

# CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SPRING 2017

## President's Message

### ***2017 Dates to Remember:***

*Marina opens  
April 15*



*Summer Beach  
Party July 8*



*Earth Day  
Cleanup  
Saturday*



*CBPOA Annual  
Meeting  
Saturday  
July 29*

### **Spring Breaks**

Things are starting to happen. The first signs of Spring are becoming evident and our Clearwater Beach gardeners, spring cleaners and window screen installers are on the move. Time again to clean out all the stuff you thought you needed and create a new pile of stuff that you believe you still need. Good luck to all!

Thankfully this winter gave us much less snow than last season but unfortunately the cold has stayed with us. But the weather hasn't stopped our board members to take care of the reservation duties! These include our annual dredging, beach cleanup, the launch of our reservation maintenance schedule, our lifeguard and gate keeper lineup, the opening of the marina and our playground and picnic area improvements. Road improvement in and around the reservation should also be completed soon and, thanks to CBPOA VP Jim Carforo and his helpers, the open resident path to the Gardiners Bay beach located at Lion Head Rock and Kingspoint roads is ready to be enjoyed. Also, the beach steps and railing have been restored (see photos in this issue).

Our CBPOA board is comprised of volunteers who selflessly give of their time to keep our neighborhood and beach/marina reservation in the inviting condition that it's in. Currently we are in need of additional board members to help us continue the work that is essential to keep our property values high. We meet once a month, except in January and February, and are open to new ideas to help keep the Clearwater community moving meaningfully into the 21st century.

Family events are always part of the CBPOA experience. Back again this year are our family-originated bird watching with expert ornithologist Joe Giunta and fun environmental walks with South Fork naturalist Crystal Possehl-Oakes in her exploration of our own backyard fauna and flora, seaside beach and coastal waters.



## LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT  
GERRY GILIBERTI  
324-9612

CO-VICE PRESIDENT  
DANIEL AHARONI  
917-327-7070

CO-VICE PRESIDENT  
JAMES CARFORO  
914-260-6840

TREASURER  
EDITH HOLMER  
324-5364

ASST. TREASURER  
MARIAN DIANGE  
324-4090

SECRETARY/GATE  
OPERATION  
GARY GRILLE  
907-9032

DOCKMASTER  
WILL HOLMER  
324-5364

ASSISTANT DOCKMASTER/  
MAINTENANCE  
BRUCE HOEK  
324-0810

GATE OPERATION  
GARY GRILLE  
907-9032

LIFEGUARDS/  
MAINTENANCE  
DANIEL AHARONI  
917-327-7070

MAINTENANCE  
GEORGE LOMBARDI  
324-5998

MAINTENANCE, SECURITY  
GUARDS AND LIENS  
JAMES CARFORO  
914-472-8756

BY LAWS/MEMBERSHIP  
MARIAN DIANGE  
324-4090

RESIDENT USE  
OF RESERVATION  
GARY GRILLE  
907-9032

CODE COMPLIANCE  
LEN CZAJKA  
324-0418

NEWSLETTER EDITOR  
GERRY GILIBERTI  
324-9612

GOOD & WELFARE  
MARIAN DIANGE  
324-4090

CABLEVISION &  
SECURITY SYSTEM  
KEN NEARY  
516-318-3367

LEGAL ADVISOR  
DANIEL AHARONI  
917-327-7070

RESERVATION  
MAINTENANCE  
CHARLIE ANDERLE  
324-3897

ZONING & BUILDING  
CODES ADVISOR  
JUDY FREEMAN  
917-526-0026

## President's Message *(continued)*

BTW - Have you tried our delicious recipes? A long overdue shout out goes to Phyllis Italiano! She has worked year after year in her kitchen creating all those seasonal dishes just for all of us to enjoy.

As new homeowners begin to discovery of neighborhood and start building or updating their homes there is a real need to make sure the CBPOA covenants are implemented and followed. In this issue we have included information that all homeowners in Clearwater need to know. Please take the time to read it and appreciate that these guidelines are what make our community unique and valuable.

OK, time to dust off my bicycle, fill the tires with air and tell myself that I WILL leave the car in the garage and start pedaling. Wish me luck!

Enjoy our spring—it's the only one we'll get this year.

