

Sea Pines

Tidings

Vera Fields, Editor

MAY, 1983

BREWSTER, MASSACHUSETTS

VOLUME IX

Hello again! It's been a wet winter, a cold and dreary winter, and a long one, even though we were fortunate in that it wasn't as bitter as previous winters. And it doesn't seem to want to go away! But—the flowers are braving the weather and little by little folks are returning to Sea Pines (but they are staying close to the fireplace these past wet, cold weekends!). Sea Pines is blooming again! Lights are on more and more homes as folks come back from points south, east and north. After all that "settin" and "eatin" indoors, we're all in need of a great summer to get back into shape and enjoy our beach, pool, tennis courts and Sea Pines' neighbors. Welcome back everyone!!



Vera Fields, Editor

STATUS OF BY-LAW AMENDMENTS

John Lobingier, Chairman
Facilities Management Board



Last year's proposed By-Law Amendment to change rental policy failed to pass in each of the four Phases. This means Article VI, para. 11 (e) remains the same as it appears in each owner's original documents. Our policy continues to restrict rentals to a minimum period of one month and not more than one month in each calendar quarter.

Our Facilities Management Board quite frankly made a miscalculation in lumping two proposals (change in rental policy and prohibition of time sharing) for a single vote. More than a few owners pointed out that two questions should have been joined and they wished to express preferences on each question individually. They were right.

To explain, but not excuse, the miscalculation, it was based on the fact that both questions had been presented to owners at the annual meeting May 30, 1982, and with no one voiced opposition.

Next time during 1983, owners will be given a chance to express themselves on a single issue of time sharing. Feedback to the Facilities Management Board indicates strong sentiment for By-Law provisions that would strengthen a legal case against any owners who attempt to sell a unit for time sharing, interval ownership, or similar arrangement.

Owners to date have voted only two changes to their Condominium By-Laws:

1. In 1981 owners in each of the four Phases adopted a consolidated plan for governing all of Sea Pines. Through amendment to Article XI, Section 6, the Facilities Management Board was brought into being.
2. A year later, in order to clarify cloudy wording as to beach ownership, owners in each of the four Phases approved another amendment to Article XI, Section 6. This simply verified legal opinion that each Sea Pines owner has rights to "the entire beach, said to contain 1,100 feet."

Final note! Mark Sunday morning, 9:00 a.m., May 29th on your calendar for the annual meeting of the Sea Pines homeowners. It will be held at Brewster Community Center. Come and enjoy good fellowship with other owners and plan a lively program of interest and information.

Ice hours will continue to be held at the Clubhouse, 11:00 a.m. to Noon.
Saturday, June 4th and Saturday, June 18th.

COMING EVENTS

Clubhouse Phone
896 7731

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|------------------|------------------|--|
| Friday, May 28 | 8:30 a.m. | Regular FMB meeting, Clubhouse |
| Saturday, May 29 | 9:00 a.m. | Annual Homeowners Meeting, Brewster Community Center |
| Friday, June 4 | 5:30 p.m. | Thank you party Grounds & Maintenance Committee |
| Friday, June 25 | 8:30 a.m. | Regular FMB meeting, Clubhouse |
| June 4 - 5th | | PARADE ** TENNIS TOURNAMENT ** BOAT RACE ** COCKTAIL PARTY |
| Friday, July 9th | Noon - 5:00 p.m. | ARTS and Crafts Exhibit |

SECURITY

Again we have had a safe year with no break-ins, vandalism or other incidents. A reminder though--if you are storing equipment, bicycles, tools, etc. in your garage, it is suggested blinds or curtains be hung on garage windows. Why tempt fate!

A new Sea Pines decal will be distributed at the annual meeting--each owner should have said decal placed on the rear bumper of the car behind the passenger seat. All family members regularly visiting should also have said decal--this year they are a beautiful blue and are numbered. Our Security Chairman, Bob Sheils is the one to contact (896 7819).

