



THE COVE

Vol. 1
Issue 3
May, 2011
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NEWS AND EVENTS FROM CASWELL COVE MARINA.

It's Official....The Cove is open for 2011

The buoys marking the entrance to The Cove are in place, boats that wintered over in the water have shed their winter covers, the pump-out station has been refurbished, boat owners are polishing and cleaning their boats and fishing gear, and every day boats of all sizes are starting to return to the marina from their winter storage, so

It's time to have a party!!

To welcome the start of the 2011 season, an informal kick-off party will be held on Friday Night, May 20 at 6:30 p.m. The Marina will supply hot dogs, hamburgers and fixings. If you plan to join in the fun, please bring a side dish or dessert. The party is BYOB. After the long hard winter it will be great to reunite with Captains, First Mates, Crew members and their families and to welcome new boaters to The Cove.

Caswell Cove will hold our annual Commissioning Day Party this year on Saturday, June 4th. As in the past, the event will be catered by Rohrig's at no cost to members or their immediate families (spouses and children). A limited # of guests can be invited at additional charge. If you plan on attending this really great party, please RSVP as soon as possible. We will need to know the number of adults and children who will be attending by May 28th so that we can order enough food for everyone. We will send out more information regarding the party in the next couple weeks.

Members can RSVP to caswellcovemarina@gmail.com.

The Executive Board looks forward to you joining us for good food and hopefully good weather.

During the season we look forward to planning other informal Friday night get-togethers for pizza night, taco night, or other culinary delights. We also plan on having a few potluck dinners along the way, and of course, our year end de-commissioning party in the Fall.

We'll keep you posted. Come join in the fun at our beautiful facility!

BOARD MEETINGS

ARE HELD IN THE MARINA
CLUBHOUSE **SECOND**
TUESDAY OF EACH MONTH



NEXT MEETING
May 10 at 7:00PM

Owners are encouraged to attend!

Marina Manager

Capt. Dave Phillips
Sound Marine Solutions
Office: 203-876-9880
Cell: 203-496-2667
Fax: 203-876-1448

davidp@soundmarinesolutions.com

Board Members

Dave Brickley – Commodore
Tony Faresich – R. Commodore
Paul Viscount – Treasurer
Tat Murphy – Secretary

caswellcovemarina@gmail.com
www.caswellcovemarina.org

**Is there something you would
like to be featured in an issue
of *The Cove* or on
www.caswellcove.org ?**



If so, please contact us with
your idea or finished product!
e-mail us @
caswellcovemarina@gmail.com

Parking Reminder – Please remember – DO NOT park your vehicles in any of the visitor or numbered parking spaces within the Caswell Cove Condominium Complex. Caswell Cove patrols and tows vehicles that do not have valid parking passes. Marina members are asked to park only in the marina parking lot on the north side of the marina.



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A Brief History of Caswell Cove

For those members who are not local to Milford or are new to our marina, we thought a little history of Caswell Cove might be of interest! The land where Caswell Cove Marina and Caswell Cove Condominiums now sit was originally the site of a sand and gravel mining operation. The DJ Carten Sand & Gravel Company operated from 1948 until the late 1970's. Caswell Cove was created by excavating the sand and gravel, leaving the cove that exists today. At one time there was no entrance from the cove to the river. The entrance was created at some point in its history to allow barges to come into the cove to load with sand and gravel. In the early 1980's the site was nothing but vacant property containing a number of run down structures and abandoned equipment and unfortunately had been significantly altered as a result of the mining. It's hard to imagine today's Marina had such a gloomy beginning.

About 1982, a developer purchased the property and received approvals to construct the condominium complex and the marina. Construction started about 1985 and parts of the marina were completed around 1986. The marina was originally designed to fill the entire cove and have about 390 slips. However the recession at the end of the 1980's halted construction and the original developer went bankrupt, leaving the marina never completely finished and only 4 buildings in the condo complex completed. It should be noted that the marina was built separately from the neighboring condominiums and is not affiliated with the condominiums, despite being built by the same developer.

Shortly thereafter, the property was taken over by a new developer who finished the construction of the neighboring condominiums. At that time they were using the marina clubhouse as a sales office and the slip owners were not allowed to use the clubhouse or bathrooms or any of the facilities and there was no place to park except on condominium grounds, which became a huge source of controversy. In 1994, a small group of marina slip owners, including our current manager, Dave Phillips, formed Caswell Cove Marina Association and took over control of the marina from the developer. Dave became the marina's 1st commodore and remained in that position for over 8 years and organized the development of the Association. It took several years of legal action to oust the developer and his sales team from our clubhouse and take over operations of the marina.

In 1997, after years of struggling with no parking, and an eventual lawsuit against the City of Milford Planning and Zoning Dept, we constructed the parking lot and wooden pier on the north side of the marina. In 2008, after years of work and planning (dating back as far as 1994), the marina was re-configured from its original uncompleted layout to the way it is today, which greatly improved its appeal to our members.

And, how did our name evolve? In reviewing Milford land records; there is mention of a Caswell Spring Farm that was located off Naugatuck Avenue and 30 Caswell Street (which was changed to 460 Bic Drive in 1989). Today, the Caswell Spring Farm property is owned by the Bic Corporation and remains mostly vacant with an old abandoned house still remaining. There are mixed opinions on whether the marina property was owned by the Caswell Family. However, we might assume the farm and its street were the origins of our name "Caswell."

