



Clearwater Beach Property Owners Association

SPRING 2025



SPRING FAWN

Journal



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COVER PHOTO PROVIDED BY:
MELISSA OZAWA

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Kurt Miller
President

President's Report

Dear Property Owners,

Another spring season is here bringing warm weather and summer is just around the corner. The board has been working hard on preparing the reservation for upcoming seasonal activities and maintaining the property so that it continues to be a wonderful place to visit. In our February meeting the board approved the budget for 2025 which included staffing the beach lifeguards, routine maintenance of the reservation and marina, along with incremental capital improvements such as updating the basketball court. I'm also happy to report that the NY Department of Environmental Conservation issued CBPOA a 10-year dredging permit and that we are in the process of renewing our 10-year permit with the Army Corps of Engineers for the same.

The channel was dredged in cooperation with Lion Head at the end of December. Over the last few years the board has decided to spread the sand from the dredging on to our beach to help combat erosion we see annually. We have decided to do that again this year. You may have wondered why the sand pile is there from January to March. According to our permits we are allowed to spread sand on the beach up until the end of March. The reason why we wait is because the late winter/early spring storms are typically when we lose the most sand from our beach. Waiting to place the sand helps ensure we are past as many storms as we can and preserves the sand that we have available to us from the dredge.

In addition to updating the basketball court there are some exciting new things to look forward to. Director Roey Ficaro has arranged for a new weekly activity at the reservation, Tai Chi. The board also approved Roey's proposal for adding corn hole near the bocce court. Please read Roey's report to find out more. We



anticipate continuing to have the food truck again this Summer and director Michael Waltz is working to firm that up.

I would like to acknowledge the support of the CBPOA board and advisors for their contributions to our community. Our board members share their skills and knowledge that they have acquired over their careers to Clearwater Beach. I appreciate their contributions and together we continue to work diligently to control costs wherever possible. Lastly, I want to thank the entire community for making Clearwater Beach such a special place to live.

Happy Spring,

Kurt Miller,
CBPOA President
516-318-2370





Gallery



Board Of Directors

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COMMUNITY

FRED KLEINSTEUBER
RESERVATION

ROEY FICARO
MEMBER EVENTS

AUSTIN KING
PUBLIC RELATIONS



Treasurer's Report

From the Treasurer's Desk

With the help of President Kurt and Secretary Gary our invoicing system was updated with the new members and email and address changes. In late January, each member of CBPOA received their 2025 Annual Maintenance fee invoice by email or paper. The January mailing of the invoices went rather smoothly. As of this writing (March 10), 70% of the members have had their Annual Maintenance Fee financially recorded.

At the February Board Meeting via Zoom, the 2025 Budget was approved with the expectation of again putting \$ 100,000 into our Reserve account for future major improvements at the Reservation. Through conservative planning by the Board, there has been no assessments over the years for many of the major improvements needed at the Reservation and many of the new or updated features that have been adapted.

As you will note when you visit the Reservation this season, in the Fall of 2024 the entrance parking lot had the cracks filled and a new coating applied and we hope it will service us without larger cracks in the years to come. This project was done earlier than planned since there were several operating budget savings that enabled us to move this project into 2024.



In our 2025 Budget, we plan to replace many of the Fingers at the floating docks this year, install an updated basketball hoop on our newly covered parking lot and update our expiring Dredging permits with the Federal and Town authorities for 10 years.

Our March board meeting started the process of preparing the reservation for the opening of the Marina on April 15 and the reservation activities this summer.

In each issue of the newsletter, I will update the membership in regards to financial activities that I think you would like to be appraised of.

Happy Spring!

Edith Holmer,
Treasurer



Secretary's Report



From the Desk of the Executive Secretary

Greetings, and welcome to Springtime in Clearwater Beach.

MAINTENANCE FEES We have more than 860 members of CBPOA, but approximately only 675 members have paid up to this point. If you have not already paid your maintenance fees, please do so at your earliest convenience. Your annual dues are vital to maintain the entire reservation area: walkways, beach, marina and picnic/field areas, etc. Please separate the upper portion from your invoice and refrain from using staples or paper clips. Also, keep in mind that failure to pay the yearly dues for more than two years in a row will result in having a lien placed on your property. A lien attached to your property will appear in a title search and prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid. A lien may also adversely affect your credit rating.

