

Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors



On behalf of the POENB Board, I want to wish everyone a very Merry Christmas and a Happy Hanukkah. May this special season bring peace, good health, and joy to your homes, along with cherished time spent with family and friends.



As we look ahead to the New Year, may it bring continued strength, opportunity, and a renewed sense of connection throughout our community.



Thank you for your continued engagement, your neighborly spirit, and your commitment to making Eaton's Neck such a special place to live.



Warm Regards,

Thomas J. Kehoe, Jr.
President, POENB

December 2025

POENB Meeting Minutes for Thursday, December 4, 2025

The meeting was called to order at the Eaton's Neck Firehouse at 7:30 PM by President Tom Kehoe. It was noted that the Eaton's Neck Fire Department had a meeting scheduled for 8:00 PM, limiting the POENB meeting to 30 minutes. The pledge of Allegiance was led by Phil Whiter

Officer Roll Call

The following board members were present:

- Tom Kehoe – President
 - Steve Neuf – Vice President
 - Paul Dippolito – Assistant Vice President
 - Michael Ian Cohen – Assistant Vice President
 - Heather Warrington – Assistant Vice President
- Nancy Regan and Sally Neal were not able to attend this meeting due to schedule conflict with the date change.

Correspondence-Tom Kehoe for Nancy Regan

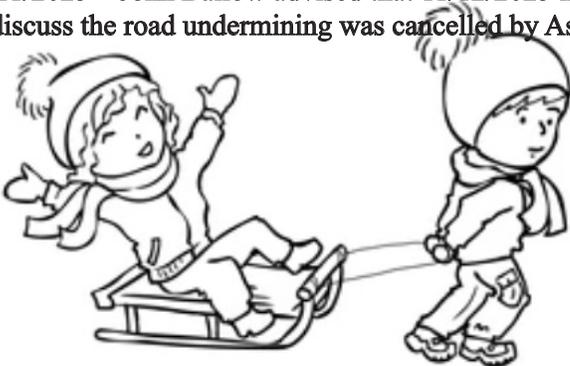
President Kehoe reviewed correspondence previously distributed to the board by Nancy Regan. Included was notice regarding Shane Elephante, POENB Beach Ambassador, who will be coordinating a Price's Bend Beach cleanup on January 11, 2025. President Kehoe thanked Jack Elephante, who was present, for Shane's efforts and requested that a rain/snow date be identified in the event of inclement weather. Jack Elephante agreed, and Shane Elephante will provide an alternate date if necessary.

President Kehoe also reported that John Ballow remains in communication with Asharoken and Matera regarding the seawall exit issue. A list of all official correspondence follows:

11/6/2025 – Anna Ferraru Assured Partners. Received renewal certificate of insurance for the Eaton's Neck Fire Department. It was forwarded to Philip Whiter ENFD.

11/10/2025- Jacqueline Giorgio -lawyer for Jodi & Wendy William at 14 Tudor regarding if there is an HOA fee. Nancy Regan advised that we are not an HOA

11/11/2025 – John Ballow advised that 11/12/2025 meeting to discuss the road undermining was cancelled by Asharoken



