

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION

FALL/WINTER 2009

President's Message

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*President's
Message*

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Remove all
boats by
November 19*

Dear Property Owners:

I would like to take this opportunity again, to thank our Board of Directors and Advisors for their generous contribution to our community. They have given many hours of their time to insure that our property is maintained and improved. I invite you to walk through our reservation and see first hand what a great job they have done.

We have completed the painting and or repair of our sun shed, life guard stands, shower stall, picnic area, barbeque, fences, roads, speed bumps, storage shed, landscaping and entrance. Our cement masons have painstakingly hand cut each and every stone which is set in mortar in the building of our entrance monument and planter.

In a short period of time we will build a swing set and play area for the young children of our community.

For many members and families this past summer has been most enjoyable at our reservation. The overwhelming majority of members have cooperated with our rules and regulations concerning dogs, garbage, etc.

In addition, many families enjoyed sunset barbeques at our picnic area.

Our beach was supervised, this summer, by several life guards, with many people who live within our own community. People young and old were seen fishing from our bulkhead and jetty. Our annual celebration and BBQ was a resounding success. In excess of 500 families and friends attended and enjoyed the fabulous tasting food, drinks, and our ice cream

continued on next page



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324-5998

CO-VICE PRESIDENT
LEN CZAJKA
324-0418

CO-VICE PRESIDENT
AL SCHAEFFER
324-6519

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EDITH HOLMER
324-5364

SECRETARY
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907-9032

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329-7331

MAINTENANCE
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329-7053
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324-0810

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ADVISORS
GATEMASTER
JACK SCHILLING
324-3439
GATEMASTER
DAVID WAGNER
324-2676

truck. Many folks young and old danced to the music on our beach. And many thanks go to the members who worked so hard to prepare the most delicious food. We look forward to our very next celebration on Saturday, July 10, 2010.

Our boating community enjoyed a storm free summer. Town water was available to all our boaters. A special thanks to Bruce Hoek our assistant dock master. Bruce works above and beyond to inspect all boats, dock lines, ladders and docks for the safety of all our boaters.

Our reservation will be open, on a limited basis, throughout the winter months.

Thank you for your continued cooperation.

Sincerely,

George Lombardi
President

NEW HOMEOWNERS

William Bratton

C & M Diamond

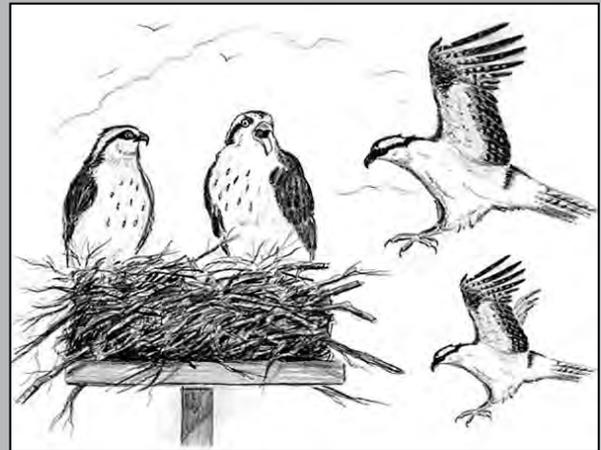
Sandra Eggers

Nan L. French

Elizabeth Phillips

P. Shevlin

311 Kings Point Road LLC



Happy Holidays

to all our friends and neighbors

here at

Clearwater Beach



from the desk of the **EXECUTIVE SECRETARY**

Again, Fall and Winter are upon us. It's time for members who are leaving for warmer climates to let us know how long you will be away and what your winter mailing address will be. We need this information so we can forward your important CBPOA mailings, which include dues notices, newsletters, boat slip applications and any special notices. As of this writing we have 775 paid members, which will leave us with about 85 unpaid members. We know times are tough but in order to keep the Reservation in the beautiful shape it is in, we have to pay contractors to keep it that way. So if you can, why don't you sit down and write your maintenance fee check out now and drop it in the mail.

Gate Card Reminder: Gate cards are a one time issue and are activated upon receipt of your annual maintenance fee. Each paying lot is entitled to one free card and you may purchase up to two additional cards at \$4.00 per card (maximum cards allowed per lot are 3). However, if you are assigned the maximum amount of cards and you lose any and then wish to replace them, it will cost you \$50.00 per card. Please be careful with your cards and keep them in a safe place. Also, if you have a broken or defective card, don't throw the broken cards away. You may get them replaced at no cost by notifying the Gatemaster, Jack Schilling, at 324-3439 and bringing the defective or broken cards to him.