SEA PINES NEW YEAR'S EVE PARTY

About 30 Sea Pines folk, friends and relatives greeted 1983 at the Club house on New Year's Eve. Again, delicious food was there, and the bubbly champagne popped at midnight to bid farewell to 1982. Vera Fields was hostess with the assistance of son Greg and friend Megan Flaherty, visiting from Virginia. Ann Scerback donated her lovely "Partridge in a Pear Tree" centerpiece and the Clubhouse was warm, cozy, cheerful and a great place to be! We missed those who could not be with us and maybe next year you too can join in the celebration.

What would we do without Joe and Rosemarie Stukas!!! Each year they are there right after Thanksgiving, heedless to the weather, stringing lights on the lovely tall pine tree at the entrance to Sea Pines--and it is such a delight to drive in on cold dark evenings and as one turns the corner, there is the tree blinking a greeting--one is home! Thanks again, Joe and Rosemarie.

RULES AND REGULATIONS

Attached hereto are the retyped Rules and Regulations pertaining to Tennis Courts, Pool, Beach, Boating, Grounds, Patios, Bicycling, Dogs, etc. These should be detached and kept in your unit--especially owners who rent. Even though each Tenant receives a copy in the Lease Pack sent to them with the Lease, it helps to have it handy.



BOATS

Summer is on the way--boats are coming out of garages, living rooms, and wherever else they have been stored. Mooring guidelines are on page 5 of the attached Rules--mooring positions on the beach are on a first-come basis. Jack Cartier and Deane Keuch, Chairmen of the Boating Committee, will prepare a mooring roster which will be posted in the Beach House. A reminder--boats tied to shrubs or placed on beach grass will be removed. Temporary storage area for boats until they can be placed in the water is off the paved area just opposite the Clubhouse (south).



JORDAN'S JOTTINGS

After a soggy, soggy winter, we are all looking forward to a bright, sunny and drier spring. The major benefit of such a wet winter was that snow removal costs were negligible. Winter rainstorms, however, with driving rain, gave us one of our busiest winters in another aspect as one unit after another developed leaks necessitating immediate repair. Under the watchful eyes of your Grounds and Maintenance Committee, we have tightened up chimney flashings and siding with the bulk of the work having to be done in Phases III and IV.

Chimney repairs have been completed in Phase I and we expect to have to re-do only one more chimney in Phase II. The Chimney Sweep is about 25% complete in his inspections and cleaning. Smoke detectors have been installed in a few units and we would expect the job to be completed about mid-June.

As we dry out and temperatures climb, our painting contractor will complete trim painting on the 59 units (the work was begun last fall). They will also complete painting the seven raised decks that had to be rebuilt in Phase I.

You will remember from your Condominium documents that you own all doors, storm doors and windows (both sides). This soggy wet winter has swollen wooden storm doors, in some cases making it difficult to close them. Unfortunately, delivery people and others looking for information have opened storm doors to knock and when there was no response to the doorbell, and have not closed said doors securely upon leaving. Whenever our maintenance men have seen said doors ajar, they have closed them securely. Therefore, if your door has been damaged by wind or water, you should contact someone other than our maintenance men to repair it. Walter Bushika (255 0888) and Ken and Dick Falletti (385 2502) have been doing much private work at Sea Pines and are well qualified to do any personal repair/work you may require.

The painting contract does not include doors, but the Facilities Management Board has agreed to provide paint and labor from our own manpower as it becomes available. Consequently, you have options open to you: You may wait until this fall when our men will have time to do this extra painting or you may contact the maintenance office and they will provide enough paint to have the job done either by someone else or yourself. No painting is scheduled until spring, 1984 in Phases I and II (excepting the rebuilt decks).

Paul Fagan and Richard Perry did the biggest clean-up job in years at Sea Pines, hauling out truckload after truckload of leaves, brush and branches. Your Grounds and Maintenance Committee has been totally and conscientiously involved in maintenance decisions, giving unselfishly and unstintingly their time and expertise.

