



PENINSULA

Volume 46
Number 2
August 2017

News from the Peninsula Council
at New Seabury, Cape Cod

Reporter

• at New Seabury •



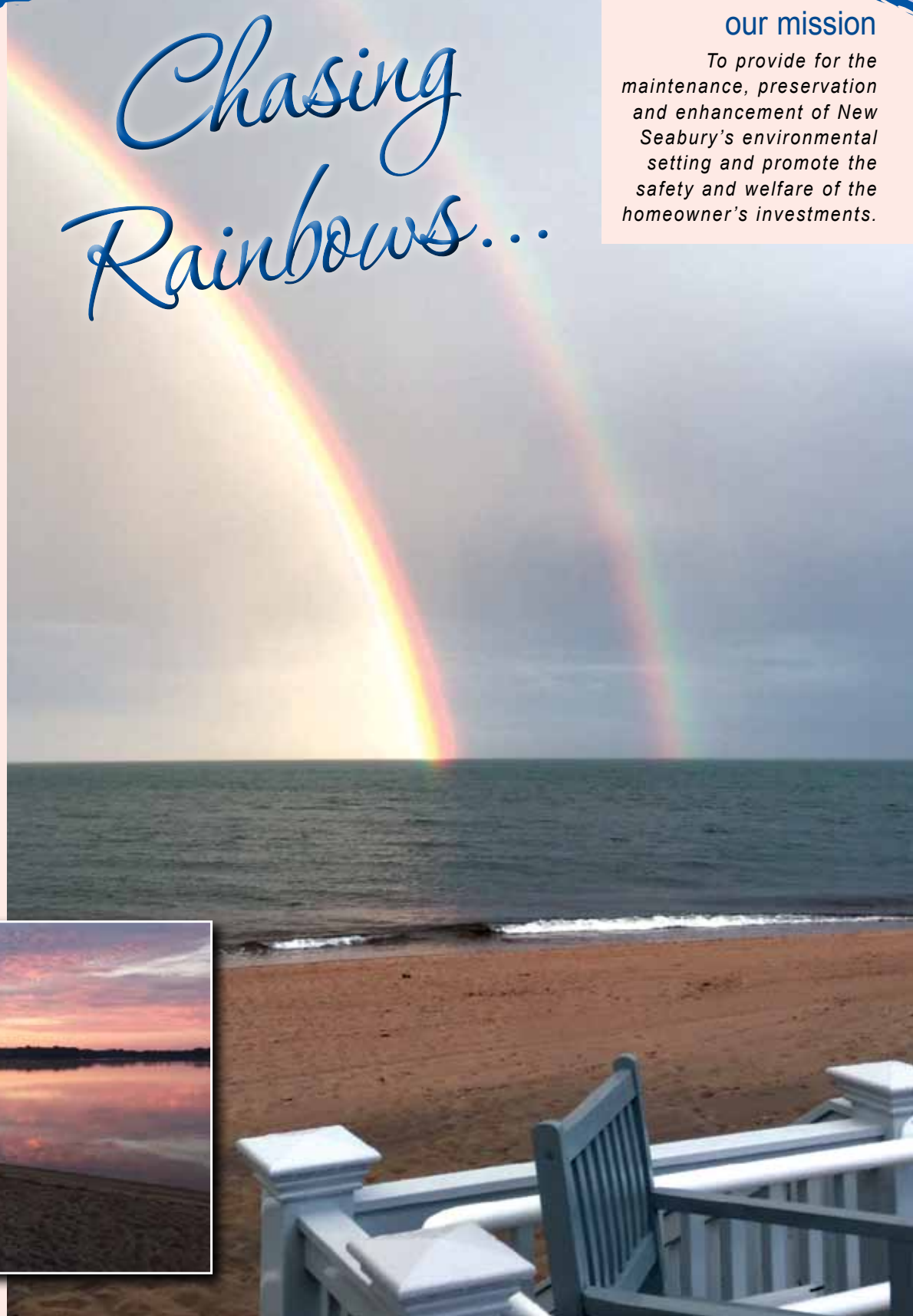
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Chasing Rainbows...

our mission

*To provide for the
maintenance, preservation
and enhancement of New
Seabury's environmental
setting and promote the
safety and welfare of the
homeowner's investments.*



Congrats, Mark!

Tom Bone

The Peninsula Council wishes to congratulate Mark Cushing Gildea, a New Seabury resident, for his appointment by Governor Charles Baker to the Massachusetts Superior Court. Mark was sworn in on June 15 at Brockton City Hall, the city where Mark grew up with his nine older siblings and where his father, William A. Gildea, was City Manager.

A graduate of Georgetown University and Suffolk Law School, Mark has practiced at the Law Offices of Clark, Balboni, and Gildea in Mashpee and Bridgewater since 1987. Mark's older brother, Ed, has stepped in to continue the practice following Mark's investiture. Mark also served as town counsel for Bridgewater, legislative counsel for Brockton, and attorney for Plymouth County.

Mark summered every year with his family in Mashpee, originally housed – all twelve of them...and assorted guests... somehow, in Maushop. Like his siblings, he worked at The Inn for Mrs. Hilda Coppage in the days of the year-end staff follies. Remember them? “Dark”, as many family members still call him, a mispronounced moniker bestowed by Katie Butler Forde, the then two-year-old first of 32 grandchildren to his parents, Bill and Catherine, went on to manage the Inn's Bar through much of the 1980s.

Mark and his wife, Charlotte, married 30 years, have five children who are worthy of comment. Erin owns the Purple Poppy at The Commons, an excellent location for women's clothing; Billy, one of the hardest working people I know, just graduated from Boston College Law and is awaiting the results of his Bar Exam (good luck, Bill); Meggie, an adventurous lassie, resides in Denver pursuing her career in Biotech; Mark Jr., a rapier wit to be engaged cautiously, is finishing his Junior year at The University of Vermont; and Patrick, a Senior at Cardinal Spellman High in Brockton, is one of those unassuming gentlemen who, when placed in a competitive arena having anything to do with a sphere – basketball, cue



June 15 Investiture at Brockton City Hall, with siblings, beneath photo of Bill Gildea as City Manager.

ball, golf ball, marble, will excel; actually kind of scary.

In his testimony before The Governor's Council, which, it should be noted, voted unanimously in favor of his appointment on May 10, Mark, stressing his extensive and successful law career, made the point that he is well-grounded, and kept well-grounded, by his family; by Charlotte, their children, and his siblings and their families. And he is. He will always be approachable, he will always think of others first, he will continue to help people irrespective of their status. He is well-placed on The Bench.

