

Sea Pines

# Tidings

Vera Fields, Editor

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JULY, 1981

BREWSTER, MASSACHUSETTS

VOLUME VII

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A wisp. A small tendril warily peeking out. Just a hint of a scent. Now the wisp is longer, larger...the tendril snakes its way further...the hint of a scent is not a hint anymore. It's smoke. F I R E!!! The fire truck screams down the Drive and the hoses were plying their water jets before the motor had been turned off. Yes. Sea Pines had a fire, and it began very quietly and without fanfare. Thanks to the fantastic speedy response from our Brewster Fire Department, the damage was not more serious. But frightening thoughts come to mind...what if it had been night time? What if? In a matter of moments, that small wispy tendril was a snarling snaking thing grasping at it all--trees, the lamp post, the house next door? Thanks to Bob and Peg Sheils for their very prompt reaction. It could have been worse. Let's not find out.

A disturbing thought. We all love Sea Pines or else we wouldn't be here. We are here because it is pretty, relaxing, near the beach, it has pizzazz... it's THE place to be. We all knew when we bought that there are rules and regulations. They're sensible and they aren't tough to live with. So why do some of us insist on defying these rules...especially rental rules. Owners who don't really care and rent to folks for a weekend, a week--whatever when the By-laws say a 1-month minimum. Yes, you folks are making money and your tenants are enjoying themselves, but who set you apart? Sure, you're smart, because it is very hard to pin you down. You say they are friends for a weekend, and most residents wouldn't think of questioning a stranger on the beach because we respect each others visitors and their privacy. I have nothing against the people you are renting to either--they seem very nice...but it is the principle that bothers me. A law is a law, a rule is a rule...if you don't like them, why did you buy here?

If you are concerned with crime prevention as it relates to you and your property--especially those who cannot stay here during the winter, then come to the program being presented by the Brewster Crime Prevention Officers in conjunction with efforts of the Cape Cod Board of Realtors. Mr. Peter Long of the Brewster Police Department will give valuable inexpensive pointers on how to protect your property. The time is 10:00 a.m., the date is AUGUST 22nd, the Place is the Clubhouse. The tide is out so you have no excuse not to come!

*Vera L. Fields*

MESSAGE FROM THE PRESIDENT

Summer is here! The temperature in my office right now is 88 degrees F. Wish I was on vacation.

I hope everyone is enjoying their stay at Sea Pines this summer. We have, as you know, rules regarding the use of the pool, approval of rental leases of units, tennis court rules, among others, which we hope add to the quality of life at Sea Pines. We hope all residents feel the same.

Boating got off to a fast start last Saturday with the regatta staged by Jack Cartier, Chairman of our Sea Pines Yacht Club. The Home-owners' Tennis Tournament, also last Saturday, got me wanting to take up the racket myself and I am looking forward to watching the young residents tournament this coming Saturday.

The T-shirt sale has raised funds for the Special Events Committee and its various activities. Anyone interested in a clambake, barbecue, or the like for our whole community this summer should indicate their interest to a Board member and/or a Special Events Committee member. I'm interested! How about you!

There is nothing new regarding the progress of our Complaint with CMJ. We have just about completed our engineering study of Phases III and IV and a report is expected shortly. We have communicated to CMJ, through our attorney, as they have communicated to us during the past year. Their unsigned letter sent to some Sea Pines homeowners recently indicates a desire to settle. We too desire a reasonable settlement, which has been lacking to date.

Our Developer Liaison Committee, and our Boards continue to address this major issue, and it has been on the Agenda of every Board meeting. The next Board meeting (the first meeting of the Facilities Management Board) will be on July 25th at 9:00 a.m. at the Clubhouse. All are invited.

Have a super summer. Thanks for your support.

Wednesday, July 8, 1981

George Malone, Chairman  
Combined Boards of Managers

COMING EVENTS

Saturday	July 25th	Board of Managers' regular meeting, 9:00 am
Saturday	August 22nd	CRIME WATCH, 10:00 a.m. Clubhouse
Saturday	September 5th	Social Hour --Farewell to Summer, Hello Fall!
October	(date to be announced)	Concert at the Clubhouse, Al Henderson
Sunday	October 11	Sea Pines Golf Tournament

POOL HOURS - Lifeguard

Saturday and Sunday	10:00 a.m. to 1:00 p.m.	1:30 p.m. to 6:00 p.m.
Monday	- day off	
Tuesday, Wednesday, Thursday, Friday	1:30 p.m. to 6:00 p.m.	

