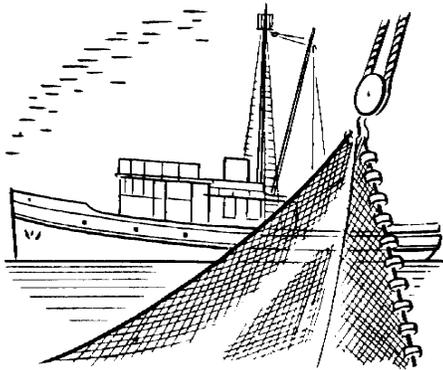


# Clearwater Beach Property Owners Association

Summer 2008



**Summer Picnic**  
**Saturday July 12**

**5-8 pm**



**Sat. July 26 10 am**  
**at the Springs School**



**Maintenance**  
**Report**



## President's Message

Dear Members:

Please be advised as follows:

- The Reservation will be opened on the 31<sup>st</sup> day of May 2008.
- The Life Guards will start work on the 25<sup>th</sup> day of June 2008.
- The reservation and the beach has been cleaned up and all of the winter debris removed by Carlson Jacobs and his crew.
- The Reservation lights will be turned on May 1<sup>st</sup> 2008.
- The Reservation now has Town water (Suffolk County Water Authority).
- We have extended the size of the kayak rack to accommodate more small boats.
- We have a new member on the Board, one John Tracy, who is a year round resident.
- We have dredged the mouth of the Creek under the direction of Assistant Dock Master Bruce Hoek.
- We may have to rebuild part of the bulkhead due to erosion. Chesterfield Bulkhead & Dredging Co. will check this out and determine what needs to be done.
- All of the electric has been repaired to code and is fully operational.

We currently have more boats in the Marina, which belongs to Clearwater Beach residents more than ever before. This, of course, means fewer sponsored boats—Residents will always come first!

Please take notice that the boat fees have increased from \$30.00 per foot to \$35.00 per foot. These fees are still the best bargain in the Town of East Hampton.

I would respectfully request that all residents (and their guests) treat our Board members and Directors cordially at all times. We are all volunteers who donate our time and provide many hours of hard work to care for Clearwater Beach Property Owners' Association. Any and all complaints should be couched in a pleasant manner and tone.



# President's Message *(continued)*

Our rules and regulations are meant for everyone and must be adhered to. Extreme measures—such as removal of vessels from the Marina, or voiding of beach cards, may be employed for blatant disregard of the rules and regulations.

- Please remember, **NO DOGS** are allowed at any time on the Reservation from Memorial Day through Labor Day.
- Also, **NO HOUSEHOLD REFUSE** is to be placed in any of the containers provided at the Reservation.
- If vandalism is observed—feel free to notify a Board member or the Police Department.
- We are once again considering hiring a security guard for the Reservation during the summer season. This guard would patrol from 4:00 PM until midnight, seven days a week.

As home owners we are especially concerned with illegal overcrowding in the houses of Clearwater Beach. We would ask you to notify the Town Code Enforcement or the Police Department if you observe these conditions.

At present we are negotiating with Town officials regarding the Munkenbeck property at the head of Hog Creek. The town has agreed to abide by all of our covenants and restrictions and town regulations. We are joined in this endeavor by the residents of the Lion Head Beach Association.

Finally, we are also currently involved in a Lease issue with the Trustees of the Freeholders and Commonalty of the Town of East Hampton. Several of our members, together with Lion Head residents, have spent a good deal of time on this problem. It has not yet been resolved.

To all, I wish the best for a happy and healthy summer season. Be good to your Marina and Reservation and they will be good to you.