On our cover: Waiting for the Snow by Ryan Cote

Property Owners of Eaton's Neck Beach, Inc. Income Statement

For the Period January 1 to December 2, 2025

REVENUE	
Beach Usage Income	\$ 879.29
Changing Tides Ad Income	\$ 740.00
Interest Income	\$ 219.07
Donations	\$ 1,307.00
Merchandise Sales	\$ 2,225.00
Membership Income	
Regular	\$32,222.48
Special Class/Senior	\$32,435.80
Total Membership	<u>\$ 64,658.28</u>
Social Income	\$ 8,060.00
Watercraft Income	\$ 4,160.82
Other	<u>\$ 1,673.00</u>
Total Income	<u>\$ 83,922.46</u>
Gross Profit	\$ 83,922.46
EXPENSES	
Bank Charges & Fees	\$ 8.00
Beach Expenses	\$24,479.44
Beach Improvements	\$ 7,933.81
Beach Security	\$ 2,522.52
<u>Total Beaches</u>	<u>\$ 34,935.77</u>
Changing Tides Expense	\$ 3,357.28
Insurance	\$ 14,176.23
Meeting Expenses	\$ 1,049.84
PayPal Fees	\$ 868.03
Social Expenses	\$ 9,806.36
Merchandise Expenses	\$ 1,164.66
Software/Website Expenses	\$ 785.00
Utilities	
Prices Bend Utilities	\$ 1,130.19
Valley Grove Utilities	<u>\$ 1,135.58</u>
<u>Total Utilities</u>	<u>\$ 2,265.77</u>
Total Expenses	\$ 68,416.94
Net Income	<u><u>\$ 15,505.52</u></u>

Partial Balance Sheet As of December 2, 2025

Current Assets	
50/50 Proceeds/Petty Cash	\$ 732.26
Beach Infrastructure Funds - CD	\$11,919.06
PayPal Bank	\$ 695.16
POENB Operating Account	\$29,501.32
Total Bank	<u>\$ 42,847.80</u>
Accounts Receivable/Beach Deposit	\$ (4,265.00)
Total Current Assets	<u><u>\$ 38,582.80</u></u>

2026 New Year Goals

- ✓ Explore My Real Estate Options
- ✓ Buy or Sell with Confidence
- ✓ Partner with a Driven, Trusted Agent
- ✓ Call Casey Kehoe to Make It Happen

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Whether you're dreaming of buying, thinking about selling, or simply curious about your home's value, I can help you turn those goals into reality.

Big plans start with one small step — reach out anytime to talk about buying or selling. Your next chapter is closer than you think!



Casey Kehoe

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Assistant Vice President – Paul Dippolito

Assistant Vice President Dippolito proposed a new winter promotional item for 2026 POENB merchandise: Unisex navy ski cap featuring an embroidered Eaton's Neck. The board agreed to proceed with this item. Assistant Vice President Dippolito will place the initial order. The vendor requires approximately 2–4 weeks for initial setup.

Assistant Vice President – Michael Ien Cohen

Assistant Vice President Cohen addressed concerns regarding members and non-members who have not removed devices from the water racks. He stated that removal presents a significant physical burden and that multiple requests had been made. Extensions were granted to a small number of individuals, and all watercraft should now be removed.

Assistant Vice President Cohen further noted that the Valley Grove rack is a safety hazard and will require replacement or secure repair prior to the 2026 summer season.

Assistant Vice President – Heather Warrington

Assistant Vice President Warrington reported that events have concluded for the year and invited feedback and suggestions for the 2026 event calendar. Many events are expected to continue, and board members were encouraged to submit recommendations.

New Business/Member comments

Members Nadia and Roy thanked the Board of Directors for their efforts and dedication throughout the year.

Mayor Letica

11/12/2025 – Received a copy of an email sent to Greg Letica asking if he needs help in locating the undermined road.

11/15/2025 – Email from Bonnie Schalle regarding old floats and debris that were supposed to be removed for the winter. Michael Ien Cohen responded.

11/17/2025 – John Ballow forwarded an email send to the TOH asking if they could intervene regarding the undermined road in Asharoken

11/18/2025 – Bonnie Schalle regarding the drainage pipe at Valley Grove asking if we had an update from TOH

11/22/2025 – Thomas Bishop forwarded receipts from Turkey Trot.

Officer Reports

Vice President – Steve Neuf

Vice President Neuf reported that the benches at Valley Grove have been installed. A question was raised regarding the status of pipe removal at Valley Grove. Vice President Neuf and President Kehoe stated that they have not received an update from the Town in several months and will follow up.



“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.”

Ackerly Insurance Agency, Inc.

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E: AckerlyAgency@Hotmail.com

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Wishing you and your families a Happy Holiday filled with health and happiness for the coming year!



