

# Crescent Beach Association Summer '23 Newsletter

## *President's Welcome*

Another winter has come and gone, and summer is here at Crescent Beach! Once again, the Board of Governors and Family Activities have been working hard on special plans to make this summer fun, safe, and full of moments that will become treasured memories for years to come. I genuinely appreciate the way in which we continue to honor cherished traditions while also introducing new experiences and events which enhance our already deep community spirit.

I also want to extend a warm welcome to all of our new residents who have joined our community recently. Crescent Beach is a special place to call home, whether for the summer or as a year round resident. We hope to see you at our opening day festivities!

Although we did not send a survey this year, we will focus our energies on the areas that continue to be raised to the Board as being most important to the community. Although we will cover much of this at the June Membership Meeting, I wanted to include some quick thoughts and reminders to help everyone make the most of their time at Crescent Beach this summer.

~Leeanne Engels

## *From the Board of Governors*

- The Board continues to tightly manage our financials, however as with everything else, inflation continues to challenge us to find creative ways to accomplish what needs to be done without continuously increasing the mill rate. I am pleased with the budget we have prepared for 2023/2024 and believe you will find it to be responsive and responsible to the needs of the community. We continue to make much needed investments in our core assets: The Crescent Beach Center and our beaches. These investments are supported both by previous survey results, as well as the feedback we hear from so many of you via emails, and conversations in passing. We continue to make needed investments in the CB Center, from kitchen improvements to repairs to leaks in the roof. We are also looking to improve the quality of our beaches by hiring a new rock sifting vendor. Finally, we are continuing to accrue funds to enable us to replace the kitchen vent, which will be a significant expenditure within the next year or two.
- A huge thank you to all of the volunteers who help keep costs down! Family Activities, the Weeding and Wine crew, the Bluff Maintenance team, everyone who paints benches, waters gardens, helps with the awning, and all of the other many small details that contribute to the beauty of our community. There are plenty of opportunities for everyone to chip in! Want to volunteer? Come see any board member and we can point you in the right direction!
- Safety continues to be a top concern among residents. We established a great relationship with the ELPD last year, and their presence in the crosswalk by the Stand as well as on our roads on busy weekends made a significant difference to the community. Based on that success, we have contracted for them to be on duty in the community several weekend days this summer- including the busy July 4<sup>th</sup> holiday weekend. This presence helps improve the safety of our community by reducing speeding, encouraging safe driving, and monitoring behaviors on and near our beaches. However, safety starts with each of us. Please drive slowly, safely, and remain alert for pedestrians on our roadways. Also, please continue to lock your homes and cars, and call the police at 911 if there are any concerns.
- We ask that everyone display their Resident Pass while on the beach again this year. Resident Passes will now be required to park in the South Beach parking lot on weekends, and any cars parked in the lot without a visible pass will be subject to towing at the owners expense. Overnight parking is not allowed at any time. If you are a new property owner in Crescent Beach and you would like a Resident Pass, please email Board Member Jean Barbaro, [jeanbarbaro@yahoo.com](mailto:jeanbarbaro@yahoo.com).
- If you rent your home, you are accountable for the behavior of your renters at all times. You also must provide your tenants with all of the rules and by laws of the Association, as well as ensure that they have a Resident Pass which is to be displayed when using the beach areas. Failure to obey lifeguards or posted signs may result in the loss of the Resident Pass. In order to maintain the safe, family atmosphere that is a hallmark of Crescent Beach, we ask that your rentals be for no less than 7 days at a time. The Board takes all complaints seriously and wants to take appropriate action to remedy any established violations upon which we have the

authority to act. Please continue to call the police for any activities that break the law, and also please obtain a copy of any police reports. This will provide us additional information to fully evaluate the situation and, if warranted, enable us to take action.