GATE CARDS All previously issued gate cards are active and will remain so as long as your maintenance fee is paid by May 1, 2025. If your fee is unpaid after that date, your cards will be deactivated. This process could potentially be very time consuming depending on the number of deactivations, so please do not wait to pay until after May 1st and expect an instant reactivation of your cards.

WEBSITE The CBPOA website has been updated and may be accessed using the new website url, www.clearwaterbeachpoa.org. The website contains all the boating and kayak applications, newsletters, Board of Directors meeting minutes, the updated Corporate By-Laws and the Association's Covenants & Restrictions as well as a new Community Events section.

WOULD YOU LIKE TO JOIN THE BOARD?

According to Article V, Section 2 of the CBPOA by-laws, all candidates must be in good standing with membership fees being current and submit to the Board, in writing, his/her intention to run for election by May 15th of the year running. We currently have twelve Directors on the Board which is the maximum. The term is two years and we typically have six Director positions up for election each year by proxy ballot and at the annual meeting in July where votes are tabulated. Meetings are every month from February to November at the workshop and/or on the Zoom app.

If you have any questions or concerns, please feel free to contact me any day from 10am to 6pm and I will do my best to help you or connect you with someone who can.

Wishing you all a safe and enjoyable spring and summer.

Gary M. Grille,
Executive Secretary
631-907-9032

secretary@clearwaterbeachpoa.org



Ken Neary
Dock Master

Dockmaster's Report

FROM the DOCK MASTER

The 2025 boating season begins April 15. This year, we dredged the inlet in January, and our ice eaters are working well—special thanks to Chris Scola and Anthony for their efforts.

BOAT & KAYAK RESPONSIBILITIES:

Applications: Boat and kayak applications are available on our website. Due to high demand, slip and rack assignments are based on seniority and location. No reservations are confirmed until paperwork and dues are submitted. Some slip change requests will be accommodated if possible.

Slip Usage & Maintenance: If you don't plan to use your slip, notify us—CBPOA offers prorated refunds if rented to someone else. Boats must be securely tied with six lines to prevent damage. If we must retie or pump out your boat, costs will be billed to you. Unused rented slips may be reassigned next season.

Kayak Storage: Kayak assignments come with stickers—vessels without stickers will be removed. Secure kayaks to prevent unauthorized use or wind damage.

SAFETY & REGULATIONS:

Brianna's Law: Tall motorized watercraft operators must complete a NYS boating safety course by **Jan 1, 2025**. Roey Ficaro has set up two June sessions—details on our website.

Swim Zone: No boats, kayaks, or paddleboards are allowed.

Children under 12 must wear USCG-approved PFDs on vessels under 65 feet.

SUPs require a PFD, sound device, navigation light (after sunset), and possibly a visual distress signal.

DOCKING TIPS:

Go slow when docking—revving engines causes risks. Adjust for the wind and check weather conditions before heading out. Give kayakers and small boats ample space.

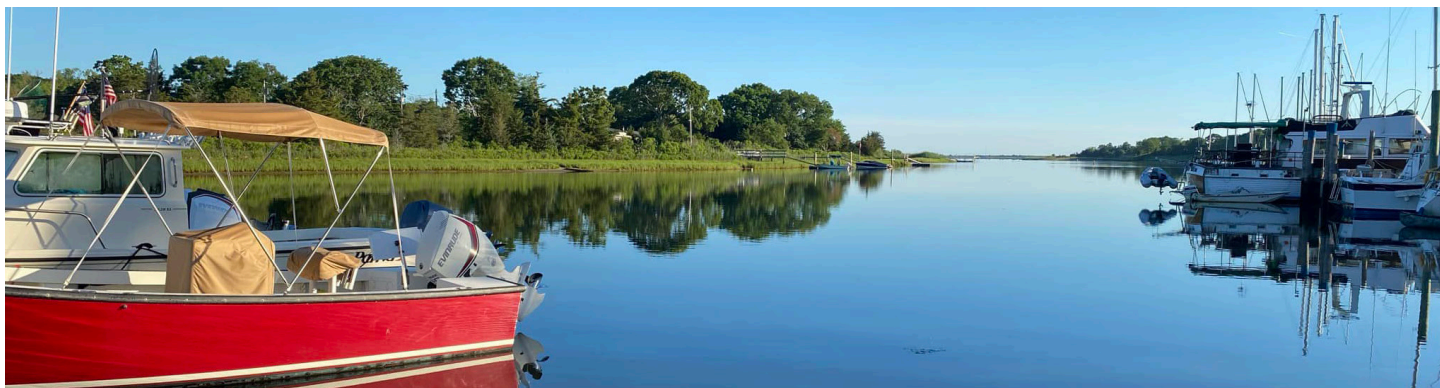
IMPORTANT DATES:

