

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

"End of the Summer" 2006 NEWSLETTER

Septem

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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)

Fall General Meeting- October 14th

The fall general meeting will be October 14, 2006 at 10am, at the beach park. Please work with your block rep if there is a special topic you would like to have included on the agenda. (If the weather is bad, the meeting will be held down at the Crab Meadow Pavilion.)

Next event... Pumpkin Picking! ***Coming this October...***

Board President's Message

Dear Neighbors,
This has been a fantastic summer for the Association. It is a great pleasure to see the increased number of members using the common properties. On many occasions I have seen 30 or more members at the observation deck watching the sunset or several families enjoying the beautiful weekend weather on the beach. The annual BBQ in August was a great success with a record number of people attending. Thanks to Michele and Joe Bica for coordinating the BBQ committee and making it all come together for a fun day.

I am glad everyone is taking advantage of their SSBPOA membership privileges. Along with using the properties and paying your dues come a few responsibilities as a member. I urge you to attend the Association meetings and stay informed throughout the year either through the website, the newsletter or your block rep. Your block rep can be your voice at the bi-monthly Board meetings.



*The Beach Party Cooks Left to Right –
Nick Prochilo, Joe Bica, Mike Serrao, Keith Smith – see page 2*

Our general meetings are meant to be interactive. These meetings are the two opportunities, one in the spring and one in the fall, in which any member in good standing can bring up topics for discussion with the full membership. I encourage each and every member to attend these meetings. The Board makes decisions based upon the majority of opinions of our members and the place to voice these opinions is at our general meetings. Everyone is entitled to be heard, but it should be done in a public forum where all sides have an opportunity to speak. Have a great fall season. I look forward to seeing you on October 14.

Keith Smith, President

Spring '06 General Meeting Highlights

By-Laws Amended

Despite the steady rain and a couple of downpours, the SSBPOA had record attendance at the June 24 general meeting. Over 40 homes were represented.

The draft minutes from the meeting are attached and will be reviewed during the fall general meeting on October 14.

Among other business, the Board of Directors presented some amendments to the SSBPOA By-Laws. These amendments were brought to a vote and passed by an overwhelming majority of 38-2. The newly revised By-Laws have been distributed to all homeowners. Please keep these for your records. The By-Laws are also available on the Association website at www.ssbpoa.com.

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During the By-Laws discussion, a motion was made and passed to form a committee to further review the By-Laws. (See related article on page 3)

Stay Connected...Please utilize your block representative! He/she is your voice at the bi-monthly Board meetings. You can also contact any Board member or email bod@ssbpoa.com. All letters and emails are read and discussed by the entire Board. Also, be sure to check out our website at www.ssbpoa.com for timely news and updates on our Association.

Annual SSBPOA Beach Party A Huge Success!

On August 5, 2006, the Annual SSPBOA Beach Party was held at the Beach Park. Everything went according to plan, and the weather was simply perfect. We had a turnout of almost 100 people!

Kids enjoyed the bounce house (thanks to the Smith Family), finding pennies in the grass, creating beautiful art on our new blacktop with sidewalk chalk and taking turns swinging at the piñata filled with treats. They also enjoyed tattoos and glow sticks which lit up the park as the party continued into the evening hours.

Everyone enjoyed the music as well as the music trivia games coordinated by the DJ. The water balloon fight was back by popular demand as adults and children hurled over 600 balloons at their favorite targets - a perfect way to cool off on a summer day.

Every year we seem to expand the menu just a little more. In addition to the usual hamburgers, hot dogs, sausage and peppers, ribs, pulled pork and corn on the cob... we included shrimp cocktail, clams on the half shell and steamed clams this year. Of course all this is in addition to the delicious appetizers and desserts brought by each of the homeowners who attended.

This year also marked our first annual rib cook off. Three contestants prepared their favorite rib recipes and a panel of judges was selected to determine the winner. Congratulations to Keith Smith for coming out on top this year! Congratulations are also in order for the Watts family for winning \$155 in our annual 50/50 raffle.

Putting this event together was truly a group effort and we want to thank everyone who helped along the way. We also want to extend our special thanks to:

The DJ: (Mystique Entertainment: 631-271-6330) for doing such a fantastic job and for offering a discount to help us stay within our budget. They were a great addition for this year.

Eric Paul Biagi and the Swick Family for loaning us and lugging to the park the professional stereo equipment so we could enjoy great music both before and long after the DJ departed.

Lastly, 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 and encourage any comments or suggestions on how we can improve this event. Until next year...

The 2006 Summer Beach Party Committee

If you would like copies of any of the pictures from the beach party photo page, please send a note to Jim Teeple at the following e-mail address: newsletter@ssbpoa.com

Beach & Lake Commissioner's Report

What a summer it has been! Mother Nature has smiled upon us almost all summer, especially on the weekends. Let's hope it continues.

It has been great to see so many people using the beach property. It is not uncommon to see 30 or more people on the beach during the weekends, and similar numbers enjoying the majestic sunsets during the week. Thanks to everyone for respecting the property and not leaving a mess behind.

