

SOUND SHORE BLUFFS PROPERTY OWNERS' ASSOCIATION

Fall 2005 NEWSLETTER

What's in this issue of the Fall Newsletter:

- 1) Board President's Message –**
Message from Keith Smith, the new SSBPOA Board of Directors President
- 2) Board Members & Block Reps –** A list of the current board members and block reps
- 3) 2005 Beach Party –** Report from the 2005 Summer Beach Party Committee
- 4) Pumpkin Picking Party –** Report from the Pumpkin Picking Party Committee
- 5) Membership Dues Statistics –**
Report from the Financial Secretary regarding the annual dues collection
- 6) Other Association News / Issues–**
Additional topics of interest
- 7) The Picture Page –** A collection of pictures from our community (Because this issue contains children Halloween pictures, this page will be printed only and not included on our web site)
- 8) General Meeting Minutes –** The minutes from the fall general meeting are attached

Please direct all communication regarding the Newsletter to the Corresponding Secretary, Jim Teeple, and/or send an e-mail message to newsletter@ssbpoa.com (The newsletter will also be posted on the association web site: www.ssbpoa.com)

Board President's Message

Dear Neighbors,

As your new president of the SSBPOA Board of Directors, I'd first like to extend my sincere thanks and appreciation to the outgoing Board for their hard work and dedication to our community over the last two years. I'd also like to thank the neighbors who attended the recent General Meeting and Elections held on September 25. As you may know, all of the positions on the Board were filled, which is a very encouraging sign for our association.

For those of you who don't know me, I am a lifelong Northport resident. I've lived in Crab Meadow for the past seven years and have held various SSBPOA board positions during six of the seven years. I am ready and

eager to take on this new role and lead our very capable board during our two-year term. As board members, we pledge to maintain the beach and lake properties as safe spaces to relax and enjoy. We'd love to increase the use of our properties by the membership. I believe that by making the properties more inviting, more members will use them. And if more members are using the properties, more of us will take an active interest in the management of our Association.

The new board has met once already and is moving forward with the blacktop project as discussed at the last two general meetings. We are also in the process of purchasing SSBPOA private property signs for the beach and lake properties, as well as the corner of Goodwin Place and West Street.

As winter rolls in and we start to hibernate, we hope to have another association-sponsored dinner party. This is a great opportunity to see old faces and meet new friends during the cold winter months. We are actively looking for a volunteer to plan and coordinate this event with the Board. If you are interested, please let us know.

As always, the Board welcomes all comments, suggestions or complaints. Utilize your block representative! He/she is your voice at our board meetings. You can also contact any board member or email bod@ssbpoa.com. Finally, be sure to check out our newly designed website at www.ssbpoa.com for timely news and updates on our association.

Keith Smith - President
Board of Directors, SSBPOA

Board of Directors:

President
Vice President
Recording Secretary
Treasurer
Corresponding Secretary
Financial Secretary
Beach and Lake Commissioner

Keith Smith
Ginny Goonan
Rose Schaffer
Joe Gold
Jim Teeple
Kathy Smith
Joe Bica

Block Representatives:

Heather West
Oelsner
W. Waterview
Goodwin
Blanchard
Hewitt

Julia Labuskes
Ken Kroll
Nick Prochilo
Jeanne Schwarz
Ed Swick
Carolyn Cooney
Peter Ferrara

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Membership Dues Statistics

2005 Summer Beach Party A Huge Success!

On August 6th, 2005, the Second Annual SSPBOA Summer Party was held at the Beach Park. Everything went according to plan and the weather was simply perfect. The activities were similar to last year and included a bounce house, pizza box racing, and a penny hunt for the kids. Of course the water balloon fight was back by popular demand and was enjoyed by adults and children alike. This year we had nearly three times the number of balloons and still people wanted more. Next year we may have to say BYOB (Bring Your Own Balloons!)

The menu was expanded this year as well. In addition to the Hamburgers, Hot dogs, Sausage and Peppers, Chicken, and Corn on the Cob, we included pulled pork and smoked ribs. These are of course all in addition to the delicious appetizers and desserts brought by each of the homeowners who attended.

