

# Changing Tides

A publication of the Property Owners of Eaton's Neck Beach



Dear Eaton's Neck Friends, Family, and Neighbors

With May underway, the signs of summer are returning to Eaton's Neck. The beach is beginning to see more foot traffic, boats are back in the harbor and the sound of water lapping against the shore is again part of our daily rhythm. Many of us are preparing our homes & families for the season ahead—and with that comes a renewed appreciation for the quiet, natural beauty that defines this community.

The photo above, taken just this month, captures one of our POENB “Private Property” signs—now partially enveloped by the tree that supports it. It's a small but symbolic image. For decades, the Eaton's Neck shoreline has been protected and preserved through the stewardship of our Association and the commitment of its members. The peace and privacy we enjoy here are not guaranteed—they are the product of continued care, thoughtful oversight, and a community that understands the importance of both.

As we head into the busy summer season, I want to take a moment to thank our current members for your continued support—and to extend a respectful invitation to any households that have not yet renewed their memberships, or who may not currently be part of the Property Owners of Eaton's Neck Beach Association. POENB does a great deal to maintain access, uphold our shared guidelines, support beach improvements, and advocate for our collective interests. But none of that happens without the involvement and support of Eaton's Neck property owners.

If you've stepped away from the Association or have not yet had a chance to renew this year, I encourage you to consider doing so. Every household matters, and your participation helps ensure that the beach and community we all cherish continues to thrive.

On behalf of the POENB Board, thank you for everything you do—and here's to a safe and enjoyable summer season ahead.

Thomas J. Kehoe, Jr.  
President, Property Owners of Eaton's Neck Beach Association (POENB)

May 2025

## **POENB Minutes Wednesday, May 7, 2025**

The meeting was held in person at the Eaton's Neck Firehouse from 7:30 pm to 8:45 pm and was also available on Zoom.

The Pledge of Allegiance was recited followed by a roll call of officers.

### **Officer Roll Call**

- Tom Kehoe - President
- Steve Neuf - Vice President (via Zoom)
- Sally Neal - Treasurer and Recording Secretary
- Nancy Regan - Corresponding Secretary (absent)
- Paul Dippolito - Assistant Vice President
- Michael Ien Cohen - Assistant Vice President
- Heather Warrington - Assistant Vice President

### **Attendance**

There were seven members physically in attendance, not including five officers. Three members attended via Zoom.

Tom Kehoe's motion to accept last month's minutes as published on the POENB Website was seconded.

### **Correspondence - Tom Kehoe (for Nancy Regan)**

The Board received the following emails, texts and hand-written notes since POENB's last member meeting on April 2, 2025. Both the question/comment and the Board's response are listed below.

**April 4, 2025-** Tor Vincent (President of the Eaton's Harbor Corporation) and Phil Quarles (Village of Asharoken (VOA) resident) sent an update on the Bevin Seawall. FEMA said it would not agree to VOA's request to modify the Hazard Mitigation Grant so that the grant would include a feasibility study and engineering to move and raise Asharoken Avenue in front of the Seawall. Previously, the NYS DEC had also said that it was very reluctant to issue a permit for this project. Therefore, the VOA is putting this idea "on hold."

**April 6, 2025 -** Gene Caputo, Membership Chair, sent the Board a list of 25 people who are either new residents (4) and/or have volunteered to help POENB with various activities (e.g., Beach, Changing Tides, etc.). A Board member or a Committee Chair will reach out to the volunteers.

**April 28, 2025 -**A member asked to reserve PB for a Cub Scout event and requested that POENB waive the beach usage fee. The Board decided to reduce the fee by 50%.

*On our cover this month, "Sign Eating Tree" by Kelly Gifford*

This decision reflects the Board's desire to support the Cub Scouts while balancing its financial and fiduciary responsibilities to maintain and preserve the two beaches. The Board advised the member to make the beach usage reservation in the name of the member not the Cub Scouts.

**May 4, 2025 -** John Ballow suggested that POENB consider buying a trailer (~\$200) for PB that members could use to haul their watercraft from the racks to the water (and back again). The Board believes that a trailer would be a "nice to have" but the entire 2025 capital improvement budget of \$6K has already been earmarked.