Boaters: Please make sure you have all your required information and paperwork (e.g. boat registration, dimensions, insurance info, etc.) necessary for us to process your boat slip application. Remember: Boat slip applications will not be processed without all necessary info and forms. Boat slip applications and dues notices will be mailed to you around the middle to the end of December 2009. The boat slip application should be filled in completely and include any other necessary forms. Mail the boat slip application, application fee and maintenance dues fee back to us by February 15, 2010 or earlier, if possible.

Important: Please make out separate checks for the maintenance fees and boat slip fees as they go in different accounts.

NOTE: Boat slip applicants who were not in the marina in 2009 will have to request an application from the Dockmasters or the Secretary after the middle of December 2009. They may also choose to download a boat slip application from the Internet at our website address cbpoa.net around the end of December. Remember to get all applications to us by February 15, 2010.

Kayakers and Canoers: There is a fee for storing your kayak, canoe or small boat in the canoe rack for the 2010 season. If you wish to store your kayak, canoe or small boat in the canoe rack you must request and fill out a canoe rack application, which is available from the Secretary or Dockmaster in January 2010.

No boats are allowed to be stored in the marina over the winter.

TO ALL MEMBERS: Maintenance fee notices will be sent to all members at the mailing address currently listed in our files by the first week in January 2010. If you have moved or are planning to move by the end of 2009, please make sure that we have your current mailing address so your mail does not get lost. Phone callers to the Secretary for info: Please note that the hours for receiving CBPOA phone calls are from 10:00 AM to 6:00 PM. I will be glad to answer any questions regarding CBPOA (if I can) during those hours only. The phone number is 631-907-9032. Have a good & safe Winter and enjoy the Holidays.

Rod Grille
Executive Secretary
631-907-9032

from the Dockmaster

The 2009 boating season is coming to a close. Once again all our slips at the marina have been rented and we have been fortunate to experience minimal problems. In the near future, 2010 season applications will be sent to the boaters who have had a slip for the 2009 season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid December at www.cbpoa.net. Marina Rules and Regulations will also be posted.



Boat slip fees for the 2010 season will remain at \$30 a foot. However, the minimum boat slip fee will be for a 20 foot boat. Once again, boaters who desired a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and in addition indicate spillage coverage if the boat has permanently installed fuel tanks. It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Once again please send only the COI form instead of the entire boat policy.

To insure the same slip assignment for next year, submit your data by February 15, 2010. Late application filing can result in a slip assignment change. Applicants with missing data will have their slip assignment postponed with a possible change or no assignment at all.

All community members, who submitted their applications prior to February 15, did receive a boat slip. It is important to note that during the boating season no refund will be provided if no replacement boater can be found for your slip.

A couple of boaters were observed coming into Hog Creek at excessive speed and creating wakes. There is a no wake rule in navigating the waters of Hog Creek. Boaters not abiding to this rule could forfeit a slip assignment at the CBPOA marina in the future.

We will continue the policy of notifying boat owners if their boat is in danger of sinking. If the boat owner does not respond, we will contact a marine service to pump out the boat. CBPOA will pay the pump-out fee set by the marine service and then bill the boat owner. 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.

In order to track canoes/kayaks at our rack storage area, the board is again requiring identification in the form of unique marking, name tag/lot number tag with the identification denoted on the application. The board has experienced problems with owners placing their canoes/kayaks on the rack without notification to the board. These boats were removed from the rack and kept until an owner claimed them. The Owners of canoes/kayaks must remove their small vessel from the rack by November 19, 2009.

Our security system will be operational for the next boating season. Although installed to protect the reservation and marina, the system can be an aid for boaters at the marina. If you have experienced problems at the Reservation, please inform our secretary Mr. Rod Grille, the Assistant Dock Master or myself. This should be done within a few days. Security recordings are discarded after several days and therefore are not available for playback. We ask that all boaters to review the Marina Rules and Regulations which they will receive with the slip assignment.

I would like to thank all the people who have helped with keeping our marina in a safe condition and in particular Mr. Bruce Hoek for his efforts as Assistant Dockmaster.

Will Holmer

COOKING LONG ISLAND'S BOUNTY

By Phyllis Mallah

Now that the cold weather is upon us, it's time to turn on the oven and cook some of the dishes that offer us comfort while they warm the house. Fall harvest includes all kinds of delicious squashes. The following are two quick and easy recipes, which use two of the most common winter squashes harvested in the fall.

