




Sea Pines

Tidings



Vera Fields, Editor

DECEMBER, 1981

BREWSTER, MASSACHUSETTS

VOLUME V

It's hard to realize that the last issue of our paper came out last June and six months have elapsed! The summer just whizzed by--hot, humid, lazy and glorious. Each weekend presented a beehive of activity as folks came for a week's vacation, greetings abounded--how have you been, great to see you again, how long are you going to be here, the water's in and its great--and a sad wave "so long" to those less fortunate than some who live here year-round.

Along came fall and nature's kaleidoscope of color--who needed to travel to New Hampshire or Vermont--we have it all here!

Old man winter came on with a rush and a violent vengeance--the winds tore into us from the northwest with each cold blast trying to outdo the previous one, whipping water, sand and shingles helter skelter. It makes me marvel and wonder at how small I am on this universe as tall and thick pines bend and sway to the wind's will, bay water whip and lash at the shore, and even our hugh 10 foot "sitting log" cannot compete with its power.

Sea Pines is quiet again--lots of folks have headed toward sunnier climes, and this is a happy season yet a lonely season. It is a time for much hustle and bustle and rushing to get there, but still a time where there is really no place to rush to. It is a time when trees are bare and yet other trees jauntily flaunt their colorful finery and dazzle us.

The holiday spirit--what is it? It's a wish that maybe it would be nice if the family were closer together geographically all year round instead of so far apart with frenzied visits 2-3 times a year trying to jam a year's living and sharing into a few days...and the hollow emptiness that follows when all is quiet again around the house and there is no need to rush home.

But we must be happy cause this is the season for it! Well, the shopping is done and the packages are mailed to those who cannot be here physically. Cookies are baked and the house is preemed and polished and expectant. The doorbell rings and we are together again--once more a family. Guess that's what it really is all about. Enjoy your loved ones while you may.

Sincerest holiday wishes to all and a healthy New Year.

Vera Fields

MESSAGE FROM THE PRESIDENT

Fran and I wish you all a joyous holiday season! Christmas to us is hoping our family will be healthy and together to experience these moments of joy. Sometimes I feel the holiday season seems to mean more hassle and disappointment than joyous times, but there are always those moments of joy--like a hug or a look that speaks of love and caring...and these moments more than erase the hassles and disappointments.

Here's to a good new year--a year of promise, a year of peace and a year of new growth. I have my own New Year wishes for Sea Pines. Perhaps you may share some of them...

...Wish that our "sitting log" (which was located to the right of the beach stairway) - a place where I sat enjoying many a sunset, is still there to enjoy next summer. The log, which I understand washed up in a storm several years ago, washed out last week during maximum tides of the year and strong winds! I found our log high on the beach the next day past Pine Land Park near the breakwater and I hope others enjoy it as I did.

...Wish there was a settlement of our concerns with CMJ. Legal fees are mounting and no progress is evident to indicate an early settlement. It is going to be a long battle. We are now in the trenches and I see no alternative but to settle in Court. I have confidence in our counsel and that we will prevail. I have confidence that our Board will continue to review the situation as we progress. I have confidence too that there will be hassles and disappointments but there will be moments of joy that will more than erase the former.

...Wish that more of us attend the Board of Managers meetings which are open to all homeowners of Sea Pines. A schedule of meetings through May 31, 1981 is posted on the bulletin board. The Board of Managers will be finalizing a financial budget for the calendar year 1981 at our next meeting in January, 1981 - something of interest to all of us. Our Board acts similar to towns having a town meeting...members act on behalf of the community on decisions affecting the community. Board meeting agenda will be posted in the Clubhouse prior to the meeting dates, hopefully 10 days prior thereto. In any event, please indicate your concerns to Board members. We are only there to serve and represent the homeowners, and your opinions of support, complaint or new matters to be addressed are all very important.

...Wish to have a Homecoming and Planting Day in April with your support and participation. The Extension Service on the Cape provides spring saplings to homeowners for planting. Your Horticulture Committee may be interested and all of us may be interested in reviewing our homes and common areas for a new season--Saturday, April 18, 1981, a great Homecoming Day!