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Elections and Board Positions

Greg Hodges read the list of board members seeking re-election. All candidates ran unopposed and were voted in. The 2026 Board will be: Tom Kehoe for President, Steve Neuf for Vice President, Sally Neal for Treasurer, Paul Dippolito for Assistant Vice President, Michael Ien Cohen for Assistant Vice President and Heather Warrington for Assistant Vice President.

It was announced that Nancy Regan will be stepping down from the position of Corresponding Secretary. The Board expressed appreciation for her service and contributions. Both the positions of Recording Secretary and Corresponding Secretary are currently open for the 2026 term. These are crucial positions. The incoming board will be required to split these duties among themselves if no one steps up to assist. Given the amount of time the incoming six board members already put it for the good of the community, it seems reasonable to assume that two people from our membership base can and would step up to assist in 2026. If you feel you can assist the board in performing these duties, please send an email to info@eatonsneck.org

Adjournment

The meeting was adjourned at approximately 8:00 PM to allow the Eaton's Neck Fire Department to begin its scheduled meeting.

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EATON'S NECK FIRE DEPARTMENT

Please remember to call 911 in the event of a fire or medical emergency. In order to assist arriving units please have your house number prominently displayed on the mailbox and if the call is at night turn on outside lights.

A recent medical emergency call demonstrated the high caliber of the Eaton's Neck Rescue Squad. I observed members of the squad professionally care for the patient, relieving stress and concern with their assured and efficient actions. The members of the team in the home were businesslike in their protocols of patient care and transportation. The Eaton's Neck community is fortunate to have the dedicated, highly trained Rescue Squad which provides us with a high level of care.

During this holiday season it is important to be careful with candles, fireplaces and other heat producing items. Do not leave stoves and candles unattended and check smoke detectors and CO alarms.

The department thanks the community members for their support of the annual Christmas tree sale held on December 6 and 7.

Yours for fire safety, Rich Baer

2025 POENB Membership List

Thank you, members. Your support allows us to maintain our two beach properties, print the Changing Tides, sponsor community events throughout the year and so much more. We appreciate your support.