With best regards,

**Gerry Giliberti**, *President CBPOA*

---

---

## New Beach Steps and Rail



Beach Path

---

---

## NEW HOMEOWNERS

S. Perez  
Karl Karlberg/Emily Lieberman  
Scott & Denise Wilson  
Susan Jackson

C & C Silverman  
Patrick McGrath & Renaldo Leandro  
Paul Shannon

Melanie & Kevin Warren  
Peter Malave  
Jody Asnes  
Emily Liss

*from the desk of the*

## EXECUTIVE SECRETARY

### ***Greetings and welcome to springtime in Clearwater Beach.***

The very first thing I would like to do is thank my “friendly anonymous proof reader” for pointing out to me that I have omitted the word “have” in the last sentence of the 2017 receipt. I wrote, “If you not done so already...”. Clearly the word “have” belongs in between you & not. Horrifyingly enough, I check back all the years since I first redid the receipt and the word “have” wasn’t in any of them, five straight years. I always appreciate a correction and apologize for the grammatical error.

Before I go into my usual topics like maintenance fees and gate cards, etc. I was hoping that maybe some of you can help me out. It seems there is an increasing number of folks who are under the impression that if they don’t put staples or paper clips on the check and invoice or worse yet, all the boat application info, that these papers will somehow get all mixed up in the envelope and poor old Secretary Grille will not be able to figure it out. I think we can all agree that once you put your documents in an envelope and seal it, the chances of the collated order being changed are pretty much nil. So please, please do not use staples. They are a serious time waster for me and totally unnecessary. If you feel you just have to fasten your papers for fear of comingling in the envelope and thus becoming out of order, please use a paper clip that I can easily remove. But again, if you think about it, neither is necessary.

--**MAINTENANCE FEES** – As in the past, I would like to thank those of you who write your lot # on your check when you pay your dues. As I sometimes process up to 50 or more checks per day, it makes things go much smoother when I have that 3 digit number. Your lot # can be found to the right of your name on the invoice that is sent to you by the Treasurer. We have a little over 850 members of CBPOA, but currently only about 650 members have paid. If you have not already paid your maintenance fees, please do so at your earliest convenience. Your annual dues are used to maintain the entire reservation area: walkways, beach, marina and picnic/field areas. Please keep in mind that failure to pay the yearly dues more than two years in a row will result in having a lien placed on your home. Having a lien attached to your home will show up in a title search and prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid. A lien will also adversely affect your credit rating.

--**GATE CARDS**-- Please remember that gate cards are only activated for members whose maintenance fees are current. If your gate card will not open the gate, it may be because you have not paid your maintenance fee. Each non-contiguous lot is allowed a maximum of 3 cards, with the first one at no charge and subsequent cards at \$6.00 each to a maximum of three. If you are issued the maximum of three cards and lose any or all, additional cards can be purchased for \$50.00 each. The cards that were lost will be deactivated. We realize that accidents do happen, so if you have a gate card that does not work, loses the battle with the shredder or is otherwise destroyed, simply bring me the pieces and I will issue you a replacement card.

## GATE CARDS

### **Please note:**

- 1 Card is free.**
- 2 Additional cards are \$6 each.**
- 3 Homeowners are allowed a total of three cards.**

**\$50 TO REPLACE A LOST CARD**



*from the desk of the*

## **EXECUTIVE SECRETARY** *(continued)*

--**WEBSITE**--I am often asked about the CBPOA website which is [www.cbpoa.net](http://www.cbpoa.net). When trying to access the website, make certain that you type [www.cbpoa.net](http://www.cbpoa.net) directly in the address bar, which is at the top left of your browser screen, usually starting with <http://>. If you go through a search engine (i.e. google, yahoo, bing) you will come up with every Clearwater Beach in the world except ours. The website contains all the boating and kayak applications, information and instructions, as well as the updated Corporate By-Laws and the Association's Covenants & Restrictions. There is also a listing of the Board of Directors with their phone numbers, including the responsibilities they are assigned to that keep the reservation running smoothly. The minutes from the Board of Directors' meetings can also be found under a tab at the top of the page along with newsletters from the past few years.

## **Check out the CBPOA WEBSITE!**

**Boat Slip Applications, Dock Rules/Regulations,  
Hurricane Precautions Newsletters and more!!!**

**<http://www.cbpoa.net>**

--**WOULD YOU LIKE TO JOIN THE BOARD?**--According to Article V, Section 2 of the CBPOA by-laws, all candidates must submit to the Board, in writing, his/her intention to run for election by May 15th of the year running. We currently have nine Directors on the Board but like to maintain the maximum amount of ten. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated. We have meetings every month from March to November down at the workshop, which is the building on the right after you pass through the gate at the Reservation. I have been sending out an email notification to all members for whom I have their email address about a week ahead of the meeting. They are generally the first or second Monday of the month depending on the Directors schedule.

