

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

Summer 2007 NEWSLETTER

July 2007



(Photo Courtesy of Ginny Goonan of Coach Realtors)

What's in this issue of the Newsletter?

Association News
Fall General Meeting
Board President's Message
Annual Beach Party August 4th
Spring '07 General Meeting
Beach & Lake Commissioner's Report
Financial Secretary Report
Membership Dues Statistics
Board Members & Block Reps

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)

**Next event..... 4th Annual
SSBPOA Summer BBQ
Saturday, August 4, 2007**
(Watch for more information and a separate flyer)

Association News

Since our last newsletter we've had 2 outstanding events at the park. It's so wonderful to see the growing support we have in our community!

On Saturday, October 21, we had over 40 children pick their own pumpkin from our park pumpkin patch. The weather was just gorgeous and families stuck around for the better part of 2 hours while the kids had their face painted, stuffed our park scarecrow and played with neighborhood friends. We like to thank the Bica's friend Elissa for doing a fabulous job face painting for the kids; Eric Paul Biagi from Goodwin Place for once again loaning us his professional DJ speakers so that we could enjoy some spooky Halloween music during the party; and **Scherer & Sons** who for 3 years running has both set aside pumpkins for us as well as given us a great deal on them.

On Saturday, March 31, we held our Annual Egg Hunt. We all enjoyed watching more than 50 kids search for approximately 750 eggs. The weather cooperated and everyone had a great time!

We'd like to thank everyone who participated in these events and a big thank you to those volunteers who come early and stay late to help set up and clean up and ensure everything goes smoothly.

Our next big event is our Annual Beach Party set for Saturday, August 4. This party gets better and better each year and we really hope you plan to attend! Flyers for this will be out soon.

Fall General Meeting

The date for the fall general meeting will be established within the next few weeks. Please work with your block rep if there is a special topic you would like to have included on the agenda. Elections will be held at this meeting, so please let a board member know if you are interested in running for a position on the board.

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

Summer 2007 NEWSLETTER

July 2007

Board President's Message

Well summer is finally upon us! This winter your Board was very busy working on insurance and legal issues, as well as another revision to our By-Laws. We are now happy to be working on something a little more fun – the summer BBQ - which is set for Saturday, August 4, 2007. And we are gearing up for the fall meeting and election of Board members. Your mailboxes will soon hold more details about these activities.

During the winter months our insurance policy was transferred to Hart Insurance, a local agency that has provided a superior level of customer service. We now have a new underwriter who specializes in homeowners associations, and we have added Board of Director Insurance. We also consulted with an attorney who reviewed the Association's documents and policies. The attorney, who also specializes in homeowner associations, commented that our association is running better than most he has seen. His overall assessment is that we are in great shape. The attorney also reviewed the proposed By-Laws revisions which were recently passed at the spring meeting and are now in effect.

At the fall general meeting we will hold elections for Board positions. It is very important that we fill all positions in order to be able to make decisions representative of the entire membership. I ask that you seriously consider running for a position, and I will send out a flyer with more information later in the summer. If you have any questions and/or might be interested in running, please contact me or any board member.

The Association is in good financial shape, while coming off the heels of last year's beach park project. We are working within budget, but as you know from paying your own bills, everything is getting more expensive. The only reason the Board can work within the current budget is because of the handful of members who continually volunteer their time, effort and often materials. This saves the Association a lot of money. Without these volunteers the Association would not be able to operate under the current rate of dues being collected.

I ask anyone who has a talent or a trade such as carpentry, plumbing, electrical, masonry, gardening, etc., who can donate a few hours a year, to please contact a board member or email us at bod@ssbpoa.com. Something that takes a novice all day would take only a few hours by a professional. The Association would greatly benefit from

your service. Furthermore, everyone can help out. When using the beach or lake properties, pick up litter, garbage cans, close gates, water the flowers and report any problems or misuse. It's your waterfront property!

Best wishes for a safe and enjoyable summer!

Keith Smith, President SSBPOA

In an effort to save on printing costs, the newly revised By-Laws are available at www.ssbpoa.com. If you do not have access to the internet, please contact a board member and we will provide you with a printed copy.



*The 2006 Beach Party Cooks Left to Right –
Nick Prochilo, Joe Bica, Mike Serrao, Keith Smith*

Save the Date Saturday, August 4th, 2007 **4th Annual Summer BBQ**

Our rib cook-off will be back again this year. Last year we had a tasty competition between 3 rib cookers. If you'd like to be a judge or add some ribs to the competition please contact Oelsner Block Rep Nick Prochilo or email bbq@ssbpoa.com.

We've had several requests from neighbors to ask people NOT to put paint cans in the garbage – when they get crushed in the truck, the paint ends up all over the street.

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

Summer 2007 NEWSLETTER

July 2007

Help Needed! If you pass the beach park at night and see the drive-in gates open, please close them; or if it is garbage night, please put the garbage out to the street or put the garbage cans back onto the property the next day. Also, during the hot weather, if you are at the beach park, please give the flowers some water - everything you need is in the water box to the right of the observation deck. At present only a few members are doing these things, so your help would be greatly appreciated!