- Short term rentals have been a hot button issue both in Crescent Beach, and in many of the surrounding communities of late. Despite various complaints and threats of stopping short-term rentals, most local communities, **including the Town of East Lyme**, have not taken any action to limit STRs. We have confirmed this with the town and Kevin Seery. Each community continues to evaluate options as they relate to the intricate particulars of their town. At this point, the path has been not to regulate the use in its entirety but to enforce other regulations directed at the specific behaviors or conduct of concern.

As the single-family residence use requirement has existed in the zoning regulations for decades and rentals have existed largely without issue in CBA, this is a matter that requires careful evaluation and proper legal authority for any action to be taken. We will continue to work with the town and our attorney to determine the best path forward, and ask that owners of rental properties act responsibly and keep the best interests of the community in mind at all times.

- As always, common courtesy goes a long way within any community. Please help ensure that everyone can enjoy their time at Crescent Beach by ensuring your family and guests are aware of the rules, and adhere to all posted signs and requests of staff such as lifeguards, parking attendants, and the BOG.

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### **CRESCENT BEACH HISTORICAL INTEREST GROUP**

The Historical Interest Groups Annual Meeting is Saturday July 8, 10am at the CBA Center. This year's main topic will be Hurricanes & Storms. Typically, our meetings only last about 1 to 1-1/2 hours.

The Hurricane of '38 was 85 years ago on September 2, 1938. We have 120 pictures submitted to us by 7 different people and would love to add more, along with any stories people might have to share. We do have a letter written by Ruth Hoover, who lived at 96 Columbus Ave, to her brother Bill during the Hurricane as she watched from her upstairs window. This is very interesting reading.

The **Ice Cream Social & Historical Display** will be **Saturday, August 19<sup>th</sup> from 6pm – 8pm**. Our complete collection of information will be there for you to step into the past and learn about our unique community.

We are always looking for information, photos or memorabilia that you might want to share. We will make copies and return your originals to you, or you may donate the originals to us. For those of you with slides or negatives, we can convert them to digital format and then print the pictures that we want, returning your originals to you. If you provide a flash drive, you will receive the digital copy of what was converted.

We have identified over 450 different postcards for Crescent Beach. These have proven the most accurate record of what Crescent Beach looked like from the early to mid-1900's.

Last year Jeff Lassow donated a box of The Crescent Beach Land Company's double-sided promotional tri-fold that measure 28" X 11". They are packaged two per envelope for \$20. You can have them laminated at Staples or frame them in a poster frame. This is a great addition to any cottage décor.

To contact Jan with information or questions always put Crescent Beach on the subject line.

CRESCENT BEACH HISTORIAN, JAN PIERSON, [billjan@tampabay.rr.com](mailto:billjan@tampabay.rr.com)

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### **THE CRESCENT BEACH STAND and COMMUNITY CENTER**

Ali and her Flanders Fish Market crew are grateful for the awesome CB community that has embraced them so warmly for their 5<sup>th</sup> season and we are certainly grateful to have them back! The Stand will be open daily after Father's Day weekend, with their traditional delectable menu, new managers (Michaela and Olivia), new ice cream options, and also extended hours once a month to enjoy dinner at the beach.

Our new, beautiful awning is up, thanks to the volunteer efforts led by the Maureen and Rusty Overcash and Dan Beachy, and the Center has been cleaned and is ready for our summer events.

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## **WEEDING & WINING**



The gardens at Crescent Beach have been shaped and reshaped by innumerable storms, and hurricanes and by many loving hands over the years.

Until 2017 Peter Sepko took charge of these gardens - planting, watering, and weeding them. Hurricane Sandy decimated the gardens in 2012. Peter, undeterred, planted new gardens in a newly created strip of soil between Atlantic Ave. and the main beach. He got CB residents to contribute plants from their gardens, and then got them to volunteer their time to help him replant this new garden space. Sue Sullivan and Maureen Overcash were instrumental in helping Peter; they faithfully weeded, planted, and watered alongside him each year following Superstorm Sandy.

Sometime in 2017 I found myself involved with the care of the gardens, removing a seemingly endless number of weeds from these very long beach gardens. After one particularly difficult session, Joe and Carol-Lynne Casey stopped and talked with me. They mentioned my getting volunteers to help. Joe added that if I offered wine, after weeding sessions, volunteers would come! And so was born the "Crescent Beach Weeding and Wining (W+W) Crew".