--**EMAIL ADDRESSES & TELEPHONE NUMBERS** -- Our email database is pretty well established and continues to grow. I can put as many email addresses for you or other family members in the Mail Chimp emailing program that you would like to add. So, if you would like to add a spouse, son, daughter or Grandma-ma, please forward to me at [cbpoa.net@gmail.com](mailto:cbpoa.net@gmail.com). Also, there has been a very good response to our request that was sent with your maintenance fee invoice to update our records with your current phone numbers in case we needed to reach a member for any matter. I have had your neighbors call me looking to get in touch with a member who has had water flowing out of their house, non-ending alarm sirens or downed trees to name a few.

--**GENERAL INFORMATION**--If you have any questions or concerns, please feel free to contact me any day from 9am to 5pm and I will do my best to help you or connect you with someone who can. If you need to get a gate card, call me at 631-907-9032 and we can set up an appointment to meet. Please, no unannounced visits at my home. We do enjoy our privacy.

Wishing you all a safe and enjoyable spring and summer.

**Gary M. Grille,**  
*Executive Secretary*

# FROM the DOCK MASTER

The 2017 boating season is about to begin. As of March 15, 2017, sixty-three boat applications have been received while thirty-seven Racks were also rented. Of the boat slips 19 applications were sponsored. There are two new member boaters and three new sponsor boaters.

At present, there are 56 slips available. A few applicants requested a slip change from last year and their request will be honored if possible. This year a few members have acquired larger boats and this should not pose a problem to accommodate them at the marina. No reservations are considered until all required paper work is received. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of late completion of their application. Again, an E-mail address request was made this year to boat applicants with the intent to communicate pertinent information about marina operation.

Once again, this year members/sponsors can complete their applications on a computer. More applicants are taking advantage of filling out the form on the computer. I would like to thank those for doing so. It is a lot easier to read the computer completed form than trying to read the written data.

This past boating season, it has been observed by several boaters that a few slips had been unoccupied. If you do not plan to utilize the slip let some other boater request the slip. CBPOA will provide a refund on a pro-rated basis providing the slip is rented to someone else. **The board has voted that non-utilized rented slips will be available to someone else next season.**

This season, CBPOA again invoked the insurance requirements for boaters who desired a slip at our marina. Marine liability insurance coverage for each boat at the marina is required. We require a Certificate of Insurance (COI) indicating this coverage. An indication of Clearwater Beach Property Owners Association as an interested party must be included in the COI. In addition, boats 25 ft or longer or boats less than 25 ft which have permanent installed fuel tanks must have spillage coverage designated in the COI. The COI is a one page "ACCORD" document outlining the insurance coverage including spillage, if required, and CBPOA as **interested party**. Your insurance agent should be familiar with this document. Remember, a copy of the boat registration is also required before a slip assignment will be provided. Several applicants provide a valid registration that will expire when the marina is opened. We require that a copy of a updated registration be provided before receiving a slip assignment. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat or home owner's policy.

Our policy of notifying boat owners if their boat is in danger of sinking will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, the boat owner should periodically check the floating condition of their boat particularly after a rain storm. Please call the Dock Master (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810) for boating problems at our marina.

Rack applications may also be filled-out and downloaded on the computer. Kayak/canoe identification will be the same this year as last year. Renters will receive an assignment sticker to be place on their vessel. **Yes-sels with no sticker will be removed from the rack.** Thirty-seven racks, thus far, have been requested from members of the community, for the 2017 season. It is important to indicate the beam of the kayak/canoe on the application so an appropriate rack assignment can be made. The owners of canoes/kayaks must remove their small vessel from the rack by November 20, 2017. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak.

## FROM the DOCK MASTER

(continued)

Last season boaters were observed in the swim zone at CBPOA. This is a violation of New York State Boating Law and persons can be fined if caught. **No boats, kayaks, paddle boards or rafts are permitted in the defined swim zone.**

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done within a few days. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment.

For those who are unaware of our CBPOA web site, boat slip and rack applications can be filled-out and downloaded in mid-December of the prior year. You must make sure to download the application and the emergency data form. You can access the CBPOA web site by logging on to [www.cbpoa.net](http://www.cbpoa.net). The marina rules and requirements for boaters are also posted along with other pertinent marina information.