1 Worcester Dr,
12 Carlisle Dr.,
Accorsini, Robert & Elaine
Adams, Robert & Lynn
Alessi, John & Dale
Alio, Laretta
Amoroso, Chloe and Vincent
Angelides, Samuel & Laura
Angst, Arthur & Carol
Arote, Anthony & Carol
Atkins, Julie & Greg
Attanasio, Paul + Patricia
Baer, Maria & Rich
Ballow, Christine & John
Barbour, Urshula
Basso/Mogi, Nicole & Toshi
Baum, Laurie
Baumgratz, Thomas
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
Brumm, Patricia
Bruno, Tony & Holly
Burbach/Wu, Barry & Scilla
Cancroft, Karen
Cancroft, Virginia
Cantor, Adam
Caputo, Eugene & Patricia
Carballeira, Anne
Cartolano, Joseph
Cartolano, Joseph
Casatelli, Peter & Joanne
Cavuoto, Nick & Carolyn
Chambers, James & Laurie
Christ, Richard
Cicio, Al & Joanne
Ciolfi, Thomas & Heidi
Cohen, Steven & Marissa
Cohen, Michael
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 & Paul
Faltings, Erik & Tabata
Fasman, Barbara
Fay, Lorian 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
Geffken, Jack
Gerlach, Ed & Pat
Ghaly, Nadia & Ben
Gifford, Kelly & George
Glad, Charles
Goldstein & Jacobson, Jeffrey and Susan
Gorman, Brian & Denise
Gorman, Cynthia
Greco, Josephine and Michael
Gribbin, Aileen
Grosso, John
Guercio, Candace & Vin
Gulotta, Christopher & Lori
Haber, Hope & Ray
Haeselin, Kathleen & Joseph
Haeselin, Matthew & Ashley
Hagstrom, Marianne
Halapin, John & Donna & Genevieve
Hartofilis, Michael
Hehir, Jerry & Trisha
Heim, Russell
Heinzman, James & Eileen
Henningsen, David & Bronwyn
Herrmann, Tom & Margaret
Heuer, Bill & Moriah
Hilmer, Heinz
Hodges, Greg & Meghan
Horn de Poto, Kara & Christine
Houmere, 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
Krinberg, Jackie and Steve
Laterza, Mac
Leone, Robert & Laura
Levine Meyerholz, Karole
Lichtenstein, Julia and Elliot
Lieberman/Klein, David & Paula
LoMuscio, Mary
Lopez, Antonio
Lynch, John & Lisa
Lyons, Bob & Ginger
Macchia, Jan & Joe
Mackenzie, Thomas
Mann, Hope
Mansfield, Jeanmarie
Marcantonio, Raymond & Jamie
Martin, Barbara
Meccariello, George & Debra
Medwig, Bill & Trish
Mizzaro, Robert
Monahan, John & Amy
Monten, Robert & Caralyn
Moore, Cheryl
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
Nye, Ken
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
Pinto, Mike
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
Schnieders, Ference & Shannon
Schultz, Ken
Schwartz, Kelly & Gary
Semeraro, Jody & Gary
Sherris, Bret & Margaret
Shin, Dennis & Stephanie
Simpson, Cynthia
Siragusa, Diego & Maria
Smith, Jill and Eddie
Steinberg, Matthew
Sterflinger/Lawton, Leigh/Jeffery
Still, Michael & Sanja
Stoll, Evan & Elizabeth
Stump/Speccht, Jean/Eileen
Termine, Peter & Anne
Tordik/Briggs, Jackie and Jason
Trentanelli, Angela
Tresnan, Peter & Pat
Tschirhart, Bill & Janet
Vasquez, Dianna & Ian
Velez, Jaime & Caterina
Vitale, Jeanne
Voorhees, Jeff & Dina
Wallace, Bill & Eileen
Walsh, Eileen & James
Warrington, Heather
Wendt, George
Westenberger, Caryl
White, Sara & Bill
Whiter, Phil
Wynn, Daniel & Arlene
Young, Kevin
Yuan, Sam & Dorothy
Zelenka, Al & Noreen



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*Warmest wishes for a happy
and healthy holiday season.*

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The POENB needs a Corresponding & Recording Secretary in 2026

The POENB Board volunteers a ton of its time for the good of the Eaton's Neck community each month. Given all they do, it seems unfair to ask them to do double duty. Please step up & help out.

Corresponding Secretary: *Manages incoming & outgoing POENB correspondence & summarizes it for the membership at the monthly meeting.*

Recording Secretary: *Records & drafts the meeting minutes each month and prepares them for dissemination in the Changing Tides & eatonsneck.org.*

These critical roles provide the information members need to stay engaged and make decisions. Living on Eaton's Neck is not a spectator sport. Our long-term success depends on every single person contributing in his or her own way. If you've been looking for a way to assist the community you love, now is your chance.

If you're able to help, please email info@eatonsneck.org

Attention attendees of social events...if you've been enjoying all the terrific social activities of this past year, please consider joining the social events team. Send your information to the same email and we'll have our events chair reach out to you. Thank you.

community

Bulletin

There's no place like Eaton's Neck for the Holidays!

Though this story happened back in August, December seemed the right time to spread a bit of holiday cheer. A few months ago, long time Neck resident Ron Bracciante was walking his dog around Westview and Carlisle. As he pulled a dog doo baggie from his pocket (thank you Ron) he also, unknowingly, dislodged a rubber banded wad of several hundred dollars in cash planned for deposit the following morning. Upon returning home, Ron realized his loss and went out to retrace his steps—to no avail. The money had no ID so that, Ron figured, was that.

But this is Eaton's Neck, a place where the "good neighbor" quotient is a cut above the rest. A man found Ron's money and immediately posted on one of the Neck's social media sites to ask if anyone was "missing something"? Ron's neighbor saw the post, alerted the finder as to what had been taken and, within an hour, the good Samaritan was at Ron's door, cash in hand with not a dollar missing. Put that one in your stocking!

