

# Now is the Best Time to Buy!



## Heron Bay Frequently Asked Questions:

**Q:** Is there land rent? **A:** No - you own the land. It is fee simple.

**Q:** Are there deed restrictions? **A:** Yes, and they are available for review in the model home and at [www.HeronBayDE.com](http://www.HeronBayDE.com)

**Q:** Are there condominium fees? **A:** No.

**Q:** What is the Home Owners Association (HOA) Fee? **A:** A one-time initiation fee of \$500.00 is required at settlement, in addition to the yearly dues. At this time, the yearly dues are \$600.00 per year. Once two-thirds of the homes are settled, the HOA will revert to the homeowners who will then control the yearly fee.

**Q:** What does the HOA fee cover? **A:** The majority of the fee covers the maintenance of all common areas, ponds, 85,000 gallon swimming pool, children's pool, clubhouse and amenities, common area insurance, snow removal of main streets in community as needed, along with other community expenses.

**Q:** Who is the builder? **A:** The Henlopen and Fenwick locally-built homes are built by LC Homes, who are currently building four other developments in Sussex County.

**Q:** What appliances are included with the home? **A:** Henlopen and Fenwick: General Electric, electric stove, Built-in microwave oven, dishwasher, and garbage disposal.

**Q:** What are the property taxes? **A:** For the locally-built home, property taxes range from \$620-\$820 per year.

**Q:** Who are the local Public Utility Companies, Cable TV, Phone and Internet Providers? **A:** See list below.

### Utilities and more:

Electric - Delaware Electric Cooperative ~ 302-349-9090

Water & Sewer - Artesian ~ 302-684-2527

Propane - Sharp ~ 302-539-7898

Telephone & Cable - Verizon ~ 800-942-5000

Telephone & Cable - Mediacom ~ 302-462-5586

Trash Removal: Moore's Disposal ~ 302-227-1212

Trash Removal - Blue Hen ~ 302-945-3500

### Public Services:

Fire, Police, Ambulance - Emergency ~ 911

Police - Non-Emergency ~ 302-645-6264

Delaware State Police ~ 302-855-2980

Post Office (Lewes) ~ 302-645-0235

Post Office (Nassau) ~ 302-645-2565

Lewes Chamber of Commerce ~ 302-645-8073

Lewes Public Library ~ 302-645-2733

U.S. Coast Guard ~ 302-227-2121

### Hospitals:

Beebe Medical Center (Lewes) ~ 302-645-3300

Peninsula Regional Med. Ctr. (Salisbury, MD) ~ 410-546-6400

### Schools:

Cape Henlopen School District ~ 302-645-6686

Shields Elementary ~ 302-645-7748

Beacon Middle School ~ 302-645-6288

Cape Henlopen High School ~ 302-645-7711

### Colleges:

Sussex Technical School ~ 302-856-0691

Delaware Technical Community College ~ 302-856-5400

University of Delaware (Georgetown) ~ 302-856-7303

Graduate College of Marine Studies (U of D) ~ 302-831-2841

Wesley College ~ 888-500-0953

Delaware State University ~ 302-857-6060

Wilmington College (Rehoboth) ~ 302-227-6295

Wilmington College (Georgetown) ~ 302-856-5780

### Transportation:

Dart Bus Service ~ 302-533-DART

Cape May/Lewes Ferry ~ 800-643-3779

Salisbury-Wicomico Regional Airport ~ 410-548-4827

Baltimore Washington Int'l (BWI) ~ 410-859-7111

Philadelphia Int'l Airport ~ 215-937-6937

### Recreation:

DE State Parks - Dept. of Natural Resources ~ 302-739-4702

Cape Henlopen State Park ~ 302-645-8983

**Local Beaches:** Lewes, Cape Henlopen State Park, Rehoboth Beach, Dewey Beach, Indian River Inlet, Bethany Beach, Fenwick Island, also close to Ocean City, Maryland.

**Shopping:** Tax Free, Downtown Lewes, Downtown Rehoboth, Tanger Outlets - Route 1

**5 Model Homes Open Thursday through Monday 11 a.m. to 5 p.m.**  
**Ask about our Immediate Delivery Homes • Brokers Warmly Welcome**  
**302.644.9002 • 30404 East Barrier Reef Blvd • Lewes, DE 19958**

\*Information, prices, standard features subject to change without notice. Please see a community representative for more information.  
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[www.HeronBayDE.com](http://www.HeronBayDE.com)

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