Sincerely yours,  
**Donald Schrage, *President***

## C.B.P.O.A. LIST OF OFFICERS

PRESIDENT .....	DON SCHRAGE .....	324-5746
VICE PRESIDENTS .....	LEN CZAJKA .....	324-0418
TREASURER .....	EDITH A. HOLMER .....	324-5364
SECRETARY .....	ROD GRILLE .....	907-9032
MAINTENANCE CHAIRPERSONS .....	HANK BAIER .....	324-9603
	LEN CZAJKA .....	324-0418
MEMBERSHIP/BY-LAWS .....	MARIAN DIANGE .....	324-4090
ROADS .....	GEORGE LOMBARDI .....	324-5998
BEACH .....	CARLSON JACOBS .....	329-7053
DOCKMASTER .....	WILL HOLMER .....	324-5364
ASSISTANT DOCKMASTER .....	BRUCE HOEK .....	324-0810
RESIDENT USE OF RESERVATION .....	GEORGE LOMBARDI .....	324-5998
CODE ENFORCEMENT & SECURITY .....	LEN CZAJKA .....	329-0408
GATE OPERATION .....	JACK SCHILLING .....	324-3439
NEWSLETTER EDITOR/WEBMASTER .....	GERRY GILIBERTI .....	324-9612
GOOD & WELFARE .....	MARIANE DIANGE .....	324-4090
ADVISORY BOARD		
GATEMASTER .....	GATES: JACK SCHILLING .....	324-3439
SPECIAL PROJECTS .....	AL SCHAFFER .....	324-6519
	JOHN TRACY .....	324-8627



---

FROM THE DESK OF THE  
**EXECUTIVE  
SECRETARY**

Well, here we are, Spring again. How time flies. I have been getting some complaints that members have not been receiving their maintenance fee invoices or newsletters. Some reasons are that we are not receiving address change of notices on time. We have to get copy to the newsletter publisher almost a month ahead of the delivery date so if you are changing your address, please send the change to us as soon as you know and inform the Post Office with a change of address form so your mail can be forwarded to your new address. As for the invoices, they are mailed in early January to the address in our records. If you have not received your invoice by the second or third week of January, give us a holler and we will send you a duplicate.

Again, this year we received more boat slip applications than we have slips available (119). By February 15<sup>th</sup> we had received about 140 slip applications including 107 member applications, a new high for member applications. As a result about 20+ sponsored slip applicants were denied a slip this year. It looks like in the very near future the marina will be occupied by members only. For those members who are planning on buying a boat soon, your chance of getting a slip next year will improve greatly if you get an application at the end of the year and fill it in with the necessary documents. Remember it must be mailed it to us by Feb. 15<sup>th</sup> 2009. However, be advised that the slips for larger boats are just not available, so keep that in mind when you are considering a boat purchase. You can obtain an application by phoning the Dockmasters or myself after December 15, 2008, or if you have a computer, go to our website at [cbpoa.net](http://cbpoa.net) and download the application.

To those who have not yet sent in their maintenance fees, why not sit down and write and mail that check right now. It takes a considerable amount of money to keep the Reservation in the great shape it is in. Our Directors are not able to do the physical labor anymore so contractors, which are very expensive, have to be hired.

**A reminder about gate cards.** Gate cards are a one time issue and are activated upon payment of your maintenance fees. Members are allowed up to three (3) gate cards per paying lot. The first card is free with the initial membership fee and you may purchase an additional 1 or 2 cards at \$4.00 per card by phoning me at 631-907-9032- **but please not before 10:00 AM or after 6:00 PM.** However, be forewarned, if you take the maximum of 3 cards and you lose any of them and wish to replace any, it will cost you \$50.00 per each replacement card. So be careful and take care of those gate cards. If your current gate card does not work or is broken and you have paid your maintenance fee, phone the Gatemaster, Jack Schilling at 324-3439 and he will replace those defective cards free of charge.

Don't forget to use the enclosed proxy cards to vote for the Directors running for office this year and if you are able, try to attend the annual membership meeting on Saturday, July 26, 2008 at the Springs School (see notice inside) and offer your input. Look for the Summer beach party notice (also inside).

Have a great summer!

**Rod Grille**, *Executive Secretary*  
(631-907-9032)

The 2008 boating season has started and all of the CBPOA marina slips have been rented. As of March 1, 2008 all boaters who rented slips last year have submitted a 2008 slip application with the exception of 4 people. In addition, we have received nineteen new applications from community members bringing the total number of member applications to 110. CBPOA also received five new sponsored applications. Any further applications will be placed on a waiting list.

