

the Sandscript

July 1976

Sea Pines

Brewster, Massachusetts

CMJ'S CORNER

Dear Sea Pines Homeowner,

This issue re-introduces the Sandscript, which will now be coming to you regularly each quarter.

Every issue will contain a section from us here at CMJ with an update of sales and construction progress.

There will also be a section for Management Company items to provide you with useful information.

The Board of Managers page will contain a President's Report, plus reports on meetings, upcoming events, and new policies.

Lastly, there will be a page devoted to news of general interest about you and about the development. We encourage your comments and contributions to future issues of the Sandscript. Our editor Linda Dixon will be happy to hear from you.

Sincerely,
Gary Jennison

WATERFRONT UPDATE

Construction begins again this month. Two sections will be developed, one cluster of six Townhomes directly on the waterfront on Dune Lane, and one cluster of detached homes on Friendship Lane. Dune Lane is the road which bears to the left on the westerly end of the site. Friendship Lane will be paved this month and bears to the right across from the tennis courts. The entire waterfront section will be set back approximately 50 feet from the top of the bluff, leaving natural growth between the buildings and the bluff. As you may know, the concept of Planned Unit Development zoning allows a certain amount of flexibility, so as we continue our planning, we will keep you informed by newsletter. Feel free, however, to visit the Sales Office at any time and see our plans.

WELCOME, WARREN & BETSY

By now you have all met the Bixbys, our new Resident Sales Team. Warren and Betsy have many years of experience in real estate sales, and we wish them all good success at Sea Pines.

SALES SPURT

Sales have been brisk over the past several months. There are only four units available for sale in Phases I and II. We wish to thank the residents for their referrals and cooperation with our sales effort!

SELLEW, DeMAY TO CONTINUE

Sea Pines' most outstanding attribute is perhaps its atmosphere, the subtle combination of tasteful and well-proportioned building design, intelligent land planning and road design, and attractive landscaping.

To insure the continuity of this winning combination, architect Frank Sellw will oversee the design of the new units in the same theme as the existing buildings, and Land Planner Den DeMay will create a site plan to complement that of Phases I and II.

NEW ROADS

In addition to the creation of Dune Lane and Friendship Lane, we are also extending Sea Pines Drive. It has been rough graded and paved and will have a binder placed on it as soon as approval is received from the utility companies.

Manager's Musings

PRESIDENT'S MESSAGE

Three important business matters occurred at the May 30th annual meeting:

1. Two new members were elected to each Board of Managers, Murray Freeman (5G) and John Lobin-gier (5C) to the Phase I Board, and George Gore (6F) and Alice Greenlaw (8A) to the Phase II Board.
2. A Tennis Committee was appointed, with Dean Keuch (3D) as Chairman, and Larry Huller (4B) and Bob Stuffings (3C) as members.
3. A Beach and Pool Committee was appointed, with Tom Carten (1A) as Chairman, and Ed Cayley (9A) and Vera Nichols (7H) as members.

The duties of the two new committees are to oversee the respective facilities in general, paying special attention to areas that need repair or unusual maintenance, and suggesting new or revised rules to the Board of Managers when appropriate. We certainly appreciate the willingness of these people to serve.

The Board of Managers met informally on May 30th (prior to the annual meeting) and again on July 3rd to formulate work rules, improve the job description, and discuss compensation arrangements for our maintenance operation. We hope that by the time this is printed, the entire matter will be resolved.

With members scattered over a 250 mile path between Boston and Northern New Jersey, the Board of Managers depends heavily on telephone calls and letters for communication between those infrequent times when we are able to meet. Those who wish to write the Board can save considerable time by directing their letters to our Property Manager, T. Robert Pickette, C.P.M., at Corcoran Management Company. Bob will see that your letters are distributed promptly to the appropriate Board members.

The Chairman of our Grounds and Maintenance Committee, Les Grohe (6A), has some points he wishes to cover here, of interest to all owners, but particularly to new ones.

- Frank Pease (1C)

GROUND'S & MAINTENANCE COMMITTEE REPORT

As Chairman of the Grounds & Maintenance Committee at Sea Pines, and a condominium owner in Stone Run, Weymouth, I have become very much aware of the subtle effect on people as they make the transition from single-home ownership, where all they perceive is theirs, to the semi-community ownership where they must share, and yes, yield a little sovereignty to a common society.