When the Changing Tides arrives 9 months out of the year, you have these Neckers to thank. Thank you Block Captains!!!

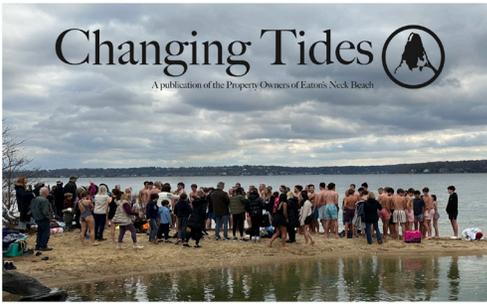
Block Captain Coordinator
Diane Ryan

Block Captains

Kathy Oddson, Peterborough Dr. & London Ct.
Rich Sutter, Eaton's Neck Rd. & Peterborough Dr.
Kate & Phil Beamer, Eaton's Neck Rd. & Rugby Court
Laurie Murphy, Lemington Ct.
Pat Brumm, Eaton's Neck Rd.
Charlotte Nau Worcester Dr.
Nancy McLaughlin Boccia, Tudor Dr.
Joan Deters, Birmingham Dr.
Greg & Meghan Hodges, Birmingham Dr.
Marilyn Cornell, Argyle Dr.
Michael Ien Cohen, Exeter Ct.
Eric Faltings, Robert Lennox Dr.
Diane Ryan Devon Pl.
Noreen Zelenka, Norfolk Dr.
The Smith Family, Canterbury Dr. & Durham Ct.
The Tschirharts, Drake Pl.
Maria Siragusa, Carlisle Dr.
The Westenberger Family, Abbington Pl.
Nelly Schmidt, West View Rd.
Joann Cuiffo, Middlesex Pl.
Christine & John Ballow, Essex Dr.



First POENB Meeting of 2026
will be held on Wednesday January 7th at 7:30 pm at the Eaton's Neck Firehouse. The 2026 budget will be presented.



Changing Tides

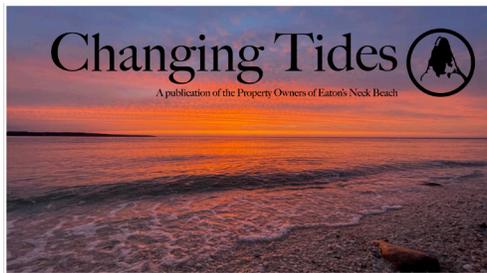
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Dear Eaton's Neck Friends, Family, and Neighbors

Happier New Year! As we continue to embrace the opportunities of 2025, I hope this letter finds you and your families in good health and high spirits. The cold winter months are upon us, and I wish you all warmth and comfort during this season. I would like to take a moment to express our deepest gratitude to Ryan Schaffer-Walker, Anthony Fusaro, and Yvonne Lambertson for their time, dedication, and service to the POENB Board. Their commitment has played an integral role in shaping and supporting our community, and their contributions will not be forgotten. On behalf of all members, thank you for everything you've done to make Eaton's Neck the special place we all cherish. With their departure, I am pleased to welcome Paul Dipolitto, Michael Ian Cohen, and Heather Warrington to the POENB Board. Thank you for stepping up to volunteer your time and energy to our community. Your willingness to serve speaks volumes about your dedication to Eaton's Neck, and we look forward to your fresh perspectives and contributions. As always, the POENB Board remains committed to enhancing the quality of life in our neighborhood. Whether it's maintaining our beautiful beaches, fostering community spirit, or addressing the needs and concerns of our residents, we are here to serve you. Please don't hesitate to reach out with any suggestions, ideas, or issues you'd like to discuss. Thank you for your continued support and involvement in our association. Together, we make Eaton's Neck a truly exceptional place to call home. Stay warm, and I look forward to seeing many of you at upcoming community events.