Some applications contained requests for boat slips that are needed for larger boats. It is our policy to reassign those boaters the same slip if their application was received before Feb. 15 except in certain instances. We cannot place a smaller boat in a slip that can accommodate a larger boat if there is a need for that slip. We had a large increase of community members seeking a boat slip, but were able to provide a slip assignment this 2008 season for every community member. Due to the increase in member boat applications, we had to reject many sponsored boaters seeking a slip at our marina. Our marina has a limited number of slips available for boats of certain sizes and this year many applicants with larger boats were requesting slip space.

The applications have indicated that the boats are getting larger and with increased beams. As a result of the larger boats, the Dock Master and assistant Dock Master are limited to the number of slips available to these boats. Boat owners whose boats are 23 feet with a 8.5 foot beam cannot have a slip on the extended floating dock because the distance between the dock fingers is only 16 feet. Unless a boater cancels his/her need for a slip we cannot accommodate additional larger boats at the present time and this could hold true for the next boating season.

Due to the increase of member applications with a boat greater than 25 feet, we are forced to move some boats to different locations. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of later completion of their application. We may not be able to honor requests for a slip change, due to the increased volume of boat applications and larger boats.

In previous boating seasons some boaters gave up their slips and expected to receive the same slip for the next season. We cannot guarantee this condition if another boater has rented the slip. The new boater has a right to renew for that slip if the application is received before February 15.

It has been observed by several boaters this past boating season that a few slips have gone unoccupied. Due to an increasing waiting list of CBPOA members requesting slips, we will be monitoring the marina for empty slips and will duly note this condition. Non-use of the slip can result in a rejection for a boat slip the following season.

This season the 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 an indication of this with 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. Please note, 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. In addition, a copy of the boat registration is also required before a slip assignment will be provided. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat 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

## *from the* Dockmaster *continued*

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. We have increased the number of racks to accommodate more kayaks/canoes. At this time, ten members of the community have requested a rack for the 2008 season. As it is the same for boat renters, owners of canoes/kayaks must remove their small vessel from the rack by Nov. 19, 2008.

Our security system will be operational this 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 all boaters to review the Marina Rules and Regulations that they received with the slip assignment.

Please note: There are reports circulating that insurers are not paying claims for submerge boats due to owner's negligence, i.e. having worn hoses, or rubber seals which have not been regularly serviced to prevent water leakage.

For those that are unaware of our CBPOA web site, boat slip applications can be 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 the deadline for filing boat applications 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 will become more important to the boaters in our marina since more and more of the community members are acquiring boats and we have only 119 boat slips. On behalf of the Board of Directors we wish everyone a safe boating season.

*Will Holmer*

---

NEW  
HOMEOWNERS



C. Grossman  
Gustavo Martinez  
Larissa &  
Christian Troy

---

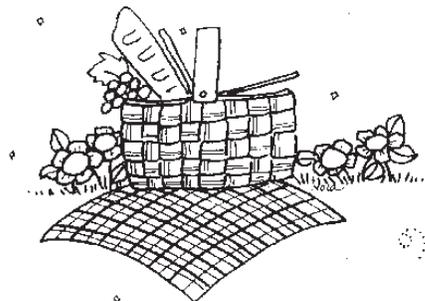
---

# MAINTENANCE REPORT

---

The following are Reservation maintenance items that have been completed. Please note that Carlson Jacobs supervised all the maintenance work.

1. The canoe rack has been redesigned by Carlson Jacobs and now accommodates 10 to 30 canoe/kayak slips.
2. The beach was cleaned of all winter debris and is now ready for summer use.
3. The parking lot was cleaned and the road gravel was brushed.
4. All fence rails were repaired and repainted.
5. The picnic area was cleaned and the dead ok trees were removed.



*Have a safe  
and enjoyable summer.*

*Hank Baier & Carlson Jacobs*

## BIRD WATCHES AND WINE TASTINGS



We got rave reviews from all who attended our wine tastings and bird walks of the previous years. Once again I want to thank our sommelier par excellence, Donn Hein, and one of the most informative and engaging birdmen, Joe Giunta, for all they have given us. And I thank all who attended the events for their enthusiasm, support and embracing the magic of the moment.