**May 6, 2025 -** John Ballow said that Phil Quarles (a VOA resident) sent Mayor Lettica a 20-page letter that identified open issues and asked the mayor for a formal, written response. John Ballow has endorsed and supported Phil's letter.

**May 6, 2025 -** A resident, and former POENB Board member, wondered why, POENB, as a not-for-profit civic association, provides membership discounts. The person asserted that discounts are not effective in obtaining new members and was curious as to why POENB offered membership discounts to (1) renters (who moved to the POENB Region within the last six months) (perhaps) at the expense of long-time property owners and (2) owners with military service (but not law enforcement, fire fighters, and first responders). The person wrote that discounts could possibly be offered to seniors "as a courtesy" or to owners experiencing financial hardship (on an as needed basis).

The Board thanked the resident for the comments but respectfully disagreed with the assertions and opinions expressed.

The Board believes that discounts are an effective tool in recruiting new members and keeping members in portfolio. The early bird discount, which is used by over 97% of special class/senior members, provides much needed cash for POENB to pay vendors who prepare the beaches for the summer season.

On any given year, POENB has two or three limited members. A limited member is a person who rents a property in the POENB Region but cannot vote on Key Issues and cannot serve on the Board. The price of a limited and full (i.e., property owner, vote on Key Issues and can serve on the Board) memberships is identical. Both full and limited members can also take advantage of the status (senior, military) and payment (early bird) discounts.

Since both renters and owners who moved into or closed on their house within the last six months are offered a one-time 50% reduction in the price of membership and less than 1% of all members are limited members, the Board does not believe that first time renters are receiving special treatment at the expense of long-tenured owners.

POENB is also not unique in offering preferences to active and retired military: many corporations and non-profits do as well.

**Multiple Dates** -Several emails were received from members inquiring about watercraft issues (spots, stickers).

**Board and Committee Reports** - Tom Kehoe moderating

1. Beach Committee (Tom Kehoe for Steve Neuf) Tom said that items on POENB's beach improvements list include: (1) replace a grill at PB, (2) repair the kayak rack at VG, (3) replace a bench at VG, (4) complete repairs on the VG stairs, (5) complete the fence at PB, (6) replace/repair three signs (i.e., welcome to Eaton's Neck, PB sign and VG sign), (7) install a security gate at both PB and VG, (8) improve the shower facilities at PB, and (10) install a permanent bathroom at PB. Tom also reminded members that POENB's total 2025 capital budget for both beaches was \$6,000.

Since the list of "needs" outstrips POENB's resources, expenditures would be prioritized based on safety considerations. Therefore, only items #1 through #4 are scheduled to be completed in 2025.

A very generous member, Joseph Cartolano (Essex Drive) has offered to fund the replacement / repair of the three signs. Another philanthropic member, Phil Cuiffo, has also volunteered his time and talents to build the signs.

The Board is very thankful for the big heartedness of these members to help the POENB Region continue to be an attractive and welcoming place.

## 2. Watercraft

Michael len Cohen stated the watercraft currently stored at PB is a bit of a mess, especially crafts stored near Worchester Drive (east side). Many kayaks are piled on top of each

other while others are turned right side up, collecting water and serving as mosquito breeding areas.

Michael len will be compiling a list of watercrafts that are out-of-compliance with policy (e.g., are not stored in their assigned spot, do not have a sticker, and/or have not registered and paid for watercraft storage fee in 2025).

Michael len will contact the owners of the all-out-of compliance crafts and ask that owners take corrective action. All watercrafts still out of compliance by May 19 will be moved to the shed area.

Persons storing watercrafts at one of the POENB beaches without being a member is unfair to the members who pay to maintain and preserve the beaches. Additionally, watercraft haphazardly stored are a safety issue (e.g., a boat could fall on someone trying to access their craft or someone could trip over a boat on the beach). Untidy watercraft also make it difficult for the landscapers and beach groomers to clean the kayak area. Finally, a "boat dumping ground" is unsightly.