Marina Opens:
April 15, 2025

All Boats/Kayaks Must Be Removed:
November 15, 2025

Stay safe and have a great season!

Ken Neary,
Dock Master





Scott Sassoon
Community

Editor's Selects

Food



Doubles: in Amagansett

Caribbean-influenced fare. Roti, doubles, sandwiches, salads, smoothies, ice cream, cold beer, and in the summer, they even host trivia and serve Van Leeuwen ice cream from the back window.

Stop by and try it for yourself!

OPEN EVERYDAY
11:30 AM – 8:00 PM

12 AMAGANSETT SQ.
AMAGANSETT, NY 11930

Culture



God of Carnage: by Yasmina Reza

Kassar Productions in association with Playwrights' Theatre of East Hampton at LTV Studios present
GOD OF CARNAGE by Yasmina Reza.

Directed by John Kroft
Starring:

Rachel Feldman, Edward W. Kassar,
Daniela Mastropietro, Joe Pallister

MAY 1-3 – 7:30 PM
MAY 4 – 2:00 PM
MAY 9-11 – 7:30 PM

75 INDUSTRIAL RD, WAINSCOTT

Itveh.org for tickets and information

Art



Ashawagh Art: 41st Annual Members Show

Memorial Day Weekend
May 23-26, 2025

All current Ashawagh members are eligible to participate in the Members Show, an invitation will be emailed on April 2.

For questions or more information,
please contact

AshawaghArt@gmail.com

OPENING RECEPTION:
MAY 23 – 5:00 – 7:00 PM

GALLERY HOURS:
SAT & SUN: 10:00 AM – 6:00 PM
MON: 12:00 – 4:00 PM

Postcard artist: Bob Sullivan





Anthony Waltz
Member

Spring *Recipe*

Spring is upon us in Clearwater Beach! What better way to celebrate Spring than to have one of my most popular recipes from my blog - Banana Pudding! I am not a fan of vanilla wafers or dense pudding so I created this recipe to rave reviews. This dessert is very light, not super sweet and incredibly delicious. Here's how I did it.

Banana Pudding

In a standing mixer, combine milk, jello, vanilla and beat for two minutes on medium high speed then add the can of sweetened condensed milk and beat another minute. Refrigerate for 2-3 hours till mixture thickens. In a separate mixing bowl, beat heavy cream till stiff peaks form. Slowly add banana cream and incorporate gently.

In a baking dish, lay out half the lady fingers in an even row along the bottom of the dish. Add 1/3 of the pudding followed by 1/3 of the sliced bananas. Continue with one more layer of lady fingers, pudding and bananas. Finish with the banana cream on top. Refrigerate at least two hours however overnight is best and enjoy!



- 1 Box Banana Jello Pudding
- 2 Cups Whole Milk
- 2 Packages Fresh Lady Fingers
(approx 6oz total)
- 1 Teaspoon Vanilla Paste or Vanilla
- 1 Can Sweetened Condensed Milk
- 1 Pint Heavy Cream
- 3-5 Ripe *but Firm* Bananas
sliced 1/2" thick

Follow **@dinewithant** on Instagram for weekly recipes and Hamptons events!



PRFCT: *Lawn Care*



Written by:
Edwina von Gal

At Perfect Earth Project, our mantra is to minimize harm and maximize biodiversity—and joy!

We can all practice this in our yards. Let's start with your lawn. Traditional lawns are monocultures, requiring a lot of labor, water, carbon, and other inputs, like synthetic fertilizers and toxic pesticides, to maintain. They're also horticultural wastelands, providing little to no ecological benefits. Yet the U.S., alone, has around 40 million acres of lawn, which uses more chemicals and water than any agricultural crop. No wonder we're in the midst of a biodiversity crisis.

