



Clearwater Beach
Property Owners
Association

AUTUMN/WINTER 2024

STARGAZING



In this issue

COVER PHOTO PROVIDED BY:
JOHN THORSEN

(03)

President's
Report

(08)

Editor's
Selects

(12)

Community
News

(05)

Treasurer's
Report

(09)

Winter
Recipe

(13)

Member
Events

(06)

Executive
Secretary's Report

(10)

Our
Environment

(14-27)

Sponsors

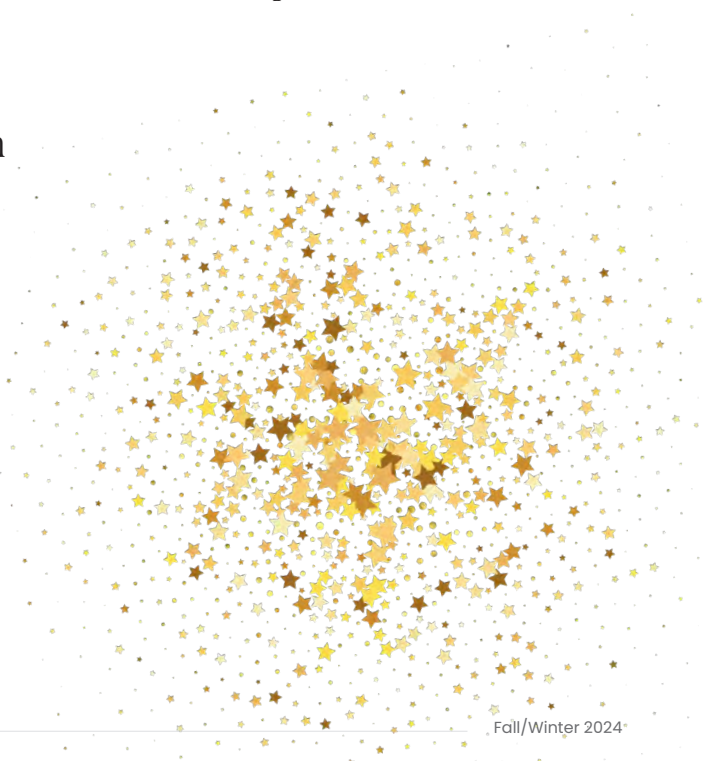
(07)

Dockmaster's
Report

(11)

Perfect Earth
Project

Table of Contents

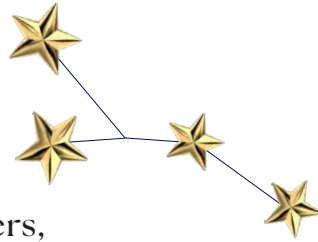




President's Report



Kurt Miller
President



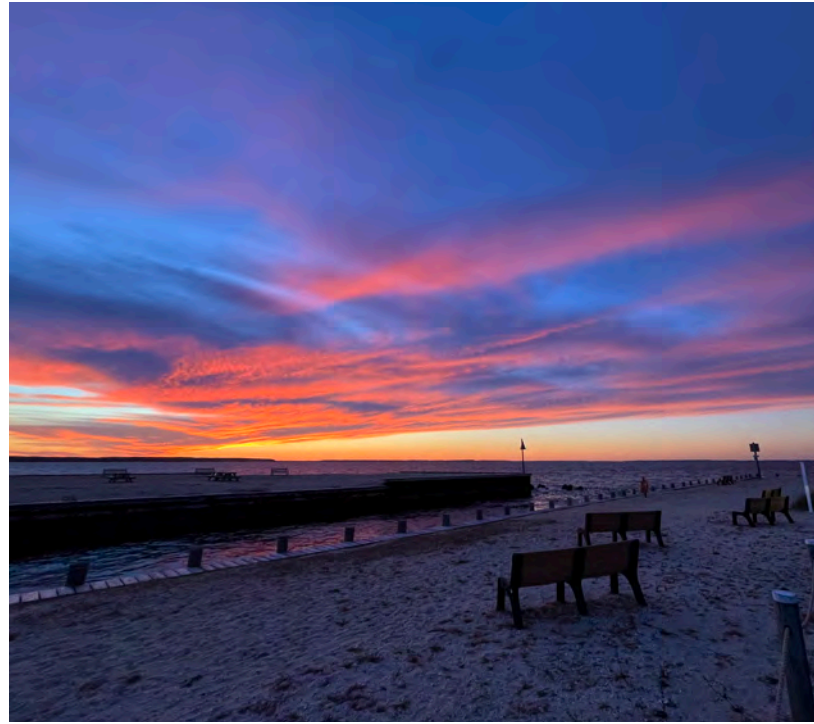
Dear Property Owners,

The wild turkeys have returned again with perfect timing for Thanksgiving and the year-end holidays. The Summer season at Clearwater was amazing; so many beautiful sunsets and wonderful weather.

Many thanks to the volunteers: Jon Tarbet, Sooyoung Choi, Ryan Lang, and director Roey Ficaro. The beach was open every day with lifeguards for the entire season thanks to their hard work. That is quite an accomplishment and we hope to replicate it again next year using the same model that Jon put together for us.