There is one problem, though. Mark's golf game is suffering. His drives now dribble out to 160-170 yards, his irons lack any crispness, and he putts like he can't see the ball. Plus, those robes get very stifling on the back nine of the Ocean Course.

Congratulations, Dark. Nana and Papa are very proud.

24 HR EMERGENCY PHONE NUMBERS FOR RESIDENTS

Mashpee Police Department

Emergency Number: 911

Non-Emergency Number: 508-539-1480

Mashpee Fire Department

Emergency Number: 911

Non-Emergency Number: 508-539-1454

President's Report

Joe Fisher

Summer was a little late coming with a cool Memorial Day weekend and a cool rainy June, but that's weather on the Cape, totally unpredictable. So far, July and August have seen great summer weather that has brought crowds to our community and sometimes a challenge to get around. This is the time of the year that I like to stay "on campus" rather than fight the traffic at the rotary or the Commons. We're fortunate that we have much of our needs here in New Seabury and I only venture out for early morning trips to Roche Bros.

On Saturday, August 12, the Peninsula Council conducted its Annual Meeting. If you were unable to attend, we will be posting Draft Minutes of the meeting on our website. We'll notify you when the notes have been posted. A few highlights of the meeting follow.

Darlene Furbush presented the financial results for the year of 2016 and the projected 2017 results. Total Cash Reserves increased \$66,000 in 2016 over 2015 and Cash Reserves are projected to increase \$254,000 in 2017 vs. 2016. In summary, we continue to have a firm financial foundation going forward with sufficient reserves to cover our normal needs and surprises.

Dick Noonan, member of the Special Maintenance Committee, presented a review of our Road Reserves. The Road Reserve was created in 2014 to ensure that we would have sufficient funds to repave and maintain our main feeder roads throughout our community. Results of the analysis revealed that we will have sufficient reserves to maintain our roads through the next 15 years at the current \$50 annual fee that began in 2016. Since we are dealing with estimates and projections, this type of review will be conducted every three to four years.

Overall comments of the meeting indicated that it was informative and gave our homeowners the opportunity to express their views and answers to their questions.

The ARC has been very busy with many large and small projects. Tom Bone, our new ARC Administrator, has been busy assisting homeowners and contractors. Unfortunately, he's also had to spend time during this busy season enforcing the ARC Guidelines with a few homeowners. Tom is always available to answer questions and provide guidance to our homeowners, so there is no reason for a homeowner not to adhere to our Guidelines. If you're not sure, call Tom or stop by the PC office to pick up a copy of the ARC Guidelines if you don't have a copy. It contains the answers to most of your questions. The Guidelines are one significant reason why we have such a wonderful community.

Speaking of the Peninsula Council office, we've moved. We're now located at The Grace Veteran's Center on Seanest Road, and we will be there for an indefinite period of time. In case you had not heard, our offices in the New Seabury Real Estate building were flooded on July 7. Over four and a half inches of rain in two hours created a flood of five inches of water in our office. Quick action by Mike, Peggy and Tom saved all of our electronic equipment and almost all of our files. A special thank you to Mike and Mary Jane Richardson, Peggy and Tom Bone, and Tom Caston and Cathy Power, who worked over the weekend, and we were back in business at the Grace Center on Monday morning. It was a great accomplishment.

Financially at mid-year, we're doing well and on budget. Our collection of fees continues to be in the high 90's percentile and our expenses are in line with our budget, and our reserves are sufficient to cover surprises. Our community is in great shape.

I hope you enjoy the rest of the summer season and our special Cape Cod fall.



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Executive Director's Report

Mike Richardson

So, I said to MJ, "It's been a good run. Since we have this place in Maine, I will speak to Joe Fisher and let him know that I would like to take some vacation this year, and go boating and fishing." Little did I know that water was in my future...but not lake water. It was a Friday afternoon, and here came the flood! Well, vacation, and Saturday and Sunday became fictional characters as we put the sneakers on (shoes were wet) and ran all weekend. The good news is The Peninsula Council is now up (three flights up) and operational. We have relocated to the Grace Veterans Center at 33 Seaneast Drive. It's a little hectic and things are in the office, but, ah...er...ah, I am not exactly sure where they are at the moment. All that said, I am still going to take some vacation before the summer is over, or maybe not, now that I see the date.



Your Peninsula Council is in great shape. The Richardsons, the Bones, and one Smith have it all under control. Peggy and Tom have worked together for years, in addition to raising kids and moving all over the country; MJ and I have been partners for years, also working side by side while moving wherever life takes us; and Linda Smith brings financial reporting capability and a history of management in the homeowner association arena.

Financially, all Villages are in good shape. We have repaved roads, replaced all street signs, added lighting, trimmed and removed many trees, replaced many post and rails, and new directional signage will be coming soon. The overall neighborhood looks sharp with all street lines painted and a nice array of flowers at our entrances. A vast majority of residents are working to maintain and upgrade the look of their property, and in general, this 60 year old community continues to look sharp.

The leadership of your Peninsula Council has been in the capable hands of our Officers (Joe Fisher, Darlene Furbush, Pat Bell, and Mary Jane Richardson). As we all know, Jane Goubeaux, our Treasurer, is still recovering nicely from a medical incident. These folks have but one year remaining on their collective terms. Much of the work that has been done is due to their collective leadership, as well as the Village Committees. It's not only time for a change but our By Laws require that all of them step down from their present positions in 2018.

Now is the time for all good folks to step up and be counted. We will need a new President, 1st Vice President, 2nd Vice President, Secretary, Treasurer, and probably, Executive Director within a year.

Take a look around you, and say to yourself, "you know, this is a pretty nice place we live in....perhaps I should step up and volunteer." Then do it; we need the fresh perspective and energy. It takes a lot of energy and enthusiasm to keep all the balls in the air. On most days, I feel like one of the old Ed Sullivan acts using those long sticks with plates twirling in circles at the top, running from one to the other keeping the plates from falling. All communities like ours need new energy to keep these plates spinning. Now is probably as good a time as any to step in the ring...things are pretty good.

All Villages are in the black. We have a very strong road maintenance program, quality vendors for all aspects of the Peninsula Council, and a host of programs in place. Why wait?

As we have become used to saying in New England, nothing beats winning, and we are winning in New Seabury. Who wants to be the next Belichick here in New Seabury?



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Tom Caston • Tim McMaster • Mike Richardson

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Treasurer's Report

Mike Richardson for Jane Goubeaux

It's mid-year 2017, and the Peninsula Council continues to be in good financial shape. All Villages are close to 100% from a revenue perspective and very healthy from an expense to budget ratio. Special Maintenance is likewise very healthy, and as all know, that is money largely spent keeping New Seabury looking great. Membership continues to move along in good health as well. We have had some changes in ARC management, and we've also had our required move due to the flood. They say rising water lifts every boat; well, we didn't even have a dinghy!!