Michael len noted that some members were confused over the boat storage policies with respect to "reserved spaces" and



“Hi Neighbor, my name is Candace Clements. I am a fellow resident of Eatons Neck and a licensed NYS Insurance Agent with Ackerly Insurance Agency. I work with over 15 premium insurance companies and provide low-cost homeowners, auto, marine, and commercial insurance.”

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annual fees. Michael len said that boat spaces are assigned every two years (on even years). However, fees to store the boat must be paid annually. Said differently, a member may keep their assigned space for two years but pay for their storage spot every year.

### 3.Social Committee

a.Heather Warrington -stated that the Easter Egg Hunt held at PB on April 19 at 12 noon was an unqualified success. The event was open to all residents in the POENB Region (free of charge) and was attended by ~125 to 150 people. The plastic eggs were filled with high quality candy and the “golden eggs” contained even more generous treats. Many enjoyed having their picture taken with the Easter Bunny. To help defray the cost of this free event, a 50/50 raffle was held. POENB generated \$210 since the “winner” donated his \$105 winnings back to POENB. Finally, Michael len Cohen took a fabulous aerial video of the event. The footage is available on the POENB website and on Facebook

b.Paul Dippolito - stated that POENB’s Memorial Day event which, in 2025, will be called Salute to Summer (formerly known as Parti Gras), is scheduled for Sunday, May 25th at 3:00 pm. In addition to BBQ style food, there will also be an Ice Cream Truck, music, a 50/50 raffle, new, high quality POENB merchandise for sale, gifts for the first 100 attendees, and a variety of fun games (corn hole).

This is a MEMBER ONLY event. It is ONLY open to POENB members and their NON-RESIDENT guests. A non-resident is a person who does NOT own or rent property in the POENB area and therefore, are NOT eligible to become POENB member. A guest is a non-resident who has been invited to a POENB event by a POENB member.

A member may invite an unlimited number of non-resident guests.

Before May 19, tickets are \$25 for adults and \$10 for children. From May 20th and up to the day of the event, the price is \$35 for adults and \$15 for kids. Non-resident guests pay the same price as members for the event.

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## EATON'S NECK FIRE DEPARTMENT

### Eaton's Neck Fire Department

Please remember to dial 911 in the event of a fire or medical emergency! 911 is the fastest way to have responders answer your call.

An issue of fire safety at this time is gas grill use. If your grill was not cleaned of accumulated grease there is a high possibility of that grease igniting when the grill is turned on this spring. Please consider basic maintenance steps such as checking hose connections and cleaning the grease container. Be sure your grill is at least three feet from any flammable material and never leave the grill unattended. In the event of a grill fire, call the fire department and then attempt to turn off the gas valve.

A major concern of the fire department is the recruitment of new members to serve the community by volunteering their time to assist Eaton's Neck residents in their time of need. All training is provided at no cost and the support from members is continuous. The reward for helping those in need is a feeling of satisfaction.

Please consider joining!

Thanks to all those who supported the annual flower sale preceding Mother's Day.

Yours for fire safety,  
Rich Baer

To buy tickets, write a paper check to POENB, Inc. and put it into the POENB mailbox near the firehouse.

Because tickets are available on the day of the event, it is possible to join POENB and pay for the event at the same time.

Paul stated that the Social Committee is trying to sign up sponsors for some events to (1) help defray the cost of the event, (2) continue to allow POENB, Inc to offer free events and (3) generate additional revenue for capital improvement projects.

c.Michael len Cohen said that to make POENB membership more valuable, he is signing up local vendors who will offer discounts on their products and services to POENB members. Each member will receive a plastic card (the size of a credit card) that they can present to a local merchant for a discount. The names of the participating merchants, the product/service offered and the amount of discount will be posted on the POENB website (eatonsneck.org). The discount will be available for “pick up only” (not valid for uber eats or door dash). Flyers will be put into resident mailboxes

to announce the formal launch of the program (~ 2 weeks).