Putting this event together was truly a group effort, but there are two people who deserve special thanks. First, Eric Paul from Goodwin Place donated his DJ equipment so that the park was filled with music throughout the day. This really helped set the party mood. Second, our new beach person, Eric Szabo went above and beyond preparing the property for the party, and cleaning up on the following day.

We want to thank everyone for coming to this year's event, and for helping make this party a great success. We hope to have an even better turnout next year. We welcome any comments or suggestions on how we can improve this event further.

The 2005 Summer Beach Party Committee

Pumpkin Picking Party

On Sunday, October 23 more than 20 children in our community picked their own pumpkin, built a scarecrow and trick or treated in the park! Many thanks to Michele Bica and Kathy Smith for coordinating this year's Pumpkin Picking Party. A special thanks also to those that came early to help set up, those that stayed late to help clean up, and to Joe Bica and Alex Latham for doing a great job helping the kids build our park scarecrow!

SSBPOA annual dues for June 2005 - May 2006 are \$125 and were due on June 15, 2005. Please send your payment if you haven't already.

Membership Dues Statistics

As of 11/9/2005

Block	Number of Homes	Homes Outstanding	Percent Paid
Goodwin	16	0	100%
Hewitt	20	0	100%
West	28	1	96%
Blanchard	12	1	92%
Heather	11	1	91%
Oelsner	26	4	85%
W. Waterview	29	6	79%
Totals	142	13	91%

Are you one of the people keeping your block out of the lead? If so, write your check today!

If you wish to contact me about a payment plan, a letter for closing or anything pertaining to your account you can write to the P.O. Box or email me at dues@ssbpoa.com.

If you have issues not specifically related to your dues, please address them to the entire board by either writing a letter or email that we will discuss at the next board meeting (held every other month), or by attending a general meeting (held 2 times per year).

Are you selling your house?

Please make sure your dues are paid in full and contact me for a letter of clear title a few days prior to your closing. Please don't ring my doorbell at 9pm the night before your closing (yes this has happened - twice in the past year to be exact). I need at least 48 hours notice to get you this letter. Don't let back dues hold up the sale of your house! When we see houses go up for sale we DO check your account to see if back dues are owed. We will contact you, your real estate agent and/or attorney if need be to collect back dues.

Kathy Smith - Financial Secretary

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Other Association News / Issues

Web Site: www.ssbpoa.com

If you haven't been out to the association web site lately you should check it out. Kathy Smith is doing a great job posting new material and providing a valuable resource for everyone in our community. The web site will contain the most current SSBPOA information, and will help fill in the gaps between newsletters. Please send any suggestions or comments regarding the web site to the following e-mail address: bod@ssbpoa.com

Property Update:

A tree on the east side of the beach park area came down during one of the fall storms and was removed at a cost of approximately \$200. There are also several small saplings beginning to grow along the east property line and they will be removed as part of the fall clean up.

Thanks to the beach person and everyone in our community for helping to keep this common area beautiful.

Vandalism:

We received reports of some vandalism on Halloween night to private homes on West Waterview, and also at the beach park area. Please remember, when we need to spend money fixing things at our common pieces of property, it comes out of dues that we all pay. Parents, please remind your children that any vandalism at our association properties will be reported and filed with the police. We are keeping a close watch to avoid future vandalism to the playset or any of our property. Your help, either by reinforcing this with your kids and their friends or by looking out for this activity, is much appreciated.

Dogs on Leashes:

When you see the pictures on page 4, it is easy to see that our community has many young children. For the safety of everyone, please use a leash when walking your dog. Our own president's 4 year old son was knocked down and bitten by a stray dog just this past weekend.

Dog Poop:

We all know that the dogs can't clean up after themselves, and this is a *people problem* rather than a dog problem. It's easy to enact a "no dogs allowed" rule for our common properties, and then the people who clean up suffer right along with the ones who don't. If all pet owners act responsibly, this will not be necessary. Please pick up after your pet.

Board of Director Meeting Schedule for 2006

Monday, January 9, 2006

Monday, March 13, 2006

Monday, May 8, 2006

Monday, July 10, 2006

Monday, September 11, 2006

Monday, November 13, 2006

Please work with your block representative if you have any topic you would like to bring before the board of directors.