Again, please note that securing last year's boat slip, the deadline for filing an application is February 15. The applications are sent out in early December of the prior year and you are not assigned a priority number until all the requested information has been completed. This procedure is important to the boaters in our marina since we have only 119 boat slips and 900 hundred family members. **All boats must be removed from the marina by November 20, 2017.**

This year it is planned to open the Marina by April 15 despite the fact we are only allowed to dredge up till January 31. This was done in January and hopefully subsequent storms did not fill-in the channel-cut. New rules imposed by the DEC, Army corps of Engineers dictate the changes in dredging. For more information refer to the newsletter section "Hog Creek Dredging Update," in the Spring 2016 newsletter.

**New York State has passed a boating law that requires all boat operators under the age of 21 to have proof of passing a New York boat safety course, which was started in the fall of 2013. This law supersedes the Suffolk County law enacted in 2013.**

*Will Holmer, Dockmaster*

### EARTH DAY CBPOA RESERVATION CLEAN UP

Saturday April 22, 2017

#### EARTH DAY HISTORY

Ever wondered how Earth Day started? This observance arose from an interest in gathering national support for environmental issues. In 1970, San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson separately asked Americans to join in a grassroots demonstration. McConnell chose the spring equinox (March 21, 1970) and Nelson chose April 22. Millions of people participated, and today Earth Day continues to be widely celebrated with events on both dates. The most common practice of celebration is to plant new trees for Earth Day.



Earth Day is a great time to take a leisurely walk with family and friends around the CBPOA reservation and throughout our Clearwater community cleaning up the area as you go. Bring a garbage or cloth bag along to stuff the refuse in and throw it OUT with your household garbage.

# COOKING LONG ISLAND BOUNTY

*By Phyllis Italiano*

Probably by the time this newsletter gets to you the big chill we have been suffering with in late winter will have passed and a lovely spring will be warming our town and our bones. Just in case the cold is hanging on and spring is being elusive, the following recipe will give you comfort.

## Sausage and Peppers with Potatoes

3 Italian sausage    1 red pepper    1 yellow pepper    1 Vidalia onion    3 Yukon Gold Potatoes  
2 Tbs. Olive Oil    1 clove of garlic    pepper

Cook the potatoes with the skins on until done. Place the olive oil in a heavy sauce pan. On high heat, quickly brown the sausages on all sides and then remove the sausages from the pan. Chop the onion, red pepper, and yellow pepper into small pieces and mince the garlic. Sauté the onion and the garlic in the same pan. When they are lightly brown, add the peppers. Cook all ingredients until they are soft. Slice the sausages into bite size pieces. Add these pieces to the pepper and onion mixture. Cook the sausages thoroughly stirring to mix with the peppers and onion. Remove the skins off the potatoes and cut into small pieces. Add the potato pieces to the pan and stir. Season with ground black pepper. There should be liquid on the bottom of the pan; however, if at any time the pan gets dry add some vegetable juice or water. I think Yukon Gold potatoes are the most flavorful. Also, you can remove the membrane on the sausages and crumble the meat into the mixture. I prefer the slices as I find the crumbled meat gets too dry. Serves two or three people.



## Savoy Cabbage and Canned Fish

Head of Savoy Cabbage    One Can of Fish    Onion    Garlic Clove  
Olive Oil    Vegetable broth (if needed)

Mince garlic and chop the onion. Line a pan with olive oil to sauté the onion and garlic. Cut the cabbage into wedges and run under water. Then chop the cabbage into bite size pieces. Cook with garlic and onions. Add the can of fish and cook. Then add the ground black pepper. This dish is best when the fish is the tuna packed in olive oil, but the tuna is hard to consume when we know that there is mercury, a heavy metal, in tuna, so I have switched to salmon. This dish is a great filling one, quick to prepare, watching your weight dish; one in which the ingredients are easy to keep on hand.

Please always remember to wash your vegetables before you cook them and, also, the more organic foods you consume the healthier you will be. Cooking fresh wholesome foods keeps you feeling good and looking good!