**Property Owners of Eaton's Neck Beach, Inc.**

**Income Statement**

For the Period January 1 to May 7, 2025

**Treasurer's Report - Sally Neal**

The Treasurer's Report includes the Income Statement for the period January 1, 2025 to May 7, 2025 and a partial Balance Sheet as of May 7, 2025. Please note, given space limitations in the Changing Tides, some revenue and expense line items have been aggregated.

Net income for the period ended May 7, 2025 was \$59,684.42

Total Revenue was \$63,642.67. In terms of revenue contributions, the largest item is Membership Dues (\$56K), followed by Watercraft Fees (\$3.6K), Raffles (\$1.5), and Donations (\$1.3K).

Since the early bird discount ended on March 31, membership has slowed.

	As of 5/7/25	As of 4/2/25	Dollar Difference	Percentage Difference
Standard	\$26,963.08	\$23,303.08	\$3,660	15.7%
Special/Senior	\$28,989.80	\$27,580.00	\$1,409.80	5.11%
<b>Total</b>	<b>\$55,952.88</b>	<b>\$50,883.08</b>	<b>\$5,069.8</b>	<b>9.96%</b>
Watercraft	\$3,550.00	\$3,055.00	\$495.00	16.2%

As of May 7th, POENB had 208 members of which 125 (~60%) qualified for the Special Class Discount (seniors 65 and over, active /retired military) and 83 (~40%) were classified as Standard members. Only one member was a "limited member" (non-property owner in the POENB Region).

While the percentage of Special Class members has continued to increase since the 1990s, it is expected that the ratio of Special to Standard Class members in 2025 will be approximately 45/55. Typically, eligible property owners who qualify for the Special Class category join POENB as soon as membership opens. Many Standard members wait to submit their applications until right before the Memorial Day Weekend.

In terms of online vs. paper (application and payment methods), 161 used paper and 47 used online. The use of online mechanisms was about 50% for Standard members but only 20% for Special Class members.

Total Expenses were \$3,958.25. Expenses are low since beach cleaning and grooming hasn't started or if it has started, POENB has not yet received a bill. POENB does not open the dumpster and set up the port-a-pot until shortly before Memorial Day.

As of May 7, 2025, POENB had approximately \$83K in cash.

Please consider re-joining/joining soon - eatonsneck.org/membership.

**New Business - Tom Kehoe moderating**

•Member Discounts - Christine Ballow said that POENB currently has an oil purchasing program with Sweezy. Nick Cavuto has led this effort. Approximately 120 families in the

<b>REVENUE</b>		
Beach Usage Income		\$ 729.27
Changing Tides Ad Income		\$ 35.00
Interest Income		\$ 48.52
Donations		\$ 1,257.00
Membership Income		
Regular	\$26,963.08	
Special Class/Senior	\$28,989.80	
Total Membership		<u>\$ 55,952.88</u>
Social Income		
4th of July	\$ 600.00	
Total Social Income		<u>\$ 600.00</u>
Watercraft Income		\$ 3,550.00
50/50 Raffles		\$ 1,470.00
Total Income		<u>\$ 63,642.67</u>
<b>Gross Profit</b>		<b>\$ 63,642.67</b>

<b>EXPENSES</b>		
Bank Charges & Fees		\$ 285.00
Beach Expenses	\$ -	
Beach Improvements	\$ -	
Beach Security	\$ 465.20	
<b>Total Beaches</b>		<u>\$ 465.20</u>
Changing Tides Expense		\$ 1,258.68
Meeting Expenses		\$ 577.27
PayPal Fees		\$ 601.82
Software/Website Expenses		\$ 239.59
Utilities		
Prices Bend Utilities	\$ 296.93	
Valley Grove Utilities	\$ 233.76	
<b>Total Utilities</b>		<u>\$ 530.69</u>
<b>Total Expenses</b>		<b>\$ 3,958.25</b>
<b>Net Income</b>		<b><u>\$ 59,684.42</u></b>

**Partial Balance Sheet  
As of May 7, 2025**

<b>Current Assets</b>		
50/50 Proceeds	\$ 1,470.00	
Beach Infrastructure Funds - CD	\$14,748.51	
PayPal Bank	\$16,259.73	
POENB Operating Account	\$51,783.48	
Total Bank		<u>\$ 84,261.72</u>
Accounts Receivable/Beach Deposit		\$ (1,100.00)
<b>Total Current Assets</b>		<b><u>\$ 83,161.72</u></b>

POENB region are participating. The Board said that it is discussing with other vendors (Lewisy) if they would be interested in participating in such a program.