As normal, the expenses flow with the seasons, and we jumped right into landscaping, irrigation, road sweeping, crack sealing, and beautification. We have had a few expensive drain repairs and two patch jobs on roads this summer, but overall, no major expenses that would challenge our reserves.

Our community is approaching 60 years old. It's bound to have some aging issues, much like most of us. Taking care of the body is important, so we give it vitamins, plenty of fluids, exercise, and we go to bed early. We do the same thing here, and so far, it seems to have been productive. While we always have some surprises, we have reserves for that rainy day, and we have proactive officers and contractors that all work toward the same goal. We will continue to monitor our symptoms for continued good financial health. Thanks to all of you that care about this community by paying fees timely. It helps us help you for us all.

And for Jane, please keep her in your thoughts.

Special Maintenance Report

Tom Caston

A cold rainy spring and late start to summer delayed our ability to start our spring planting prior to Memorial Day. Once we were up and running, our landscapers did a super job. They planted 2,500 flowers and added 50 new colorful shrubs. Right now everything is in full bloom and well worth the wait.

With the torrential rainstorm in July in a short period of time - four to eight inches of rain in two hours - we did experience some flooding and overflowing storm drains. As of now, the drains have been cleaned and pipes cleared in the trouble areas. Our ongoing maintenance program we established many years ago keeps the problems at a minimum.

We replaced the lighting on the path at Frogs Leap Pond with new and more efficient LED fixtures. Our plans are to continue this program on the path at the Greensward rotary.

One area that remains a problem is our gas lamps. We are looking at ways to replace them where possible. Electricity is an alternative. The age of these fixtures has limited our ability to maintain them.

Our roads remain in good condition and we have updated our 15 year paving program. We will continue to add \$80,000 per year to our road reserve, which presently is in good shape.

As summer winds down, we will start moving forward with our fall programs.



PHOTO CREDITS

FRONT COVER:

Kelli Hampton (double rainbow) and Janet Wright (inset)

The Allure Of The Lure and Its Second Floor:
Mike Richardson

America's Favorite Pastime: MJ Richardson

Bright Coves: Carolyn Donahue

Congrats, Mark!: Tom Bone

Developer's Report: Mike Degnan

Dog Days of Summer: Linda Valente

Flood Warning Or Better Said No Flood Warning:
Mike Richardson

Fun in the Sun: Tom Bone and Tracy Hrycuna

Mews: Steve Sykes

R&R in New Seabury: Tom Bone

Save Popponesset Bay: Margie Decter

St. Pius Gala: Paula Connolly and Kathy Griffin-Mayo

SummerSea: Roger Carignan

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(508) 477-8855

Steve Cook of Cotuit Bay Design

Tim McMaster, Member



ARC Report

Tom Bone

Greetings from your new ARC Administrator, Tom Bone.

Ann Macdonald left as the ARC Administrator last month to pursue her career in Real Estate. Ann was remarkably knowledgeable about many of the families and communities in New Seabury and she brought an incredible energy and dedication to serving the homeowners of our community. She continues to offer her assistance when I seek it.

I am pleased to be part of the Peninsula Council and look forward to working with you. My wife Peggy and I have lived in Fells Pond for three years, year-round, and we both believe it is a wonderful place to live.

You may be aware that the Peninsula Council and ARC were flooded out of our offices at 12 Mall Way last month, and are temporarily housed in the Grace Brain Center, at 33 Seaneast Drive. We are on the third floor.

Office hours: Monday - Friday, 9:00 a.m. - 2:00 p.m.

Telephone: 508-477-8855

The goal of the ARC is to enforce the Guidelines and Specifications for New Seabury so that the whole community can benefit through the maintenance of:

- High property values
- A high standard of architectural design
- A uniform use of materials and colors
- The protection of the natural environment and landscape
- The protection of personal property
- An enjoyable, safe and stress free lifestyle

The ARC is here to protect your investment and we do this by being an integral part of any work homeowners accomplish on the exterior of their property. It is the homeowner's responsibility to call ARC for Permits. Common examples are:

- Trees removal over six inches in diameter
- Painting

- Window/door replacement
- Siding/roofing/skylights
- Landscaping; incl. driveways
- Add-ons
- Sheds
- Fence replacement
- Pools

To reiterate, the idea is not to police you, but to prevent any diminution of property values. With apologies for an apocryphal example, if a Des Moines mogul wished to recreate the aura of the Great Plains on his property, the ARC would work on our behalf to maintain the current unique Cape Cod view and feel.

Call us early; we can help. Note that the Town of Mashpee requires you to seek permits for most of the items listed above and they will not grant approval without an ARC Permit. Seeking ARC coordination early can facilitate your project.

ARC Guidelines can be found on-line, along with other useful information, such as listing of vendors. Please review the site at:

<http://peninsulacouncil.com/>

[http://peninsulacouncil.com/arc/
arc-guidelines-and-specifications/](http://peninsulacouncil.com/arc/arc-guidelines-and-specifications/)

Please contact me with any recommendations as to how the ARC can better serve you.

Thank you.



**DON'T MISS OUT on these
Peninsula Council Programs Available to You!**

**Call the Peninsula Council at (508) 539-0028
for more information.**

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Village Reports

• at New Seabury •

Bright Coves

Eric Peterson and Carolyn Donahue
Email: hansonpeterson@aol.com

The summer of 2017 is winding down. I hope you have taken the time to relax and spend time with loved ones.

Bright Coves is buzzing with new home construction. Thank you for your patience with these projects. Many of the homes in our community were built in the 60s and 70s and need major updating that ultimately adds to the beauty and value of our Village.

We are in the process of compiling a list of Bright Coves Village residents. This information will be distributed to all Village residents for the purpose of supporting our neighborhood community outreach. The Bright Coves board will use this information, from time to time, to communicate on upcoming BC meetings, neighborhood events and to gather resident input. Any resident wishing to opt out of this process should contact the Bright Coves board.

The Popponessett Spit is treasured by all of us and was named one of the best restored beaches in the nation. Great efforts are underway



to ensure its sustainability. Please support savepopponessetbay.org and help us to protect this wildlife preserve! As a reminder to you (and renters), the Popponesset Spit is monitored by The Audubon Society, and our access is guaranteed IF we continue to follow the "No Dog" either leashed or unleashed policy.

We look forward to seeing everyone who can attend the holiday boat lighting party, the day after Thanksgiving, November 24 at dusk (around 4:30pm) at the Duck House at Bright Coves Way.

