

Ahoy There!

News and Views Around Bay Pointe

December 2025 • Vol. XIV

President's Message



On behalf of the homeowners association board, I would like to extend warm greetings to all residents of Bay Pointe as we approach the New Year.

Entering my sixth year on the board, I am thankful for all the board members that have served with me over the years, their willingness to serve and their dedication to Bay Pointe. Every

year there are always major environmental projects, landscaping issues, facilities upkeep, and financial investments that require a team of dedicated partners – board members, committee members, and volunteers.

As we approach the end of 2025, I would like to thank all the volunteers that have stepped up this year to help keep Bay Pointe competitive with the new communities in the area.

We're thankful for the people who work alongside us to make Bay Pointe a great place to live. To our property management company, we appreciate your partnership. To our volunteers who care deeply (often behind the scenes) and pour their time into keeping the community running, we see your efforts and we truly appreciate your commitment.

Thank you to those homeowners who participated in our community town hall meetings and this year's Opinion Poll. We need your participation to make sure this HOA functions in everyone's interest. We welcome all comments and input and encourage homeowners to join our committees or respond when we call for volunteers.

We should all be proud of the progress that we made in 2025.

May 2026 be a year of health and happiness, a year of wealth and wisdom, a year of peace and prosperity and a year of love and laughter.

Happy New Year!

Barbara Jasinski
Bay Pointe HOA President

12 EASY WAYS TO MAKE 2026 YOUR BEST YEAR YET

- Set Intentions, Not Resolutions (Make a List and Set Goals)
- Discover a New Hobby (Carve Time for Yourself)
- Pack Your Bags (Get Out of Your Routine, Hit the Road)
- Make Sense of Your Space (De-clutter, Organize and Discard)
- Develop a Routine (Daily Walk, Nightly Phone Call or Facetime Friends)
- Break a Sweat (30 Minutes a Day)
- Practice Gratitude (Express or Write Down What Is Good in Your Life)
- Treat Yourself (Prioritize Time for Yourself)
- Accentuate the Positive (Search and Share Happy Stories)
- Volunteer Your Time (Give Back to Your Community)
- Put Down Your Phone (Spend Less Time With this Permanent Fixture)
- Make Time for Rest (Guilt-free, Nothing Wrong With No Plans)





HERE'S WHAT WAS ACCOMPLISHED IN BAY POINTE IN 2025

- Annual arborist review of all trees in the common areas and buffers
- Pruning and trunk flaring all common area trees to keep trees healthy
- Removal of dead trees and limbs encroaching on homeowners properties
- Re-mulching all common area trees and gardens
- Restoration and repairs on common area irrigation systems
- Spring planting of common area flower beds and butterfly garden
- Treatment of common area maple and Crepe Myrtle trees
- Cleaning and repairing all inflows and outflows at the three stormwater basins and clubhouse pond, and realignment of the rocks at the main outflow pipe for Basin 3
- Treatment and cutting of invasive phragmites and bamboo in the inlet bay area and gazebo
- Monthly raking and bagging of leaves, pine needles and cones at the gazebo beach
- Refurbishing, basin painting and new colored lights at the front and clubhouse fountains
- Treating stormwater ponds for weeds and invasive vegetation
- Removing, restoring, and storing of all fountains for winter
- Fall clean-up and trimming of all shrubs and bushes
- Spring and fall clean-up of clubhouse, pavilion and gazebo including gutters, spider droppings and power washing
- Final refurbishing of the clubhouse – painting, pictures, lighting, closets, installation of oscillating fan and new recumbent bike in the fitness center
- New storage shed, fans and lighting at the pavilion
- Cleaning of all road signs
- Review and repair of sidewalks, curbing and storm drains
- Realignment of metal edging around the pool gardens
- Updating By-Laws, CCRs and Policies
- Two new park benches at the sport courts, 12 new chairs at the pool
- Two new kayak racks in the boatyard
- Drafting of a Communications Policy and welcome letter for new residents
- 2025 Opinion Poll
- Audit of Bay Pointe financials
- Preparation and ratification of the 2026 budget

On top of all the contracted projects, we want to thank our huge team of volunteers who have addressed many of this year's small and large projects that saved our HOA thousands of dollars.