•Financial Incentives for Existing Members to Recruit New Member. A member suggested using a referral program to increase the number of members. For example, if a member signs up a non-member (one who has not been a member for at least 10 years), he or she will receive a gift card, multiple tickets to use on 50/50 raffles, free tickets to POENB events or other items of value. The Board said it would consider this idea.

**Next Meeting**

Next month's meeting is scheduled for Wednesday, June 4, 2025, at 7:30 pm at the EN Firehouse. The meeting will also be available via Zoom. All members are encouraged to attend.



POENB  
Poetry of the Neck Beach

## Membership List as of May 8, 2025

1 Worcester Dr,  
Accorsini, Robert & Elaine  
Alessi, John & Dale  
Alio, Lauletta  
Amoroso, Chloe and Vincent  
Angelides, Samuel & Laura  
Angst, Arthur & Carol  
Arote, Anthony & Carol  
Attanasio, Paul + Patricia  
Baer, Maria & Rich  
Ballow, Christine & John  
Barbour, Urshula  
Basso/Mogi, Nicole & Toshi  
Baum, Laurie  
Beach, Cindy  
Beamer, Phillip and Katherine  
Bengston, Rob & Naushad  
Berman, Stuart  
Biondo, John & Charlette  
Bishop, Carole & Thomas  
Black, Grace  
Boccia/McLoughlin Boccia, Steve & Nancy  
Bomkamp, Brent & Diane  
Bracciante, Angela & Ron  
Britt, Shelley and Andrew  
Brouillard, Roy and Margaret  
Brown, Harvey  
Bruno, Tony & Holly  
Burbach/Wu, Barry & Scilla  
Cancroft, Karen  
Cancroft, Virginia  
Cantor, Adam  
Caputo, Eugene & Patricia  
Carballeira, Anne  
Casatelli, Peter & Joanne  
Cavuoto, Nick & Carolyn  
Chambers, James & Laurie  
Christ, Richard  
Cicio, Al & Joanne  
Ciolfi, Thomas & Heidi  
Cohen, Steven & Marissa  
Cohen, Michael Ien  
Como, Michael & Alexandra  
Corcoran, Brian and Janet  
Cornell, Charles & Marilyn  
Cote, Ryan & Sharon  
Cuiffo, Philip  
Cuiffo, Sean & Kimberly  
D'Amato, Robert Sr. & Yvonne  
DaSilva, Ellen  
DeFeo, Rosemarie & Ralph  
Delosevic, Bo and Sherif  
Dempsey, Kara  
DeSousa, Steve & Jennifer  
Deters, Richard & Joan  
DiCocco, Nancy & John  
Digangi, Angelo & Elizabeth  
DiPaola, Christine  
Dippolito, Paul L.  
Dispenzieri, Michele & Charles  
Dosch, Robert & Erica  
Drgon, Steve & Gerri  
Ebert, Tim & Priscilla  
Edwards, Lauren & John  
Faltings, Erik & Tabata  
Fasman, Barbara  
Fay, Loriann P  
Feinstein, Robert & Pam  
Ficalora, Scott & Karen  
Fitzgerald, Agnes & Fergus  
Fleischer, Linda & Ashley  
Fleischer, Linda & Ashley  
Flem, Stacie & Eric  
Fusaro, Anthony  
Galante/Dias, Victoria & John  
Gallino, Joseph & Theresa  
Galvin/Hayes, Colleen & Mark  
Gannon-Kudirka, Ryan & Jessica  
Gaughran, Carol & James  
Gerlach, Ed & Pat  
Ghaly, Nadia & Ben  
Glad, Charles  
Goldstein & Jacobson, Jeffrey and Susan  
Gorman, Brian & Denise  
Gorman, Cynthia  
Greco, Josephine and Michael  
Gribbin, Aileen  
Grosso, John  
Gulotta, Christopher & Lori  