This year we will do something a little different. I want you to let me know if you would like to attend a wine tasting or search out a few among the 100 varieties of birds that visit our area.

Please email me – [judyfreeman@optonline.net](mailto:judyfreeman@optonline.net). I will respond to all and then coordinate events.



# 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 George Lombardi, 3 Haynes Lane, East Hampton, NY 11937; phone: 324-5998.
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

# NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Twenty Third Annual Meeting of Members will be held on Saturday, July 26, 2008 at 10:00AM in the Commons Room at the Springs School, School St., Springs, New York. All members are invited to attend.

**The purpose of the meeting is as follows:**

- 1. The election of six Directors.**
- 2. The transaction of other business that may properly come before the meeting.**

With respect to Items 1, details are contained in the Proxy Statement below.

Enclosed herewith for members in good standing is one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary with your check in payment of outstanding Maintenance Fee(s). Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed stamped card as soon as possible. Please do it now. Your vote is very important. **BALLOTS RECEIVED AFTER JULY 19th CANNOT BE COUNTED.**

In accordance with Article II, Section 2, each members shall be entitled to **ONE** vote for **EACH** Maintenance Fee paid. Votes cast by delinquent members must be voided.

The Order of Business for the meeting shall be in accordance with **ARTICLE IV, SECTION 5** of the by-laws as follows:

- |                                    |                                 |
|------------------------------------|---------------------------------|
| <b>1. Minutes of prior meeting</b> | <b>4. Election of Directors</b> |
| <b>2. Reports of Officers</b>      | <b>5. Unfinished business</b>   |
| <b>3. Reports of Committees</b>    | <b>6. New business</b>          |

**PROXY STATEMENT 1:** This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 26, 2008.

**USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s).** The proxies named in letter will **VOTE AS DIRECTED** thereon by the member.

With respect to Item 4 (the election of Directors) in the Call for the Meeting, there are six Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are Marian Diange, Gerry Giliberti, Bruce Hoek, Will Holmer, Al Schaffer and Don Schrage.

The Board of Directors endorses each of the above named and invites the attention of all members to the following: There are six vacancies on the board to be filled. Members may vote for **ANY SIX** of the above named. Ballots on which the member votes for others **MUST BE VOIDED.**

All members are reminded that any members may nominate another in good standing for election at the 2009 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to May 15, 2009.

For the Board of Directors:  
Rod Grille, *Secretary*

**YOUR PROXY BALLOT IS ENCLOSED**

# Read up on your Candidates!

## FRANCES MARIAN DIANGE

I am a candidate for the election to the Board of Directors of CBPOA to be held at the annual meeting in July. I have previously been elected to the Board for several terms and have served as both Treasurer and President, and I am presently the Membership Chairperson of our organization.

## GERRY GILIBERTI

My name is Gerry Giliberti and I currently write and edit the CBPOA newsletter and web site. I've worked with the CBPOA board members for the past two years and this year I like to run to become a board member. I have owned property in Clearwater Beach since 1982 and have been a full time resident since 1985. I also have experience as a board member with the Springs Improvement Society and various Springs community-based art groups. My main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.

## BRUCE HOEK

Retired New York Firefighter; CBPOA resident for past fifteen years and a Board Member for ten years. I have been painting, contracting for the last 15 years. As Board Member, I have voted on major improvements in regard to beach, marina, and security. Goals: To keep Clearwater Beach and Marina a beautiful place.

## WILBERT HOLMER

*306 Kings Point Road, East Hampton, NY, Phone 631-324-5364 Alt Phone 516-293-5098*

**EDUCATION:** I am a graduate of Polytechnic Institute Of Brooklyn with the following degrees 1960 – BS Electrical Engineering, 1970 - MS Electrical Engineering.