## GARDEN CLUB

The first thing one notices as one drive into Sea Pines is the lushness of all the greenery. Under Chairmanship of Doris Welch, the Club has given our Clubhouse a new look with the plantings of new rosebushes and dogwood. Arbor Day (April 25th) was perfect for gardening--wet--and although it was cold and rainy, the hardy souls that were here for the weekend did come out and planted azalea, rhododendron and rosebushes. A second team went down to the beach and planted rosa rugosa on our dunes--a plant that does double duty--it beautifies and prevents erosion. Nature has helped to beautify our beach...the winter winds have changed the contour somewhat, although they did take away our "sitting log", with help of a high tide!

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## T-Shirts

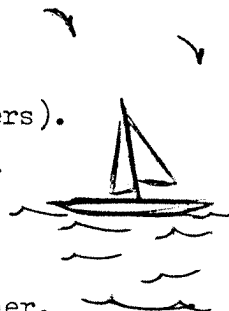
Response to the sale of Sea Pines t-shirts has been phenomenal! Thanks to Liz Antonez and Lynne Malone, our super salesgirls! Stock has been replenished in adult sizes and are available. The price is \$6 and they are an excellent value, plus fun to wear!

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## SEA PINES YACHT CLUB

We had our first race! The weather cooperated--the wind was brisk and the sun shone ... all this and Fourth of July too! There were 2 races on a 5-legged triangular course (you figure that one out landlubbers). The wind was brisk and frisky, and many participants got dumped overboard. After the first race, it was announced that the winner would be two out of three--so it was back to the sea. Frank Pease and Harry Partain were admirable in their attempt as novice sailors, and they climbed back onto their boat faster and faster...practice makes perfect! The race was not without calamity--one of the participants accidentally was rammed by another, tearing a 6"-8" hole in the hull. Dean Keuch won both races--his snappy sunfish "Dean's Scene" a hard one to beat. The winner's champagne was enjoyed by all. It's interesting--last year Dean walked into first place (low tide you know)--at least the water stayed around long enough this year.



Herb Lipson is to be thanked for an excellent job on the committee boat, and Jeffrey Cartier and he placed the marker buoys and supervised. It was a fun event and one that should be repeated.

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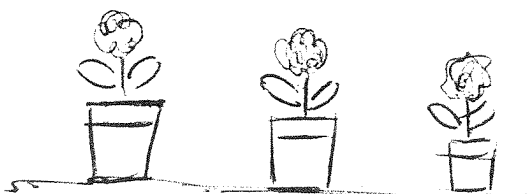
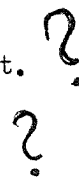


## SATURDAY SOCIAL HOUR

Would you believe we are already thinking of welcoming the fall?! As a combined "farewell to summer--welcome to fall" party, your Saturday Night Social Committee, chaired by Nellie Peterson, will hostess the first Saturday night social for the winter season of 1981--SEPTEMBER 5, 1981. The Special Events Committee will assist in clean-up. This is Labor Day weekend, so no excuses--BYOB at 5:30. See you then! Surprise feature--a contest.

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Thanks to Florence Tomlinson for her lovely geranium arrangements at poolside...sure makes our pool area party!



## JORDAN'S JOURNAL

F I R E! F I R E! Our last message began with water, water, and little did we think YOU were about to have your first significant fire at Sea Pines! Even though the fire ruined four garages, a rubbish shed, and trees at Cluster 8, it was YOUR condominium property that was burned. Affected mostly were the Fishers, who unfortunately, had their car damaged by fire, as well as the loss of their garage. The Lesnicks, Goldmans and Professor True have temporarily been assigned outside parking spaces, and owners in Cluster 7, as well as those in Cluster 8, must have their guests park over by the tennis courts.

As stated above, it is YOU and YOUR condominium property, and it brings close to home some advice we have not paid enough attention to... advice our insurance carrier and Brewster's Fire Chief would like to have taken to heart and acted upon.

1. Careless disposal of smoking materials--this seems to be the most likely cause of this fire, unofficially "of undetermined origin". Probably an ashtray that appeared "dead", emptied into a waste basket and then emptied into Cluster 8's rubbish shed barrels...the moral is to double check and see that nothing with a spark remaining gets into your rubbish room.

2. The Fire Chief has warned that a very common cause of fires starting in rubbish is the residue from those wonderful summer charcoal barbecues. He says that all too frequently, careful people wet down leftover charcoal until they feel the fire is out...then wrap it in tin foil and deposit it in the rubbish ... resulting in F I R E!!! F I R E!!! Please...let your charcoal burn completely to ashes before wetting it down and disposing of it.