HERE'S WHAT'S SCHEDULED

- Engineering road study of the front entrance of Herring View
- Engineering study to address channeling beneath storm drains
- Installation of electronic speed signs throughout the community
- Replacement of the two dead Bradford Pear trees at the clubhouse
- Installation of additional clubhouse irrigation lines around the front and pool
- Repair and sealing of the remainder of Herring Reach Court
- Continuation of an ongoing program to eliminate the phragmites and bamboo at the inlet and gazebo
- New plantings in the front entrance garden beds
- Replacement of 14 pool chairs and 14 loungers at the pool
- Installation of a permanent fire pit and chairs at the clubhouse along with a permanent corn hole court
- Construction and installation of a new community sign at front entrance
- A determination of which pieces of gazebo furniture needing to be repaired or replaced
- Design and planting of the walkway garden now that the irrigation at the gazebo has been repaired and re-installed
- Establishment of a committee to investigate the creation of a walking path around the club house pond





BUTTERFLY GARDEN UPDATE



As you probably know, Bay Pointe has a butterfly garden in the first circle on Herring Reach Court. This 400 square foot garden is now in its fourth growing season

and is a certified Monarch Way-station. There are over a dozen native (indigenous to our area) plants in our butterfly garden including common milkweed, rose milkweed, orange butterfly milkweed, seaside goldenrod, little bluestem native grass, yarrow, salvia, black-eyed Susan, bee balm, mountain mint, hummingbird mint (Agastache Rupestro), and wild indigo (baptisia). These plants have been selected as they are both drought tolerant and generally not eaten by deer and rabbits. No pesticides, herbicides, or artificial fertilizers have been applied to the garden to provide a healthy environment for birds, butterflies, bees and other pollinators. In the fall, we leave the leaves to naturally decompose and naturally provide a nutritious mulch in the coming years. There are at least five different butterflies that overwinter in the leaves that serve as winter insulation for them. Leaving the flowers' seed heads in place over the winter provides a natural bird feeder for the birds. The goldenrod tends to be one of the last flowers in bloom to provide nectar to fuel the monarchs for their long, 2500-mile migration down to Mexico throughout the fall.

Special thanks to Carol and Greg Stephens for designing and building this garden as well as the crew of volunteers that weed, mulch, plant, and water the butterfly garden. We also greatly appreciate the generous use of Anne Kennedy's well for watering the garden. This spring we will have some added color thanks to the garden club planting daffodils bulbs.

Remember nature begins in your backyard!



ALERT: CREPE MYRTLE BARK SCALE IS INVADING BAY POINTE

Crepe Myrtle bark scale is an invasive pest that appears as white, waxy spots on Crepe Myrtle trees, often leading to a black sooty mold on the bark. It can significantly weaken trees, reduce blooming and cause stress. Management includes manual removal with a brush, application of horticultural oil or insecticidal soap, and for more effective long-term control, systemic insecticides applied to the soil.



The Board has treated all the Crepe Myrtles in our common areas, but we now see that many of the trees on our homeowners' properties are effected by the scale. We need everyone to help kill the scale so that it does not spread to other trees. Right now, it is dormant but will come back in the spring. Effective treatment can be found at Lowe's, Home Depot, or any nursery.

If your trees look like this, you need to treat them in the spring to save them.



HOW AND WHEN TO VOLUNTEER

We appreciate everyone who flagged their willingness to volunteer in the opinion poll. As projects arise, project leaders will have the Communications Committee send out requests for volunteers, post volunteer opportunities on the website and let everyone know whom to contact. There is no need to apply. Just keep a lookout for the Bay Pointe calls for help.



John and Mary Ratzesberger
23744 Herring Reach Court



Hello, we are John and Mary Ratzesberger. We moved from Maryland and are excited to now call Bay Pointe home. We have two daughters.

John graduated from Penn State and has worked in the financial industry for nearly 30 years. Mary owned and operated a small

professional home organizing business prior to our move to Lewes.

Some fun facts about us: we are fans of the Pittsburgh Steelers and Penn State football, we enjoy boating and look forward to spending time on Herring Creek and Rehoboth Bay, we love going to the beach, and perhaps most importantly, like to keep things simple and fun!

Nancy and Gus Carlson
23733 Herring Reach Court



Nancy and Gus moved to Bay Pointe after living in Ocala, Florida for four years. It simply got too hot! Prior to that, we lived in Maine for 30 years, where we raised our twin daughters.

Nancy retired as a District Court Judge and Gus retired as a Director of Pharmacy in a Health System. Nancy is from Seymour, Connecticut and Gus is from Doylestown, Pennsylvania. Nancy's interests are traveling, seeing our children and now our first grandchild, reading, shopping, dining out, dominos and card playing. Gus enjoys fishing, golfing, cooking, and writing.

We have two dogs – Mazie and Ralphie – who enjoy their walks and watching the wildlife we have here. We are enjoying Bay Pointe very much. It is a beautiful community, and our neighbors have been very welcoming.