...Wish you all a very good and joyous New Year from Fran, our children, and me--

Sincerely,
GEORGE MALONE
Chairman of Combined
Boards of Managers

November 28, 1980

REMINDER

If you are a homeowner who rents on a long-term rental, please be sure your tenant has a copy of our Rules and Regulations and "Tidings"... after all, it is the tenant living here who should be an informed tenant! If you will drop your Editor a note, I will be happy to be sure they get a copy of our paper.

BOUQUETS FOR BEAUTY MAKERS

There are them that do and them that can, and the ones who deserve kudos for the lovely plantings around their units are Helen Childs (D13), Dot Riether (K1) and Florence Tomlinson (F10). Helen's yellow daisies were a treat to behold all summer long, and Dot's varied gaily colored posies were a delight to see. Florence's horticulture abilities made the Friendship area truly live up to its name! By the way, Florence has been elected President of the Brewster's Garden Club. Congratulations!

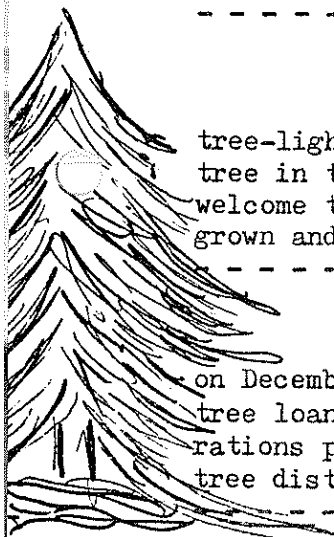


GARDEN AND HORTICULTURE CLUB

Success in spite of adversity! That's what this Club has attained by continually attempting to brighten our entranceway with plantings in spite of numerous setbacks and disappearances. Again, Florence Tomlinson--thanks, and Betty Wolfe, Marg and John Lobingier, Frances Parke, Claire Marum, Helen Childs, Susan Goldblatt, Fran and George Malone and Doris Stuffings. If I have omitted anyone, forgive me. Keep up the effort--we all do appreciate it.

CHRISTMAS GLOW

Our Christmas tree is aglow again--Thanksgiving weekend was the tree-lighting time and thanks again to Joe Stukas for clambering around the tree in the bitter cold, with the help of his many elves. We all enjoy its welcome twinkle as we round the bend in the road homeward. The tree has grown and symbolically, so have we.



MORE HOLIDAY GLOW

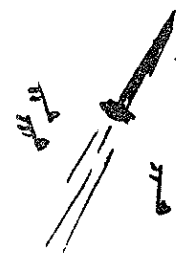
Sea Pines held its third annual Christmas Tree Decorating Party on December 13th weekend...and all who could attend decorated the lovely tree loaned to us again by Ed and Marjorie Fearn. The many home-made decorations plus varied old-time baubles in addition to shiny new ones make our tree distinctive indeed.

AND MORE HOLIDAY GLOW

We're having a party!! A New Year's Eve Party!! and you are all invited to come. The invitation is attached, and our hosts for our party are Julius and Susan Goldblatt and Bob and Margaret Sheils. The format is the same--A-K brings the hors d'oeuvres to go with the drinks and L-Z brings dessert to go with the coffee. There will be champagne and good fellowship, and you bring your own bottle. All these lovely things begin at 9:00 PM--when else--why December 31, 1980 of course. Let's welcome 1981 together.



Welcome
To
1981



INSURANCE

Chairman Jack Havlin wishes to remind homeowners that the Homeowners Insurance policy insured only the outer shell of your unit, and you are responsible and own only the inner space inside the walls, floors and ceilings. Please check your homeowners' insurance policy to be sure you have proper coverage.

POOL

Remember when the temperature was in the 90's and we were all wilting and the water in the bay even disappeared! Where did we go but to the Pool! Accolades to Tish Grogan for her excellent supervision and management of the pool, and thanks to Rocky our lifeguard. It was a prudent decision to hire Rocky, and the children enjoyed working with him. Thanks!