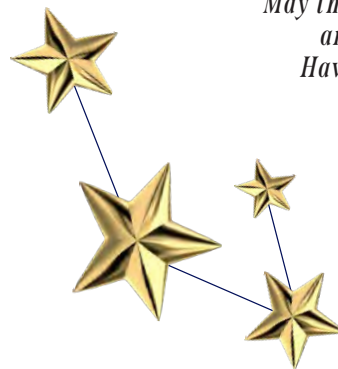
The Jim Carforo Annual Beach Picnic was very well attended by members this year and the weather cooperated (for the most part). We made some changes in the food served this year such as more and different heroes which appeared to be popular. Having three ice cream trucks also helped to keep the lines down. Next year, I'll be sure to announce on the loudspeaker the last call for ice cream so everyone has a chance to get some before they leave. The picnic is accomplished with the help of so many board and resident volunteers without which it would be impossible to pull off. There are too many people to list but they all are appreciated and we thank them for their help.

For this year's annual meeting we tried to find a new location that supports Zoom. Unfortunately, the location we hoped to book did not work out, so we went back to the Springs School which does not support Zoom meetings. We will try again next year to find a location that will allow the annual meeting to be held over Zoom in addition to in person.



The asphalt parking lot was in disrepair with many large cracks and was overdue for some maintenance. Director George Lombardi collected 8 quotes outlining various options for the repair work. Thanks to George's thorough work, the board selected a vendor to properly repair the large cracks and seal the whole lot. The parking lot should be in good shape for at least several years. Thank you, George, for all of your hard work ensuring the lot was repaired properly at a reasonable price. With the lot in good shape now, the board is planning on updating the basketball area in the Spring. We are going to replace the backboard and have half-court lines painted.

May the holiday season bring happiness and joy to you and your loved ones. Have a happy and healthy New Year!

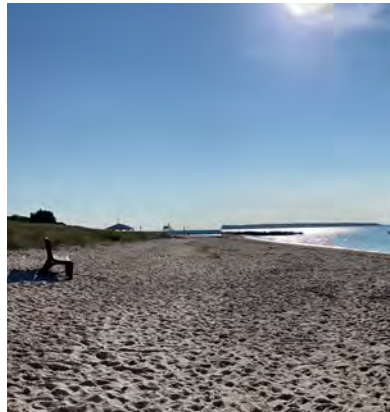
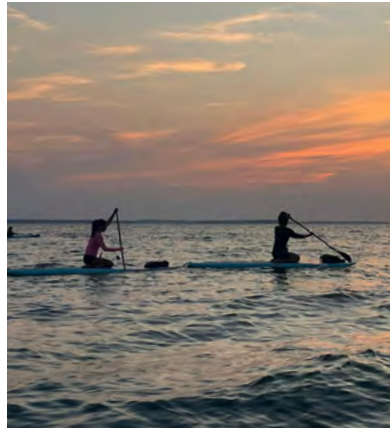


Best Regards,

Kurt Miller,
CBPOA President
516-318-2370



Gallery



Board of Directors

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PRESIDENT

MICHAEL WALTZ
CO-VICE PRESIDENT / RESERVATION

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TREASURER

KEN NEARY
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SPECIAL PROJECTS

SCOTT SASSOON
COMMUNITY

JOHN THORSEN
TECHNOLOGY

ROEY FICARO
MEMBER EVENTS

AUSTIN KING
PUBLIC RELATIONS



Treasurer's Report

From the Treasurer's Desk

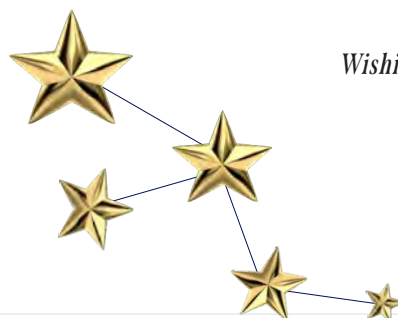
As you are reading this newsletter, the Marina has closed and we are preparing the Reservation for the winter season. We have had a wonderful 2024 season, plenty of sun, a full staff of life guards, and relative calm waters for the boaters. Our July Resident Party was a great success and several residents enjoyed the reservation for their family parties.

We have had a good year in processing the Maintenance Fees via manual check or our new online system of payment via ACH Bank transactions or credit card payments. At the onset there were some issues but as we became more familiar with the system, it has been clear sailing.

There have been several improvements made this year, new picnic tables, several of the pilings in the marina and a number of the fingers on the floating dock have been replaced and the entrance parking lot has been repaired.

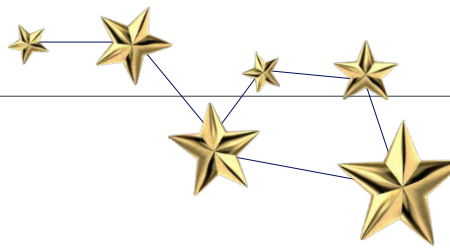
At this time, the Board is reviewing our current expenses and preparing our Budget for next year. Our 2024 expenses are in line with what was budgeted for the year and we have been able to contribute to Reserve account which is used for future major expenses.

As of October 2024, our reserve account balance is \$ 207,394.83.