CALLING ALL SOCIAL COMMITTEE VOLUNTEERS

The Social Committee's Annual Meeting is scheduled for January 17, 2026 at 10:30 am in the Bay Pointe Clubhouse. Goal is to finalize the 2026 calendar.

NUMBER ONE COMMUNITY CONCERN

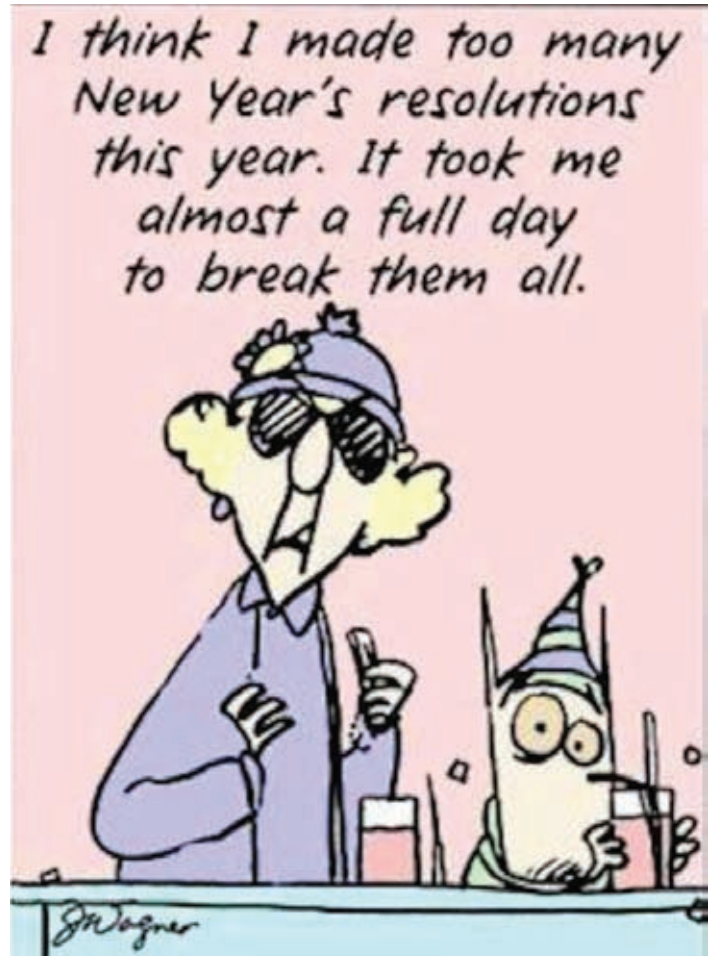
Following the 22MPH speed limit and the posted road signs is the top concern among homeowners at Bay Pointe. Homeowners who do not adhere to the speed limit or follow the signs will be in violation of our fines policy and subject to fines.

WILDLIFE ARE NOT PETS

Feeding geese, deer, fox, and any other wild animals is prohibited by CCR 8.30 which states: "No animals, livestock or fowl shall be kept or maintained on any part of the Development except animals commonly recognized as domestic pets."

SNOW SEASON IS UPON US

We are coming into snow season and we would appreciate everyone's efforts to park their cars in their driveways. Extra cars can be stored in the boat yard for your convenience upon request.



75 THINGS TO THROW AWAY FOR QUICK DECLUTTERING

Expired medications
Old and worn-out shoes
Broken or mismatched hangers
Damaged or useless kitchen gadgets
Dried-up paint cans
Chipped or cracked dishes
Outdated spices
Unused cookware
Takeout menus you never use
Excessive coffee mugs
Empty cleaning product bottles
Worn-out bath towels
Scratched non-stick cookware
Expired canned goods
Old magazines and newspapers
Unwanted or duplicate kitchen utensils
Unwanted promotional items
Broken or incomplete board games
Old, worn-out pillows
Unused or expired gift cards
Duplicate kitchen appliances
Unnecessary paper clutter
Damaged or outdated wall art
Expired food in the pantry
Old greeting cards
Outdated software and CDs
Expired batteries
Broken or tangled headphones
Scratched CDs and DVDs
Unused pet supplies
Old, worn-out handbags
Broken phone cases
Old, unused phone books
Broken or outdated kitchen appliances
Expired pet food
Empty, dried-out nail polish bottles
Unused wedding or party favors
Outdated travel brochures
Broken or incomplete puzzles
Old, unused stationery and envelopes

