



Ocean-Aire Estates

NEWSLETTER & ANNUAL DUES INVOICE

Dear Ocean-Aire Homeowners,

What a start to 2026! As we move further into the year, the Ocean-Aire Homeowners Association Board of Directors is once again requesting your support. As a voluntary association, we rely on homeowner participation and annual dues to maintain and improve our neighborhood. Your contributions fund essential upkeep, necessary repairs, and community initiatives that help protect property values and strengthen our sense of community for both longtime and new residents. We appreciate your continued support and hope we can count on you again this year.

Please review the updates below for important neighborhood information, ongoing initiatives, and your annual dues payment coupon.

Mike Kelly
 President, Ocean-Aire Homeowners Association

Please be advised that the Board has already contacted the Highway Department regarding the potholes that formed after the recent snowstorm. Repairs will be completed as their schedule allows. Our roads are in need of significant attention; please see **Page 2** for more information on how we are working to address this.

2025 SPENDING OVERVIEW

Below is a summary of the HOA's 2025 spending alongside our 2026 budget, which remains essentially flat compared to last year. Ocean Aire Estates has 289 properties, and we typically receive dues from about 90 homeowners each year (**approximately 31%**).

We're grateful for every homeowner who supports the neighborhood, and we always welcome more involvement as we work to maintain and improve our shared spaces.

2025 Spending vs 2026 Budget

Expense	2025 Spending	2026 Budget
Property Taxes	\$ 1,290.45	\$ 1,300.00
Insurance	\$ 6,641.72	\$ 6,700.00
Accounting	\$ 1,275.00	\$ 1,300.00
Landscaping / Signs	\$ 3,078.68	\$ 3,500.00
Admin Costs	\$ 1,649.74	\$ 1,650.00
Community Activities	\$ 251.18	\$ 275.00
Electric	\$ 500.00	\$ 500.00
TOTAL:	\$ 14,686.77	\$ 15,225.00

Annual Dues Received

Year	Checks	Total
2021	92	\$15,875
2022	91	\$15,275
2023	81	\$12,561
2024	97	\$15,853
2025	87	\$15,095

2026 SCHEDULE

MONTHLY HOA MEETINGS

Every 3rd Thursday at 7:00pm

- January 15th
- February 19th
- March 19th
- April 16th
- May 21st
- June 18th
- July 16th
- August 20th
- September 17th
- October 15th
- November 19th
- December 17th

SAVE THE DATES!

Community Events

Annual Easter Egg Hunt

Saturday, April 4th
 10:30am-11:30am

Ocean-Aire Playground (West)

Annual Summer BBQ Pool Party

Sunday, August 16th
 11:30am-1:30pm

119 Shore Drive

ROAD IMPROVEMENT PETITION

We know the roads in Ocean-Aire are in serious need of repair. Because they are privately owned, they are not maintained by the Town, although the Town has been responsive in filling potholes and repairing catch basins over the years. The good news is that the Town has set aside funds for repaving some private roads, and we would like to try to get some of our roads included! If you would like your road to be considered, please complete the attached form and return it to the HOA ASAP. We will coordinate submission to the Town. Please note that the Town requires signatures from **75% of the homeowners on each road** in order to qualify.

What we need from you right now:

- ✓ Write your street name on the enclosed form
- ✓ Sign the form
- ✓ Return it to the HOA!

PLAYGROUND

Our community playground received a much-needed facelift over the past several months, thanks entirely to the hard work and generosity of the Ruley Family.

We're so grateful for their efforts in making this space safer, cleaner, and more inviting for our kids.

Please take a moment to check it out — especially as the weather gets warmer and families begin spending more time outside.

BOAT RAMP REPAIR

We understand that the condition of the Ocean-Aire boat ramp is a major concern for many homeowners, and we want to be transparent about where things stand.

Several years ago, the HOA investigated repair options and spent a few thousand dollars on assessments. We learned that the work required is extensive and would cost upward of **\$80,000**, which is far beyond our current resources. The project is also complex, requiring coastal engineering, Conservation Commission approval, and permits from multiple state and federal agencies.

We welcome any ideas or alternative paths the community may have as we look for realistic ways to address this long-standing issue.

2026 BOARD MEMBERS

Below is the list of Board members who were re-elected this year:

Mike Kelly
Adrian Lombardo
Laura Leone
Stephanie Barbieri
Meghan Burt

While we didn't receive new interest in the several **open** Board positions this year, we truly encourage neighbors to get involved, attend our monthly meetings, and be part of the solution as we work to improve our community.
It's never too late!

2026 HOA ANNUAL DUES PAYMENT COUPON

REQUESTED CONTRIBUTION: \$175.00

Please contribute at the level or frequency that you're comfortable with

Payments may be made by check or electronically via PayPal

PayPal: @OceanaireHOA

Name: _____
Property Address: _____
Email Address: _____
Comments/Concerns: _____



Don't forget about the enclosed road improvement form!

Ocean-Aire Homeowners Association
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