Note: An interesting article appeared in the October 20, 1980 issue of NEWSWEEK, page 12E entitled "Buying a Condominium" by Jane Bryant Quinn.

Note: Item from "Real Estate Mailbag" by Robert J. Bruss: "We own a condominium. What happens if we don't pay the monthly assessment...." ANSWER: "The condominium owner's association can record a lien against your unit. If you still don't pay, the association can foreclose on their lien, similar to the way mortgages are foreclosed. Ask your attorney for full details."

SATURDAY NIGHT SOCIAL

Your Committee really deserves a round of applause--Chairlady Peg Crosby, Jan Smith, Dot Riether and Mary Barrett. Each Saturday evening after Labor Day it is a pleasant diversion to look forward to and a chance to see year-round residents (surprisingly we don't see much of each other during the week) and the weekenders who are so glad to be here...and a starting place to form a group for dinner or a gathering at someone's home. That's what Sea Pines is about--congeniality and this Committee has put it all together. (Even that one weekend when no one could host--they pitched in and did a great job.) A toast to you all from us all.

Note: The December 6th Saturday Night social was hosted by Betty Wolfe ably assisted by Ted and Peg Dada--in honor of the forthcoming "retirement" of Stan Wolfe. (Retirement nothing--Stan will be golfing it and "tennissing" it like crazy come next spring when they will be here full-time)...not to mention the moped!

ART

In looking back at some old editions of your Sea Pines newsletter, formerly known as "Sandscript", it has come to my attention that we have many talented folk here--watercolorists, oil painters, potters, sculptures, tapestry makers - just to mention a few - and I am sure since 1976 we have added others. How about an Art Exhibit or "Talent in our Town" come spring. If you think it would be fun and want to participate--call your Editor (Keep trying--I am not home much!).

ESTATE PLANNING

Mark your calendar, FRIDAY, FEBRUARY 13, 1981. Bruce Fairchild and Christopher Planagan, Brewster residents and trust representatives on the lower Cape of the First National Bank of Boston will speak on a very pertinent subject to all of us...estate planning, and related concerns such as probate; estate taxes (problems involving joint ownership); trusts and investments, Refreshments will be served at 7:30 p.m. This is an important and vital topic.

NOTICE

FEB. 1981



WATER

Your Board of Managers has voted a water settlement arrangement (November 1, 1980 Board meeting) and has appointed a Committee to pro rate a water rate for usage for common area watering and construction purposes during 1979-1980. Chairman Lloyd McDonald (F17) will be assisted by Louise Choulian (Phase I, 3G), Fred Nichols (Phase II, 9A), Lloyd McDonald (Phase III, F17) and Helen Childs (D13) and Jeremiah Silbert (O12) representing Phase IV.

SECURITY

It is nice to see so many Sea Pines resident stickers on car bumpers, and while this is only a token form of security, it does enable residents to identify vehicles. This spring visitor's passes will be issued and Phyllis Huller is to be thanked for a difficult job well done. The Board of Managers has elected to retain the Security Committee as a permanent standing committee, to be chaired by Bob Sheils. Bob is expecting to be here on a year-round basis come next spring!

YARD SALE

Yahoo!! It was a howling success and the Special Events Committee netted \$171.00. This money will be used, in conjunction with the Clubhouse Committee, to purchase and install library shelves in the new Clubhouse Library Room (more about that under Clubhouse Use). In response to many requests, we will certainly work hard to have another sale in the Spring--so save your things. More news on this next issue (hopefully to come out sooner than this one did!)