Expired makeup and skincare products
Outdated electronics
Torn or faded bed linens
Empty candle jars
Dried-up markers and pens
Unused or broken jewelry
Expired sunscreen and lotions
Broken or outdated umbrellas
Scratched and chipped glassware
Broken holiday decorations
Worn-out socks
Outgrown children's clothing
Receipts and bills over a year old
Expired condiments in the fridge
Old, outdated calendars
Expired coupons
Empty perfume bottles
Duplicate kitchen gadgets
Unneeded user manuals
Expired tea bags
Unworn or out-of-style clothing
Old, worn-out bras and underwear
Unused luggage or bags
Outdated textbooks and reference materials
Damaged or expired food storage containers
Unwanted or broken holiday lights
Outdated event tickets
Worn-out gardening tools
Broken or unused sports equipment
Outdated calendars and planners
Expired toiletries
Empty and dried-out glue
Scratched or broken sunglasses
Old and broken cell phones
Unused craft supplies





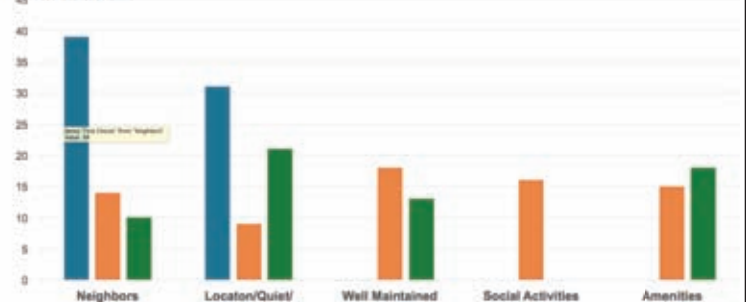
Bay Pointe 2025 Opinion Poll

Summary of Responses

Overview

- The Board made the Opinion Poll available to the community via
 - baypointede.com starting 9/8/25
 - email with a PDF attachment starting 9/19/25
 - paper copies in the clubhouse starting 9/19/25
- Submission deadline was September 26, 2025
- Participation
 - Bay Pointe has 165 households with 312 adult members
 - 86 adult household members completed the opinion poll
 - Response rate is 28% (5 - 30% is generally considered a solid response rate)
 - Most respondents completed the poll on the website
- The responses reflect the view of those who volunteered to complete the poll and cannot be generalized with confidence to the whole Bay Pointe community

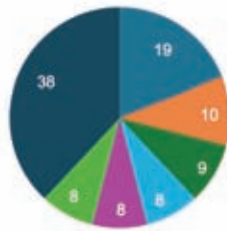
What Residents Like Most About Bay Pointe



What Residents Like Least About Bay Pointe

By Percentage of Respondents

- Speeding/Ignoring Signs
- Old Pool Furniture
- Lack of Amenities
- Mowing
- Dogs Using Private Property
- Short Pool Season
- Miscellaneous



What communication tools do BP residents receive, read and reference?

Notices on Lawn Care – 77 responses

Social Event Emails – 73 responses

Board Meeting recaps – 69 responses

Community Sign – 65 responses

Community Digest Emails – 57 responses

Baypointe.com Website – 54 responses

Governing Docs on Website – 39 responses

Board Meeting Minutes on Website – 34 responses

Total responses - 468

Respondents Top Priorities for Bay Pointe

The following are the priorities respondents mentioned most often in order of frequency:

Priorities	Frequency Mentioned
Adherence to Speed Limits/Road Signs	39
Pool Area	32
Common Area Improvements	31
Common Area Maintenance	28
Discontinue On-Street Parking	25
Homeowners Upkeep of Curb Appeal	19
HOA Dues	18

Key Questions

Should the Board...

	# RESPONSES	YES	NO	UNDECIDED
Investigate irrigation costs for areas behind clubhouse and Herring Reach?	85	42 / 49%	32 / 38%	11 / 13%
Add a pavilion on the left side of the pool?	76	28 / 37%	29 / 38%	19 / 25%

Key Takeaways

- Biggest "likes"** - neighbors, proximity to the creek and amenities
- Biggest "dislikes"** - speeding and ignoring road signs
- Most frequently used communication tools** - emails about lawn care, social events and board meeting recaps
- Top priorities** - adherence to speed limits and road signs, pool and common area improvements, and common area maintenance
- There was no clear direction** for the Board to explore costs to irrigate areas near the clubhouse and Herring Reach and to add a pavilion at the pool
- Respondents provided **unique, creative ideas for improvements and insightful concerns**. These suggestions collectively fall under "miscellaneous responses" which the Board will carefully consider over time.