Alas, many folks have not taken the opportunity to thoroughly read and understand their condominium agreements. For instance, did you know that you only own the space inside the walls, floors, and ceilings of your unit? That's right, even the space between the ceiling of the first floor and the floor of the second does not belong to you. That's crazy, you say. Well, there are wires and pipes and other critical structure that also affects the welfare of other units which are connecting and adjacent structures. Therefore, this in-between floors, walls, attic and roof must of necessity be a part of the common property shared by all. Yes, I realize that you have an exclusive easement to use your attic or patio, but you don't really own either. All it means is that you have the exclusive right to use them. It came as quite a shock to one owner that the attic space did not belong to them. They had just spent several thousand dollars to build a room complete with stairway and all the amenities.

What this all means is that the insurance company must be notified that there is a basic change in the structure, the Building Inspector from the Town of Brewster (and would you believe, the Cape Cod Historic District Commission). Oh yes, don't let me forget, an application must have previously been made and approved by the Grounds & Maintenance Committee and the Sea Pines Homeowner Association.

The owner finally did all these things and is in good shape and now understands that these improvements really belong to the common property of the Sea Pines Homeowner Association; the structure, that is, and all permanent attachments thereto. The contents, however, are the property of the owner.

So, folks, remember, if you want to alter the structure of your condominium unit:

1. Re-read your agreement to understand fully the consequences and requirements.
2. Submit your intentions in writing to the Grounds & Maintenance Committee.
3. Upon approval, in writing from the Corcoran Management Company on behalf of the Sea Pines Homeowner Association, you may proceed.
4. All local building codes and insurance regulations must be met.

I hope you will understand that your Grounds & Maintenance Committee belongs to you, the homeowners. We carry out the rules and regulations. We do not grant permission we cannot direct others to perform. We really serve as a screening function for your duly elected officers and the Board of Managers in order to maintain a systematic approach to problem-solving in your behalf.

- Les Grohe (6A)

Pickette's Page

This page will be devoted in future publications to items of interest and importance to the individual unit owner and the Association.

Because of the number of new residents, today's page will be one devoted to general information, and in some areas, a repeat of previous announcements.

NEW MANAGEMENT PHONE

Effective immediately a new management phone will be installed. This phone will be hooked up to a message receiving tape recorder. The new number is 896-7940.

Please use this new number when contacting the development, as CMJ's sales staff is not available (or equipped) to implement management policy or to assist residents in management or maintenance matters. These items should be directed first to management at the new number, and if adequate satisfaction still is not obtained, to my office.

SERVICE PERSONNEL

We have received several requests for names of service people and in response to these requests, offer the following:

Electricians: Brier Electric, Inc.
Quanset Road
E. Orleans, Mass. 02662
255-1103

Helco Electric Company
1715 Broadway
Saugus, Mass. 01906
321-1916
(Contractor during construction)

Plumber: John G. Latham Plumbing & Heating
Cathedral Road
E. Brewster, Mass. 02631
896-3694

Painting & Wallpaper: Frank Zelinski
Pine Ridge Lane
E. Orleans, Mass.
255-3054

Appliance Service: General Electric Company
Hyannis, Mass.
771-5905

Landscaping: Four Seasons Landscaping
(Tom Hennigan)
38 Boxberry Lane
W. Yarmouth, Mass. 02673

Eastleigh Nurseries
Route 6A
Brewster, Mass. 02631
896-5900

Carpeting, Kitchen Floors & Tile: Circle Floors, Inc.
1919 Revere Beach Parkway
Everett, Mass. 02149
389-2550

STORM DOOR SPECIFICATIONS

- 1 #3068 Wood Screen Door
- 1 Pr. SC180 GBP Lawrence Hinges
- 1 SK 600 Ideal Door Latch
- 1 SK 9 Ideal Door Closer

Nickerson Lumber Co., Orleans, Mass. (Mr. Paul Scott), has doors in stock and will install them. The door is primed, ready for finish paint. Telephone: 255-0200.

