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Newport Beach Property Owners Association  
P. O. Box 459  
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# The Beachcomber

Newport Beach Property Owners Association

SUMMER 2012

## PRESIDENT'S MESSAGE

At this point in time, summer is sadly coming to an end. Everything at the beach and marina are in great shape. We have just a few ongoing projects that need to be completed. I'm very happy to see the amount of people using the beach and marina, not just on the weekends, but all week long. Hope that everyone is having a great time.

Just a few business type items: Please cleanup after your dog, also ALL dogs must be leashed when on the beach property. There have been many complaints. Also, any one that hasn't paid their maintenance fees, send them in as soon as possible, to avoid sending you to legal collections. The last item is for those people

pulling their trucks on the beach to unload, it is not permitted, ALL vehicles are to remain in the parking lot.

Our summer party was a huge success. The larger slide was a big hit for the kids and a few adults. I would also want to thank everyone who gave their time to help out.

I'm waiting to hear from our town councilman with regards to the removal of the dredge spoils. Without getting in to who's right or wrong, it's still their responsibility to remove the dredge spoils. I'm working on it.

Wishing all of you, a great summer, or at least what's left of it.

Dave Hablenko  
President, 878-8948

## MARINA REPORT

There is not a lot going on in the marina, which is a good thing I suppose. All slips are filled with the exception of two very narrow slips which are still available (under 8ft wide) please contact me if you are interested. If any member of the community has a boat that will fit please let me know.

A few complaints have been fielded by board members concerning bait pens and traps in the marina. They are a hazard to navigating the marina and can cause serious damage. The owner of the traps are liable for any damage done to other boats. Please keep any belongings WITHIN you own slip. On that note, anything left behind after the boating season on the docks or in the water will be discarded during the fall clean up.

We have not set a date for fall cleanup yet, please keep an eye out for the date. The board is tossing around the idea of making it mandatory for all slip owners to show up to one of the cleanups. We need to have more involvement from the community and not just the same handful of volunteers each year.

We have installed a few security camera's down at the beach. We

are able to go back and review video that is saved on a hard drive so it is important that you report all suspicious activity and vandalism to a board member. We will also be utilizing the system so that you can monitor the weather conditions on the bay via our website.

Lastly there have been two marina rule changes:

1. If there is a slip available and there is not a boat on the waiting list will fit, then the board can vote to let a homeowner who already has a slip in the marina have use of it for one season or until someone can be assigned the slip off the waiting list.
2. For Slips Number 24, 25, 26, 27, & 28 the MAXIMUM LENGTH of a boat that may be berthed in these slips is 30ft., as shown on the boat registration and a maximum overall length of 33ft. including the swim platform, bow pulpit, etc. The board will approve/deny any requests on a case by case basis.

Please Check out our website NBPOA.COM there is a lot of good info there.

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Marina Co-Chairman  
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**SUMMER BEACH PARTY**



**View more photos at**  
<http://www.nbpoa.com>

**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](mailto:louise38@yahoo.com) (please include NBPOA in the subject line) with the information and look for it in the next edition.

**THANK YOU, CHUCK!**



Newport Beach would like to send out a special thank you to Chuck Cavagnaro for making a beautiful new bulletin board for our community.  
 You did a wonderful job and it looks amazing.

<p>YOGA...by the bay</p> <p>510B Montauk Hwy. Eastport, N.Y.</p> <p>(631) 275-1725  <a href="mailto:yogabythebay@optonline.net">yogabythebay@optonline.net</a>  <a href="http://www.yogabythebay.vpweb.com">www.yogabythebay.vpweb.com</a></p>	<p><b>TW ENGLISH</b>            FINE JEWELRY          EST. 1990          the BEST the WORLD HAS to OFFER</p> <p>ADDRESS          518 Montauk Highway          Eastport, New York 11941</p> <p>PHONE          631-285-7100</p> <p>EMAIL  <a href="mailto:twfinejewelry@aol.com">twfinejewelry@aol.com</a></p>	<p><i>Anton Pizzeria</i>          Brick Oven          &amp; Catering</p> <p>611 Montauk Highway          Center Moriches, NY 11934</p> <p>Take out:          631-878-2528          631-878-2529</p>
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