We wish you and your families a happy and safe end of summer and fall season. Please remember to drive slowly on our narrow roads – we have a lot of people walking with children and dogs who deserve to walk through our beautiful Village safely!

Ahhh...
Dog Days
of
Summer!



Fells Pond

Catherine Power

Email: cpower148@comcast.net

Fells Pond Village Meeting – July 15, 2017

The meeting was called to order by Village Chair Catherine Power at 10:12 a.m. at the Congregational Church at Popponeset Marketplace.

The Chair requested that any volunteers that would like to be part of the village committee feel free to express interest. The committee would welcome fresh ideas and participation. She then introduced current committee members Dr. Ed Cohen and Marty Sullivan. The other committee member, Jack Fitzsimmons, was unable to attend due to a family commitment in Paris, France.

Village residents were given an opportunity to introduce themselves and provide their address. There were approximately 60 village residents in attendance.

The chair reported that the village was in excellent fiscal shape with only three delinquent homeowners (one of whom has been delinquent for six years). She expects to run a surplus of \$25,000 for this year and add to the village reserves bringing the total to over \$80,000.

The pond is in excellent shape and was treated for algae and invasive weed growth on June 28. The pond is tested weekly during the summer months and is safe for swimming. A resident raised the issue of whether there should be signs banning swimming nude as he observed a nine-month old child in the pond with his or her parents but without a swim diaper. He questioned whether this would cause a hazard for other swimmers. The group discussed the issue and no action was taken to ban naked children at this time. Another resident reported that some pond visitors ignore the “No Parking” restrictions. The resident was encouraged to call the Mashpee police for enforcement.

The Chair reported that the roads are in good condition and the new road done two years ago has stood up well and saved the village about \$100,000. She reported that two drains overflowed in the recent downpours. These drains will be cleaned again soon. Some drainage issues are the result of drains overflowing on Glenneagle.

The Chair asked attendees for their opinions on allowing New Seabury Corporation to conduct yoga paddle-board lessons twice weekly on Fells Pond. The lessons would be offered exclusively to New Seabury club members for a fee. After discussion, attendees decided unanimously to deny the request to use the pond for this purpose.

Tom Caston spoke about the efforts of Special Maintenance to maintain the appearance of the community. Mike Richardson was unable to attend. Tom informed the attendees that after a long and concerted effort the town approved a new cell phone tower to be built adjacent to the Mashpee Fire Station on Red Brook Road. This should provide much improved cellular service to New Seabury. The Cottages have about 42 homes built and 23 sold. Activity has been slow over the last five months. There are plans to add recreation facilities including a playground, bocce and basketball courts. These will be restricted to use by Club members only.

Resident Input

Concerns were raised about the speed of vehicles on the village roads and the danger to walkers. No clear solutions were identified and it was noted that efforts to reduce speeds (speed tables, signage, etc.) have not solved the problem. Residents were urged to show respect for each other by driving slowly and walking single file against traffic.

Several residents commented on the new improvements to the village and expressed thanks to Tom Caston and Catherine Power for their efforts to beautify Fells Pond Village.

A resident requested that there be a crosswalk marked at Greensward Circle. Tom Caston endorsed the idea and asked the resident to help him identify the best way to cross at this intersection. One particularly brilliant idea was to look into an on-demand light that walkers could illuminate to indicate that they are crossing. At other times the light would be dark.

Marie Candura suggested that a stop sign be erected at the intersection of Cross Road and Fells Pond Road. Traffic exiting from the new section of the Cottages do not have to stop until after crossing Cross Road. There have been several close calls already.

June Levy requested that stations be installed so people walking their dogs would not need to bring the waste to their homes. After discussion, it was determined that this would require regular maintenance and cleaning so was determined not to be feasible.

A resident asked if the gas lights could be electrified and fitted with LED bulbs. Tom Caston answered that the issue involves the lack of electric service adjacent to the posts. He reported that

the gas company is slow to respond to requests for repairs to gas supply lines.

A resident asked about a home that was in a state of neglect. The issue was referred to the ARC. This was also an opportunity to introduce Tom Bone who will now be in charge of the ARC. A resident suggested that conducting a property survey was an important first step before beginning any work since there are some strange lot lines.

The meeting was adjourned at 11:01 a.m.

We had a very successful meeting and I want to thank all who attended. As I have said many times before – I feel we have the best village and the best neighbors here in Fells Pond (no offense to other villages!). Enjoy the remainder of the summer and fall!!

GREENSWARD

Alicia Morrow

Email: morrowmam@yahoo.com

Greensward Village Annual Meeting – July 22, 2017

Call to order: by Village Chair Read McCaffrey at 10:00 A.M.

Call to approve the minutes of the 2016 Annual Meeting. Motion made, seconded and approved by all.

Read introduced committee members Dick Noonan and Alicia Morrow and alternates Darlene Furbush, Carol Stenberg and Bill Blaisdell.

Read McCaffrey – Financial Report

The detailed "Profit & Loss Budget vs. Actual Greensward January 2017 through June 2017" report was attached to the agenda that was distributed prior to the meeting.

As of June 2017, Greensward Village's assets totaled \$313,315. We are in a good financial position. There are 22 miles of roads in New Seabury and we are the largest village. Repaving roads is expensive. For example, it would cost about \$125,000 to repave Glenneagle Drive.

Greensward Village's Total General Maintenance, at 50% of our budget, is nearly \$14,000 so far and Total General Expenses, including Administrative, are at 41%. In general, we are at 50% or less through June 2017.

Money Market and CD interest is higher than last year at this time.

Read introduced Mike Richardson, the Peninsula Council's Executive Director, who will discuss several expenses that are over budget.

Mike Richardson – Financial Report

Mike reported that Greensward Village is in good shape moneywise. Then, he addressed some over-budget issues.

Irrigation – Costs are loaded up front so we should be under budget at the end of the year.

Insurance – The expenses for an ongoing lawsuit, which may be settled shortly, are in 6 digits. This is not a Greensward Village lawsuit, but insurance expenses are shared among the villages. The insurance rates for the Peninsula Council have doubled.

Gas Lamp Repair – Greensward Village's expense through June 2017 is \$2100. There are 82 gas lamps. They are not effective, but replacing them with electric lights would require costly underground cables.

In Greensward Village this year, 16 gas lamps were fixed. It costs \$61 to replace a mantle and

it cost \$700 to replace the downed gas lamp on Prestwick. Replacing signs resulted in some broken mantles.

Since the gas lamps are getting older and will eventually need to be replaced, the Peninsula Council is looking for alternatives. One alternative, solar lighting, does not emit enough light.