**WORK EXPERIENCE:** I have been employed by Grumman Aircraft Systems for 35 years and have been involved in the design and analysis of the Aircraft, Spacecraft Control systems. In addition, I have participated on the Grumman Shuttle proposal and have been involved in trainer development for Navy personnel. I have developed software test programs and hardware interface used to evaluate Avionic electronics on Computer controlled test equipment. I have managed engineering personnel, and interviewed candidates for employment.

**CLEAR WATER BEACH:** My wife (Edith) and I have been residents of Clearwater Beach since I 1983. I have served as maintenance chairman for CBPOA Reservation and Marina and am presently serving as Dock Master for the community. capacity as Maintenance Chairman, Electrical Chairman, Life Guards and Beach Chairman.

## AL SCHAEFER

I've been a Clearwater resident for 38 years. My first job in 1974 was to help maintain Clearwater by cleaning and raking the beach. I also worked as a gate guard before the mechanical gate was installed. My only indiscretion while gate keeping was allowing a non-resident in. The chocolate donuts were good for lunch that day. (It is good to know the gate card reader won't accept donuts.) I served four years in the Marine Corps being honorably discharged at the rank of Sergeant. I presently volunteer on the rescue truck in the Springs Fire Department and have for the last 25 years. I am a self-employed commercial fisherman and hold a 100 ton Masters License. Now as a father of three boys I look forward to helping preserve the beauty and enjoyment of Clearwater Beach.

## DON SCHRAGE

I am a candidate for the Board of Directors in the coming election. I have served on the Board for twenty years in the capacity as Maintenance Chairman, Electrical Chairman, Life Guards and Beach Chairman.



**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\_\_

# BENNETT MARINE

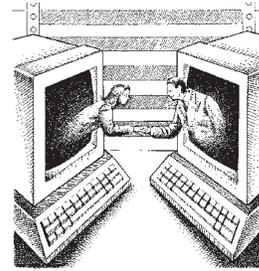
Boat Repairs, Storage & Sales

*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](http://www.cbpoa.net)

email us at: [gerrygiliberti@juno.com](mailto:gerrygiliberti@juno.com)

## HOUSE FOR SALE

*By Owner*

3 Bedrooms  
2 Full Bathrooms  
Custom Oak Cabinetry in Kitchen  
Allergy-Free Amenities  
Full basement  
Natural Sunlight Throughout  
Brick Fireplace in Livingroom

Landscaped/Wooded Lot  
.5 Acres (Approximately)

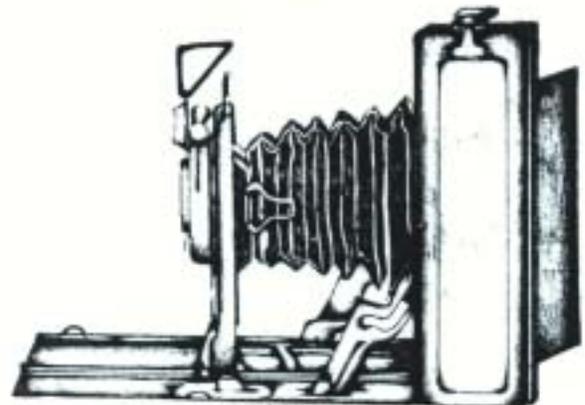
Clearwater Beach

Shown by Appointment only  
**(212)367-7323**

Principals Only

## East End Photographers Group

(est. 1988)



[eastendphotogroup.org](http://eastendphotogroup.org)

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

I am your real estate representative here in Clearwater Beach.



*My goal is to help you  
achieve yours . . .*

**Penny Stark**

Licensed Associate Broker  
631.965.0549  
pstark@lambagency.com

Thinking of buying or selling a home?

