

# The Beachcomber

Newport Beach Property Owners Association



WINTER 2012

## PRESIDENT'S MESSAGE

I would like to start my message, with a Happy New Year to all in Newport Beach. So far the weather has been pretty acceptable, but by time this letter goes out to everyone, well maybe a little snow. **If we get any amount of snow, please park your vehicles in your driveways so that the town's plow trucks can clear the roads, making them safer for all of us.**

The beach and marina are in great shape. We added two more ice breakers to help reduce the amount of ice in the marina. We will be replacing the fishing pier, which the hurricane took away, in the next few months. We also moved the swing set back due to the erosion of sand from our beach.

There are three positions up on the board. I know that **Chuck Cavagnaro** will be stepping down. **Chuck is a board member icon. I think that he has been on the board more years than all of the board members combined. He will be greatly missed.** This means that we need a person to join the board with some book keeping and computer skills. The treasurer position is a paid position. If anyone is interested for a board member position, please contact me.

We are currently installing a video security system at the beach. This system will allow us to see the Marina and beach area 24/7. When it is completed you will be able to go to our web site and view the beach from your computer at home.

One more quick item, it seems that homes are being broken into again. **Please, if your see anything strange going on, call 911.**

Annual maintenance fees are now due. Unfortunately we have a few property owners that for whatever the reason, do not pay them. In the past, we used a collection company to get paid and have won all cases that went to court. Property owner's deeded property in Newport Beach, are responsible for paying their

maintenance fee. This year, our legal counsel will be instructed to legally obtain these moneys that are in arrears.

Hope to see many of you at the January 27th meeting at the East Moriches Fire House.

**Dave Hablenko**

President, 631-878-8948

## MARINA REPORT

I would like to start off by letting you know that for the most part the marina is in good condition. Our plan is to begin rebuilding fishing pier that was destroyed by Hurricane Irene, sometime in March 2012.

As most of you know **slip fees have increased approximately \$5 per foot and the due date has been changed to January 15.** If you haven't seen it already the new Kayak rack has been completed and has vessels on it. You are allotted one space which will typically fit two kayaks. The fee is \$50.00 per slot per year, if anyone is interested please let me know. If the rack becomes full a waiting list will be generated and managed in the same manner as the marina.

**Please keep in mind our website is up and running, the web address is [www.nbpoa.com](http://www.nbpoa.com).** Please take a look at it. You can find marina and beach reservation forms in the site, as well as any important information posted on there. I would like to wish you all a Happy and Healthy New Year.

**Gary Hansen**

Marina Chairman

[gary21117@hotmail.com](mailto:gary21117@hotmail.com) (preferred)

631-921-8445

**Johnny Varanelli**

Marina Co-Chairman

631-764-3496

[Johnnyvv2003@optonline.net](mailto:Johnnyvv2003@optonline.net)

## DATES AT A GLANCE

**General Meeting @ the Firehouse**

Friday, January 27, 2012 at 8:00 pm



**NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.**  
**TREASURER'S REPORT - DECEMBER 1, 2010 TO NOVEMBER 30, 2011**  
**With Estimated 2012 Operating Budget**

**Cash on Hand - December 1, 2010**

Checking	\$17,619.30
Money Market & CD	\$59,211.93
<b>Total</b>	<b>\$76,831.23</b>

<b>INCOME:</b>	<b>2011 Estimate</b>	<b>2011 Actual</b>	<b>Variance</b>	<b>2012 Estimate</b>
Maintenance Fees	\$42,600.00	\$42,000.00	(600.00)	\$42,600.00
Marina	\$34,600.00	\$19,429.00	(15,171.00)	\$41,150.00
Interest & Misc.	\$150.00	\$1,277.25	1,127.25	\$150.00
<b>Total Income</b>	<b>\$77,350.00</b>	<b>\$62,706.25</b>	<b>(14,643.75)</b>	<b>\$83,900.00</b>

<b>EXPENSES: (summary)</b>	<b>2011 Estimate</b>	<b>2011 Actual</b>	<b>Variance</b>	<b>2012 Estimate</b>
Beach & Park	\$31,200.00	\$32,140.92	(940.92)	\$40,700.00
Marina	\$44,650.00	\$34,871.58	9,778.42	\$48,550.00
General & Admin.	\$24,550.00	\$24,503.87	46.13	\$26,650.00
<b>Total Expenses</b>	<b>\$100,400.00</b>	<b>\$91,516.37</b>	<b>8,883.63</b>	<b>\$115,900.00</b>