Water – The costs are front-loaded so they will not increase during the balance of this year.

Wind, not snow, was a problem last winter and Turpentine Beetles weakened trees. About 200 damaged trees had to be removed from Rock Landing Road.

Two weeks ago, eight inches of water flooded the Peninsula Council office. The office is now located on the third floor of the Grace Brain Center. In return for their generosity, the Peninsula Council will landscape the front of the center.

When will the sign on Prestwick be replaced?

For the sake of economy, we will coordinate replacing that sign with other similar work that needs to be done.

Read McCaffrey – Properties Report

Three properties were discussed:

1. This property has exposed pool equipment. This property is not part of the Universal Village Declaration (UVD) so it is not under ARC Guidelines. So far, the owners have not attempted to hide the equipment. Tom Caston, of Special Maintenance, reported that, if the owners do not do so he would plant fast growing trees on the right-of-way along Troon Way.

Will planting trees be a Special Maintenance expense?

Yes, but we are still trying to get the homeowners to plant the trees.

2. This property greatly needs improvement, but is not covered by the UVD.

Who gave permission to clear-cut this property?

There was a prior lawsuit on the property and the court decided that the ARC Guidelines do not apply.

3. The bank has relinquished control. The property was either sold or is in foreclosure. Hopefully, the new owner will build a new home.

Alicia Morrow – Properties Report

The Walton Heath Way guardhouse has

chipped paint on some of the trim. We are looking into repainting it.

In Greensward Village, there were 43 ARC permits for tree removal, repainting, etc. issued to homeowners in the past 12 months. There were 18 new homeowners from August 2016 through May 2017.

Air BandB has come to Greensward Village with several homes listed on their website.

Some properties have been clear-cut. In an attempt to be more selective about tree removal in the future and keep Greensward Village green, we will work very closely with Tom Bone, the new ARC manager, to insure that trees that can be saved will be saved.

Read McCaffrey - News regarding Board elections and calls for nominations and vote

There are no time limits for members of the Greensward Village board. Read and Dick Noonan will step off the board, but they would like to be alternates. Darlene Furbush, a Vice-President of the Peninsula Council, will step aside as an alternate.

The proposed new board will be Alicia Morrow, Jeff Aframe and Bill Blaisdell with Read, Dick and Carol Stenberg as alternates.

Bill has been an alternate and is involved in the Grace Brain Center, Mashpee zoning board and veterans' affairs. We are fortunate to have him in our community. Jeff moved to Greensward Village two years ago and has a background in management and administration. He will be an asset to the board.

In order to avoid electing all new board members at one time in the future, a motion was presented and approved to stagger the terms of office. Then, a motion was presented and approved to elect Alicia for three years, Jeff for two years and for Bill to complete the one-year remainder of Dick Noonan's term.

Alicia will serve as Village Chair for the next year.

The 2017 Greensward Village Annual Meeting minutes will be in the next Peninsula Council Reporter.

Dick Noonan – Development Report

There was nothing interesting to report. New Seabury Properties' (NSP) representatives were too busy to provide an update.

Tom Caston – Special Maintenance

There is a plan in Mashpee to erect a cell tower on Red Brook Road in about one year.

Read said that our community looks terrific and noted that Tom is responsible for the plantings.

What about the storm drains?

They are cleaned every two years. None have been replaced in the last two to three years. They cost \$5,500 to replace. Mike knows that a drain on Troon needs attention. A map of the drains does not exist.

What about the drain cover near the Walton Heath Way entrance that could catch a bike wheel?

We will take a look at it.

Read McCaffrey – Other Village news and residents' forum

What can be done about noise levels? Do either the Village or the Peninsula Council have recourses?

First, have a conversation with the homeowner. If this does not work, give Mike or the Greensward Village board the name and address of the homeowner along with the disturbance dates. We will approach the homeowner. The last resort would be calling the police.

Is there an ordinance about noise in New Seabury?

Bill Blaisdell will provide the information from the town zoning by-laws.

What do we do about overgrown trees and bushes that create blind spots?

Tom will address the problem and he and Mike can work together on the removal of the branches. For example, on Troon Way the Mashpee Chief of Police determined that some branches were a safety hazard so the Peninsula Council trimmed them.

What can be done about smelly garbage, that was dumped near Triton Circle? The police came and removed the garbage, but the smell is still there. A large truck, heard around 3:30 A.M. today on Troon Way, may have been responsible. The road may also have been damaged.

Mike can check the cameras for that time and we can report the information to the police.

Do we get any financial assistance from the Marketplace, Popponesset Inn, etc. for road maintenance?

Greensward Village gets help from Special Maintenance on several Village roads and the Marketplace, Popponesset Inn, etc. contribute to the Peninsula Council.

What is the status of sewer hookup for Glenneagle homes?

Tom said that, at this time, it is a rumor. The capacity is needed for new residences. We will advise if we receive further information.

Dick Noonan thanked Read for his time on the Village board and his hard work.

30 residents attended the meeting.
The meeting was adjourned at 11 A.M.

HIGH WOOD

Patrick McKeown

Email: mckeown.p@gmail.com

This summer has provided us a variety of weather conditions that have escaped us in recent times. We commenced the season with heavy rains followed by hot humid days, and now fall-like temperatures, and we are only in the middle of August. In mid-July we received four to five inches of rain in less than three hours that caused many flooded basements in New Seabury. The Peninsula Council offices were heavily damaged with flooding. Miraculously, the

office was up and running at the Brain center on Monday after the weekend rains. This could not have happened without Mike, Tom, Peggy, MJ, and the rest of the crew working diligently to save and move the office that weekend. We are forever indebted to you.

The rains caused erosion of our drains and road sides, washing away sand and gravel, causing many ruts and holes. These issues will be addressed in the next few weeks. Trail paths were not spared either. Uneven paths and fallen limbs caused some paths to be challenging to navigate. It will take time to complete the cleanup, so be patient.

Many of our residents have contacted me due to the lack of lighting at the entrance of High Wood Way and Rock Landing Road. Back in February, National Grid dug up the road at this entrance due to a gas leak. They repaired the leak but despite numerous communications they have yet to replace the road to its previous surface or to allow the lighting to be luminated. Hopefully, by the time you receive this Reporter the issue will be solved.

As of June 30th, we had collected 96% of our village budgeted fees. Our expenses are under

budget but the recent weather damage will cause us to spend funds that were not originally budgeted. Hopefully, by year's end we will have balanced our books.

The recent weather has certainly added considerable growth to our already wooded village. Shrubs and trees are growing rapidly and overhanging onto our already narrow streets and pathways. Please review your property and trim these trees and shrubs where necessary.