The Third Annual SSBPOA Beach Party was held on August 5, and once again it was a great time. Adults and children feasted on a variety of great food, and enjoyed music and some fun activities.

As you may have noticed there are two new additions on the property. First, during our Spring Cleaning event, we found, restored, and erected the old flag pole. Old Glory now waves high above the park. We also took care of general maintenance at the park, including weeding, planting, replacing the broken gate and general garbage removal. Tom Liebler restored the floodlights and sensors necessary to maintain a secure environment at the park. We have also installed a foot shower at the bottom of the stairs to help beach goers wash up without taking a full shower.

As always, if you have any suggestions on how we can improve the safety, appearance, or enjoyment of our common properties, please bring them to our attention. All suggestions will be discussed by the Board for possible implementation.

See you all at the beach!!

Joe Bica, Beach and Lake Commissioner 757-9854

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Financial Secretary Report

SSBPOA annual dues for June 2006 - May 2007 are again \$125. Help us save time and money by paying your dues on time!

Membership Dues Statistics

As of 9/6/2006

The second dues collection notice was sent to 23 homes on August 22, 2006. The current block-by-block competition is as follows:

Block	# of Homes	Homes Outstanding	% Paid
Blanchard	12	2	83%
Goodwin	16	2	88%
Heather	11	3	73%
Hewitt	21	1	95%
Oelsner	26	2	92%
West	28	2	93%
W. Waterview	29	7	76%
Totals	143	19	87%

Owe back dues?

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.

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!). 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

Other Association News / Issues

By-Laws Committee Formed

After a motion was made at the recent spring general meeting, a By-Laws committee was formed with members who volunteered at the meeting. The structure and mission of this committee was discussed at the July 24 Board meeting. The mission of the committee is to review the current By-Laws to determine if any additional amendments are needed at this time.

The committee will report their findings and recommendations to the Board of Directors. The Board of Directors will vote on each recommendation separately after discussion during a regularly scheduled Board meeting. As outlined in the current By-Laws, a two-thirds affirmative vote by the Board will be required to propose any amendments to the membership for ratification.

Laurie Swick has been appointed chairperson of the By-Laws Committee. The committee's kick-off meeting was held Sept. 7. Information on the committee's progress will be available in our newsletter, on the website and at general meetings.

Web Site: www.ssbpoa.com

Please continue to check out the Association web site. 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

Newest Members of our Community:

A special welcome to Daniel born on June 12, 2006 to Debbie and Brian Harris - He joins big sister Katharine and big brother Joseph.

Congratulations! If you'd like a birth announcement, engagement, wedding or any other announcement in future newsletters, please email news@ssbpoa.com or contact any Board member with your news.

Community Members serving in the Military:

USMC Corporal Jason Prochilo
Stationed at Kaneohe Bay, Hawaii

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Communication from the Board:

Letters to the membership from the Board will be on Association letterhead and/or signed by some or all Board members. Any correspondence to members NOT on letterhead or signed by a member with no director position indicated is NOT sent to you by or endorsed by your Board of directors. When in doubt - email the Board at bod@ssbpoa.com or speak to your block rep.

Advertising in our newsletter:

The idea of including advertising to help off-set the cost of printing and internet hosting was discussed during the last general meeting. We are still working through some of the details – one of the things we would need to implement this is someone from the community to volunteer to manage this activity. This would involve speaking to advertisers, reviewing and establishing standards for ads, collecting money, and other activities related to this project. If you are interested in volunteering for this job please contact Jim Teeple, Corresponding Secretary – 757-4030 or send an e-mail message to me at the Association web site: advertising@ssbpoa.com

A number of people from our community are participating in the Northport Cow Harbor weekend - "good luck" to all our runners on September 16th and we will look for you in the parade on the 17th.

Board of Directors Meetings:

The Board of Directors met and conducted official Association business on the following dates in 2006:
January 9th, February 3rd, March 13th, April 9th, May 8th, July 24th

Meeting Schedule for the remainder of 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.

Board of Directors:

President	Keith Smith
Vice President	Ginny Goonan
Recording Secretary	Rose Schafer
Treasurer	Joe Gold
Corresponding Secretary	Jim Teeple
Financial Secretary	Kathy Smith
Beach and Lake Commissioner	Joe Bica

Block Representatives:

Heather	Julia Labuskes
West	Ken Kroll
Oelsner	Nick Prochilo
W. Waterview	Jeanne Schwarz
Goodwin	Ed Swick
Blanchard	Carolyn Cooney
Hewitt	Peter Ferrara



(Cartoon courtesy of our resident artist Russ Day)

The draft minutes from the spring general meeting are attached and will be reviewed during the fall general meeting on October 14th, 2006.

Please remember to say "Thank You" to the many volunteers who are the backbone of the Association. We are a small community organization that depends 100% on neighbors and friends donating their time and talent to make things work.