Haeselin, Kathleen & Joseph  
Haeselin, Matthew & Ashley  
Hagstrom, Marianne  
Halapin, John & Donna & Genevieve  
Hartofilis, Michael  
Hehir, Jerry & Trisha  
Heinzman, James & Eileen  
Henningsen, David & Bronwyn  
Herrmann, Tom & Margaret  
Heuer, Bill & Moriah  
Hilmer, Heinz  
Hodges, Greg & Meghan  
Horn de Poto, Kara & Christine  
Houmery, Peter & Sarah  
Hovdestad, Gerald & Denise  
Hughes, Deirdre & Sean & Meaghan  
Hynes, William & Leslie  
Insinga, Gregory  
Jimenez, JJ & Leanne  
Johnson, Jacqueline  
Judice, Janine & Sal  
Karwoski,, Michael and Brenna  
Kaup/Lovemore, Thomas & Cindy  
Kehoe, Thomas  
Kelsch, Andrew  
Kennedy, Heather & Patrick  
Klarfeld, Margaret & Jeffrey  
Kooker, Mildred  
Laterza, Mac  
Leone, Robert & Laura  
Levine Meyerholz, Karole  
Lichtenstein, Julia and Elliot  
Lieberman/Klein, David & Paula  
Lynch, John & Lisa  
Lyons, Bob & Ginger  
Macchia, Jan & Joe  
Mackenzie, Thomas  
Mann, Hope  
Mansfield, Jeanmarie  
Marcantonio, Raymond & Jamie  
Meccariello, George & Debra  
Medwig, Bill & Trish  
Monten, Robert & Caralyn  
Morcerf, Jim  
Mugno, Zach  
Murphy, Rob & Katheen  
Murray, Mike & Stephannie  
Musser, Elmer/Cindy  
Nastos/Mitchell, Vinny & Christine  
Nau, Charlotte & Dane  
Neal, Sally  
Neuf, Steve & Trish  
Newman, Grace  
Newman, Tim  
Nimmo, Bill & Lori  
O'Connell, Susan & Ray  
O'Connor, Brian  
O'Neill, Kevin  
O'Reilly, William (Sumi, Sophie)  
O'Rourke, Cornelius & Maureen  
Oddsden, Cathy & Dennis  
Olchovy, Patrick  
Ostrander-Klein, Lindsay & Daniel  
Over, Dennis  
Pasini, Angela  
Pierce, Linda/Scott  
Pierson, Jack & Tina  
Pisacani, Regina  
Pizzolla, Adriana  
Pokorny, John & Bethany  
Raguso, Paul & JoAnn  
Raskind, Steven  
Regan, Nancy  
Reid, Andy & Terry  
Ribeiro, Paul & Lauren  
Rieff, Mary & Craig  
Roeill, Richard & AnnMarie  
Roggenbau, Angela & Wilfried  
Roros, Carmela/Nick  
Rust, Peter  
Ryan, Diane  
Ryan, Robert  
Sarter, Jessica  
Schaefer-Walker, Ryan & David  
Schalle-Marsano, Bonnie & Jim  
Schmid, Doug  
Schmidt, Peter & Nelly  
Schmiedecke, Bob & Deb  
Schneider/Walter, Judy/Bob  
Schniersders, Ference & Shannon  
Schultz, Ken  
Schwartz, Kelly & Gary  
Semeraro, Jody & Gary  
Sherris, Bret & Margaret  
Shin, Dennis & Stephanie  
Simpson, Cynthia  
Siragusa, Diego & Maria  
Sterflinger/Lawton, Leigh/Jeffery  
Still, Michael & Sanja  
Stoll, Evan & Elizabeth  
Stump/Specht, Jean/Eileen  
Termine, Peter & Anne  
Tordik/Briggs, Jackie and Jason  
Trentanelli, Angela  
Tresnan, Peter & Pat  
Tschirhart, Bill & Janet  
Vasquez, Dianna & Ian  
Velez, Jaime & Caterina  
Voorhees, Jeff & Dina  
Wallace, Bill & Eileen  
Walsh, Eileen & James  
Warrington, Heather  
Westenberger, Caryl  
Whiter, Phil  
Wynn, Daniel & Arlene  
Young, Kevin  
Yuan, Sam & Dorothy  
Zelenka, Al & Noreen  
Zulawski, Steven and Barbara