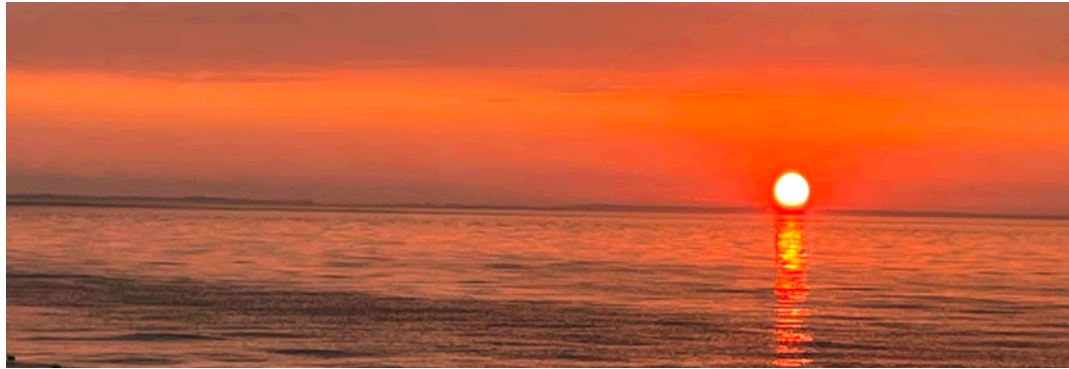


*Wishing you Happy Holidays and see you
in the Spring of 2025.*

Edith Holmer,
Treasurer



Secretary's Report



From the Desk of the Executive Secretary

Greetings!
Welcome to the
Fall season.

This past summer season seemed to fly by and the beach and marina were readily used by many happy members. There was a food truck almost every Friday and Sunday, which most customers seemed to enjoy, and the Board will probably retain the same truck again next summer as long as they are willing.

The marina was very busy this past summer with all boat slips being rented by the middle of March. Remember that boat slips and rack spaces are assigned on a priority basis in order of receipt with consideration to those who have had rentals in the previous year(s). It is important that all applications are submitted by February 15th.

A Facebook page has been created and we currently have 317 Clearwater

members who have joined. Scan the QR Code that will bring you to the request to join page.



Once a few simple questions have been answered, one of the moderators will allow access to you.

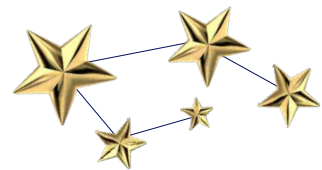
Aside from the Annual Beach Picnic in July, a S'mores night in August and a Kid's Fishing contest was held on the Sunday of Labor Day weekend. All events were well attended and fun for those who participated.

Please visit our recently renovated website which is clear, concise and very easy to navigate. It can be reached at our new domain name, clearwaterbeachpoa.org. The old way, cbpoa.net will also direct you there.

Due to insurance regulations, unregistered motorized vehicles are not allowed anywhere on the Reservation and especially on the beach. This includes golf carts, mini bikes, dirt bikes, etc. Basically, if the vehicle is not street legal, it is not allowed at the Reservation. There is a sign with the Reservation rules just past the gate and parking lot on the road to the beach. It is suggested that members familiarize themselves with these rules, as failure to comply may result in loss of beach and/or marina privileges.

If you have any questions or concerns, please feel free to contact me any day from

11am to 6pm and I will do my best to help you or direct you to someone who can.



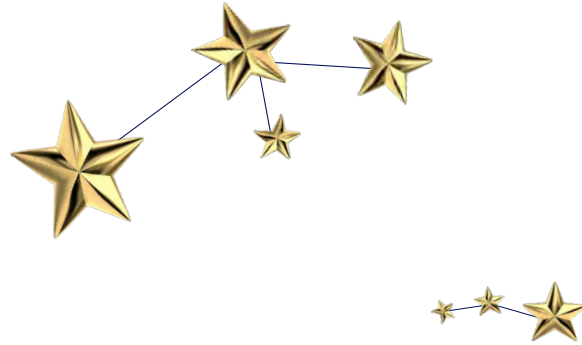
*Wishing you all a safe and enjoyable
fall and winter.*

Gary M. Grille,
Executive Secretary
631-907-9032
secretary@clearwaterbeachpoa.org



Ken Neary
Dock Master

Dockmaster's Report



2024 Boating Season Wrap-Up

As the season ends, I hope everyone enjoyed the marina and reservation. Here are some key reminders:

BOAT & KAYAK RESPONSIBILITIES:

Dock Lines: Secure your boat with 6 lines (2 stern, 2 bow, 2 spring lines). Ensure spring lines prevent contact with bulkheads or ladders. Boats on floating docks must be tightly secured to avoid interfering with neighbors.

Bailing Systems: Check pumps and batteries to avoid sinking issues.

Kayak/Canoe Storage: Secure and lock vessels to prevent them from blowing away or being misplaced.

WATER & ELECTRIC USAGE:

Water: Turn off hoses after use. Report any left-on hoses.

Electric: Only use marine plugs for temporary use—not 24/7.

2025 APPLICATIONS:

Applications Open Mid-December:

Submit forms early at www.cbpoa.net.
Community boat slip fee: \$57.50/foot.
Sponsored boat fee: \$120/foot (20-ft minimum).

Requirements:

Include COI (with marine liability and spillage coverage) and boat registration. Incomplete applications may result in slip reassignments or denial.

SLIP ASSIGNMENTS:

Assignments depend on boat size (length and beam). Floating docks accommodate boats with an 8-ft beam; larger boats will be reassigned to hard docks.

Late submissions risk reassignment. No refunds if replacements can't be found.

KAYAK RACK RULES:

Fee: \$115/space. Vessels without 2024 stickers will be removed. All kayaks/

canoes must be removed by Nov. 15, 2024.

SAFETY NOTES:

Life Jackets:

Required for SUPs, kayaks, and passengers per USCG regulations.