3. Smoke detectors save lives. Rate-of-rise (thermal) detectors hold loss of property down. There are about 60 units at Sea Pines where owners have not installed smoke detectors or have even disconnected them (because of false alarms). Travelers Insurance Engineering and Loss Prevention personnel last year and again this year plead with Sea Pines homeowners to prepare to save their own lives with operable smoke detection systems.

4. Travelers Insurance has also stated that all too few Sea Pines homeowners have a small general purpose fire extinguisher where it could be used to put out small kitchen blazes that could get out of control. They suggest that at least one 5-pound all-purpose dry chemical hand extinguisher be available in each unit. Do YOU have one???

The fire and resulting water damage, roof shingles blown off during wind storms, and even lightning striking on YOUR Sea Pines common areas and buildings has resulted in losses exceeding four times the insurance premium paid during the past 12 months. The extra work caused thereby has taken away valuable time that our maintenance people would rather have applied to improvement of YOUR grounds and buildings. Even though this unusual series of disasters may not have affected your own personal unit, it did affect your property and your maintenance people have been working particularly hard for your this past winter and spring. Because of the "red tape", reconstruction of the Cluster 8 garages will take several weeks.

The Building Inspector did not condemn the south wall or the remaining east wall of the garage, so our insurance adjusters have requested bids excluding those walls from anything but scraping and repainting. Your Board of Managers will have to decide whether or not to spend more money to

construct a separate rubbish shed or to rebuild as originally done, but according to today's Fire Code, which requires two additional floor-to-roof sheathing fire control walls. Building permits will be obtained which will include signing off by the Historic Commission of any control over rebuilding ... and then the contract can be signed to rebuild. The continued patience of those most inconvenienced is appreciated by your Boards and your Managing Agent.

GROUND COVER---Many people wonder why the developer (CMJ) used so much mulch at Sea Pines and why not other kinds of ground cover. The following are "ball park" figures to cover 7,000 square feet (an area about 70' x 100'). They are reasonably accurate for comparison purposes, but obviously would change with bidding and the magnitude of the job.

To install Pachysandra including fertilizer, etc.	\$2,310.00
To install Barberry Green 15" to 18"	\$3,770.00
To install Bearberry	\$3,024.00
To install Grass (sod) Scraping, loam, etc.	\$3,000.00
To install Stone, 2" deep	\$1,300.00
To install mulch	\$ 420.00

You can see why each year, mulch is added to certain areas and why stone is being added in place of mulch to those windswept areas where mulch blows away, or worse, ruins lawns.

TELEVISION---At last count, about 125 out of 151 unit owners at Sea Pines subscribe to Cable TV instead of relying on our less desirable in-house antenna system. For three years, Sea Pines has had a bargain, which was negotiated by your Board of Managers and your Managing Agent.

Cable TV says "the honeymoon is over" and each owner will deal directly with the Orleans Cable TV people, paying the same price as other subscribers. Please be advised, however, that many of you may still beat the 55% rate increase, if you want summer service only or if you don't want the extra connections originally given you as a sales inducement. Previously, you had 2 TV outlets and one FM outlet for \$82.80 per year. Unless Cable TV has a change of heart (since our June, 1981 meeting), they intend to charge, beginning August 1, 1981, \$128.62 for that same service. Thus:

Basic TV connection (1 connection)	\$8.75 per month	\$96.60 prepaid per year			
(extra) TV (1 connection)	\$1.15 " "	12.70	"	"	"
(extra) FM (1 connection)	\$1.75 " "	19.32	"	"	"
		<u>\$128.62</u>	"	"	"

However, 4 months' service (not previously available) would be:

Basic TV connection (1 connection)	\$ 35.00
Extra TV (1 connection)	4.60
Extra FM (1 connection)	7.00
Disconnect (end of season)	15.00
Reconnect (start season)	<u>15.00</u>
	\$ 76.60

Your Board got the Cable TV company to agree that if you want your 1 extra TV or that 1 extra FM (given in the original package) removed, they will do so at no extra cost---this once---before August 1, 1981.

Sorry there is no longer any wholesale deal with Cable TV!  
Each owner will have to make his own deal directly with Cape Cable TV  
in Orleans (617) 255 7300. They should have written to you by the time  
you read this.

TENNIS--The first two tennis courts have now been resurfaced  
and await your pleasure!

Enjoy your place in the sun at Sea Pines!

