

Sea Pines Homeowners Association Newsletter

November 29, 2014

Dear Neighbors,

Thanksgiving weekend is here. It snowed lightly yesterday, rather like fairy dust (albeit fat dust...) Sea Pines is buttoned up for the winter. But it's actually not so quiet this year. Like last winter, the re-siding project is ongoing and it can be "boisterous" at times, which can be reassuring to and a welcome distraction for some folks and merely an annoyance to others. *C'est la vie.*

I've gotten into the habit of taking pictures of the landing area at the beach path for the last several Octobers, as a way of documenting the progress of the accumulation of sand and the gradual burial of the beach path landing. I wonder what it will look like by next April.

The re-siding work is well underway. Knoll and Overlook are done. Hollow is more than half done and will be completed this winter. Grove is about 1/3 done and will be completed this spring. Friendship will start sometime in January and will be completed this spring. It's going to look so good!

The clubhouse meeting room renovations are underway and should be completed sometime in December. It's been painted white, the new floor is down and the new storage cabinets at each end of the room and where the piano used to be are being built.

Sales of Sea Pines units have been mostly brisk in the past year. 11 units have sold so far in 2014 and 2 more will close before the end of the year. That will be 13 units sold in 2014 versus 3 in 2013 and 5 in 2012. Also, the amount of time spent on the market before being sold has been generally decreasing. Perhaps our classy new appearance is making units and Sea Pines in general more attractive to buyers.

When was the last time you thought about the insurance you [should] have for the interior of your unit? In case of a disaster, do you have the coverage needed to rebuild the inside of your unit back to the way it was? Remember that Sea Pines would rebuild the unit the way it was originally built which does not account for any improvements you or previous owners may have made to the unit. Are you adequately covered for septic backup, which has happened a couple times in the past several years? If a wind disaster affected some other unit(s), Sea Pines would have to assess each unit \$1,000 to cover the \$150,000 wind damage deductible it has. Does your policy provide coverage for that \$1,000 assessment? Check with your insurance agent about the coverages you really should have as well as those that are optional but perhaps wise to have.

The next FMB is Saturday, December 6 at 8:30am at the Brewster Ladies Library downstairs conference room (since the Clubhouse meeting room is not available due to renovations.) After that, the next meeting is January 31, 2015 back in the Clubhouse at 9am. Click on the web site's "events" link to see the current schedule.

Tomorrow's the big match-up between the New England Patriots and the Green Bay Packers. It should be an exciting game between two well-matched and high-flying teams. Go Pats!

Merry Christmas, Happy Hanukkah, Special Solstice, whatever you might enjoy celebrating in the coming weeks!

Sincerely,

Christopher Wroten
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