fair & Fine Craft Show](#)

This event will feature a variety of artisans exhibiting and selling their work, including jewelry, glasswork, ceramics, mixed media and wearable fiber creations.

Nov. 7th-13th: [Rehoboth Beach Independent Film Festival](#)

This festival offers a wide variety of American and international feature, documentary, and short films.

Winter is Coming!

We may still have some warm days ahead, but it's not too early to begin thinking about preparing your unit for the upcoming winter weather:

Our regulations state that, *“Every Owner shall ensure that the interior temperature of the Owner's Unit is maintained at a temperature of at least 55°F or above, in order to prevent the water pipes from freezing and/or rupturing. In the event that an Owner fails to comply with this requirement, and the Owner's failure causes any damages to a Unit or the Common elements, then that Owner shall be liable for all damages resulting therefrom.”*

- It's always a good idea to turn off the water if you expect to be away from your unit for a length of time. The main water shut-off is located in your utility closet.
- Make sure you have secured your grill covers, patio furniture, planter pots, flags, etc. – the gusty winter winds may blow such items into the ponds and/or cause other damage to your neighboring units or the common areas.
- Check to see if your storm door is securely latched – a gust of wind could easily cause damage to your door.

In November, the KWH Construction staff will close the exterior vents located in the foundation and check/clean the gutters of fall leaves by December.

2022 Annual Meeting of the Association of Owners, Inc. Important Topics & Information

FYI

DUES: As a result of the rising operational costs, inflation and a significant increase in our contribution to MHOA for community services such as trash, road maintenance and snow removal, the Board is anticipating an increase in the 2023 Versailles Owners' obligations of a dues increase.

The Board is putting together the final budget and is doing their best to maintain fiscal responsibility with the least impact on owners.

PET APPLICATION: Per the [Versailles Rules & Regulations](#), only one pet is allowed per unit for Owners only. The Pet Application (which can be found on the Versailles website) must be submitted and approved for the allowance of more than one pet per unit.

Please note: weekly renters are not allowed pets of any kind.

LANDSCAPING

Pyracantha Removal & Replacement

The Landscape Committee continues to meet and take action on the overgrown bushes and plantings.

The next phase will be to remove more of the overgrown pyracantha, which are located in front of your HVAC unit as well as several of the overgrown boxwood shrubs that are under the front windows of our units.

The goal is to bring back uniformity to the community, establish owner and HOA responsibility, and enhance our beautiful community.

Please do not plant anything on your own if your shrubs are removed this fall. To spread the cost over the two years, the new plantings will be installed in Spring 2023.



Ponds



There has been a slow leak in Pond #2 and a large leak in Pond #4 which has been temporarily remedied by turning off the pumps.

Tidewater is currently in the process of procuring the services of [Big Boulder Pond Company](#) (Milton, DE) to diagnose the issues and create a plan for repairs.

As of the release of this newsletter, an estimate has not yet been submitted for the repairs pending the outcome of the consultation.

Community Clean-Up Days

We would like to propose two community clean-up days for this fall, during which we would weed, thin out, and tidy up the grounds around Versailles.

If you are interested in lending a hand, please keep an eye out for more details that will be coming your way soon!

Power Washing & Railings

[Wash Buggy House Washing](#) (Harbeson, DE) has been contracted to power wash the siding, patios, decks, steps, and railings for all units in Versailles. The work will begin in Spring 2023 and more details will be available in the coming months.

The company will not be removing furniture or other items from the patios, decks, and steps. We recommend clearing those areas in advance or to make arrangements to have it cleared before the power washing begins.

The railings on the steps to each unit will be inspected following the power washing in the spring to assess if repainting is needed.

Dryer Vents

Please have your dryer vents inspected and cleaned regularly. You may submit a [Work Order](#) to have Tidewater make arrangements for someone to inspect your unit.

Caulking

If you have concerns about the outside caulking around your doors and windows, please submit a [Work Order on the Tidewater Website](#).

A separate email to our Property Manager, Sheri-Ann Cohen, is not necessary if a Work Order Request has been submitted.

Election of Directors

The reelection of two of our board members was passed during the Annual Meeting, with no nominations from the floor. Those members are:

Jane Fisher, President
Peter Rosenstein, Member-at-Large

If you are interested in serving on the Board of Directors or would like to volunteer your time to assist in our efforts, we encourage you to contact us via our [website](#).

Mopeds, Scooters, & Bikes

There have been several complaints that have come to our attention regarding the mopeds, scooters, and bikes in our community:

- Mopeds/scooters/bikes may be parked in front of the parking bumper in your assigned parking space.
- Do not park your mopeds/scooters/bikes in the guest parking spots. Versailles only has 7 parking spaces for visitors.
- Do not park your vehicle in the grass.
- Do not chain your vehicles to the parking bumper.
- In the winter, please store your mopeds/scooters/bikes on your patio to keep them safe from snowplows.
- If your vehicle blows over during a storm, the maintenance will not pick it up. If you expect to be away for a length of time, please ensure it is placed in a secure location.

KEYS

Please make sure the property manager has a key to your unit:

- Your key will only be used to enter your unit in emergency situations such as a broken pipe or fire. You will be notified if your unit needs to be entered.
- If you have a combination lock, please give a copy of the key that opens the lock, not the combination.
 - Some digital locks do not have an option for a physical key – please outfit your unit with one that does. If the battery to your lock dies or it malfunctions, we will have no way to unlock your unit and a locksmith will need to be called out.

Key Drop-Off

You may either:

- 1) Contact Sheri-Ann Cohen at Tidewater Property Management to drop off your key at Tidewater or;
- 2) Place a copy of your key in a *clearly marked* envelope with your name & unit # and put it in the drop box located at the entrance to the Rec Center.

Locked Out?

- Call the Emergency Tidewater Property Line at 302.260.9595 and follow the prompts to reach the property manager on duty.
- The charges for a call-out outside of regular business hours are:
 - After hours: \$100
 - Holidays: \$150

Important Links & Contacts

Please click on the titles below to be redirected to websites & documents.

[Versailles Community Website](#)

[Versailles Unit Alteration Form](#)

[Tidewater Property Management:](#)

Sheri-Ann Cohen

Community Association Manager

Phone: 302.260.9595 Ext. #606

scohen@tidewaterproperty.com

KWH Construction Company:

Keith Haas

Maintenance Contractor

Phone: 302.745.6137 (No text messages)

kwhaas57@gmail.com



In Memory of Nancy Joseph
Versailles President
2005-2021

We would like to take a moment to extend our deepest condolences to the family and friends of our former Association President, Nancy Joseph. She was an avid lover of flowers, and an Encore Azalea bush and plaque were installed by the bridge between Ponds #4 & #5 in her honor.

Nancy is remembered fondly as a pillar of our community, and we are ever grateful for her dedication and service throughout her many years as a member of our Versailles family. Her breadth of knowledge was just one of many of her talents, and despite her sometimes gruff exterior, the warmth and humor of her character have touched the hearts and lives of so many of us.

We strive to build upon the foundation of her hard work and this small monument of gratitude will serve as a bright reminder for us to carry on her legacy of generosity and selflessness in both our everyday lives and in our commitment to keeping our corner of Eagles Landing a place we can continue to enjoy and call home.