PAINT COLOR TRIM & STORM DOORS

Gray Buildings - Glidden Spred Satin - Exterior Latex AC372

Red Buildings - White Paint

ASSOCIATION FEES

Association fees should not be left at the Sales Office. Please mail them directly to:

Sea Pines Condominium Association
500 Granite Avenue
East Milton, MA 02186

SUGGESTIONS

Please let us hear from you with your thoughts and suggestions. See you next quarter...

- Bob Pickette

WELLESLEY HAPPENINGS

This section is devoted to items of interest about you! If things are happening and you'd like others to know about them, let us hear from you.

What kind of information are we looking for? Here are some examples: Are your children graduating from school this year, entering college or the service? Any marriages? Births? Have you changed jobs, been promoted, gone into business? Bought a new home, camper, boat? Taken an exciting vacation trip? Had houseguests from faraway places? Won any contests? Brought some friends to look at Sea Pines? Grown some prize-winning vegetables?

You get the idea. Let's hear from you!

WELCOME NEW OWNERS!

Since the last list of owners was printed, there have been 19 new families joining us at Sea Pines. Fully one-third of them come from the same town - Wellesley, Massachusetts. We certainly must have great appeal to the people of Wellesley!

A warm welcome to:

Mr. & Mrs. Francis Madigan, 2F, Topsfield, MA
Mr. & Mrs. Theodore Dada, 3F, Wellesley Hills, MA
Mr. & Mrs. David Goldman, 4J, Chestnut Hill, MA
Mr. & Mrs. Erwin Belorusky, 6B, E. Longmeadow, MA
Mr. & Mrs. Harry McGill, 6B, E. Longmeadow, MA
Mr. & Mrs. Frederick MacDonald, 8F, Wellesley Hills, MA
Mr. & Mrs. Zenon Halamay, 9B, Peekskill, NY
Mr. & Mrs. Stanley Wolfe, 5F, Wellesley, MA
Mr. & Mrs. Hubert Kelley, 1B, Wellesley, MA
Mr. & Mrs. George Malone, 7B, Canton, MA
Mrs. Yvonne Backus, 9C, Eastham, MA
Mr. & Mrs. George Gore, 6F, Orleans, MA
Mr. & Mrs. Stanley Lesnick, 8B, Weston, MA
Mr. & Mrs. W. E. Henderson, 9F, Morristown, NJ
Mr. & Mrs. H. E. Goll, 9J, Southboro, MA
Mr. & Mrs. Joseph Mullins, 7A, Quincy, MA
Dr. & Mrs. Leonard Friedman, 4H, Wellesley, MA
Mr. & Mrs. Karl Musser, 6C, Wellesley, MA
Prof. Virginia True, 8C, S. Yarmouth, MA

RUTH & JILL ALIVE AND WELL

For those of you who wondered what happened to our long time Sales Representatives Ruth Kelly and Jill Hampton, here's a report. Ruth has taken leave of Sea Pines for the summer to devote time to her rental cottages in Harwich, which is a full-time job for her. Jill too is away for the summer to spend more time with son Robbie. Both Ruth and Jill are continuing their association with Sea Pines, however, on a part-time basis. We're sure the residents have missed their warm greetings and pleasant company.

FAMILIAR FACE

Mary Carten returns to Sea Pines as a member of the Sales Staff for her second summer. Mary, a student at Wellesley College majoring in Art History, is entering her senior year.

ART SHOW A SMASH

We held our fifth semi-annual Art Show on Sunday, May 30, with a new feature, a section devoted to Sea Pines residents. This was the best attended show to date. A thank-you to all those residents who participated:

Charlene Mullins, 7A, Oil Paintings
Les Grohe, 6A, Watercolors
Mrs. Cornelia Peattie, 6F, Afghans
Liz Huller, 4B, Pottery
Lisa Romm, 5J, Acrylic Paintings
Suzanne Corcoran, Pencil Study
Mrs. Yvonne Backus, 9C, Bronze Sculpture
Philip Backus, Tapestry
Mrs. George Gore, 6F, Miniature Fishing Shacks, Paintings, Apple Dolls.

PARTY FOR NEW OWNERS

Phyllis Huller, 4B, and Pearl Romm, 5J, coordinated a party recently in honor of the new owners. The party was most successful!