July 13, 1981

Scott Jordan, Managing Agent

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### SECURITY

Fire prevention: As you probably now know, Sea Pines had a close  
call with the fire that started in the garbage shed situated between  
Clusters #7 and #8, which resulted in the total loss of the garbage shed  
and at least one of the garages, and damage to a pine tree, street pole  
lamp and the rest of the garages. For a time there was danger of the fire  
spreading to Cluster #8 homes. Quick work by the Brewster Fire Department  
averted this threat. The fire evidently was the result of hot ashes placed  
in one of the garbage barrels. We were lucky this time! Please bear in  
mind that a combination of 3 items are necessary to produce fire. They are:

1. Combustible material
2. Oxygen
3. Ignition

We all can help avert this threat if we follow these procedures:

1. Make sure all smokers' ashes are completely extinguished before  
being placed in garbage sheds (soak with water if necessary).
2. Tightly replace the garbage barrel lids before leaving the shed.  
This will help to prevent oxygen from being supplied to any embers  
that may be present.
3. Be extra careful when discarding charcoal embers/ashes. Make  
doubly sure all sparks have been extinguished.
4. Lastly, caution your children to replace all garbage lids securely  
if they dispose of your garbage in the shed.

Careful adherence to the above simple suggestions will help to avert serious  
fires.

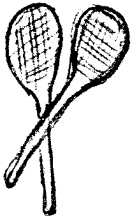
Bob Sheils, Chairman, Security

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### TENNIS TOURNAMENT

The Fourth Annual Mixed Doubles tennis tournament was held on  
Sunday, July 5th, and Betty Wolfe and George Green bowed to Tournament  
Winners WILLIAM SHERRY and MARGARET MORGAN, who were presented with a  
bottle of wine. Consolation winners were PHYLLIS HULLER and ED WAXMAN  
against Barbara Sullivan and Norton Hirsch.

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### BOARD OF MANAGERS' MEETING DATES

July 25, 1981

September 26, 1981

November 28, 1981

January 30, 1982

March 27, 1982

May 29, 1982

CLUBHOUSE TELEPHONE: 896 7731

## YARD SALE

Another success! And even the weather cooperated! Your Special Events Committee is trying to schedule these sales at different times of the year, and the next one will be sometime in the early fall. A great deal of thanks to Florence Tomlinson for her allowing storage of sales articles in her basement, for setting up the coffee and cake, and generally overseeing the whole thing. Thanks Florence! What would we do without you?? Our profit this year was \$109.15!

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## THE QUIET MAN

Who is the gentleman behind many scheduled events? He's the guy who trimmed our tree outside in the freezing wind just before Christmas! He's the guy who brainstorms with "yours truly" to get ideas and articles together for "Tidings". He's the guy who's always there when you need him, in the background, and has the ideas for concerts, etc. He's also very talented in his own right--he just performed a joint recital in Belmont at Habitat School accompanying singer Rita Monahan and played Rhapsody in Blue for an enraptured audience. I'm talking about our own Joe Stukas! We all luv ya', Joe!

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## BIKE PATH

Didja know? We are so close to one of the finest bike paths on the Cape. You can ride from Dennis to the Visitor's Center in Eastham through some of the prettiest back areas of the Cape...cranberry bogs, beautiful sunsets, foliage, view of the Bay...hidden backareas you don't see from the road. You can get on to the path around Brewster Green, and it is one that can be enjoyed by all--there are NO hills! Try it!

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## PARKING

As all homeowners are aware, automobile parking during the summer especially, is an ongoing problem. If residents require more than the two spaces allotted (including garage space, if any) PLEASE park in the parking area near the swimming pool and not on the grass areas, mulched areas, etc. Another thought--cars with catalytic converters could cause fire--especially if parking over dry pine needles!

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## WATER

Our maintenance staff has a regular watering plan which enables them to cover all common areas systematically. You/we may not always agree with this plan, however, and if this is the case, and you feel grass and plantings around your unit require additional watering, kindly refrain from use of the common watering system and use your own. Remember, everyone is paying for all water used through the central watering system, and we are endeavoring to keep costs within reason, as well as to conserve.

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Do you know where your nearest fire hydrant is? Tis a good idea to familiarize yourself with its location...this includes renters as well.

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Lloyd MacDonald was honored at the year-end athletic banquet held at Watkinson School in Hartford after 21 years as athletic director and soccer and tennis coach. He began his career at Watkinson after attending Springfield College on a grant from the government of New Zealand. He played on the 1947 Springfield team that was recognized as the national collegiate champion & was named to the All America team in 1949. Congratulations Lloyd.