Any comments; my e-mail is [phyllisiitalianom@msn.com](mailto:phyllisiitalianom@msn.com)





# BRINGING BUYERS & SELLERS TOGETHER

**ANDREA J. MAMMANO**

*Licensed Associate Real Estate Broker*

**631.680.4461 (c)**

[AMammano@TownAndCountryHamptons.com](mailto:AMammano@TownAndCountryHamptons.com)

**TOWN &  
COUNTRY**  
REAL ESTATE



[TownAndCountryHamptons.com](http://TownAndCountryHamptons.com)

## FOR SALE BY OWNER

APPROXIMATELY HALF-ACRE LOT IN EAST HAMPTON  
(CLEARWATER BEACH. 17 FENMARSH ROAD)

Private Beach. . . . Private Marina  
\$285,000 negotiable

Call Chris  
(516) 284-7022  
[cmurad@optonline.net](mailto:cmurad@optonline.net)



**E**ast End Apparel is your one stop shop for custom apparel, screen printing, embroidery and promotional needs. We carry all the top name brands from Carhartt, Camber, Dri Duck, Tri-Mountain, Dickies, Eddie Bauer, Gildan and much more.



Christine Vilar

Bringing you the best quality products at the lowest prices. Whether it's for your business, school, fundraiser, camp or private function start building your brand and business with East End Apparel today.



**EAST END APPAREL** &  
PROMOTIONAL ITEMS  
**Embroidery • Screen Printing**

*200A Springs Fireplace Road, East Hampton*  
*631-604-2266*

PROUDLY REPRESENTING PROPERTIES IN THE  
BEACH & MARINA COMMUNITIES OF EAST HAMPTON

**KAREN BENVENUTO**

LICENSED AS KAREN A. BENVENUTO  
LICENSED ASSOCIATE REAL ESTATE BROKER  
KBENVENUTO@BHSHAMPTONS.COM  
DIRECT: 631.903.6107

**HUCK ESPOSITO**

LICENSED AS STANLEY J. ESPOSITO  
LICENSED ASSOCIATE REAL ESTATE BROKER  
SEPOSITO@BHSHAMPTONS.COM  
DIRECT: 631.267.7122

CALL FOR A CURRENT MARKET EVALUATION

**BROWN HARRIS STEVENS** Established 1873

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. All rights to content, photographs and graphics reserved to broker. Equal Housing Opportunity Broker. Brown Harris Stevens of the Hamptons, LLC. 27 Main Street East Hampton, NY 11937 • 631.324.6400



You won't want to miss exploring the riches of Clearwater Beach with Crystal Possehl-Oakes- BA Marine Biology and Nature Educator and Joe Giunta!

### **May 28: Crystal Possehl-Oakes native beach flowers and grasses.**

Crystal has led programs in the habitats of Long Island by the bay and ocean, fresh and salt-water marshes for over 10 years at the South Fork Natural History Museum & Nature Center. Last year she came to the CBPOA to walk the reservation and talk about our plant life - the history, medicinal and culinary uses. "If I am not sure of the identity of something or unsure of a fact, I have a backpack full of books and field guides" - and she does. I love teaching about the amazing flora and fauna that is found in our backyards" We were also very lucky to have someone of her caliber and breadth of knowledge spend time walking with us on our beach.

### **June 15: Joe Giunta "Happy Warblers" bird walk**

The world renowned Joe Giunta returns to the CBPOA reservation to lead an exciting 2 hour bird walk. He is a delight to be with as he quietly listens to and identifies bird calls and spots the bird with his powerful scope and invites all to take a look. Last fall the following species were seen at our beach: Double-crested, Cormorant, Great Egret, Black-crowned Night- Heron, Osprey, Piping Plover, Spotted Sandpiper, Great Black-backed Gull, Herring Gull, Common Tern, Least Tern, Black Skimmer, Purple Martin, Barn Swallow, Northern Mockingbird, Black-capped Chickadee, American Crow, Song Sparrow, Northern Cardinal, House Finch, American Goldfinch and House Sparrow.



### **June 25: Crystal Possehl-Oakes- returns to explore the treasures of our waters and coastline using a seine net.**

At Clearwater Beach we will examine the wrack line looking at the different seaweeds, shells and other treasures with Crystal. She will bring her two person seine net to catch life up close in our waters. After observation all of our aquatic neighbors will be returned to their home in the bay. We'll also learn about the geology of the area by looking at different sands deposits. She has led adult, child and family programs so come ALL. May your seining adventure be educational.

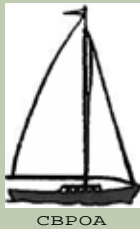
Come, learn, have fun !

The fee for walks and talks is \$10 for adults and \$5 for accompanying children. Please sign up for all these events ASAP by emailing: [judyhampton@gmail.com](mailto:judyhampton@gmail.com).

We will meet before all walks at the beach shed and I will collect money from you at that time. Exact cash is always appreciated. We encourage bringing your children for these beach explorations; many times they learn more than the rest of us.