SALE
SALE

TO THE SALE

CLUBHOUSE

It's ours--what to do with it! Your Committee has been chatting with folks all summer long and getting feedback on residents' wishes. Plans fall into short and long-range projects. Things to be done during the following year include a larger bulletin board, provision for "in-house" mailings (notes to residents, CMA notices, "Tidings", meeting notices, etc.); a card-room; library shelves (hopefully residents will donate books, games and puzzles for our use); glass door and screen for the fireplace; a smaller water-tank heater (a fuel saving device since not as much hot water is needed during the winter when folks don't use the outside hot shower); a coat or clothes rack; timers for heat and light and new locks for the outer doors so the inner doors can remain open. On a long-range basis suggestions include enlargement of the kitchen; rearrangement of the mailbox area; enlargement of the community room and fireplace area (possibly a double-faced fireplace); possible removal of the wall between the 2 smaller rooms to be replaced with a folding door; a locked cabinet for Saturday Night Social supplies (sad to say our supplies continually are disappearing). Naturally, long-range plans will be discussed further and will be budgeted in order of importance and necessity. The general feeling of the Committee and the Board is to retain the Clubhouse for residents' use--both for social gatherings and meetings and/or discussion groups. Rules and Regulations are also being composed to clearly define responsibilities of parties using the clubhouse for personal social gatherings, and the possibility of a fee to cover cost of cleanup, electricity, depreciation, etc.

CLUBHOUSE PAY TELEPHONE: 896 7731

Anyone for the good old fashioned Friday night poker game? Call Mary Barrett (896 5395) or Dot Riether (896 5753).



HATE TO SAY IT, BUT...

All is not always rosy at Sea Pines, and vandalism acts continue in and around our complex. The latest was the removal of the Sea Pines logo from the front entry gates (replaced by painted logo), the usual signs mutilated or removed, and now gas was siphoned from someone's car. If you see suspicious persons roaming about, call the Brewster police (911) and they are very quick to come down and check.

911

911

W E L C O M E

Lester and Sally Kutz, Rosemont, Pennsylvania
Benjamin and Lorraine Covino, Shrewsbury, Massachusetts
Donald and Ruth Graham, Lexington, Massachusetts
Charles Idelson, Framingham, Massachusetts
Donald and Eleanor Fisher, Ridgewood, New Jersey
Carl and Jocelyn Feldman, Providence, Rhode Island
William and Margaret Morgan, Willimantic, Connecticut

F20
K15
K12
8F
8A
8B
H12

Hello -
So nice to
see you -

BOARD OF MANAGERS MEETING
DATES

January 24, 1981
March 14, 1981

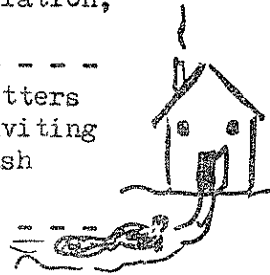
April 18, 1981
May 23, 1981 BUDGET

BREWSTER TAXPAYERS' ASSOCIATION

We are all taxpayers to Brewster, even though we all do not reside here year-round. What better way to know what's going on in our town than to join this active group. Dues are \$3 a year, and as a member, you will receive a bi-monthly "Tax Bulletin/Newsletter" with interesting articles and information. If you are a new member and join as of November, 1980, your dues are paid up through 1981. Send your check to Brewster Taxpayers' Association, P.O. Box 702, Brewster, Massachusetts 02631, or call John Lobingier.

DIDJA KNOW, when you leave your garage door open, little furry critters who are looking for a warm home for the long cold winter may find it inviting indeed! These little guys are also hungry critters, so be sure the trash shed doors are closed tight.

BRRRR



AROUND THE PINES!

Sea Pines had its first wedding this August as Jennifer Keuch, daughter of Dean and Joanne Keuch, became the bride of Craig Howles. The weather cooperated and guests were privy to a real Cape Cod treat--freshly shucked clams accompanied by historic rhetoric by Mr. Eldredge. Hubie and Barbara Kelley took an extended tour to the West Coast, including San Francisco. Rosemarie Stukas visited with an "old" school chum in the person of Orson Beane, who was starring at the Dennis Playhouse. Lots of reminiscence of days when they both attended the Peabody School in Cambridge. Ernie Dillon's son, Michael, who was recently discharged from the Army, has now joined the surgical staff at Johns Hopkins in Baltimore. As the White House is graced with an Amy, so was Sea Pines this past summer when our Amy (Dillon) visited.