But it doesn't have to be this way. Think of your lawn as an area rug, not wall-to-wall carpeting. Look at the areas of lawn you actually use—to play, walk, or gather—and start to convert the rest to native shrubs, groundcovers, and pollinator beds. The less lawn you have, the less work it will be to care for it (and the less money you'll need to spend on it). Plus, when you grow more native habitat—thickets, meadows, pollinator patches—you'll increase

your property's biodiversity. The birds, bees, and butterflies will thank you!

Lawns that look like astroturf are so passé—the pesticides and fertilizers a “perfect” lawn requires are harmful to you, your family, your pets, and the wildlife all around you. Embrace the richness of nature instead and encourage diversity in your lawn. Plus, a biodiverse lawn filled with flowers is so much more beautiful than a boring, artificially “perfect” green mass.

Here's our advice for caring for the lawn you do keep.

Stop the Spray.

Pesticides are unnecessary and harmful—even organic ones. Remember insects need to eat too. Those caterpillars you may be spraying become the butterflies we all love. Your garden plants are their food source. Those insects are pollinators and food for birds. Let them eat and rejoice when they do.

Grow a Tapestry: Diversify the Lawn You Keep.

Stop spraying and fertilizing and let nature take its course. Celebrate when you spot clover. It adds nitrogen

(food!) to the soil, fills in bare patches, and stays green in hot, dry weather. Three cheers when flowering native plants, like pussytoes, violets, or bluets, start to appear, which they tend to do when you stop spraying. Let them flourish. They benefit wildlife and are just so beautiful.

Mow High.

Grow your lawn to 4 inches and cut to 3 inches, and only mow when grass is dry. (Mowing when the lawn is wet can damage the grass blades, tearing them rather than cutting them cleanly, which can leave clumps of grass to rot on the lawn, causing brown spots and damage.) Mowing higher contributes to deeper root growth, making for healthier, more drought- and grub-tolerant lawns. It also helps to control weeds by shading the soil surface. When a lawn is cut too short, it will expose the crowns of your grass plants to damage and will also allow more sun for weeds to encroach.

Mulch Lawn Clippings.

When you mulch mow your lawn and leave the grass clippings (instead of bagging them and clogging up the landfill), you're providing more! free valuable nutrients. There's no need for



harmful, synthetic fertilizers. Mowing dry is also important for leaving clippings—no soggy clumps—the clippings should be gone by the end of the day.

Go Electric.

Switch the lawn equipment from gas to electric. There's less noise and less pollution. Battery powered equipment produces fewer emissions than 4-stroke and 2-stroke machines. Your ears, neighbors, and local wildlife will thank you.

Why not consider robot mowers. Powered by rechargeable electric batteries, robot mowers use sensors or underground wires, similar to an electric fence system, to cut your lawn to the parameters you set without needing to push or ride it. Read Perfect Earth founder's Edwina von Gal's *Radicle Thinking* about robot mowers.

Irrigate Wisely.

Don't start watering just because it's spring. Wait until the ground is dry (to at least 6-inches deep) or when the lawn shows early signs of wilting (footprints show in lawns when they need to be

irrigated) before watering. Irrigating (and fertilizing) too early in the spring (the typical "lawn wake up" treatment) can cause fungal problems later.

When you start, water long (at least 30 min) and deep (6 inches to 8 inches), which encourages deep root growth. Watering for short periods of time (less than 20 minutes) just wets the top few inches, which forces the roots to stay close to the surface, where they get too much sun, dry out faster, and become susceptible to drought, foot and mechanical compaction, and grubs.

And don't set it and forget it! When you water too often (more than twice a week) you're not giving grass a chance to dry out, which causes fungus problems. Imagine staying in wet socks all summer long. No thank you.

Reseed in Fall or Early Spring.

Lawns need rejuvenating too! Seeding introduces a next generation of young, vigorous turf grass plants. Turf grass seeds germinate in cool weather. Overseed lawns in the fall (best) or early spring, so the grass

seed is established before weeds arrive when the temperature warms and are looking for a bare, sunny spot to sprout. Overseeding established lawns keeps the lawn grass population lush and fresh.