Please call: Penny Stark  
The Lamb Real Estate Agency  
631.965.0549  
pstark@lambagency.com

Prices for homes in Clearwater Beach now range  
from \$495,000 to \$4,750,000

**Just listed:** 4 bds/2 baths; Separate Mother/Daughter Suite;  
One Acre! \$795,000!!

**Just Listed:** .88 acres vacant land: \$599,000.

**Just Sold:** New Construction! 4 bds, 4 baths + garage \$925,000

**Just Sold:** 3 bds, 2 bth Saltbox + garage \$575,000

For a Free Comparative Market Analysis  
Call Penny Stark @ 631.965.0549

List Your Home For Sale or Summer Rental Now!  
Penny Stark 631.965.0549 email: pstark@lambagency.com

**The Mrs. Condie Lamb Agency, Celebrating our 45th Year**

9 N. Main Street, East Hampton, NY 631.965.0549; our website [www.lambagency.com](http://www.lambagency.com) is updated everyday

***Mortgages. . .  
Made Easy.***

**PAR  
EAST  
MORTGAGE  
COMPANY**

[www.pareast.com](http://www.pareast.com)

**Call For a Free Consultation.**

**Pattie A. Romanzi**  
**(631) 907-8201**

15 Toilsome Lane  
East Hampton, NY

Registered Mortgage Broker / NY State Banking Dept.  
Loans Arranged Through Third Party Lenders.



EXISTING HOUSE LEFT; PROPOSED STUDIO AND ART STORAGE RIGHT



A KITCHEN MAKEOVER



PERSPECTIVE FROM DRIVEWAY

JUDY FREEMAN AIA  
a r c h i t e c t

TEL/FAX 631-907-4214  
judyfreeman@optonline.net

# J.E. DOUGHERTY SERVICES

- ◆ GUTTER MAINTENANCE
- ◆ WINDOW WASHING
- ◆ CHIMNEY CLEANING
- ◆ POWER WASHING

---

**(631) 329-2238**

**[www.jedoughertyservices.com](http://www.jedoughertyservices.com)**

# **HOG CREEK WOODWORKING INC.**

---

18B SAG HARBOR ROAD, CORNER OF TOILSOME LANE & ROUTE. 114  
EAST HAMPTON, NEW YORK

**Now offering, at our NEW Cabinet Shop  
Furniture and Antiques, Repaired, Bought & Sold**

**Upholstery Services Available**

**Cabinets and Built-ins; Fireplace Mantels  
Now offering Custom Moldings, Your Design or Ours**

**Phone: 631.324.7433**

**fax: 631.324.7693**

# ***GRANDE***

---

**PLUMBING & HEATING  
24 HOUR EMERGENCY SERVICE**

- Renovations
- New Construction
- Home Repairs
- Heating

**631.324.5800**

# GEORGE MORGAN

*Lawn Maintenance*

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

**(631) 329-0433**

59 Hog Creek Lane, East Hampton

# CHIMNEY CLEANING **BONAC BRUSHES**

**324-4963**

*JUST ash US*



# Sun Country

## Landscaping & Maintenance (631)324-8701

New Landscapes ♣ All Phases of Maintenance ♣ Lawn Mowing

Planting of Trees, Bushes, Shrubs, Flowers

Installation of New Seeded or Sodded Lawns

Established Since 1996

Operated & Owned by Carlson Jacobs

C.B.P.O.A. Resident

Licensed & Insured

FREE ESTIMATES

## *Weekend Warrior Tours & Outfitters*



- Kayak Sales, Rentals, Repairs
- Guided Kayaking & Biking Tours
  - Lessons
  - Paddle Boards
- Camping & Hiking Equipment
  - Sailing Apparel
  - Ski & Snow Apparel
- Kids Parties & Lobsterbakes
  - Corporate Events
  - Summer Kids Camp



8 Main St., Sag Harbor, NY - 631-725-5950 - [www.WeekendWarriorTours.com](http://www.WeekendWarriorTours.com)

**Clearwater Beach**  
***Summer Picnic***  
***Saturday July 12***  
***5-8 pm***

hamburgers

HOT DOGS

SODA

BEANS



**Meet your neighbors**  
**share the fun!!!**

# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York 11937

**PRSR STD**

U.S. Postage

PAID

Permit No. 66  
Sag Harbor, NY  
11963



**Volunteers!**

## **CBPOA NEEDS VOLUNTEERS!**

CBPOA needs volunteers to help with various things around the Reservation. Anyone who wants to help water the plantings of the Reservation, please call Carlson Jacobs at 329-7053. He will show you what to do and how to use the Reservation watering equipment.