JORDAN'S JOTTINGS

GREETINGS! This is that wonderful time of year when we pause from our busy schedules to remember all of our friends, wherever they may be. It is a time when we look forward to another New Year, anticipating only better things for all mankind.

We sincerely wish all of our good friends at Sea Pines the best of Holiday Seasons ever!!!

PROPERTY MANAGEMENT: This is also the time of year to wind up details of the old year...details which never end for your Property Manager.

WINTERIZING: John Latham has finished winterizing all units where requested. He may be slow in getting his bills to you, but please don't worry that the work requested has not been done.

COMMON WATERING SYSTEM: The common watering system for Phases III and IV has been completed, except for a few faucets. John Latham will install them at the Dune area in the spring. Your combined Board of Managers has appointed a Committee (details on page 5) to study and settle those water bill problems previously reported to us. From now on you should write to: Lloyd G. McDonald, Chairman
182 Bloomfield Avenue
Hartford, Connecticut 06105

...only with regard to common water problems. His Committee has to wait for information from the Brewster Water Department; said information may not be available, however, until March. Between that time and the annual meeting in May, your input could be useful to his Committee.

HOT WATER TANKS: You may be surprised to learn what short lives some hot water heaters have. Unfortunately, one tank in Phase II "let go" already this year. The result was a claim against the Homeowner's own policy with its deductible amount, and another claim against the common area policy, less its deductible.

Hot water tanks are located in many different situations at Sea Pines. If your tank is located where it could damage ceilings, furnishing or carpeting, you may want John Latham or another plumber to install a drip pan under the heater with a drainpipe to the outside. Some of your neighbors have already done this. John Latham's cost varies, but \$200 would be an approximation of what it takes to avoid a mess.

Sometimes you will have a warning...if you remove the two little panels over the thermostat and see signs of rust around the bolts to the electrical elements. Other times there is no warning, or the safety valve on top of the tank lets go.

Your plumber can advise you on which tanks are more durable than your original tank, and which tanks are "energy savers".

SMOKE DETECTORS AND FIRE EXTINGUISHERS: Most units in Phases III and IV were built after the law was passed requiring smoke detectors. Phases I and II only required "rate of rise" detectors (those little round buttons in the middle of your ceiling).

Travelers Insurance engineers asked us to remind you that, like the Las Vegas hotel fire, lives can be saved if smoke detectors are installed. "Rate of rise" detectors protect buildings, but smoke detectors protect people.

Travelers Insurance also reminds us that far too few owners have a small, fully charged fire extinguisher in their units.

Smoke detectors can easily be added to your "rate of rise" system. If you wish, we can arrange for an electrician to give you an estimate on smoke detector protection for you and yours.


OVERDUE ACCOUNTS:::POSTING NOTICE: Almost all Sea Pine homeowners pay their maintenance fees monthly in advance, or quarterly or yearly. However, a very few, for whatever reason, are over 60 days. Your Board of Managers now requires that we post the names of such overdue owners on the Clubhouse Bulletin Board.

We would like to see any such account paid up before December 31, 1980, so that the Clubhouse Bulletin Board posting is unnecessary. Our year-end audit would then be "clean as a whistle" and leave nothing as a historical record.


MAINTENANCE FEE DISCOUNT: Your Board again extends this year the same 5% discount on maintenance fees paid yearly in advance, so long as that payment for the year (1981) is paid in full on or before January 10, 1981. The discount does not apply to special assessments or to any increase in the regular maintenance fees, if such is to be voted by your Board of Managers.

December 15, 1980

Scott Jordan,
Managing Agent



DIVISION OF



To All Of You..

...from all of us...

HAPPY HOLIDAYS

632 OLDE KINGS HWY. (RTE. 6A)
Office (617) 385-8345DENNIS, MASS. 02638