Sea Pines engineers have evaluated what they consider serious construction defects. The Grounds & Maintenance Committee and the Managing Agent have inspected these problem areas and meet weekly to revise priorities on temporary and/or permanent correction. The Committee reports to the Facilities Management Board at each monthly Board meeting, and the Board reviews, questions, approves and funds the level of maintenance considered in the best interest of the majority of owners.

GOOD NEIGHBORS



Is the spot where you park your car abutting someone else's bedroom window? Next time you must leave early (6:00 a.m.), be considerate of the lucky neighbor who doesn't have to leave early, and park your car quietly. Sound travels in the early a.m. hours--as well as in the late late p.m. hours! A motor "revving" up to hit the road is a nasty alarm clock.

Point of View--The view from your deck is so great and you love and cherish it. BUT--is the view of your deck something your neighbors love and cherish!? Think of it next time you hang your towels, sheets, linens, suits, laundry.

Checkmate--Checks are always a welcome site, especially when they are for monthly fees, assessments. Even though he loves the idea, our Managing Agent, Scott Jordan, cannot accept checks for these items when they are made out to him personally--he must reproduce his endorsement and notify the owner that said payment was duly processed toward the owner's account and not Scott's! So--all checks should be made out to: SEA PINES HOMEOWNERS' ASSOCIATION.

Back to the dogs--please keep your pet on a leash at all times and off the beach at all times from Memorial Day (May 30th) through Labor Day (September 5th). This is also a Brewster Town Law.

Bicycle Bumps--We all know of the speed bumps and they are there for an excellent reason--to reduce speeding. (We all know the speed limit is 10 mph). And, most speed bumps have a level area on each side for bicycles. BUT--since there was a severe water drainage problem due to improper engineering of the road and drainage, the speed bump at the bottom of the hill right at The Knoll entrance has no level area. Bicyclists beware--you'll pull a real wheelie if you hit the speed bump fast.





PARADE!!

ATTENSHUN!! What else on the Fourth of July but a parade!! Time to get out the bicycle, polish it up and decorate it to the hilt. There are two categories: 6 mos. to 12 years and 12½ to 21+ with three prizes in each category. The flotilla will meet at 10:00 a.m. at the Clubhouse and will ride throughout Sea Pines, with flags flying and bands playing. Every parade needs sideline viewers and a cheering section--so fly our flag on July 4th and view our parade. This could be another annual event at Sea Pines--thanks to Joe & Rosemarie Stukas and Lynne Malone doing their shopping last year at the grocery store.

TENNIS

Reminder--The Fourth of July is Tennis Tournament time. Committee Chairman Lloyd MacDonald will be posting details on the Bulletin Board.

BOATING

Our annual Fourth of July boat races will be held on this weekend again, weather permitting (although last year they were held in super blustery winds). Our Committee Commodores Jack Cartier and Deane Keuche will be posting details on the bulletin board.



NEWSWORTH NOTES

Not the first and last rose of summer, but the first and last swimmers-- November 22nd saw Ray Pike, Betty Phillips and Jerry Sheehan enjoying (?) the last swim, and begorra--back they were on Saturday, April 30th--Betty Phillips, Jerry Sheehan and Rex Dillon shaking and swimming! Polar Bear Club anyone??



WEDDING BELLES!! January 2nd Hubie & Barbara Kelley's son, Donald Kelley married Kathy Tierney in Yarmouthport, followed by a honeymoon in the Caribbean. Audrey Scalley's daughter Colleen Scalley married Steven Kender on April 23rd and spent their honeymoon in Ireland. They will be living in Brewster in their new house under construction. June 4th will be the wedding date of Evelyn Donnelly's daughter Kathryn Donnelly to Paul Niebuhr.

GRADUATIONS!! Jeff Cartier graduates from the Nauset Regional High School in June and will continue on to Roger Williams College in Rhode Island to study computer engineering. Lynne Malone, a high honor student, also will graduate Nauset Regional High School and in September will attend Bentley College in Waltham.

PRIZES!! Charles Phillips won first prize for his pencil sketch exhibited at the Cape Cod Art Association Student Exhibit in Barnstable.