Boater Safety Course:

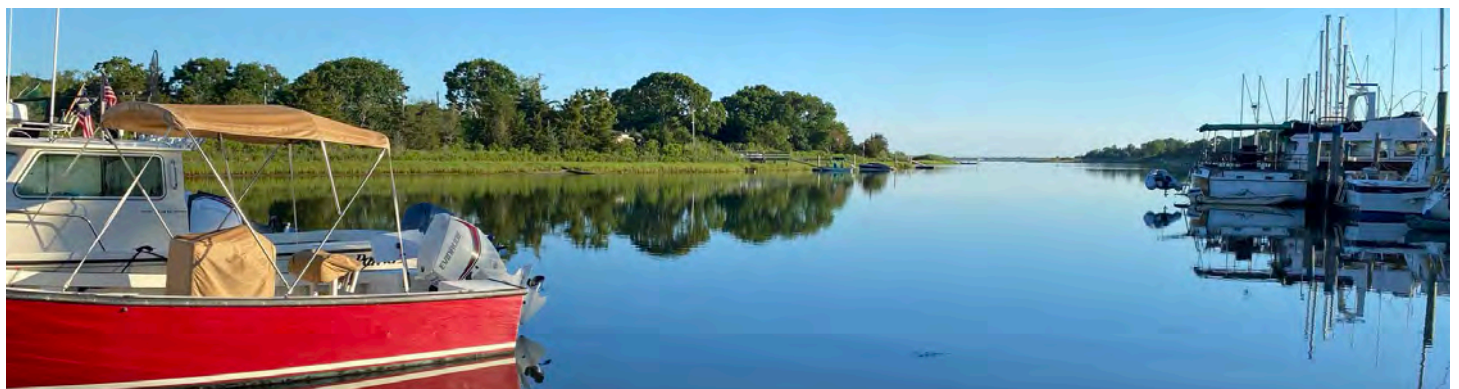
Mandatory by NY State law starting Jan. 1, 2025.

Please report issues to the Dock Master or Assistant Dockmaster. Review the Marina Rules & Regulations sent with your slip assignment.

Thank you for your cooperation this season! Have a happy holiday season, and here's to a great 2025!

Regards,

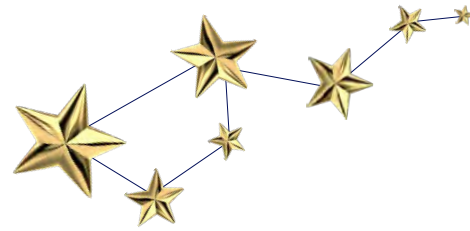
Ken Neary,
Dock Master





Scott Sassoon
Community

Editor's Selects



Art

Food

Event



Duck Creek:
Winter Sculpture Garden

OPEN NOW!

The Arts Center at Duck Creek is delighted to present IAN SWORDY: DIRECT CARVING AT DUCK CREEK, an outdoor exhibition of recent marble sculptures by Ian L.C. Swordy.

Set against the scenic grounds of Historic Duck Creek Farm in East Hampton, NY, this exhibition brings Swordy's monumental and intricate works into dialogue with the rustic charm and natural beauty of Duck Creek's storied landscape.

GRAB A SWEATER AND ENJOY SOME ART!



Springs Salt:
A Springs Salt Holiday

Springs Salt is a local cottage bakery run by Ashley Cox, a year-round Springs resident and lover of all things a-little-sweet-a-little-savory.

You can find Springs Salt's Rye Chocolate Chip Cookies every week at S&S Corner Shop in Springs and Doubles in Amagansett, along with savory, toasted granola, and seasonal pies, cakes, and breakfast loaves.

Springs Salt also offers local home delivery every Friday, just keep an eye on Springs Salt's instagram @thespringsalt for how to place your weekly or holiday order.



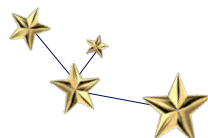
LongHouse Illuminated:
A Magical Winter Experience

**Fridays and Saturdays:
Nov 29 – Jan 11 | 4:30-7:30pm**

Step into an enchanting world at LongHouse after dark, where glowing sculptures and light-lined garden paths transform the landscape into a dazzling winter wonderland. Featuring ZIMA! by The Neo-Political Cowgirls

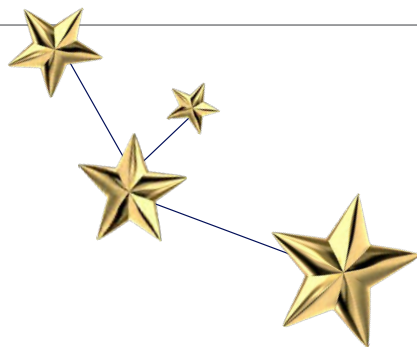
Audiences of all ages are invited to explore the gardens as they search for whimsical vignettes of dance, theater, and folklore from diverse cultures.

After your ZIMA! Adventure, warm up in the Pavilion and explore our festive Holiday Artisan Market, featuring local handmade gifts, culinary delights, and creative activities for all ages by The Shine Studio.





Anthony Waltz
Member



Winter *Recípe*

With Winter upon us in Clearwater Beach, there's nothing more hearty than Stuffed Peppers and practically every farm stand in the Hamptons has them. My aunt used to make a similar dish with beef and rice for us growing up which were always so good. I really tried updating the recipe to a healthier version and this one is not only very healthy, but incredibly delicious.

