

The Beachcomber

Newport Beach Property Owners Association

WINTER 2011

PRESIDENT'S MESSAGE

I would like to start off this year, on behalf of all the board members, wishing everyone a Joyous and Healthy Holiday Season and Happy New Year. This year seems to be bringing us a bit more snow than in the past years. What ever happened to those mild winters that we had not so long ago? If possible, it might be a great idea if all our vehicles and boats could remain off the roadways when it snows.

The neighborhood at least for now appears to be quiet. We are still having some problems with vandalism in the neighborhood. These acts are happening late at night. We will continue to utilize the phone message system for our neighborhood for both good and bad messages. Once again if anyone sees anything suspicious, do not hesitate to call 911.

Annual maintenance fees are now due. Property owners deeded in Newport Beach are responsible for paying the maintenance fee. Unfortunately, we have a few property owners that for whatever the reason, do not pay them. Once again, our legal counsel will be instructed to legally obtain these monies that are in arrears.

This January there are 3 board member positions that are up for election. Anyone wishing to run for a board member position should call Bob Salomone at 878-4423 or Jay Guthrie at 874-9053. Chet Lunt will be leaving the board after over 18 years of service. I would like to thank him for all his long hours; he has always been there to help our community. Please attend this meeting to vote, and voice any concerns that you might have.

Hope to see all of you at the January Meeting at the East Moriches Fire House. As always, refreshments will be served. DO NOT forget the Spring Dance. We are happy to announce that we have changed the location to JC's @ Pine Hills and it will be held on April 2, 2011. We hope to see you there, everyone has a GREAT TIME!

Dave Hablenko
President, 878-8948

MARINA REPORT

Happy New Year! For the most part the beach/marina has fared well so far. Let's keep our fingers crossed.

We have noticed a large increase in kayaks being used down at the beach. As a result we are planning on building a kayak rack next to the storage shed. The area where the storage fence currently is will be cleared and the racks will be placed in that area. There are many details to follow. If you are interested in giving us a helping hand or if you are interested in utilizing the rack please send me an email. I will contact you when the details are finalized

Unfortunately with the increase in vandalism, theft, graffiti and unauthorized vehicles entering the beach, it has come to the point where we will have to install security cameras in the area. Disappointing isn't it! I ask if we can join together as a prideful community and be vocal and report ALL suspicious activity to the authorities.

Marina waiting list applications can be obtained by emailing me. I will return your email with the attached forms.

Thanks!

Gary Hansen
Marina Chairman
gary21117@hotmail.com (preferred)
631-921-8445

Chet Lunt
Co-Chairman
631-878-8309

DATES AT A GLANCE

General Meeting

Friday, January 28, 2011 @ 8:00 pm
East Moriches Fire House

Spring Dance

Saturday, April 2, 2011 ~ 7:00-11:00 pm
JC's at Pine Hills



NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2009 TO NOVEMBER 30, 2010
With Estimated 2011 Operating Budget

Cash on Hand - December 1, 2009

Checking	\$16,755.34
Money Market & CD	\$70,416.62
Total	\$87,171.96

INCOME:	2010 Estimate	2010 Actual	Variance	2011 Estimate
Maintenance Fees	\$42,600.00	\$42,690.00	90.00	\$42,600.00
Marina	\$34,600.00	\$31,763.00	(2,837.00)	\$34,600.00
Interest & Misc.	\$150.00	\$1,768.04	1,618.04	\$150.00
Total Income	\$77,350.00	\$76,221.04	(1,128.96)	\$77,350.00

EXPENSES: (summary)	2010 Estimate	2010 Actual	Variance	2011 Estimate
Beach & Park	\$25,600.00	\$21,605.34	3,994.66	\$31,200.00
Marina	\$44,650.00	\$44,245.01	404.99	\$44,650.00
General & Admin.	\$24,150.00	\$20,711.42	3,438.58	\$24,550.00
Total Expenses	\$94,400.00	\$86,561.77	7,838.23	\$100,400.00

Cash on Hand - November 30, 2010

Checking	\$17,619.30
Money Market	\$59,211.93
Total	\$76,831.23

EXPENSES: (details)

Beach & Park	2010 Estimate	2010 Actual	Variance	2011 Estimate
Beach & Park Misc	\$500.00	\$734.42	(234.42)	\$500.00
Capital Improvements	\$4,000.00	\$86.00	3,914.00	\$4,000.00
Garbage	\$1,800.00	\$1,855.30	(55.30)	\$2,000.00
Lawn Care	\$2,400.00	\$3,041.38	(641.38)	\$3,000.00
Playground	\$0.00	\$0.00	0.00	\$4,000.00
Port O Lav	\$1,200.00	\$1,955.19	(755.19)	\$2,000.00
Security Day	\$15,000.00	\$13,118.00	1,882.00	\$15,000.00
Water	\$700.00	\$815.05	(115.05)	\$700.00
Beach & Park Total	\$25,600.00	\$21,605.34	3,994.66	\$31,200.00

Marina	2010 Estimate	2010 Actual	Variance	2011 Estimate
Capital Improvements	\$17,000.00	\$20,153.53	(3,153.53)	\$17,000.00
Electric	\$2,400.00	\$2,063.12	336.88	\$2,400.00
General Repairs	\$1,250.00	\$0.00	1,250.00	\$1,250.00
Misc.	\$500.00	\$0.00	500.00	\$500.00
Security Night	\$23,000.00	\$21,546.97	1,453.03	\$23,000.00
Telephone	\$500.00	\$481.39	18.61	\$500.00
Marina Total	\$44,650.00	\$44,245.01	404.99	\$44,650.00

General & Admin	2010 Estimate	2010 Actual	Variance	2011 Estimate
Bank Charges	\$550.00	\$626.36	(76.36)	\$550.00
Contributions	\$300.00	\$100.00	200.00	\$300.00
Entertainment	\$5,000.00	\$4,785.67	214.33	\$5,000.00
Honorarium Sec.	\$1,250.00	\$1,250.00	0.00	\$1,500.00
Honorarium Treas.	\$2,850.00	\$2,850.00	0.00	\$3,000.00
Insurance	\$4,000.00	\$3,895.14	104.86	\$4,000.00
Office Supplies	\$500.00	\$272.94	227.06	\$500.00
Postage	\$1,700.00	\$1,452.00	248.00	\$1,700.00
Printing	\$3,000.00	\$2,279.40	720.60	\$3,000.00
Professional Fees	\$2,000.00	\$679.63	1,320.37	\$2,000.00
Real Estate Taxes	\$3,000.00	\$2,520.28	479.72	\$3,000.00
General & Admin. Total	\$24,150.00	\$20,711.42	3,438.58	\$24,550.00
Expenses Grand Total	\$94,400.00	\$86,561.77	7,838.23	\$100,400.00

FALL CLEAN-UP

The fall clean-up went very well...The shed was re-sheathed and painted. The inside will be worked on come the spring cleanup. Thank you to all those who braved the cold weather that day and came to help out. A special thank you goes out to Eelco for providing yummy pastries and coffee to all the volunteer's.



SPRING DINNER DANCE

The location for this years Spring Dinner Dance has been changed to JC's at Pine Hills.

It is scheduled for Saturday, April 2, 2011 from 7:00 to 11:00 p.m. Tickets can be purchased by calling Gus at 874-8748 or Louise at 878-5829. The ticket price will be \$30.00 per person.

THE BEACHCOMBER GETS PERSONAL

If there are any exciting 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 louise38@yahoo.com (please include NBPOA in the subject line) with the information and look for it in the next edition of The Beachcomber.

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