## CONCERT AT THE CLUBHOUSE

Coming in October--a concert at the clubhouse. AL HENDERSON, tenor, will perform to the accompaniment of our own Joe Stukas. Mr. Henderson is a student at the New England Conservatory of Music and has just completed a concert tour of Israel and Europe. He was selected by the renowned Luciano Pavarotti to join him in singing Happy Birthday at Boston's 350th birthday celebration. More details to follow--check our bulletin board.

## LOG ROLL

Our log is done and gone! The tide was right but the weather wasn't and not enough hardy souls showed up (no one) to push ole log back where it belongs. So--we can't set to see the sun set.

## WHAT'S GOING ON IN BREWSTER?

Annual town meeting of Brewster Taxpayers Association on AUGUST 20, 1981 at the Brewster Elementary School. There is an important change in the by-laws to be voted upon, so be sure to attend. There will also be a discussion of where the Historic District Commission is going in Brewster.. Elliott MacSwan, Chairman of the HD Commission and Harris Ivers, Chairman of the HD Committee will be present. Hope you are too!

## NOT FORGOTTEN

Joe Lowe - a quiet man and a private person, who passed away last year, hasn't forgotten the Cape. It has come to our attention that the Estate included legacies in the form of scholarships to Nauset High School graduates. His memory will live on through his generosity.

## AROUND THE PINES!

Welcome Jason Robert Riether, who weighed in at 5 lbs. 14 oz. on July 19, 1981. Proud Mom and Dad (Cathie and Bob Reither) are doing fine, and so is 4th time Grandma--Dot Riether. Our own Mary Carten is now Mrs. Shawn Driscoll--Mary and Shawn were married on April 24, 1981. Smooth sailing to you both on the rocky seas of life. Visitors from Scotland--Joan and Bruce Scott from Edinburgh were spending a few days with Ben and Lorraine Covino. Just to keep things equal, Dot Riether and Florence Mitchell visited Scotland this spring!! Their visit was not only to sight-see, but golf, golf, golf. Martin and Louise Reilly welcomed their friends Jack and Ethel Hartley from England--it is the Hartley's second visit to our shores at Sea Pines! Welcome to Sisters Martina Gallagher from Honolulu, Julie Adams from Anchorage, Alaska and Margaret Cawley from Notre Dame Academy in Hingham, recent guests of Ben and Lorraine Covino. These three lovely ladies were home for a visit, having worked together previously for 7 years in Meru, Kenya, East Africa teaching in an African Girls secondary school!! Brewster Golf Club held its 2nd Flag Day Tournament, and our own Dot Riether tied for 2nd place...not bad for someone who never played golf before coming to the Cape! Don't spend all that prize money in one place, Dot! The recent "spot check" by our Security Chairman, Bob Sheils and his assistants Peg Sheils, Joe & Rosemarie Stukas, Audrey Scalley, Evelyn Donnelly and others in the guise of a "path party" was quite effective! Don't forget the Crime Watch talk to be held on Saturday, August 22nd at 10:00 a.m. at the Club House. Peter Long, Crime Prevention Officer of the Brewster Police Department will speak on ideas and methods to protect your property.

## BOARDS OF MANAGEMENT

### PHASE I

- \* Frank Pease, President
- \* John Lobingier, Vice Pres.  
Barbara Kelley  
Audrey Scalley  
Julius Goldblatt
- \* Dorothy Pendergast  
Phyllis Huller

### PHASE III

- Joseph Stukas
- \* E. Lovell Smith, President
- \* Robert Sheils
- \* Nellie Peterson  
Helen Childs  
Dean Keuch  
Paul Woollacott

### PHASE II

- \* George Malone, President
- \* Murray Freeman
- \* Fred Nichols  
Karl Musser  
Frederick Price  
Stan Lesnick  
Doris Welch

### PHASE IV

- \* Fred Crosby, President
- \* Bill Buchanan, Vice Pres.
- \* Vera L. Fields  
Stan Wolfe  
Norton Hirsch  
Ben Robelen  
Herman Kraft

(\*) designates Facilities Board

Officers of all Boards include: Ernest Dillon, Treasurer  
Louise Chouljian, Ass't Treasurer  
Vera L. Fields, Clerk

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## TENNIS COURT RULES

DRESS CODE: All persons (men and women) are expected to wear proper tennis attire at all times while on the Courts. This includes tops (shirts, blouses or dresses) and TENNIS shoes (no black bottom sneakers or running shoes).

SIGN-UP BOARD: located at Court #1 and covers all 4 courts. No court may be reserved earlier than noon the day before playing time. Sign-up sheets will be posted by 12:00 noon for the next day. Post all players and unit numbers for the convenience of others. If your plans change, please remove your name so the court may be used by others.