Acorn Squash with Balsamic Dressing

2 acorn squash
1 cinnamon stick

1 cup of balsamic vinegar
3 whole cloves

2 tbs. of honey

Place the vinegar, cloves, cinnamon stick, and honey in a pan and boil for 15 minutes until the mixture thickens and becomes syrupy. Allow to cool. Wash the squashes and with a peeler remove the skin from the ridges that jut out from the body of the squash so that the squash's outer body looks like it has green and yellow stripes. Then halve the squashes and scoop out the seeds. Cut the halves into half-inch stripes and toss with olive oil. Put in a pan and roast for approximately 30 minutes. Since the hardest of squashes can vary, be sure the squash is fully cooked. Drizzle the balsamic syrup on the roasted squash strips.



Stuffed Roasted Chicken with Vegetables

1 whole organic chicken
2 tbs. olive oil
Italian bread for stuffing
A large sweet onion
Shitakes mushrooms

3 parsnips
1 butternut squash
1/2 cup currants
3 parsley sprigs
2 garlic cloves, smashed



Prepare the chicken by washing and patting dry. Salt and pepper the cavity and skin. Cut the vegetables into small pieces. Rip the bread into bite-sized pieces and mix with the onions, currants, mushrooms, garlic, parsley and salt and pepper to taste. Stuff chicken with bread mixture and rub outside of chicken with olive oil putting a thin coating on pan. Put chicken into oven at 350 degrees. Roast chicken for forty minutes or so, depending on the size of your chicken, before adding the parsnips and butternut squash. If you feel the parsnips or the squash are particularly hard, you want to par boil them. Also, if time is a factor, the vegetables can be cut the day before and stored in an airtight container.

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 **Stuart Selip, 49 Rutland Road, East Hampton, NY 11937; phone: 329-3380**
2. 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

complete and mail to address below

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

Date of Affair: _____ Hours (from): _____ To: _____

Clearwater Beach Property Owners Association, Inc.

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

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 will be as follows:

Full Page: \$200.00

Half Page: \$100.00

Quarter page: \$75.00

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.

Please note: Any change in text or size of ad must be, first forwarded to the Secretary, Rod Grille.

Please fill out and send with payment to:

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

Advertiser's name/company _____

_____ page ad. _____ Payment _____



Ad to be repeated as in last issue: (yes / no) _____

Signed _____

Address _____

Telephone# _____

Email: _____

What's new and improved . . .



New shower stall



The new stone planters



The new swing set and play area



New plaque at gate



New electric outlets and lighting



Improved bulkhead

. . . at Clearwater Beach



New gate and planters



Scenic Clearwater Beach



View from lifeguard stand at Clearwater Beach

BENNETT MARINE LLC

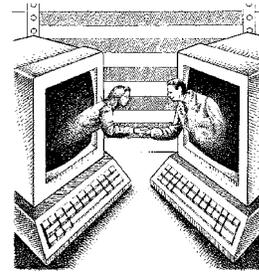
Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 11937

(631) 324-4772 Day
(631) 324-2933 Night

CBPOA webpage



Check out our website for:

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

www.cbpoa.net

email us at: gerrygiliberti@juno.com

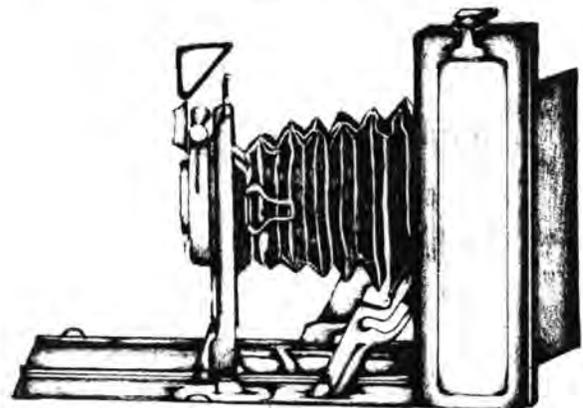
Hello,

I am looking to buy a lot or small house in the area. If you or someone you know wants to sell yours without a broker/agent, please let me know. Please no broker.

Thank you,
Tom
201 747-2696

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information: (631) 324-9612 / (631) 298-0070

**RELEASE TO 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__



Thinking of buying or selling a home?

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List Your Home For Sale or Summer Rental Now!

Penny Stark 631.965.0549 email: pstark@lambagency.com

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