And stay to raise your glass for a sunset toast !

When you go to file plans at the Building Department you might see this document on display. We thank Anne Glennon, the Department Head, her building inspectors and staff for all their help and efforts in assuring that our setback covenants are upheld. We are counting on you as CBPOA land owners and/or homeowners to do the same.



## Clearwater Beach Property Owners Association, Inc.

PO Box 666 East Hampton, NY  
cbpoa.net@gmail.com

### **Clearwater Beach Property Owners Association, Inc. Covenants and Restrictions**

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feierstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

2. **No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest.** No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. **No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.**
  - Be advised that the minimum setbacks as stated in Covenant #3 are deemed to run from the road or street property line as identified on the survey that is on file with the Town of East Hampton Building Department.
  - To avoid any actions that might be taken against you and/or your property, you must conform to all Covenants.



## Why are 40 foot front yard and 20 foot rear yard setbacks important ?

**SUBDIVISIONS** . . . such as Clearwater Beach are designed as a single development requiring the developer to file a plat plan with the local governmental authorities showing streets, drainage, water, sewer, electricity, gas, and telephone lines.

The term “community builder” came into use in the first decade of the twentieth century in connection with the city planning movement and the development of large planned residential neighborhoods. Real estate entrepreneurs acquired land to be developed according to a master plan and hired site planners, landscape architects, architects. Proximity to recreational facilities and unique features such as our beach reserve became important considerations for attracting home owners.



1869 Plan for Riverside, Illinois,  
by Olmsted, Vaux and Company

Riverside is considered the archetypal example of the American curvilinear planned suburb.



*Present day streetscape*

To promote and protect the value of their real estate, developers became advocates of subdivision regulations. Deed restrictions were incorporated into deeds of sale to ensure that land was developed according to the original intent; it protected real estate values for home owners and property rights for the common good. Restrictions were enforceable through civil law suits filed by the developer or property owners. By relying on carefully written restrictions in the deed of sales, the character of the subdivision and its real estate value are protected.

In a 1916 court case the use of private restrictions was upheld with testimony by leading representatives of several professions including city planner John Nolen, and landscape architect Frederick Law Olmsted Jr. Deed restrictions became the hallmark of planned residential communities.

*continued on next page*

The Romantic landscape movement, called “Picturesque”, provided an image of life in a semi-rural environment where dwellings blended into a horticulturally rich naturalistic landscape. In such an environment, the home “became a sanctuary from the evils and stresses of city life and a proper setting for the practice of democratic ideals.”



Clearwater Beach streetscape

Monotonous gridiron plans received criticism for their uniformity of housing and lack of fresh air, sunlight and recreational space. As an antidote, planners and landscape architects looked to designs with curvilinear, winding streets away from the noise and dangers of traffic, 30 to 40 foot front yard setback and proper orientation for sunlight. These designs provided privacy and visual interest, reduced the cost of utilities and road construction and provided a safer environment for residents.

In 1947 the ULI published its first edition of the *Community Builder's Handbook* and by 1990 it was in its seventh edition.

**Judy Freeman** *Architect*

Planning and Building Advisor to the CBPOA Board

# Eesti Jaht Service

## Sailboat Rigging

Repairs+Maintenance+Replacement+Mast Stepping

## Sailing Lessons

Private+Family+Cruiser+Racing+Dinghy

## Electronics

Installation+Replacement+Repairs

## General Repairs

Fiberglass+Wood+No Engine Repairs

631-329-1088 eestijaht@aol.com



## **SUN COUNTRY LANDSCAPING & MAINTENANCE**

**(631) 324-8701**

**SunCountryLndscp@aol.com**

*Operated & Owned by Carlson Jacobs*

**C.B.P.O.A. Resident & Established since 1996**

**Licensed and Insured & FREE Estimates**

### **LAWNS**

- ✦ Mowing & Maintenance
- ✦ Seeded and Sodded Installations

### **TREES & BUSHES**

- ✦ Plantings
- ✦ Pruning & removal
- ✦ Bucket Truck Service

### **CLEAN UPS**

- ✦ Spring
- ✦ Fall



**RELEASE T. ALL CLAIMS  
AND  
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to \_\_\_\_\_ on \_\_\_\_\_  
Nature of Event Date of Event

\_\_\_\_\_ hereby agree(s) to all names of people indemnifying CBPOA indemnify and hold harmless CBPOA, every agent, employee and official thereof against all liabilities, claims, suits, awards or judgements whatsoever which may arise directly or indirectly out of the above activity in favor of or which might be claimed by \_\_\_\_\_  
Names of all signers

Or third parties. It is understood and agreed that this release of claims and agreement to indemnify and hold harmless is a condition precedent and an un-severable part of the permission given by the CBPOA and that the CBPOA was induced to grant such permission by the promise of the undersigned to grant this release.