If you are interested in joining us for weeding, cleaning, pruning, and planting the Crescent Beach gardens, here are the specifics for becoming a part of the CB Weeding and Wining Crew;

1. The Crew meets **every other week, on Wednesday evening around 5:30 PM** in front of the concession stand; **next session is Wed, June 28<sup>th</sup>, 2023.**
2. There are about 12-15 sessions, **between mid-April and early October;**
3. Everyone brings their own trowel, hand pruners, weed poker or hand cultivator, gloves, and a bucket for weeds;
4. Mask wearing is voluntary. Everything is outdoors, and there is always room to keep your distance if you want/need to do so.
5. Everyone also brings a beverage, and/or a tasty treat for everyone to share. We all agree, this is the best part of being on the W+W Crew!

Please email me ([tessdl25@att.net](mailto:tessdl25@att.net)) if you would like to join our crew or if you have any questions about volunteering in the gardens.

Tess Deshefy-Longhi  
2 Beach Avenue

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### **A reminder from the CBA Zoning Enforcement Officer**

Please remember that a CBA Zoning Permit is required for any construction, reconstruction, alteration or other work of a plumbing, electrical, heating, or structural nature on any lot, including but not limited to buildings, walls, fences, carports (attached or free standing). No Zoning Permit shall be issued for any real property on which Crescent Beach Association property taxes are past due. The Zoning Permit, including *Zoning Ordinances and Regulations* can be found on the web site <https://crescentbeachassociation.wordpress.com/>. After your CBA Zoning Permit is approved, your application goes to Town Hall for the town's approval. Play it safe by inquiring before you start your project.

Interim ZEO (eff 4/1/2023) Carol-Lynne Casey (860) 819-2832, email: [jccasey1@cox.net](mailto:jccasey1@cox.net)

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### **CRESCENT BEACH WEBSITE**

Please be sure to check out the website to read about upcoming events, review meeting minutes, take a look at the Stand menu and stay updated on all of the wonderful Family Activities that will be taking place this summer. You can also click a link to buy a brick to be placed at Crescent Beach, sign up to become a vendor on Crescent Beach Day and find out how to volunteer to help out Family Activities, the Weeding and Wining Crew or the Bluff Clean Up Crew. Check the website often!

Beth Sklar and Carleen Maitland

<https://crescentbeachassociation.wordpress.com/>

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### **BLUFF MAINTENANCE**

The Bluff Maintenance Crew, celebrating its 3<sup>rd</sup> year, began their work this season in late April. The Crew is making steady progress maintaining our beautiful bluff while keeping the weeds at bay. Please consider joining us for one or all of the following scheduled Saturday morning gatherings: July 8, August 5, September 9, October 7. We meet from 9am to 10:30am and conclude each session with a light breakfast which we enjoy on various porches in the beach community. We are always looking for additional volunteers to help. No experience necessary - you will learn the difference between "good weeds" and "bad weeds" and you will work alongside a really great group of people. Please email [jccasey1@cox.net](mailto:jccasey1@cox.net) if you would like to join Bluff Maintenance or if you have any questions. Hope to see you.

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### **FAMILY ACTIVITIES**

The **Crescent Beach Family Activities Committee** hopes to see you at events this summer. We look forward to connecting with you if you are interested in planning or participating in event organization and set up. Be sure to follow us on:

- **FACEBOOK**
- **Instagram** [crescent\\_beach\\_family\\_fun](#)
- **Crescent Beach website at:** <https://crescentbeachassociation.wordpress.com/>

For more information contact Susan Markowitz: [maya.marko426@gmail.com](mailto:maya.marko426@gmail.com)

Not on the Family Activities email list? Contact Cathy Foto: [cfoto26@gmail.com](mailto:cfoto26@gmail.com)

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**Wishing everyone good health and a safe and happy summer!**