Stuffed Peppers

Preheat the oven to 350*. In a skillet, sauté the onion over medium heat about 8 minutes till translucent. Add garlic and cook one minute longer. Add the turkey and cook for about 7-10 minutes in the onions and garlic until no longer pink. Meanwhile, cook quinoa in the stock for 15 minutes and drain. Add the cooked quinoa to the turkey mixture, along with tomatoes, garlic, onion, oregano, cheese and mozzarella. Mix to combine well and season with salt and pepper.

Cut the tops off of each pepper and stuff each pepper. Place the stuffed peppers in a baking dish. Add the ketchup to the reserved juices in the tomato can and spoon over the top of each pepper. Fill the tomato can halfway with water, stirring any reserved tomato juice/ketchup into the water and pour into the baking dish. Bake for one hour until the pepper is cooked and slightly brown.



- 6 Red and Yellow Peppers
- 2 Pounds Ground Turkey
- 1 Large Onion, *chopped*
- 5-6 Cloves Garlic, *minced*
- 1½ Cups Quinoa
- 3 Cups Stock
- 1 Can "San Marzano" Tomatoes, *chopped (juices reserved)*
- 1 Teaspoon Garlic Powder
- 1 Teaspoon Onion Powder
- 1 Teaspoon Oregano
- ½ Cup "Locatelli" cheese
- 8oz Mozzarella, *shredded*
- ⅓ Cup Ketchup



Follow @dinewithant on Instagram for weekly recipes and Hamptons events!



Why Compost?

Written by:
Gloria Frazee



Help support pollinators:

Compost improves soil quality and structure so it can provide the habitat required by pollinators such as butterflies, native bumblebees, fireflies and birds.

Improve soil fertility and reduces the use of chemical fertilizers:

About 1/3 of all creatures in the world live in soil. When you buy "plant food," you're really buying "soil food," which feeds the soil microbes that make the nutrients in soil available to plants.

Carrots and other produce contain nutrients pulled from the soil. Compost is soil food, returning nutrients and organic matter to our soils for healthier plants — and healthier produce for our families.

Reduce food waste in our community:

The average US household throws out some \$1,850 of food each year. For East Hampton's 11,000 households, that's more than \$20 million. There's also the cost of handling and transporting all that food.

Reduce greenhouse gases:

Food waste accounts for 1/3 of all human-caused greenhouse gas emissions. Food waste in landfills produces methane, which is more potent than CO₂; incineration produces carbon dioxide as do the diesel-belching garbage trucks rumbling through our neighborhoods.

Compost traps CO₂ in soil. There is more carbon dioxide stored in soil than there is in all the trees and plants and atmosphere on earth.

Reduce stormwater runoff & flooding:

Compost acts like a sponge, helping soil retain water, so your garden needs less watering. It also helps soil absorb storm waters that cause flooding and erosion

and harm our beaches.

Suffolk County is at high risk for coastal flooding. The Town of East Hampton's Coastal Assessment Resilience Plan (CARP, 2022) projects that East Hampton will be a series of five islands by the time current EHHS students are retiring.

REDUCE, REUSE, RECYCLE.

Cut down on the food waste that ends up in landfills, reduce greenhouse gas emissions and save valuable resources.

Reduce Food Waste.

Plan Your Meals: Make a meal plan and a shopping list to avoid buying more than you need. This helps prevent food from spoiling before you can use it.

Store Food Properly: Learn how to store different types of food to keep them fresh longer. For example, chop the tops on your carrots, radishes and other veg (after harvest, the greens pull water from the produce).

Pay Attention to Date Labels: "Sell by," "use by," and "best before" dates refer to quality, rather than safety.

Reuse Food Scraps.

Make Broth: Use leftover bones and vegetable scraps to make a nutritious broth.

Create Croutons: Turn stale bread into croutons for soups and salads.

Regrow Vegetables: Many vegetable scraps, such as green onion roots and lettuce stumps, can be regrown in water or soil.

RECYCLE YOUR FOOD SCRAPS.

Composting is a great way to transform food scraps into soil food. Here's how:

Backyard Composting:

Set up a compost bin in your backyard. Combine green materials (fruit and vegetable scraps, coffee grounds) with brown materials (dry leaves, twigs, sawdust from untreated wood) and maintain moisture and aeration to produce rich compost. By spring 2025, ReWild's experienced composters will launch a backyard compost initiative to help new composters set up and make great compost. Get updates by signing up at ReWildLongIsland.org/compost.

Worm Composting:

Aka vermicomposting, industrious red wigglers turn your food waste into high-quality compost. They need to be housed in worm bins kept in your basement or mud room, safe from winter temperatures.

Community Composting:

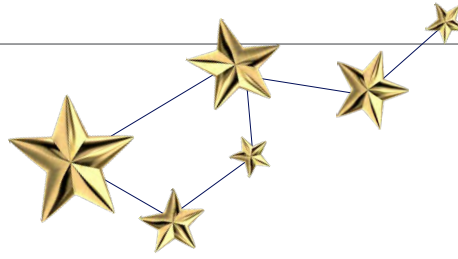
Drop-off programs take care of the work for you. Local drop-offs are in Amagansett, East Hampton, Sag Harbor, Springs and Montauk. So far this year, East Hampton Compost has diverted about 8,000 lbs. of food waste.

Countertop Recycling:

Reduce food scraps volume by 90% overnight and produce a dry soil amendment that can be sprinkled in your garden or added to compost piles.