Name \_\_\_\_\_  
Print all names of signers

Responsible official of organization  
With authority to sign.

Signature \_\_\_\_\_

Date \_\_\_\_\_

(STATE OF NEW YORK)  
(COUNTY OF SUFFOLK)

Today \_\_\_\_\_ appeared before me \_\_\_\_\_  
Date \_\_\_\_\_ Names of Signers

\_\_\_\_\_  
Notary Public

Check for \$150.00 made payable to CBPOA enclosed? Yes\_\_ No\_\_

Certificate of Insurance and Hold Harmless enclosed? Yes\_\_ No\_\_

# Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

## C.B.P.O.A. PICNIC AREA

### Guidelines for Reserving Area

1. Send completed form plus check to Gary Grille CBPOA PO Box 666, East Hampton, NY 11937 631 907-9032.  
Maximum number of 100 people allowed per reservation.
3. Cars must be parked in the paved parking lot.
4. C.B.P.O.A resident making the reservation is responsible for the conduct and actions of all guests and for the Cleaning Up of the area after the affair or party. TRASH MUST BE CARTED AWAY NO LATER THAN 10:00 AM the FOLLOWING MORNING.
5. No reservations will be made for July 4th weekend and Labor Day weekend.
6. No alcohol may be served to minors.
7. Any fires must be made in the grills or the fireplace.
8. Volume of music must be controlled at a reasonable level so as not to annoy the neighbors.
9. Affair or party must be over by 11:00 PM.
10. No fireworks at any time.
11. A deposit of \$150 is required seven days prior to reservation date, to be refunded after inspection of area shows clean-up complete and no damage to facility. Applicant is responsible for any damage to facility; C.B.P.O.A. will repair and bill applicant.
12. Approval of Board is required for any structure, tent or other article not presently on C.B.P.O.A property.
13. The beach sun shed will not be included in area of use.
14. Beach can be used for beach purposes only; no volley ball playing on beach.
15. East Hampton Town requires a Town Permit for gatherings of 50 people or more.
16. A Certificate of Insurance in the amount of \$1,000,000.00 must be submitted before the reservations date is confirmed. The Certificate must list CBPOA as additionally insured. This can be obtained from your Homeowners policy agency. IF LIQUOR IS TO BE SERVED, IT MUST INCLUDE LIQUOR LIABILITY. If an outside caterer is used, please be advised that a copy of his/her Certificate of Insurance in the amount of a million dollars must also list CBPOA as additionally insured.
17. Also, before your party date is confirmed, an indemnification and hold harmless agreement (copy attached) must be completed, signed and notarized by a notary public.
18. Picnic area reservations will be made available to Clearwater members in good standing and their immediate family members only.

### **C.B.P.O.A. PICNIC AREA RESERVATION FORM**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: (Print ) \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Date of Affair: \_\_\_\_\_ Hours (from). . . . . To: \_\_\_\_\_

**No gathering of 25 or more people on the reservation without a permit from the CBPOA.**

**Clearwater Beach Property Owners Association, Inc.**

P.O. Box 666 East Hampton. New York 11937



# TOWN OF EAST HAMPTON

## ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.  
Public Safety Division Administrator

Elizabeth A. Bambrick  
Director of Code Enforcement

### COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

#### LOCATION OF ALLEGED VIOLATION

Street # \_\_\_\_\_ Street Name \_\_\_\_\_

Hamlet \_\_\_\_\_, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) \_\_\_\_\_

Name of Owner (if known) \_\_\_\_\_

#### DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s)

Use additional paper if necessary

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : \_\_\_\_\_

#### REPORTING PARTY

Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Address: \_\_\_\_\_

I am willing to give a sworn statement if necessary ☐ YES ☐ NO

#### AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X \_\_\_\_\_  
Signature Print Name Date

Office Use Only  
Date Received \_\_\_\_\_  
Complaint # \_\_\_\_\_  
Inspector Assigned \_\_\_\_\_  
Ack. Form Sent \_\_\_\_\_  
Action Taken Form Sent \_\_\_\_\_

**Clearwater Beach Property Owners Association, Inc.**  
**Covenants and Restrictions**

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feinstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

11. Nothing herein shall be construed to impose upon the developers of their successors in interest, any obligation to restrict in any manner any other property now or hereafter owned by the developers.