Spring '07 General Meeting

A draft of the June 14, 2007 Spring General Meeting Minutes have been distributed with this newsletter. The minutes and the current SSBPOA By-Laws are available on the association web site: www.ssbpoa.com

Beach & Lake Commissioner's Report

It's hard to believe that we are nearing the mid-point of our summer season. We have made several additional improvements to the property worth discussing.

We held our second annual beach cleanup day on May 19th and once again the rains came. Despite the bad weather we had a good turnout, and we got quite a few things accomplished. New plants and mulch were added in the park area and at the bottom of the beach steps. We also graded the area around the basketball court and planted grass that is coming in nicely. The sprinkler systems were turned on and we replaced some pipes leading to the shower that burst during the winter months. In addition, the bluff (which was recently trimmed back) was cleared of bottles and other debris, and the entire area was raked and prepared for the summer. Thanks to our volunteers, and some donated materials, all of this work was accomplished for less money than our budgeted spring cleanup by the landscaper (which we canceled). Please take a look at pictures from this event on our association web site at www.ssbpoa.com.

Once again, we would like to say a special thank you to Tom Liebler for donating his time and special talents to help maintain our property.

In response to a member vote last fall, the basketball rim and backboard was replaced with a clear acrylic backboard which looks better and should stand up to our weather conditions. This project came in at \$150 under budget.

We have had two private parties at the beach this year and both went extremely well. In both cases the property was left in the same (or better) condition than it was in before the party. It is great to see the property being utilized by our homeowners.

One upcoming improvement is the addition of a paver walkway through the park entrance gate. This project will cost \$1,200, but this entire cost was offset with the second paver fundraiser held this past spring. So in the end, there is no impact to our budget for this capital improvement. A contractor has been selected, and work should be completed by the end of July. We will not close the park for this construction as the job is fairly small, but please be careful when visiting the park and contractors are on site and please make sure children are supervised at all times.

The fourth annual SSBPOA Beach Party is scheduled for Saturday August 4th. More information will follow, but please save the date.

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



Garbage Cans: Please don't put your garbage to the curb until the night before pick up – we have a lovely community and it just looks bad to see cans out on the weekend – Thank You!

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

Summer 2007 NEWSLETTER

July 2007

Financial Secretary Report

SSBPOA annual dues for June 2007 - May 2008 are again \$125. Help us save time and money by paying your dues on time!

Membership Dues Statistics

As of 7/10/2007

The current block-by-block dues "competition" is as follows:

Block	# of Homes	Homes Outstanding	Percent Paid
Blanchard	12	4	67%
Goodwin	16	3	81%
Heather	11	4	64%
Hewitt	21	4	81%
Oelsner	26	12	54%
West	28	5	82%
W. Waterview	29	10	66%
Totals	143	42	71%

Owe back dues?

If you wish to contact the Financial Secretary about a payment plan, a letter for closing or anything pertaining to your account you can write to the P.O. Box or email 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. 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

Dog Alert! We are again a community with many small children. We have been asked by several parents to ask all pet owners to please clean up after their dogs and to make sure they are on a leash.

Web Site: www.ssbpoa.com

Please continue to visit our website as things are constantly being updated. Most recently we have added some new photo galleries and a link to a high tide chart. The new version of the By-Laws is there as well minutes from the last general meeting. If you have any ideas for new content please email bod@ssbpoa.com.

Newest Members of our Community:

Welcome to the following new members of our community:

Emma Grace born on September 13, 2006 to Jennifer and Jim Watts - She joins big brothers Andrew and Nicholas.

Mairead born on March 13, 2007 to Maura and Tim Carroll - She joins big brother McAuley and big sister Maeve.

Isabella Grace born April 4, 2007 to Michele and Joe Bica - She joins big sisters Gabriella and Sophia and big brother Joey.

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 in Iraq

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.

Board of Directors Meetings:

The Board of Directors met and conducted official Association business on the following dates in 2007: January 8, March 12, and May 14

Meeting Schedule for the remainder of 2007:

Monday, Sept. 10, 2007

Monday, Nov. 12, 2007

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

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION

Summer 2007 NEWSLETTER

July 2007

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.

Board of Directors:

Position	Name	Address
President	Keith Smith	6 Goodwin
Vice Pres	Ginny Goonan	14 Oelsner
Recording Sec	Rose Schafer	10 Goodwin
Treasurer	Joe Gold	129 W. Water
Corresp Sec	Jim Teeple	21 Hewitt
Financial Sec	Kathy Smith	6 Goodwin
Beach & L Com	Joe Bica	20 Hewitt

Block Representatives:

Block Rep	Name	Address
Blanchard	Carolyn Cooney	15 Oelsner
Goodwin	Ed Swick	14 Goodwin
Heather	Julia Labuskes	7 Hewitt
Hewitt	Pete Ferrara	25 Hewitt
Oelsner	Nick Prochilo	27 Oelsner
W. Waterview	Jeanne Schwarz	140 W. Water
West	Ken Kroll	55 West

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

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.



(Just a few of the Beach Cleanup Helpers)



Beach Cleanup (Spring 2007)