Each unit owner (adult man or woman) is entitled to reserve a court for 1 hour for singles or 1½ hours for doubles, one day in advance for his own or family use. If time is still available when you have finished playing, you may reserve an additional period. Remember, if your plans change, remove your name from the sign-up board.

If unauthorized players are using your reserved court, they may be asked to leave. If they refuse, report them to the Tennis Committee for further action. Use of courts is limited to owners and guests. It is everyone's responsibility to keep unauthorized people off the courts.

Keep courts locked at all times when not in use. Lower the net when you are finished playing. Do not allow children to skateboard on the courts or use them as a playground.

In accordance with By-laws, people renting will have the same privilege as owners and are expected to abide by the same Rules and Regulations. Proper use and care of the courts will help keep maintenance costs at a minimum and are the responsibility of all owners and renters. Let's get the maximum usage and enjoyment from our facilities.

Lloyd MacDonald, Chairman Tennis Committee

## SEA PINES GOLF TOURNAMENT

Another first! Reserve the day! SUNDAY, OCTOBER 11th beginning at 1:00 P.M., Sea Pines residents are invited to participate in a golf tournament at the Brewster Golf Club. All are invited--just bring your clubs, balls and best shots. For further details, contact Dorothy Riether and/or Mary Earley. A cookout is planned for all participants at the Sea Pines Clubhouse.

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### STANDING COMMITTEES

#### GROUNDS & MAINTENANCE

Chairman, Bill Buchanan (B9)  
E. Lovell Smith (H1)  
Fred Nichols (9A)  
Mary Earley (2B)

#### POOL

Tish Grogan, Chairman (H8)  
Julius Goldblatt (1F)  
Grant Wilson (B11)  
Ida Ginsberg (8H)

#### SECURITY

Bob Sheils, Chairman (F3)  
Phyllis Huller (4B)  
Dot Pendergast (1E)  
Carl Feldman (B8)  
Betty Phillips (6B)

#### BEACH

Dean Keuch, Chairman (D6)  
Doris Hirsch (05)  
Larry Huller (4B)  
Jeannette Cartier (8J)

#### TENNIS

Lloyd MacDonald, Chairman (F17)  
Stan Wolfe (B13)  
Bernie Phaneuf (F16)  
Peg Dada (3F)

#### SATURDAY EVENING SOCIAL

Fran Parke, Co-Chairman (K4)  
Nellie Peterson, Co-Chairman (H11)  
Fran Malone (7B)  
Mary Barrett (2H)  
Peg Sheils (F3)

### SPECIAL EVENTS

Joe Stukas, Chairman (F9)  
Vera Fields (K16)  
Helen Childs (D13)

Florence Tomlinson (F10)  
Peter Kawie (D1)  
Doris Welsh (9F)  
Stan Wolfe (B13)

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### SPECIAL COMMITTEES

#### DEVELOPER LIAISON

Hubie Kelley, Chairman (1B)  
Ernie Dillon (2C)  
Stan Lesnick (8B)  
Fred Crosby (K13)

#### CONSOLIDATION

John Lobingier, Chairman (5C)  
Audrey Scalley (1H)  
Fred Crosby (K13)

#### INEQUITY CORRECTION MAINTENANCE FEES

Hubie Kelley, Chairman (1B)  
Karl Musser (6C)  
E. Lovell Smith (H1)  
Bill Buchanan (B9)

#### LONG RANGE LANDSCAPE ADVISORY

John Lobingier, Chairman (5C)  
Betty Wolfe (B13)

#### CLUBHOUSE PLANNING

Vera Fields, Chairman (K16)  
Joe Stukas (F9)  
Betty Wolfe (B13)  
Audrey Scalley (1H)

#### LONG-RANGE FINANCIAL PLANNING

Stan Lesnick, Chairman (8B)  
Louise Choulian (3G)  
Ben Robelen (B5)

#### WATER REIMBURSEMENT

Lloyd MacDonald, Chairman (F17)  
Fred Nichols (9A)  
Louise Choulian (3G)  
Jerry Silbert (012)

ENVIRONMENTAL - Julius Goldblatt (1F)

INSURANCE (inactive) - Jack Havlin (B3)

## SEA PINES POLICY, RULES AND REGULATIONS

RENTING: Sea Pines By-laws for each Phase are explicit on this subject, and it is important that they be adhered to by all. The essence of our rental policy is as follows:

NO UNIT MAY BE RENTED FOR LESS THAN A ONE-MONTH PERIOD.