Enjoy the rest of the summer. Please drive carefully and responsibly.

The Mews

Steve Sykes for Patty Donohue
Email: pattydonohue@hotmail.com

Hello, Mews Village neighbors. I hope you have been able to spend some time this Summer in beautiful New Seabury. July has been a great month. It has been sunny enough to enjoy being outside and rainy enough to keep everything naturally watered and the hydrangeas this year have been spectacular (especially blue!).

In mid-July we held the Mews Annual Meeting. It was well attended by about 35-40 Village residents. At the meeting we reviewed our accomplishments from the past year (paving the roads and installing lights); we're re-building our cash reserves and maintaining our budgets, and discussed some changes/concerns for our Village for the coming year. If anyone would like a copy of our presentation, please send me an email and I can send it to you electronically.

There were three subjects brought up for discussion at the meeting your Board is going to look into this coming year. First was a discussion of adding an additional house body paint color to our approved palette. The thought was to add some shade of gray which would coordinate with our existing Dune Grey or Smokey Taupe colors. The second discussion subject centered around permitted summer construction within our Village. Should we or should we not allow major construction projects from Memorial Day through Labor Day. The last discussion subject related to the ARC communicating more effectively with our Village Board regarding proposed exterior changes to houses in our Village. Our Village is unique and ARC-approved changes to any house



There was a great turnout at The Mews Block Party!



can significantly impact the look and feel of our neighborhood. If any of you have thoughts or opinions on these subjects (or anything else on your mind) we want to hear from you.

Have a great balance of the summer and fall.

Popponesset Island

Steve Bell

Email: bell.s@me.com

Summer 2017 has not been the best of weather. Boaters have had a tough time with the wind and the weather. However, flowers are in full bloom. Walkers have been pleased with the cooler days. Fishing has been great. Golf courses are in tip-top shape.

The Popponesset Island property owners will have their annual meeting in the board room at the New Seabury clubhouse on August 27 at 4PM. It gives all a chance to discuss anything of interest about their Village. We possibly will discuss construction, drivers, trucks, dogs, parking, unkempt

homes, fall cleanup, rental properties, jumping off the bridge, and low water in the Bay and creek. It's not possible to solve every issue or problem, but bringing it to the attention of all can help.

As for construction, three homes are still being built, one is being remodeled, and there will be two more tear downs and reconstruction soon. These will all be great additions to our neighborhood. Of course, the owners are being reminded about the allowable work days and hours, as well as keeping the site and areas cleaned.

The new light on Bight Circle was a longer project to complete than was anticipated. Bids, permits, and construction took longer than planned.

"People who say it cannot be done should not interrupt those who are doing it."

- CHINESE PROVERB

Poppy Place

Nancy Haven

Email: mvvgirl@icloud.com

A majority of homeowners were present on Saturday, August 12 for our Annual Homeowners Meeting. The board along with our Management team reviewed the list of accomplishments to date for 2017. Highlights include landscaping and beautification of our entry way both inside the community and outside perimeters, gate replacement, fence painting, and tree trimming.

The Everett family was again recognized with a round of thanks for hosting what has become an Annual Welcome to another summer at Poppy Place.

Two new board members were introduced; Ken Mellett and Susan Sweet will be joining the group. The board regretfully accepted the resignation of Phil Colburn.

A review of the annual budget and capital reserves was shared with owners. Further financial details will be supplied to homeowners as the summer and fall maintenance comes to a close.

New business covered several projects for consideration in 2018. Maintenance and cleaning



of the internal walkway and lighting along our entry needs attention due to overgrowth of moss and reduction of passageway in some areas. A related discussion regarding liability and concern for the outside walkway on Rock Landing Road in front of our barrier fences is in review. Pavement crack filling and sealing on our internal street may be an undertaking to preserve the need for repaving in the short term. Estimates for both projects will be secured by our management company for consideration in 2018 budgeting.

Sandalwood

Karyn O'Connor

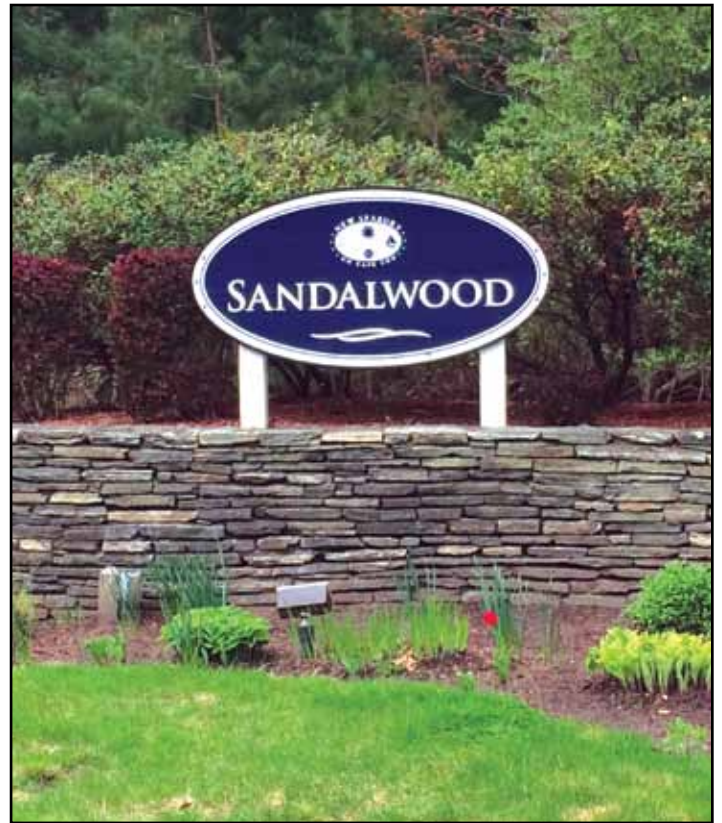
Email: ciao713@gmail.com

Summer is going by way too fast! We're sure you all feel the same way and there is still so much on the "to do" list to get done.

Sandalwood has been a very busy place the last few months with so many of our residents making wonderful enhancements to their homes! New additions, new roofs, new landscaping, and plenty of beautification taking place. It sure benefits everyone's property values and for that we thank YOU!

The Annual Village meeting was held on Saturday, July 22nd at the New Seabury Country Club. The location was a hit! The view, the service, and the location were all spectacular. The agenda and the meeting minutes have been posted to the Sandalwood website. Please take the time to review them if you weren't in attendance to get all of the meeting details. Just a few highlights: the front entrance enhancements will be completed once the construction on the corner of Amos Landing and West Way gets to the point that the general contractor can restore the areas that were used for truck entrances – that should be very soon. The subject of adding more lighting came up again, so we are back on the track of looking into other options that will provide the lighting at a reasonable cost. We did vote to allow the Annual Meeting to be held on any Saturday in July and not just the fourth Saturday – this will give us some additional wiggle room on booking a venue.