To learn more and start composting, go to ReWildLongIsland.org/compost or email me at Gloria.Frazee@ReWildLongIsland.org

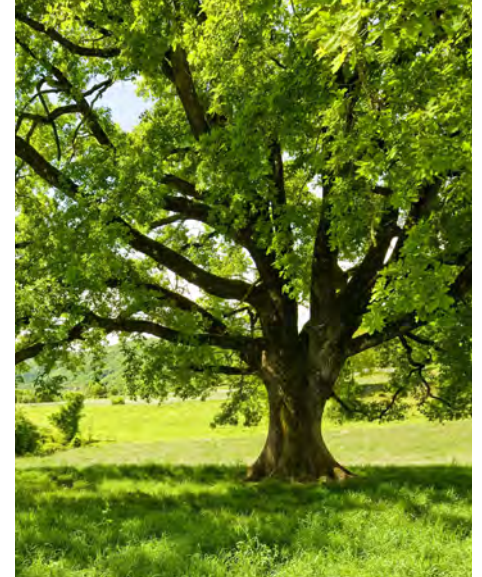
You don't need to be perfect at reducing food waste, but if we each do a little, we'll make a big difference. Reduce, Reuse, and Recycle to help our environment for a healthier, more sustainable future.



Radical Thinking: *Going for 100*

Written by:

Edwina von Gal



How long can we live? Can we try to live extra-long by learning from the extra old? Old people, old communities, old trees? There are a large number of studies out now about commonalities for longevity—healthy food, healthy lifestyle, healthy attitude, but, of course, the Radical Thinker is wondering why no one seems to have factored in that most people who are now old, i.e. over 80, had the advantages of modern medicine without the disadvantages of steadily increasing exposures to an ever-growing variety of environmental pollutants. We are now bombarded with toxic, with increasing evidence that they are accumulating in our bodies and are especially harmful to children in their formative years.

We are personally polluted with **micro and nano-plastics, glyphosate** (the active ingredient in RoundUp), **Neonics**, and who knows what all else. We don't have a clue about how much our bodies can handle. Depending on who did the research, we may or may not be crashing under the influences and entering a drugs, pesticides, and plastics induced crisis of cancers, Alzheimer's, autism, Parkinson's, ADHD, addictions, obesity, pandemics . . .

Yes, it's a lot. It's scary, and, whether you believe all of this or not, why take a chance? There are easy steps you can take to reduce your exposure and most of them have other great benefits such as saving money and reducing stress. For example, at the very least, why not stop putting poisons in your yard? What amount of emerald carpet lawn can be worth the risk?

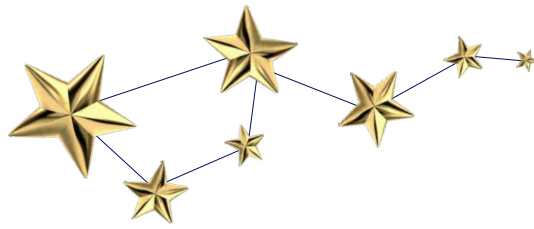
Discover the principles of nature-based gardening. Scan the QR Code!



The 100% chemical-free alternative is not only healthier for you, your kids, and your pets, but it's also healthier for the environment, reduces **anxieties**, and is 100% full of beauty and joy. Go organic, go nature-based—you might just live a lot longer—go for a PRFCT 100!



Nancy Labiner
Advisor



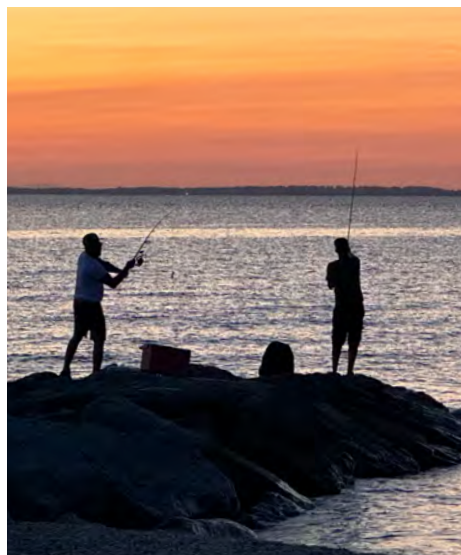
Community Summer '24

It was a very busy summer on the Reservation!

It is hard to believe that it is already fall and the floating dock is resting in the parking lot for the winter.

Despite overcast skies, the Annual Jim Carforo Summer Picnic was a terrific evening. With great food, music, some dancing, and most importantly, an opportunity for the Clearwater community to get together.

The playground got lots of use throughout the season and the picnic area hosted many birthday parties and summer celebrations.



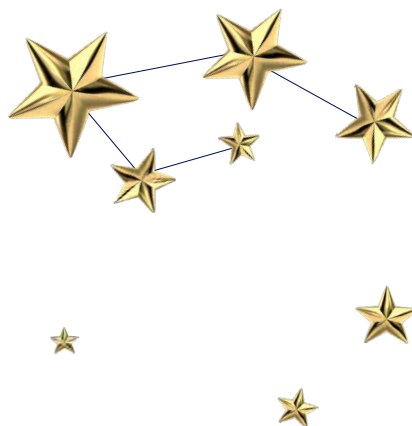
There were a number of nail-biting tournaments on the bocce court and many regular yogis at Roey's Wednesday and Friday yoga classes. The full moon kayak and paddle evenings were magical, especially the Buck Moon paddle in July.

Story Salon took place in the sun shed throughout the summer and into the fall; a really nice way for neighbors to gather, share and listen.