To join, fill out a form online at [eatonsneck.org/membership](https://eatonsneck.org/membership)

# Community Bulletin

**A Good Ole Neighborhood  
4TH OF JULY PARADE**

GATHER WITH FAMILY TO MARCH, RIDE OR WATCH

SHOW YOUR PATRIOTISM AND CREATIVITY!  
DECORATE YOUR BIKES, STROLLERS OR WAGONS  
DRESS UP AS YOUR FAVORITE PATRIOT!  
MAKE A FLOAT AND REPRESENT YOUR BLOCK

PARADE LINE UP:  
9:30am AT THE TOP OF ESSEX DR.  
Parade begins at 10am

TRADITIONAL ROUTE:  
DOWN EATON'S NECK RD. TO PRICE'S BEND

PLEASE BE SAFE AND MINDFUL OF ALL. HAVE FUN!



Jockeying for position...



And they're off!!!



Another great Easter Egg Hunt was had by all!

**Changing Tides  
Community Bulletin**

If you have any announcements that you would like to make like birthdays, new babies, getting married, kids graduating college, etc. Please forward along to [Changingtides@eatonsneck.org](mailto:Changingtides@eatonsneck.org) to be posted on the Community Bulletin. Let's bring back the community to the Changing Tides!



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**HOWARD HANNA** | **Coach REALTORS**  
 HOME HAPPENS HERE

Dear Neighbors,

If you've been thinking about selling your home, now is an excellent time. The current real estate market in Northport—particularly in the Eaton's Neck community—is highly competitive and strongly favors sellers.

As a real estate professional who specializes in selling homes in Eaton's Neck, I stay closely attuned to local market trends, and the latest Northport data shows just how favorable conditions are:

- **Months Supply of Inventory** is only **2.83**, meaning limited competition for sellers.
- Inventory has decreased **-1.74%** over the past year, indicating strong buyer demand.
- Homes are selling quickly, with a **Median Days on Market** of just **57 days**.
- Sellers are receiving **103.8%** of their asking price on average, with multiple offers.

These numbers tell a clear story: homes in Northport are in high demand, selling fast, and often above asking price. Eaton's Neck homes sell even faster!

If you're curious about what your home could sell for or want to explore your options, I'd be happy to provide a free market evaluation and detailed explanation of the selling process.

Let's connect and take advantage of this strong market together.

Warm regards,

Angela Bracciante



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Please join  
**Town Supervisor Ed Smyth**  
 for a

*Fireside Chat at the Firehouse*

An informal conversation about the issues impacting the  
 Town of Huntington & the Eaton's Neck Community

Tuesday, June 17<sup>th</sup> at 7 pm  
 Eaton's Neck Firehouse

We invite you to bring your questions, comments & concerns for  
 what promises to be an engaging & informative evening.

**SIGNATURE**  
 PREMIER PROPERTIES



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**Thinking of making a move?  
 Now is a great time!**

Now would be a great time to take advantage of the high demand  
 for homes. The lack of housing inventory is creating bidding wars &  
 record-breaking prices despite higher interest rates. Call today!



**CAROLE  
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LICENSED ASSOCIATE REAL ESTATE BROKER  
 (516)241-9619

*Volunteer EMT for  
 the Eaton's Neck  
 Fire Department*

180 MAIN STREET | NORTHPORT, NY 11768

\*Information pulled from OneKey MLS.  
 If your property is currently listed with another brokerage please disregard. It is not our intention to solicit the listings of other brokerages.