Warm regards,
Thomas J. Kehoe, Jr.
President, Property Owners of Eaton's Neck Beach Association

January 2025



Changing Tides

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

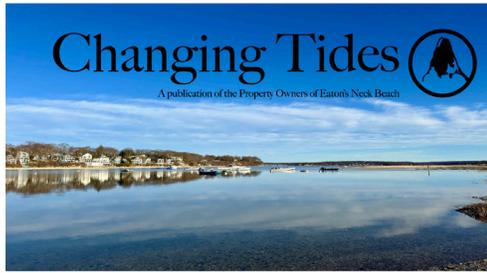
Dear Eaton's Neck Friends, Family, and Neighbors

- I want to express my continued gratitude for your involvement in preserving the beauty and integrity of Eaton's Neck. Our collective efforts ensure that our beaches & community spaces remain a source of pride for all. You'll find a list of upcoming events below.
- Spring Beach Cleanup**- Specific details coming soon and when available I encourage everyone to participate. Even one hour of your time makes a huge difference for all.
- Membership Dues & Contributions** - Please submit your 2025 membership dues now for the 3/31 early bird rate. Additional contributions you may choose to make will fund maintenance, security & community events.
- Upcoming POENB Meetings** - April 2nd is our next meeting and a great opportunity to discuss ongoing initiatives, voice concerns, and shape the direction of our association.
- Easter Egg Hunt at Price's Bend** - Saturday, April 12th. This annual family favorite starts at noon sharp so get there early! Stay tuned, more details happening soon.
- Beach & Property Maintenance** - Current projects will upgrade the benches at Valley Grove and the grills at Price's Bend. Let us know about areas you feel need attention.
- Advocacy for Asharoken Seawall Repairs** - POENB continues to advocate for repairs to the Asharoken Seawall in coordination with the Village of Asharoken and other governmental agencies. This seawall plays a critical role in protecting the roadway access to Eaton's Neck, and we remain committed to ensuring this issue stays a priority.

As always, our priority is to ensure that Eaton's Neck remains a wonderful place for families to enjoy. If you have any concerns, ideas, or desire to get involved, please reach out.

Warm regards,
Thomas J. Kehoe, Jr.
President, Property Owners of Eaton's Neck Beach Association

Feb/Mar 2025



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

As we welcome April, I would like to extend warm wishes to all who celebrate Easter and Passover. These springtime holidays serve as reminders of renewal, reflection, and community values that are deeply embedded in the fabric of Eaton's Neck. I hope your celebrations were filled with joy, tradition, and time well spent with family and friends. Spring is officially upon us, and with it comes a renewed energy across our beautiful neighborhood. The longer days, blooming landscapes, and return of familiar wildlife serve as a gentle reminder of the natural beauty that surrounds us here on the Neck. Whether you have begun planting your gardens, opening up your homes for the season, or simply enjoying a walk along the beach, it's wonderful to see our community coming back to life after the winter months. As we look ahead, the POENB Board continues to focus on both preserving and enhancing the quality of life we all enjoy. We are preparing for another busy season with community initiatives, beach maintenance, and planning events that will bring neighbors together throughout the warmer months. We'll be sharing more details in the weeks to come and, as always, we welcome your input and involvement. Thank you for your continued support and stewardship of our community. I look forward to seeing many of you out and about as the season unfolds.

Warm regards,
Thomas J. Kehoe, Jr.
President, Property Owners of Eaton's Neck Beach Association

April 2025



Changing Tides

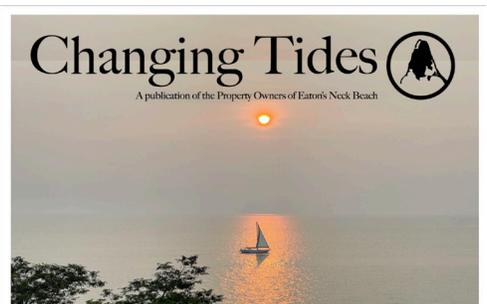
A publication of the Property Owners of Eaton's Neck Beach