The summer ended with a very happy crew at S'mores Night and the fish were jumping at the kid's fishing contest over Labor Day weekend.

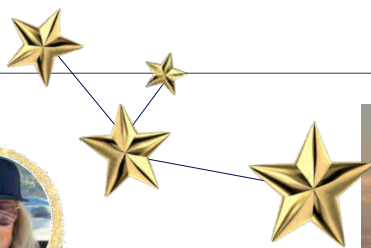
In property improvement news, autumn began with the resurfacing and resealing of the asphalt in the Reservation parking lot.

And now, as the weather cools and the beach grass turns golden, wishing everyone a wonderful winter.



Wishing everyone a wonderful winter!

Nancy Labiner,
Advisor



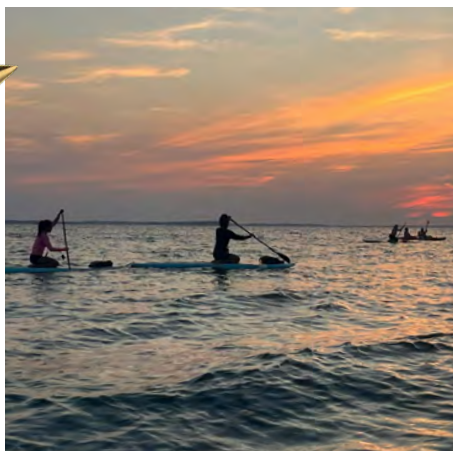
Roey Ficaró
Activity Director

Fall - Winter Activities

Dear Clearwater Neighbors,

It feels like summer was a blink but maybe that's the way it feels every year? It's always hard to see summer go as tan lines fade and leaves begin to fall & we hold on to the sweet memories of summer. I will definitely miss the long days and warm nights along with teaching our Clearwater Open Air yoga classes on our beach. I love witnessing people connecting & creating community with the yoga & other activities such as picnics, paddle excursions with our MoW & WoW Club, (Women on Water & Men on Water).

The full moon paddles out to the green buoy where we floated paddled with our lights whistles & PFD's waiting for a glimpse of the full moon was magical. Unfortunately the rains came on one date & strong wind on another so we had to turn back. Another fun activity were boat caravans where 6-9 boats would follow each other finding a beautiful place in a cove, harbor or near a secluded sandy beach to anchor & tie up with each other for the day. We all brought food & beverages to share hopping from boat to boat, swimming, paddling & even tubing on the last one around Gardiners Bay near Alberts Beach. If interested in joining a Caravan next season shoot me an email...(see below)



Our Yoga, Boat & Paddle Club peeps had an opening Bonfire Potluck Picnic on Flaggy Hole Beach where we had a fire ceremony, great food and lots of laughs. Our end of season potluck picnic was in the Clearwater BBQ area. We played Corn Hole, chipped golf balls into a net, played bocce and even did some Hula Hooping!

If interested in joining this group let me know. An email goes out every week during the season with info on classes, paddles & boating.

If you are on the Clearwater Facebook page you would see a group of us plunging in to the bay every Friday morning at 8am. Yes it is cold but also exhilarating and cold water plunges have many benefits to the body. If interested in joining The Clearwater ColdWater Group just take the plunge & show up any Friday 8am!



Some new ideas have been tossed around our board meeting for our 2025 season:

1. One of our board members John Thorsen is planning a Night Sky lecture some evening on the beach observing the stars & planets with John's telescope.

2. Purchase of a weather proof Corn Hole game to have out by the Bocce Court.

3. A Clearwater Play Group for Kids & Parents. Suzanne Maietta & her husband Jonathan grew up in the area and recently moved back with thier 2 year old daughter. Their idea is to start a playgroup to meet other families & build community. If interested email suzannemaitta@gmail.com. Start date can happen soon if there is interest.

4. I have had a few requests from residents to add Tai Chi in addition to my yoga classes on another day which the board has approved. I am currently looking into finding an instructor. This would serve all age groups as well as seniors.



BEACH INFO: Our Beach was well guarded this year. We have a few Lifeguards already lined for next year but will need others who are certified. Please let me know if you know of a young person who would like to work next summer as a certified guard.



Email me with questions or ideas. Scan the QR Code for CBPOA events and updates. Share pictures and say hi-just follow the rules!

Wishing you all a safe, healthy & productive Winter. Warm Regards,

Roey Ficaró,
CBPOA Board Member
Roeyficaró@gmail.com



HELLO NEIGHBOR

Clearwater Beach - HOME to us, too! From our first home on Norfolk Drive to our current homes, our family lives right around the corner. No one knows CWB values better. Today's market is in your favor. Who better to entrust your real estate to than your neighbor. We look forward to meeting with you to discuss the market.