Your lawn sends a message to all those who see it. What does your lawn say about you? Does it show that you care about the health of your family and neighbors, your local water quality, the complex ecosystem—birds, bees, butterflies—that we share the earth with? Perfect Earth can help you get started creating an ecological wonderland in your own yard. Check out our website, scan the QR Code to download or order our *Nature-Based Gardening* booklet. And sign up for a free 60-minute Living Lands site visit on Eastern Long Island.

**Scan the QR Code to download or order our
Nature-Based Gardening booklet.**





Nancy Labiner
Advisor

CBPOA Community Profile

Welcome to the launch of the CBPOA Community Profile! In each newsletter, we will introduce you to a member of our vibrant community. This spring, we will kick off the series with an introduction to John Thorsen, a 25-year full-time resident of Clearwater, a software industry veteran and an avid stargazer.

What is your favorite part about living in Springs and Clearwater?

My wife Leslie and I love the natural environment here. We enjoy taking walks, biking, stargazing, boating, clamming, paddle boarding, fishing in Gardiners Bay and swimming at Clearwater Beach.

You run a home technology business. How did you decide to start the company?

After moving to East Hampton full-time in 2001, I began researching an idea I'd harbored as a year-round weekend visitor from the city – the ability to remotely monitor and control my home over the Internet. My frustration with the awkwardness, inefficiency, expense and poor design of then current Internet home monitoring and control solutions along with my career in software development and workflow automation led me to establish the business.

You have been a member of the CBPOA Board of Directors since 2023. Why did you decide to join the Board?

I threw my hat in the ring primarily motivated by a desire to help preserve the natural beauty of Clearwater and the reservation.

What is your favorite Clearwater memory?

Seeing the northern lights this past fall, walking out on the ice on a frozen-over Gardiners Bay in winter's past and unforgettable sunsets.

John Thorsen



A few fun facts about John:

First job:

Out of college I founded and ran a Belgian chocolate import business in NYC.

Favorite vacation:

Denmark. I visited the church where my great-grandparents were married. Copenhagen is so clean; people swim in the harbor. It is a wonderful culture; everyone is warm and friendly, there is great architecture and fantastic food!

Favorite ocean beach:

Montauk along the Old Highway.

Favorite sport to watch:

The NBA – the finals are coming!

Favorite sport to play:

I'm a retired NYC street basketball player who's transitioned to lower-impact biking, swimming and ping pong.

Wishing everyone a wonderful spring!

Nancy Labiner,
Advisor



Roey Ficaró
Activity Director

New Spring Activity Program

Spring is a season of renewal, bringing warmth, blooming flowers, and longer days after a harsh winter. As nature awakens, there's so much to appreciate—from magical sunsets over Gardiners Bay to our private bay beach, marina, and most of all, our vibrant, kind-hearted community. Here are some wonderful ways to enjoy and connect in 2025!

OPEN AIR BEACH YOGA:

With Roey Ficaró (RYT-500)

When: Wednesdays at Sunset & Fridays, 10–11 AM

Start Date: TBA

Cost: Donation-based

TAI CHI:

With Sharona Varulkar Kelley

(Certified Tai Chi & Qigong Instructor, NY State Licensed Acupuncturist & Chinese Herbalist)

When: Saturdays at 9 AM

Where: Grassy section of the Reserve

Cost: Donation-based (for residents & guests only)

Sharona has 25+ years of experience in Tai Chi and Acupuncture and also teaches at the E.H. YMCA. If there's high interest, we may add a second class!

FULL MOON PADDLE:

When: June 12 (weather permitting)

Details: TBA

CORN HOLE:

Near the Bocce court!

Availability: Late Spring through early Fall

Open to: All residents & guests
More details coming soon!

Lifeguards Wanted!

We are hiring 8 lifeguards for our Bay Beach!



Hours: 30 hrs/week (Summer job)

Certification Course: April (through the town)

Contact: Ryan Lang at
ryan.christopher.lang@gmail.com

If you know someone interested, let us know!



Email me with any questions or to get on group yoga email list. Scan the QR Code for CBPOA events and updates.