One issue that we want to address is the fact that we (Board of Directors) have not been keeping the website up to date. We made a



commitment to remedy this, so we will be posting financial data, board meeting dates/minutes, as well as any other relevant info on a timely basis.

Thanks for your patience during the Board's transition over the past year – and to this subject, we have filled the slot of President (Karyn O'Connor) and Vice President (Rich Luskin). Dick Hayes remains as Treasurer, Joyce Connor as Secretary, and Tony Bolton and Mario Vitti as Board Members. This new alignment will help us to move forward proactively with the management of the Village.

The Board wishes all of Sandalwood's residents and their guests a wonderful and safe summer season. We really are fortunate to live in such a beautiful place!

For Safety Sake

When you're out enjoying our community, please:

- ◆ Slow Down and follow the posted limits and rules of the roads.
- ◆ Walkers, joggers and bikers share our roads.
- ◆ Take note of those around you as you drive throughout our neighborhoods.

SUMMERSEA

Larry Rand

Email: lirmdusa@aol.com

The only thing normal about this summer of clouds and rain mixed with a smattering of beautiful days is that like any other, it just flew by. Here it is mid August already! Hope you all have at least been enjoying the good days we have had. The Village islands and eyebrows have all been landscaped again and certainly give the Village a more finished look. We can try to maintain their appearance, but cannot afford to do it again all that often. The project cost us about twice our usual annual landscaping budget and can't be repeated in the near term. We encourage you all to keep your cars, and especially workmens' trucks, off the landscaped areas. Don't be bashful about telling those less informed to do the same.

I believe we are getting better at maintaining our properties, though I can't say this for everyone. Please do your best to keep your properties cleared of leaves on lawns, walks and driveways. Clearing leaves and debris from wooded areas that are visible from the road would also help. We have brush pickup around Memorial Day to assist you in this endeavor. Boats or boat trailers are not allowed to be visible during summer months. We haven't gotten on people too much, but please try to comply.

We had a well attended annual meeting on July 29. Larry Rand was elected to a new three year term on the Summersea Village Committee joining Sal DiBuono and Fredda Zaiger in representing the Summersea Village on the Peninsula Council. Alternates are Lorraine Ghibaudi and Phil Sheridan. We welcome Chris Kilburn, a new homeowner living on Sand Dollar, who expressed interest in being an alternate.

We thanked Roger Carignan and others who have assisted for their work in rebuilding the mailbox structure on Sand Dollar.

A question was asked as to the condition of the roads and when they might need repaving. We are requesting a report on that from the contractor that does paving in New Seabury. As an outgrowth of the road discussion, it was asked if the old Daniels Island Road could be reopened to reduce use of Summersea Road. This issue has been visited many times previously and seemed very unlikely for many reasons, including the objection of Village homeowners abutting that road on Periwinkle.



The check's in the mail. Photo of Summersea Mailbox House.

Nevertheless, Sal DiBuono will review what has been said and done previously on this issue and report back to us. The reopening of Daniels Island Road is beyond our control and beyond our resources. If the Developer decided to do that, we would need to revisit that. Additional soft speed bumps were suggested as a cost effective way to slow or reduce traffic.

There was discussion on weekend work rules. According to the ARC guidelines, no work is permitted on weekends in July and August. Work is permitted Saturday until noon at other times. Obviously, minor or emergency exceptions could be made. Contact the ARC if you have issues in this regard. Another question raised was on-street parking particularly at rented houses that often have many more cars than official bedrooms. Only as many resident cars as can fit in the driveway are permitted. Overflow cars may be parked at the Sales Cottage lot on Red Brook Road. Enough of these dos and don'ts.

Here's hoping that you all are having an enjoyable and fulfilling summer in Summersea Village at New Seabury and that we will cross paths somewhere along the way.

TRITON SOUND

George List

Email: gfbalist@icloud.com

Triton Sound held its annual meeting on July 9, and it was well attended with a dozen (or more) residents present.

Highlights of the meeting:

- Financials - yearly expense is at 47% with no out of the ordinary items and our Village reserves are \$63,600.
- Reviewed the roads, drains, gas lights.
- With new owners present, we went over a bit of New Seabury and Triton Sound history.
- Once again, the question of beach access was brought up, and the pros and cons were

discussed. Richard Healey will do some research and look into some possibilities. I will keep you posted if anything new occurs.

Jarred Sherman of 6 Triton Way has stepped up to fill the vacancy on the Triton Sound Board created when Art Surabian sold and moved. Thank you for your help.

In other Village news, a few dead trees were taken down from the reserved area between Triton Sound and Maushop. Construction is continuing on the last remaining lot in the Village with significant progress being made.

Have a great summer and fall season.

Vineyard Reach

Connie Strait

Email: iseestrait@yahoo.com

Somewhere over the rainbow lies Vineyard Reach! Truly a unique community in New Seabury that offers the best in resort living with outstanding views of Martha's Vineyard and Nantucket Sound. Vineyard Reach boasts having one of the best run Homeowners Association with outstanding financials and planned maintenance projects to keep our neighborhood charm. We

have just completed our major painting, new deck railings, irrigation and landscaping projects. We all take pride in how beautiful our homes look and our commitment to maintaining curb appeal throughout our neighborhood. Our Association fees cover most of the expenses associated with home maintenance and ownership. It is rare to find homes in Cape Cod with two and three car garages, personal elevators, fully finished walkout lower levels with views, and yet be steps away from the ocean. This is certainly a lovely spot in which to live that really exists somewhere over the rainbow!



Mashpee Commons Adds Community Attractions

Mary Derr

Mashpee Commons serves as a hub for community activity, a driver of economic development for the region, and as a nationally-recognized example of how to tastefully blend traditional design principles into new construction. The Commons was conceived by Buff Chace, an environmentalist and urban planner with deep roots on the Cape. Mr. Chace's vision for Mashpee Commons is a seminal demonstration of New Urbanist principles, incorporating a pedestrian centric plan into a mixed-use neighborhood. The Commons continues to evolve to meet the needs of the growing Cape Cod community. Recent additions to the neighborhood include a bandstand, mini-golf course, an escape room game called Riddle Cape Cod, and 27 new apartments.

