FIPPOA Quality of Life Task Force
2021 Guidelines

I About the Task Force

FIPPOA's Quality of Life Task Force is tasked with finding mindful, creative and effective recommendations to address community concerns, particularly with respect to those that exist around noise and sanitation. The Task Force is multigenerational and consists of members representing homeowners, tenants, and business owners.

The Pines community today consists of a wide range of stakeholders, including long-term and newer property owners, seasonal tenants, short-stay renters, and single-day visitors. Given the vastness of the experiences people are seeking in the Pines, this Task Force recognizes it's impossible to come up with a universal "quality of life" standard accepted by all.

As a community, we need to embrace a broad spectrum of perspectives and expectations and to work together as neighbors to maintain a sense of joy that can be accessible to all.

Like FIPPOA itself, the Task Force has no enforcement or regulatory authority. We seek to establish guidelines, highlight existing ordinances, and start an overdue conversation among all community stakeholders to establish shared expectations and heightened community standards.

In the guidelines below, the Task Force has worked to clarify and interpret the Town of Brookhaven ordinances concerning noise and trash, and is suggesting a framework to de-escalate conflict among community members and visitors. In the future, it is possible the Task Force will address other concerns, and we look forward to the suggestions and comments of Pines residents.

II Noise Guidelines

The Town of Brookhaven has very clear ordinances around noise control. This Task Force has interpreted these ordinances as it applies to our community as follows:

1. No one should cause, suffer, allow or permit to be made verbally or mechanically any noise disturbance, which means a sound that (a) endangers the safety or health of any person; (b) disturbs a reasonable person of normal sensitivities; or (c) endangers personal or real property.
2. No person shall cause, suffer, allow or permit any sound reproduction system (i.e., a loudspeaker) that is intended to create a noise disturbance for any other person.
3. All loudspeakers operating within residential properties should produce less than 55 decibels (dBa) as received on the neighboring property.
4. All loudspeakers should be turned off between 10:00 p.m. and 7:00 a.m. during weekdays, and 10:00 p.m. and 11:00 a.m. on Saturdays, Sundays and legal holidays
5. Noise from resident-operated power tools, lawn mowers and other agricultural equipment are allowed between the hours of 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 8:00 p.m. on weekends and legal holidays, provided they produce less than 85 dBA at any real property line of a residential property.

For community members who entertain, the Task Force suggests to consider the following:

- Make sure all loudspeakers are pointed away from neighboring homes
- Move the party indoors and close windows/doors beyond the Town of Brookhaven loudspeaker cut-off times
- Walk outside and see if you can hear noise coming from your home from a one-home or one-boat radius. If you can, please turn down the volume.

III Trash Guidelines

This Task Force has interpreted the Town of Brookhaven's **littering ordinances** as it applies to our community as follows:

1. Don't litter on private property, public lands or roads
2. Dumping anywhere in the Pines is prohibited. This includes construction, demolition, household and yard debris!
3. If you see litter on the boardwalk, including handbill or flyers, please pick it up and dispose of it in the nearest waste receptacle. (Note: For the month of June 2021, this Task Force has coordinated a trial period with the Pines' realtor community to collect and dispose of littered handbills.)
4. Remove and dispose handbills and/or flyers left on your entrance
5. Any person owning, occupying or in control of private property has the duty to **cut, trim or remove brush, grass or weeds**, and **eliminate fire hazards** and health hazards, including poison ivy; and
6. Any person owning or occupying private property has the duty to maintain such property, including the boardwalk in front of the property, free of litter.

Most community members are careful and considerate when putting out **garbage for collection**. Since we share the island with wildlife, the chances are higher that deer, raccoons and other critters will feast on the remains of our garbage if not properly contained. All community members should refer to the waste and recycling collection schedule for reference.

If you are a **Stop & Shop/Peapod customer**, be aware that Peapod containers contain Styrofoam and are fire hazards if left out in direct sunlight. Customers should place empty Peapod containers in front of the property, outside of direct sunlight, and arrange timely pickup within 48 hours. For additional information on Peapod pickup, please contact Coastline Freight.

IV De-escalation Recommendations

The Pines strives to be a special community for everyone, including homeowners, tenants and visitors. We strive for a community of respect, mindfulness, and acceptance. To foster these values, we suggest following these recommendations to de-escalate conflicts:

If you are new to the neighborhood, take time to introduce yourself to your neighbors and provide contact information, especially if you plan to host gatherings. For seasonal tenants and short-term renters, please make the effort to ask the homeowner, leasing agent and/or your "housemother" to introduce your group to your neighbors in a one-home or one-boat radius.

As a courtesy, let your neighbors know in advance if you're going to have a loud party. You may want to consider asking the leasing agent to speak to your neighbors on your behalf.

When a conflict arises, we recommend this general framework to approach to resolution:

1. Don't react in the moment
2. Evaluate whether this is a one-off or an ongoing occurrence
3. Give yourself time to seek a resolution
4. Try not to get other neighbors involved until you've attempted it to resolve it directly
5. Aim to safely talk it out in person

Calling 911 should only be considered if ordinance violations are clearly violated and an issue cannot be resolved through this de-escalation framework. This Task Force recommends mindful, considerate responses to issues that arise, and we hope that community members can resolve these issues in direct, friendly engagement in most circumstances.

We recognize repeated conflicts may occur. When conflicts occur with a neighbor, we recommend community members follow these recommendations:

First time occurrence
Cooling off period. Let some time pass after an incident to have a calm conversation to raise the concern with the neighbor, ideally in person. If that neighbor is a tenant, include the leasing agent (where possible) in that conversation .

Second time occurrence

- *Between neighboring homeowner and tenant:* Upon a second occurrence, we suggest bringing in external resources, such as a homeowner or their proxy, to help mediate the situation. It is ultimately homeowners or their proxies (i.e., the leasing agent's) responsibility to manage seasonal tenants.
- *Between neighboring homeowner and Airbnb tenant:* For a second time occurrence with a known Airbnb tenant, please refer to Airbnb's noise complaint process and directly report a noise problem.
- *Between neighboring homeowners:* If a conflict is ongoing and remains unresolved, and/or if resolution measures have failed, please reach out to FIPPOA's president, Henry Robin, by emailing president@fippoa.org. The President may consult this Task Force for counsel, and will reach out to you with assistance within a reasonable time.