NO UNIT MAY BE RENTED MORE THAN ONE TIME DURING A CALENDAR QUARTER.

(Calendar quarters are: Jan-Feb-Mar. Apr-May-June July-Aug-Sept.  
Oct-Nov-Dec.)

Your By-laws are firm on this policy and your Boards of Managers are determined to enforce it. We can think of no more certain way to destroy the character of Sea Pines than to allow it to become a "fast-turnover" rental operation. If renting through a broker, please be sure that office is informed regarding this policy. Scott Jordan, our Managing Agent, will also be happy to assist you with additional information.

George Malone, President

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### GROUND AND MAINTENANCE

STRUCTURAL CHANGES: Inside or outside a unit, there must be prior approval from the Grounds and Maintenance Committee. Included in such changes would be the relocation or extension of a patio fence. Costs of approved structural changes will be borne by the requesting owner.

REQUESTS FOR ASSOCIATION SERVICES: Requests for Association Services or facilities that would be produced at Association expense, may be directed to the appropriate Board of Managers, to Scott Jordan, our Managing Agent, or to the Grounds and Maintenance Committee. This also applies to compliments and complaints about the way Association services are being performed.

REQUESTS FOR ADDITIONAL GRASS: New grass may be added if the requesting owner will agree to the following terms:

- ...Underground sprinkling to be installed at owner's expense.
- ...Cost of grass and installation to be borne by owner.
- ...Association will maintain (cut, fertilize) for an annual charge of 10 cents per square foot, payable in one sum in April of each year.

INSURANCE: The Association Master insurance policy has a \$100 deductible clause. When there is a claim against this master policy to pay due to owner carelessness, the owner will be asked to pay this first \$100. WHEN LIABILITY IS ON THE OWNER (example: pipes freeze and damage occurs in a unit where it is clear the owner did not follow the winterizing instructions of the Managing Agent or a fire occurs and it is traced to a do-it-yourself electrical wiring by an owner instead of a licensed electrician) - these are damage situations where the Master insurance policy cannot be called upon and where the owner must assume personal liability. In both instances, the owner would bear all expenses for damage in his unit (or his insurance company if applicable) as well as any resulting damage to any other unit.

SPEED LIMIT: It is 10 MPH, especially during the summer when there are children and pedestrians on our roads. A number of drivers have been noted to travel at speeds of 30-35 MPH, and there is no justification for this rate of speed.

USE OF PATIO AREA: The majority of patios have an area well defined by fencing. Within this area, each owner is free to landscape as he pleases. Permissible within limits of the fence are such items as furniture, outdoor lights, cookers, birdbaths and statuary. However, other than table umbrellas, but exterminators and the American flag, no objects are to protrude above the level of a patio fence. Towels, clothing or other items are not to be draped on or over fences.

In the patio area where there is little or no fence, please bear in mind that items such as the above may create an eyesore for other owners. If this seems to be happening, the Committee may request fencing to be erected at the offending owner's expense.

BEYOND PATIO LIMITS--COMMON AREAS: There is no individual ownership beyond patio boundaries. The ground out there belongs to the Association as a whole, and we want to maintain it in the best interests of the whole. Thus, the following rules are important for the preservation of our common area beauty:

...Please--place no man-made objects beyond the limits of your patio. As stated above, items such as cookers, bird baths, furniture, statuary and outdoor lights should all be kept within the patio area.

...An owner may put in a reasonable amount of natural plantings in common areas, at his expense, but only with prior approval of the Grounds and Maintenance Committee. Proposals will be checked with neighboring owners, and if there is objection to a proposal, it will generally be denied. When an owner plants in a common area, it is that owner's responsibility to weed and main such plantings.

DOGS: The Town of Brewster has a leash law, which of course applies to all of us at Sea Pines. This law applies at the beach (no dogs allowed on the beach between Memorial Day and Labor Day, leashed or unleashed), as well as elsewhere. When walking your dog, please be sure that plants and lawns are not spoiled. We all love pets, but to step in a pet's droppings is disgusting!

BEACH ACCESS: Preserve our dunes! Use only the path and wooden stairs when walking to and from the beach. The Brewster Conservation Commission has specifically forbidden any foot traffic on the beach dunes, including a strip extending about 30 feet back from the crest. All of us share in the responsibility of preserving our beautiful beach and dunes in their natural state. In addition to obeying this easy but important rule ourselves, we must take responsibility to speak to violaters--whether innocent or willfull.