MORE GRADUATIONS!! Bob Antonez graduates from the Bridgeport University Law School and Albert Antonez graduates from Skidmore College.



WELCOME!! Jean Arnold (8C) from Greenwich, Connecticut.

CONDOLENCES

We announce with deep sorrow the passing of Frank J. Sullivan (B2) last December. Our hearts go out to the family in sympathy.

Attached to this issue of "Tidings" are the re-typed Rules and Regulations which should be pulled off and posted in a handy spot in your unit. If you are leasing your unit, a copy should be in the unit, even though a copy is included in the Lease Pack.

LANDSCAPE ADVISORY COMMITTEE

Chairman George Malone says the aim of this new Committee is to encourage home owners' participation in beautifying Sea Pines, especially each owner's immediate common area, and to promote the natural look. This Committee will meet shortly with Barnicoat to discuss pruning procedures. If you are concerned with the landscaping procedure, please share this concern with George.

SATURDAY NIGHT SOCIAL

June 4th will be a special cocktail party, hostessed by Polly Grohe and Vera Fields, to express gratitude to our Grounds and Maintenance Committee--Fred Crosby, Bill Buchanan, Lovell Smith and Lloyd MacDonald, with special mention to former member Fred Nichols, and our Managing Agent, Scott Jordan. So come and raise a toast to these hard working gentlemen.

There will be a July 4th Open House Cocktail Party--a busy weekend, and of course our "goodbye--solong" social Labor Day weekend. See you then.

TOWN NEWS

At Town Meeting last week, voters approved a \$2.2 million municipal 18-hole golf course to be constructed off Freeman's Way and voted a \$4.8 million operating budget for fiscal 1984; they raised \$4,000 to study space needs at the Town Hall; unanimously endorsed a resolution condemning the state's emergency relocation plan that would send nearly 24,000 Dartmouth residents to Brewster during a nuclear attack; a year-long moratorium extension on condominium and other types of multifamily developments was approved; authorized a committee to study the need for an addition to the police-fire station; and authorized the purchase of about 8 electric typewriters at costs from \$550 to \$850 each; purchased a new brush breaker for the Fire Department from the County for \$1.00.

ROUND THE PINES

Last season, Betty Wolfe hit a hole-in-one! Ann Scerback's grandson Samuel born October, 1982; Amy Dillon (Rex and Ernie Dillon's granddaughter) now has brother Michael Christopher born March 18; Maria Marum, granddaughter of Hans and Claire Marum, a 6½ months of age was chosen Most Talented Baby in Thomas Textile Company All-American Baby Photo Pageant, and was awarded \$1,000 U.S. Savings Bond and Thomas apparel wardrobe worth \$200. Maria was selected over 5,000 photo entries for 4 categories: Funniest, Most Athletic, Most Talented and Most Likely to Succeed. Dorothy Pendergast has been elected as President of the Brewster Elders. Our travelers include Marge & John Lobingier just returned from a trip to Arizona; Edna Burow from London and Paris where she visited granddaughter Melissa, an exchange student with Amherst; Bill and Peg Buchanan had a reunion with their daughter Barbara Ann on the island of Maui in Hawaii; not to be outdone by Nellie Peterson who visited Hawaii with her daughter while Fran and George Malone basked in the sun at Bermuda. Carl Musser replaced Fred Nichols after Fred resigned from the Phase II Board of Managers. Let's not forget Jan and Lovell Smith who toured the wild west including part of Mexico.

NEEDLEWORK - ART - CRAFTS - PHOTOGRAPHY

Exhibit - Saturday, July 9th at the Clubhouse. All Sea Pines residents are invited to exhibit needlework, art, watercolor, photographs, sculpture, etchings, knitting, macrame and anything else at the Exhibit to be held July 9th from Noon to 5:00 p.m. Guests are invited to visit, and items may be sold. Please call Charles Phillips for information, 896 5818.

Tom Valente
Owner/Manager 896-7162

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