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



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

Thank you to everyone who joined us at the Eaton's Neck Firehouse for our recent Fireside Chat with Town Supervisor Ed Smyth. The evening was a tremendous success—filled with thoughtful discussion and meaningful engagement on the issues most important to the Eaton's Neck community. We're grateful to Supervisor Smyth for making the time to be with us, and to all of you who participated with such insight and sincerity. As we turn our attention to summer traditions, it is with great excitement that I invite you and your families to join us for our beloved Fourth of July Parade and Community Barbecue—a true highlight of the season. We are especially grateful to the Eaton's Neck Fire Department for their continued partnership and support in helping to host this cherished event. Our unique July 4 tradition brings together local families, visiting firehouses, and creative community floats in celebration of our nation's independence and the vibrant spirit of Eaton's Neck. From all of us at POENB, we wish you a joyful, safe, and patriotic Fourth of July. We look forward to celebrating it with you on the beach!

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

June 2025



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

I hope you're all enjoying a safe and sunny summer here on Eaton's Neck. July kicked off with a fantastic Fourth of July Parade—thank you to the Eaton's Neck Fire Department for your continued support and presence at this beloved tradition. We also had a great time at Movie Night! A big thank you to Michael Cohen, Heather Warrington, and Paul Dipolitto for making it all happen and creating a fun night for families and kids alike. There's still more summer fun to come, so keep an eye out for upcoming events. I look forward to seeing you out and about as we continue to enjoy all that makes our community so special.

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

July 2025



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

October is one of the best times to be on Eaton's Neck. From the crisp fall mornings to the wonderful community events on our calendar, there's plenty to enjoy and many ways to stay connected. I want to take a moment to thank several neighbors who have gone above and beyond in recent weeks. Catarina and Jaime Velaz hosted an extraordinary wine-themed evening. Paul Parenti shared his musical talents by organizing a live music event, and Roy Brouillard was instrumental in setting up the stage and equipment. Longtime members Greg and Meghan Hodges continue to step up and volunteer their time whenever it's needed. Their efforts—along with so many others—make Eaton's Neck such a vibrant and welcoming place. Please keep an eye out for a full fall schedule of events, from Halloween-themed movie nights to beach clean-ups. There's something for everyone to enjoy and plenty of opportunities to get involved. Thank you all for your continued support, participation, and friendship. Eaton's Neck truly thrives because of you.

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

Sept/Oct 2025



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

As we head into the holiday season, I want to extend my warmest wishes to you and your families for a very Happy Thanksgiving. This community continues to be a special place because of the spirit, generosity, and involvement of each of you. I hope to see many of you out on Thanksgiving morning for our Annual Turkey Trot—always a great way to kick off the holiday with friends, fresh air, and a little friendly competition. Looking ahead, please mark your calendars for the Eaton's Neck Fire Department Christmas Tree Sale, taking place December 6th and 7th. It's a wonderful opportunity to support our dedicated volunteers while bringing home a beautiful tree for the season. Thank you, as always, for your continued engagement and for helping make our community such a great place to live. Wishing you all a joyful Thanksgiving and a healthy, happy start to the holiday season.

Warm Regards,
Thomas J. Kehoe, Jr.
President, POENB

November 2025



Changing Tides

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

Dear Eaton's Neck Friends, Family, and Neighbors

On behalf of the POENB Board, I want to wish everyone a very Merry Christmas and a Happy Hanukkah. May this special season bring peace, good health, and joy to your homes, along with cherished time spent with family and friends. As we look ahead to the New Year, may it bring continued strength, opportunity, and a renewed sense of connection throughout our community. Thank you for your continued engagement, your neighborly spirit, and your commitment to making Eaton's Neck such a special place to live.

Warm Regards,
Thomas J. Kehoe, Jr.
President, POENB

December 2025

And that's the year that was on Eaton's Neck in 2025. To make 2026 even better, get involved!. Please consider joining the Board, helping out with a social event, or contributing in whatever way your talents allow. Eaton's Neck is great because volunteers make it that way!