**Cash on Hand - November 30, 2011**

Checking	\$6,658.93
Money Market	\$41,362.18
<b>Total</b>	<b>\$48,021.11</b>

**EXPENSES: (details)**

<b>Beach &amp; Park</b>	<b>2011 Estimate</b>	<b>2011 Actual</b>	<b>Variance</b>	<b>2012 Estimate</b>
Beach & Park Misc	\$500.00	\$797.03	(297.03)	\$1,000.00
Capital Improvements	\$4,000.00	\$8,057.74	(4,057.74)	\$12,000.00
Garbage	\$2,000.00	\$1,928.94	71.06	\$2,000.00
Lawn Care	\$3,000.00	\$1,946.88	1,053.12	\$3,000.00
Playground	\$4,000.00	\$1,659.84	2,340.16	\$3,000.00
Port O Lav	\$2,000.00	\$1,136.04	863.96	\$2,000.00
Security Day	\$15,000.00	\$16,022.50	(1,022.50)	\$17,000.00
Water	\$700.00	\$591.95	108.05	\$700.00
<b>Beach &amp; Park Total</b>	<b>\$31,200.00</b>	<b>\$32,140.92</b>	<b>(940.92)</b>	<b>\$40,700.00</b>

<b>Marina</b>	<b>2011 Estimate</b>	<b>2011 Actual</b>	<b>Variance</b>	<b>2012 Estimate</b>
Capital Improvements	\$17,000.00	\$12,205.23	4,794.77	\$20,000.00
Electric	\$2,400.00	\$2,252.65	147.35	\$2,400.00
General Repairs	\$1,250.00	\$470.83	779.17	\$1,250.00
Misc.	\$500.00	\$0.00	500.00	\$500.00
Security Night	\$23,000.00	\$19,459.95	3,540.05	\$23,000.00
Telephone & Internet	\$500.00	\$482.92	17.08	\$1,400.00
<b>Marina Total</b>	<b>\$44,650.00</b>	<b>\$34,871.58</b>	<b>9,778.42</b>	<b>\$48,550.00</b>

<b>General &amp; Admin</b>	<b>2011 Estimate</b>	<b>2011 Actual</b>	<b>Variance</b>	<b>2012 Estimate</b>
Bank Charges	\$550.00	\$328.34	221.66	\$550.00
Contributions	\$300.00	\$150.00	150.00	\$300.00
Taxes	0	\$70.00	(70.00)	\$100.00
Entertainment	\$5,000.00	\$6,382.75	(1,382.75)	\$6,500.00
Honorarium Sec.	\$1,500.00	\$1,500.00	0.00	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	0.00	\$3,000.00
Insurance	\$4,000.00	\$4,345.16	(345.16)	\$4,500.00
Office Supplies	\$500.00	\$485.53	14.47	\$500.00
Postage	\$1,700.00	\$1,295.10	404.90	\$1,700.00
Printing	\$3,000.00	\$2,800.01	199.99	\$3,000.00
Professional Fees	\$2,000.00	\$1,564.88	435.12	\$2,000.00
Real Estate Taxes	\$3,000.00	\$2,582.10	417.90	\$3,000.00
<b>General &amp; Admin. Total</b>	<b>\$24,550.00</b>	<b>\$24,503.87</b>	<b>46.13</b>	<b>\$26,650.00</b>
<b>Expenses Grand Total</b>	<b>\$100,400.00</b>	<b>\$91,516.37</b>	<b>8,883.63</b>	<b>\$115,900.00</b>

## FALL BEACH CLEANUP



## NEW NBPOA WEBSITE

Check out our new website:

**[www.NBPOA.com](http://www.NBPOA.com)**

News and Neighborhood Events, Tides and Weather Forecasts, Community Business Directory, Buy and Sell items, Post on the message board, Download forms, Reserve the beach for your own private party!

...and much, much more!

### THE BEACHCOMBER GETS PERSONAL

If there are any events that you would like to share with all your neighbors, such as births, weddings, engagements, anniversaries, etc. please send an email to Louise Jacino at [louisej38@yahoo.com](mailto:louisej38@yahoo.com) (please include NBPOA in the subject line) with the information and look for it in the next edition.

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