BICYCLES: Bicycles are to be ridden only on the roads at Sea Pines, not on sidewalks and not over common areas...whether mulch, grass or wooded. There are miles of bike trails right here in Brewster and Nickerson Park--especially the new one almost completed between Eastham to Dennis. All parents are requested to bring this rule to the attention of their children and to make every effort to see that it is complied with.

CHILDREN'S RECREATION vs. ADULT-OWNER COMFORT: Our aim is to strike a happy medium at Sea Pines between these two objectives: comfort of adult owners and the opportunity for children of owners to enjoy constructive play and recreation.

SO--On the one hand...there are these fine recreational opportunities for children:

- ...an outdoor "tot-lot" and play area in The Hollow between the two sets of tennis courts. No restrictions on use.
- ...Tennis courts--available in keeping with the rules of the Tennis Committee.
- ...Pool--available in keeping with the rules of the Pool Committee.
- ...Bay beach--available in keeping with the rules of the Beach Committee, including the access provisions, and the laws of the Town of Brewster.

AND ON THE OTHER HAND--in fairness to all, we do ask parents to cooperate and place certain reasonable limitations on children's activities:

- ...Bicycle riding and skateboarding may be done on roads and parking areas, but parents must recognize the risks involved.
- ...No bicycle riding and no skateboarding in garages, on sidewalks or in courtyards. These quarters are just too close for the safety of all concerned.
- ...Please, no ball throwing against buildings or off rooftops and no ball playing (other than a friendly "catch" game) in the common areas anywhere. Unfortunately, there is just not any open area big enough to accommodate ball playing without disturbing people in nearby units. The best place for a ball game is on the beach at low tide or in the open area south of and adjacent to the Clubhouse parking lot.

NOTE: Owners who rent their units are requested to provide their tenants with a copy of these Rules.

Sorry if much of this may seem to be negative, but we feel these policies, rules and regulations are quite positive. For all, they can provide a very positive framework for good condominium living with due respect for both nature and our neighbors.

#### GROUND S AND MAINTENANCE COMMITTEE

Bill Buchanan, Mary Earley, Fred Nichols  
and E. Lovell Smith

#### POOL RULES

1. Children under 12 years of age must be accompanied by an adult at all times while within the pool area. An adult is defined as one 18 years old or over. Children and infants in diapers or training pants are not permitted in the pool. Parents are expected to monitor the activities of their children and of their guests and shall be responsible therefor.
2. Pool hours are from 7:00 a.m. to 9:00 p.m. Persons using the pool between the hours of 7:00 and 9:00 a.m. and 6:00 and 9:00 p.m. are requested to use discretion so as not to create noise disturbing the peace and privacy of residents. For a 15-minute period in each hour from 12:00 noon to 5:00 p.m., use of the pool itself is restricted to adults. A clock has been installed and the 15-minute period will be shaded thereon for reference. Again, an adult is defined as one 18 years old or over.
3. Use of the outside shower is required before entering the pool.
4. No pets will be allowed at the pool at any time.

5. Each unit owner will have a gate key (it is the same key for the Clubhouse). Gates must be kept locked at all times even when the pool is in use.
6. Brewster Department of Health Regulations require that no more than 20 persons may be in the pool at any one time. It is your responsibility to be sure you are not No. 21! When crowded conditions prevail at the pool, unit owners are requested to use no more than 2 chairs and to bring their own for their guests.
7. Persons with colds or other communicable disabilities are requested to refrain from using the pool.
8. For health reasons, food of any kind must not be brought to the pool area. Beverages at poolside are permitted only in unbreakable containers and used containers should be put in the trash barrel. Ashtrays and trash receptacles in a limited number are provided at the pool. Use them.
9. No musical instruments, radios or TV sets shall be permitted at the pool or near the pool. However, radios with an ear plug attachment, used for the sole hearing of the owner, shall be permitted.
10. Use of the Clubhouse lounge in bathing attire or use of the musical equipment therein during pool hours is not permitted.
11. Running and running dives in the pool area are not permitted.
12. During thunder and lightning storms, all persons must leave the pool, and may return only when, in the Lifeguard's discretion, it is safe to do so.
13. No toys will be allowed in the pool. Water wings and swimming aids excepted.
14. Enforcement of these rules is understood by unit owners to be delegated to the authorized pool lifeguard, if one is employed, or in the lifeguard's absence, an officer of the Managing Agent or any duly elected or appointed official of Sea Pines Homeowners' Association, and unit owners and guests acknowledge their authority to enforce the rules. These rules will be posted at the pool and distributed to all unit owners. It is the obligation of unit owners to inform guests and renters.

Revised  
July, 1981

Pool Committee, Tish Grogan, Chairman

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