For a final note, we note that the marina club house is located on Popes Island Road. And if you look, directly across from the marina, there are three islands that are part of the Charles E. Wheeler Wildlife Sanctuary which begins at the mouth of Housatonic River. The islands are known as Popes Island (which is the middle one closest to us), Long Island, and the third which has a creek in the middle is Carting Island. These are owned and managed by the Connecticut Department of Environmental Protection. The islands are mud flats, and are difficult to walk around on, especially in the summer when the grasses grow very high and thick, however the islands are a great place for a dinghy or kayak ride, especially at high tide, as there are many little channels through Carting Island which are fun to explore.

Event Calendar

May 7 – Annual Housatonic River Cleanup (See May Issue for details)

May 20 – Hot Dog/Hamburger Get-Together @ **6:30 PM** at the clubhouse. The marina supplies hot dogs and hamburgers; you bring sides and desert & BYOB

June 4 – Annual Commissioning Day Party – catered event for all members and families. More details will follow!

May 17 & 18 – 6pm – 10pm State of CT Boater's Certification – 2 day course @ marina clubhouse – let us know if you want to attend the course and obtain your boater's certification. \$100/per person

TBD – CPR Course – let us know if you would be interested in obtaining or renewing your 1st aid and CPR credentials.



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Clubhouse Use Rules

As we noted in our last newsletter, each month we will take some time to explain some of our rules and regulations. There has always been a lot of interest in renting out our clubhouse for private events (birthdays, weddings, etc.) We have a beautiful clubhouse and it is understandable why our members would like to use it for a private event. This has been evaluated numerous times in the past, but after lengthy investigation, the policy always remains as it currently is, for the following reasons:

1. Lack of parking - Use of the clubhouse for private parties will take away valuable parking from boat owners. We have limited parking as is and feel that parking should be reserved for boaters.
2. Allowing non-boat owners access to the docks creates numerous issues. There is no reasonable means to control party guests from accessing the docks. As a result, unauthorized party guests would tend to wander the docks to look at boats. This would be a possible imposition to boat owners and would present security issues and significant liability issues.
3. Marina insurance would have to be increased at considerable increased expense to the Association.
4. The clubhouse is not "set-up" with facilities suitable for party rental. It does not have proper kitchen facilities or other facilities required of "commercial" space. Use for private parties would require us to meet additional requirements of the City of Milford building codes (such as overhead sprinklers). The costs to upgrade to meet the appropriate building codes would be prohibitive.
5. Allowing clubhouse use for private parties would impose on the rights of the boat owners to utilize the clubhouse when they want and would lead to conflicts over access to the TV, laundry facilities, vending machines, and restroom/showers.
6. Private parties would require additional management/maintenance staff to supervise and for cleanup. There would be more wear and tear on the clubhouse which would lead to increased costs to the Association which party rental fees would not be sufficient to cover.
7. The clubhouse is a common element of the Association. Private use of common elements for individual use is prohibited under our declaration and current rules and regulations. Our declaration and the rules and regulations would have to be amended requiring approval of 67% of our unit owners – which is always difficult.

The concerns over parking, liability, and the other factors above are of major concern and therefore the Executive Board feels that use for private parties will place the marina at unnecessary risk and will impose on the rights of other members to enjoy the clubhouse in the manner as they currently do. That, in a nutshell, is why we restrict the use of the clubhouse to members only.

CAPTAIN DAVE'S BOATING TIPS

Mooring Lines and Safety - There are many boaters that have their mooring lines affixed to their dock and leave them there when they leave the dock to go boating. Although it may help you always get your boat back in the same spot, the lines are useless to help you get into your slip, and can lead to a dangerous situation.

When leaving the dock, it is best to have mooring lines with you and fastened to your boat until you are underway. If your boat engine stalls, or if it is windy, or you have an unexpected problem immediately after you have left the dock, you will have no way to throw someone a line or otherwise secure your boat quickly without fumbling around looking for lines. Also, in windy conditions, the mooring lines can be effectively used to help spring the boat off the dock to help you get out of your slip. *Chapman's Piloting* (a must read for all serious boaters) has excellent guidelines for using mooring lines to assist in boat maneuvering when leaving or coming into a slip. Mooring lines should only be removed and stowed after you have cleared your slip and are well into the fairway. If you like to leave your lines tied to the dock, then rig up a temporary set for departing and returning to your slip.

Also, many boaters return to their slips at the end of the day with no mooring lines ready, because they left them at the dock! You should always have a bow, spring, and a stern line fastened to the boat and ready to tie off the boat when you enter your slip. During windy conditions, you can throw a line to someone on the dock to assist you, or your 1st mate can get off onto the dock and secure the lines to the dock. Without lines your 1st mate has to grab your boat by the railings and try to pull you in – this can create an unsafe condition and result in the boat pulling your 1st mate into the water – very dangerous! When you step off the boat, you should have at least one of the mooring lines in your hand, preferably the mid spring line fastened to the middle cleat on your boat. Take the line and immediately find a cleat to wrap it around – do not try to pull the boat in with the line. If anyone needs some personal instruction in this, I would be happy to show you.

One last tip – NEVER stand on the swim platform when the boat is being maneuvered – every year many people get seriously injured by falling off the swim platform due to a sudden movement of the boat. Remember, there are propellers spinning back there and if the boat is backing down, you will get chopped up. Standing on the swim platform also blocks the captain's view - stay out of his line of site until he is close to the dock and then step off onto the dock. If your captain can't get the boat close enough to the dock to safely get off, make him do it over until he gets it right! - be safe out there!

If you have any comments, concerns, or suggestions regarding the Newsletter or Website, feel free to contact us at caswellcovemarina@gmail.com or contact our property manager @ davidp@soundmarinesolutions.com All issues of the "The COVE" and the minutes of all Board meetings are available on our website.