**Addition to Covenants and Restrictions dated July 31, 2004**

NOW, THEREFORE, the ASSOCIATION declares that each individual parcel of property shows as subdivided on said maps above reference to is held, and shall be sold and conveyed by each and every member of the ASSOCIATION, subject to the reservations, restrictions, covenants, conditions and agreements set forth, to wit:

1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored in a garage or duly covered with a tarp or other suitable cover.
2. If the violation shall continue unabated for a period of more than 10 days after the ASSOCIATION shall have notified the owner or tenant of the violation in the writing directed to the owner's or tenant's last known residence as carried on the books and records of the ASSOCIATION, said owner or tenant shall be deemed to have consented to the ASSOCIATION, taking any action that may be appropriate under the laws of the State of New York to cure the violation at the sole cost and expense of the homeowner or tenant as the case may be. The costs and expenses that may be incurred shall become a lien on the property and may be enforced in accordance with laws of the State of New York.
3. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

## TO ALL PROPERTY OWNERS:

Before commencement of any new construction or renovations, please be sure to have your architect and builder carefully check that your certified site plan complies with our covenants & restrictions. Below are the sections of the CBPOA covenants & restrictions pertaining to construction & setbacks from all property lines. Please be reminded that the setbacks set forth in CBPOA's covenants & restrictions differ from those imposed by East Hampton Town Building Department.

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or livestock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.

ACORD

## CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

PRODUCER 203.336.2138 The Fitzpatrick Agency, Inc. 840 Clinton Avenue P.O. Box G Bridgeport, CT 06605-0567	FAX 203.336.9507	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Wilbert J & Edith A Holmer		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A: Travelers	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC.				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>OTHER</b> <b>Watercraft</b>	Policy Number	10/26/2009	10/26/2010	<b>Null Liability</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

1995 Tiara Open 3100 "Will's Folly" Null ID  
 Pollution Liability included up to \$500,000



## CERTIFICATE HOLDER

## CANCELLATION

Clearwater Beach Properties Owners Assoc. P.O. Box 666 East Hampton, NY 11937	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Melody Geriak <i>Melody Geriak</i>
---	--

ACORD 26 (2009/01)

© 1988-2009 ACORD CORPORATION. All rights reserved.

# **K. MORGAN**

Spring and Fall Clean-ups  
Tree Work - Carting - Odd Jobs

**(631) 329-0433**  
**(631) 276-6362 (cell)**

59 Hog Creek Lane, East Hampton

# ***GRANDE***

**PLUMBING & HEATING**  
**24 HOUR EMERGENCY SERVICE**

Renovations  
New Construction

Home Repairs  
Heating

**631.324.5800**



# BENNETT MARINE LLC

Boat Haul, Store & Repair

*Glenn Bennett, Owner*

40 School Street  
East Hampton, New Yor. 11937

(631) 324-4772 Day

## Dear Advertiser:

First, thank you for advertising in our Clearwater Beach newsletter. We are in the process of updating our C.B.P.O.A newsletter advertising file for the upcoming year. Advertising rates for the coming year are:

Full Page: .....\$200.00 (7.5 X 10")  
vertical or Half Page: .....\$100.00 (7.5" X 4.75")  
horizontal Quarter page: .....\$75.00 (3.75" X 4.75")

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge. To continue your \_\_\_\_\_ page ad for the year, please forward your payment of \_\_\_\_\_ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below.

### **Please fill out and send with payment to.**

C.B.P.O.A, PO Box 666, East Hampton, NY 11937

**Send finished pdf file to: ggiliberti1@optonline.net**

Advertiser's name/company \_\_\_\_\_

\_\_\_\_\_page ad. . . Payment\_\_\_\_\_.

Ad to be repeated as in last issue: (yes / no. \_\_\_\_\_

Sign\_\_\_\_\_

Address\_\_\_\_\_ Telephone#\_\_\_\_\_

Email: \_\_\_\_\_



## House Watching Services Monthly or by the season

### 32 years experience

**Gary M. Grille**

**631-466-0014**

**631-329-0198**

**gmagilla@aol.com**

# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New Yor. 11937

**PRSRT STD**

U.S. Postage

PAID

Permit No. 15

Bridgehampton, NY

11932