

NEWSLETTER

SEA PINES HOMEOWNERS' ASSOCIATION

Fall 2002

WELCOME to the first issue of the Sea Pines Homeowners' Association Newsletter. Our mission is to provide you with information that will keep you abreast of what's happening at Sea Pines that might affect you and your family. Hopefully by having this knowledge your life here will be more enjoyable.

We still don't know how often we will publish. It depends on the need. If you have any information for the NEWSLETTER, please send it to:

Sue Bowlin

48 Landing Lane/P.O. Box 1190

Brewster, MA 02631

Tel: 508-896-7682

Fax: 508-896-6209

Email: sbbowlin@yahoo.com

Grounds & Maintenance Committee Report

Whitten Landscaping, Inc. is maintaining our grounds this year for the first time. Despite the educational process that is inherent in any change of vendor, we feel that Craig Whitten and his crew are doing a good job and expect even better results from them next year.

Led by Chairperson, JoAnne Keuch, each of the 4 phases of condominiums that comprise Sea Pines Homeowners' Association has its own representative on the Grounds & Maintenance Committee, an owner within that group.

They are:

- | | |
|-----------|------------------------------|
| Phase I | – Sue Bowlin – 508-896-7682 |
| Phase II | – Betty Pease – 508-896-7116 |
| Phase III | – Milt Powers – 508-896-2176 |
| Phase IV | – Don Deneen – 508-896-6069 |

Boats & Chairs in Temporary Storage:

Last year a notice was issued that all chairs, stored in the beach house for use on the beach, needed to be removed by **November 1st** or they would be removed. We really got the beach house cleaned up!

This year we are making the same request. In addition, we are requesting that all BOATS and BOAT TRAILERS in temporary storage across from the Clubhouse be removed by **November 1st** off-Sea Pines storage area.

Boat storage is available on a first come first serve basis behind the pool pump house.

All boats should be removed from the beach by **November 1st**.

Cigarette butts on roads and walkways are unsightly. Please dispose of them in the proper manner.

Variances

Please send/give your completed variance to your Phase Representative or mail to Mercantile Property Management for review and approval by the Grounds Committee.

To request a variance to do exterior work, including landscaping and plantings, or floor plan changes, call you phase rep, who can discuss with you whether or not a variance is necessary for the work you want done.



What's happening on the Bluff???

The FMB has hired A.M. Wilson to file a Notice of Intent with the Brewster Conservation Commission. The goal is to get the necessary approvals this December or January to allow time for a Spring pruning of the bluff.

Leases and Sales

All information must be in writing to the Managing Agent at least two weeks prior to a FMB meeting in order to be voted upon. The FMB generally meets the last Saturday of each month (Exception: In November there is no meeting and in December it is the 1st Saturday of the month.)

Chimney Cleaning

Residents are reminded to have their chimneys inspected and cleaned by a professional chimney sweep yearly prior to use. Only hardwood should be used. A cozy fire on a cold winter's night is a wonderful experience. Enjoy!!!

Insurance Information

Please review the enclosed *important* insurance information with your insurance agent.

Winter Home

Heading south for the winter?! Contact Lisa at Mercantile Property Management with your winter address, phone number and departure date.

Thank you.

EMERGENCY NUMBERS:

POLICE DEPT.	911
FIRE DEPT.	911
N Star	800-592-2000
Mercantile Property Management	508-759-5555 800-696-9449
Emergencies:	508-759-1276
Fax	508-759-5977
E-mails:	
Craig McGowan	<u>Mpm@mercantileproperty.com</u>
April Powers	<u>Maint@mercantileproperty.com</u>
Lisa Medeiros	<u>Acct@mercantileproperty.com</u>

MANAGEMENT COMPANY

The daily management of Sea Pines property is contracted to the Mercantile Property Management Corp. The FMB meets monthly with Mercantile to review owners' letters, financial reports and set direction on new or existing projects. There are a number of people who service our condo association and unit owners.

Property Manager: **Craig McGowan** is the liaison between you, the unit owner, and the FMB. Call Craig when you need information regarding Board decisions, FMB meetings, legal issues and he will be happy to assist you.

Maintenance Repairs: If you have a question about any maintenance issues regarding the common area, please give **April Powers** a call. April can schedule work to be done around your unit in the common area. If you have interior needs, April can assist you with names and telephone numbers of local contractors.

Accounting: If you have a question about your monthly condo fee, special assessment, missed payment, or are just confused about your bill, please give **Lisa Medeiros** a call. She will be happy to answer any of your questions.

Miscellaneous Information: If you have a question and are not sure whom you should ask for, **Carol Lee**, our office secretary, can assist you. Carol has been with our company since 1992 and can answer your questions or transfer you to the person in our office who can help you.

At Mercantile Property Management Corp. we will continue to offer you services that are efficient and helpful to everyone. Remember to call us first!