BOAT SAFETY

CERTIFICATION COURSE:

When: Clearwater Workshop

Where: June 7 & 14, 9 AM – 1:30 PM

Cost: \$65 per person

Required: Starting Jan. 2025, all motorboat operators must complete this state-approved course

Topics Covered:

- Boating Law
- Safety Equipment
- Navigation & GPS
- Emergencies & More

Limited spots (15 people)! To register, contact:

Vince Mauceri: 631-566-4181
vamauceri@gmail.com

STORY SALON EAST:

Love storytelling? Story Salon East returns to Clearwater Beach!

When: Every other Wednesday at 6:00 PM, from May 7 – October

Where: Picnic area

Want to Share a Story?

Stories should be 7–10 min long

Reserve a spot by contacting:

Paula Miano: 631-905-9283
Pat Shevlin: 917-750-6896

Listeners welcome—come for an evening of great stories!

Warm Regards,

Roey Ficaró,
CBPOA Board Member
Roeyficaro@gmail.com



Gardening *Tips*

How to Thrive in the East Hampton Climate


Gardening in Springs, NY, requires an understanding of the unique coastal climate and sandy soil conditions of the East End of Long Island. With the right strategies, you can cultivate a thriving garden that takes advantage of the mild spring and summer temperatures while withstanding occasional salt air and coastal winds.

Know Your Soil

Springs has sandy, well-draining soil, which is great for root health but can dry out quickly. Improve moisture retention by adding compost, peat moss, or aged manure. A soil test can help determine if additional amendments like lime or organic fertilizers are needed.

Choose Native and Coastal Plants

Opt for native plants that are well-adapted to Springs' environment. Some excellent choices include:

-  **Perennials:** Black-eyed Susans, Purple Coneflowers, and Beach Plums
-  **Shrubs:** Bayberry, Inkberry, and Hydrangeas
-  **Trees:** Eastern Red Cedar and White Oak

These plants require less maintenance and water while supporting local pollinators.

Plan for Deer Resistance




Deer are common in Springs and can decimate a garden overnight. Consider planting deer-resistant species such as lavender, boxwood, and daffodils. Installing deer fencing or using organic repellents like garlic spray can also help protect your plants.

Irrigation Strategies

With hot summers and occasional drought conditions, efficient watering is essential. Drip irrigation and soaker hoses are better than overhead sprinklers, as they reduce evaporation and fungal diseases. Water in the early morning or evening to maximize absorption.

Start a Vegetable Garden

The growing season in Springs is long enough for a variety of vegetables. Consider planting:

-  **Spring crops:** Lettuce, radishes, peas
-  **Summer crops:** Tomatoes, zucchini, cucumbers
-  **Fall crops:** Kale, carrots, beets

Raised beds can help improve soil quality and drainage.

Protect Against Coastal Winds

Strong winds off Gardiners Bay can dry out plants and stunt growth. Use windbreaks such as hedges, trellises, or natural barriers like beach grasses to shield delicate plants.

Embrace Organic Gardening

Given Springs' proximity to water sources and delicate ecosystems, avoid chemical pesticides and fertilizers. Organic mulches, companion planting, and natural pest deterrents like neem oil help maintain a healthy, eco-friendly garden.

By following these tips, you can create a lush and resilient garden that thrives in Springs' coastal climate.

Happy planting!



Hog Creek inlet circa 1958. Credit: Jacqui Rossi Donlon

New Homeowners

Fall-Winter 2024 & Spring **2025**

BRETT KINCAID

MARY BROWN

ADAM ROTH

NORMA BREZING

DEBORAH FLYNN

JORDAN DANIEL

KAREN M. FEUER
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**HELP US KEEP CLEARWATER
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SPONSORSHIP OPPORTUNITY**

Dear Members

We're launching a new way to support the Clearwater Beach Property Owners Association—and we'd love your help!

For just 96 cents a day—less than a single farm-fresh egg—you can become a CBPOA Community Media Sponsor. Your annual contribution of \$350 helps fund our newsletter, updates and media that keep our community informed and engaged.

**Contact us for more info:
media@clearwaterbeachpoa.org**

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Reserve a plaque please contact
Director Michael Waltz at
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Clearwater Beach
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