~ Judi A. Desiderio, Lic. RE Broker and
Drew & Bethany Smith, Lic RE Salespersons
631.324.8080 ext. 221



EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | WESTHAMPTON BEACH | MONTAUK | MATTITUCK | GREENPORT
631.324.8080 | 631.537.3200 | 631.283.5800 | 631.288.3030 | 631.668.0500 | 631.298.0600 | 631.477.5990

TownAndCountryHamptons.com



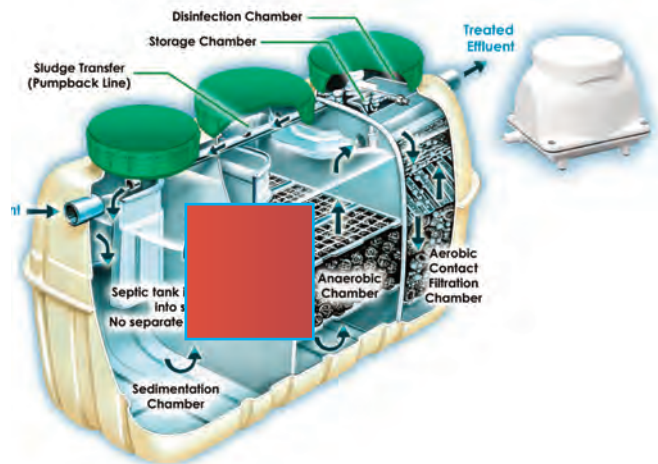
Toxic Algae Blooms. Fish Kills. Beach Closures.

Our local waters are under siege by nitrogen pollution from cesspools that funnel untreated waste directly into our groundwater.

Fight Back With Fuji Clean!

With nearly 3 million systems installed across the globe, Fuji Clean is the world's premier onsite wastewater treatment system. These compact systems have been field-tested for over 50 years and can remove upwards of 90% of nitrogen from wastewater. And with available grants and rebates, many homeowners can upgrade to Fuji Clean at little to no cost!

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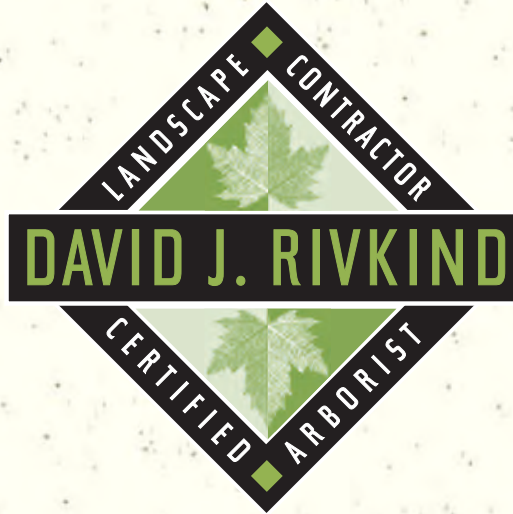
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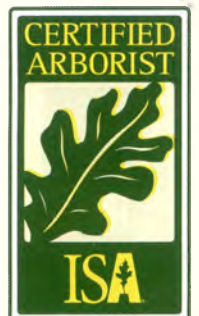
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Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach for youth basketball and baseball.

He specializes in residential real estate east of the canal.





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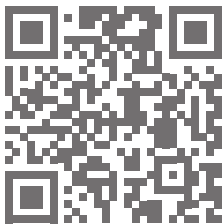
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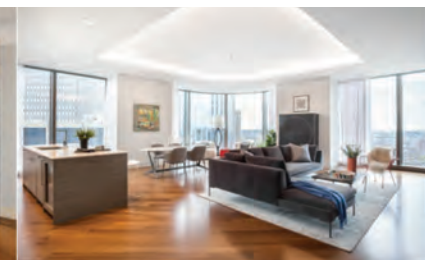
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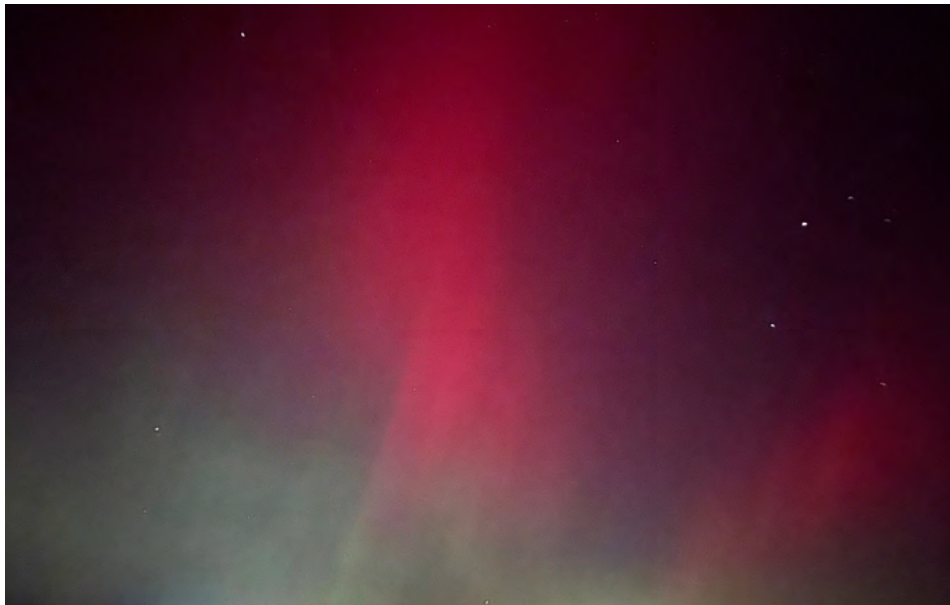
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Welcome

New Homeowners

Fall-Winter
2024



- Brad & Cintia Parsons
- 49 Dorset - Marco D'Acunzo
- Esperanza Gladys Japa
- Cristina & Shaun Blackburn
- Jennifer Bohiem
- Dylan Fowler
- Alicia & Dominick Saullo
- Anthony & Karen Sakal
- 111 Norfolk LLC - Julia Testa
- Capowood LLC - Joseph Capo
- Town of EH (Affordable Housing)

Photo credit: John Thorsen