The cedar planked Bandstand utilizes a previously passive corner of the neighborhood. This newly activated space now showcases theater performances, live music, and movie nights. The land naturally slopes upward in this area, giving visitors an excellent view of the stage. The ground in the audience area is currently mulch, but the Commons is planning to lay down sod this fall, creating a soft grass floor for the 2018 season. All events at the new bandstand are free and open to the public. Visitors simply need to bring along their own beach chairs or blankets.



Mashpee Mini-Golf is located just across Steeple Street from the Bandstand. This charming course offers a fun outdoor experience for the whole family. The course is particularly delightful when the garden lights kick on in the early evening. The twinkly lights create a fairytale like environment for all. A round of mini-golf is relatively quick to complete, making it the perfect activity for just before or after dinner. The mini-golf course also pairs well with Mashpee Commons Wednesday night movie series at the new Bandstand. The movies begin at dusk, and the neighboring course provides a fun activity for families as they await the movie screening.

The new apartments at Mashpee Commons are part of the Market Street expansion project, which broke ground in the summer of 2014. The new residential spaces increased Mashpee Commons' apartment offerings from 40 to 67 units; all of which are currently leased. The new apartments feature stainless steel appliances, farmhouse style kitchen sinks, white subway tiling in the kitchen and bathroom, and a washer/dryer in each unit. The clever floorplans succeed in providing every unit with good views, an abundance of natural light, and in some cases a private porch. The Market Street expansion as a whole is an extension of Mr. Chace's mixed-use vision, encompassing commercial space on the ground floor and residential units above. The new commercial spaces to date include a bridal boutique, coffee shop, real estate office, insurance office, and an "escape room".

Riddle Cape Cod, the new neighborhood escape room game, is the first of its kind on Cape Cod. While the escape room concept is quickly becoming a popular activity in cities across the nation, this is the only one in our region. Upon entering Riddle, guests choose one of six different themed escape room games, each with a unique mission. They then have 60 minutes to solve a series of puzzles, riddles and connecting clues to complete their mission. Themes include saving the country, escaping the 1980's, solving a murder, finding a treasure, slaying a vampire, and making magic. This innovative new enterprise is the work of local entrepreneurs Ashley Carr and Nicole Merriman. The pair also own and operate Mashpee Commons' dog boutique, Hot Diggity.



"What makes the Cape so special is the strong sense of community that we share. Everything we do at Mashpee Commons seeks to integrate that sense of community into a neighborhood where people can enjoy recreational activities, dine, shop, and ultimately live."

— BUFF CHACE, MANAGING GENERAL PARTNER, MASHPEE COMMONS L.P.

Steady As He Goes...Cool, Calm and Collected

Mike Richardson

That's how I see Tom Bone, our new ARC Manager. Tom brings a long career of managing difficult issues in the Managed Care arena, as well as solving a multitude of problems in dealing with medical costs. His work took him around the United States from metropolitan areas to the wild west, and at all stops he solved problems and left the camp site better than when he arrived.

I ran across Tom after successfully convincing Peggy to take a shot at the Peninsula Council, and had the opportunity to meet the person who kept Peggy in line... it's a difficult task for sure.

The ARC brings many challenges solely because of the nature of the beast...it's almost impossible to not have some minor differences of opinion when you are telling a homeowner that their choice of color is awful, or the

ultra-European geodesic dome look just doesn't fit in New Seabury. It takes in fact a lot of cool, calm, and collected dialogue to convince folks of the wisdom of our guidelines. They do in fact work to help maintain values.

In the short time I have worked with Tom, it's very obvious that he has a handle on how to, when to, and what to do in most situations. Calming down a frustrated or upset resident is one thing...keeping them from getting there in the first place is one of Tom's strongest attributes.

Please welcome Tom aboard when you stop in to our office (that is if you can make it up three flights). I am sure you will be impressed.



~ Welcome, Tom Bone! ~

R&R IN NEW SEABURY



When you're out enjoying our community, for your safety, make note of the following:

- Ride your bike on the side of the road with the traffic.
- Walk or jog on the side of the road facing the traffic.
- Use the walking paths as much as possible.





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POSITION: Editor of the Peninsula Reporter

The Peninsula Reporter is published four times a year - February, May, August and November. Making the time required for the position about eight to ten weeks per year. Job responsibilities include planning the quarterly editions with the Editorial staff, working with advertisers, collecting and editing articles from Board members and other contributors, writing articles of interest and taking photographs as necessary, communicating with the graphic artist, and acting as the liaison between the printer and the Peninsula Council. The Editor reports to the Executive Director of the Peninsula Council. Compensation will be discussed upon inquiry. Contact Executive Director Mike Richardson at 508-539-0028 or mike@peninsulacouncil.com.

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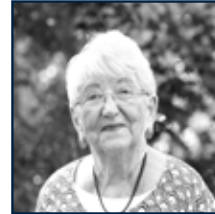
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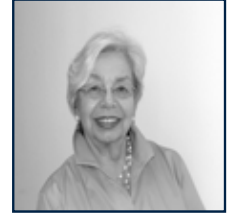
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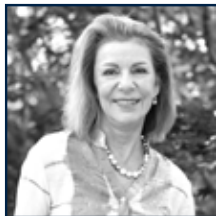
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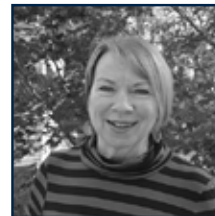
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Flood Warning... Or Better Said...No Flood Warning!



Gene Kelly would have been dancin' in the rain for sure about two weeks ago when the deluge came on us. They reported that Mashpee had four inches of rain in an hour, and over 78 calls to the Fire Department for water in basements. Well, we had up to eight inches of rain in the Peninsula Council office. Peggy was leaving when she noticed about two feet of water up on the glass door outside our office. Then it began...."slowly I turned; step by step; inch by inch"...like in an Abbott and Costello skit, it began to rise. Larry,



Moe and Curley aka Mike, Tom, and Peggy began picking up computers, paper, articles of clothing, files, and what not and placed them on desks, and headed for the door. We couldn't leave by the main door; we had to head out our sliders to the lawn area, which was feet under water and soaking wet from the heavy rain.

Then the real fun began, emptying out every bottom file drawer, and then carrying the wet files up three flights of stairs through no air conditioning to the third floor of the Grace Veterans Center where the Peninsula Council is now temporarily located. Within a few days, the file cabinets made it up to the third floor. We are now live and operational with air conditioning inside our work area. Tremendous work by Peggy, Tom Bone, Mary Jane, Tom Caston and Fix All. Many thanks.



It will take a while to find everything so I would appreciate your patience. Please understand that Tom and Peggy are diligently working through bins and piles of paper.

No pun intended, but I thought it was time to build an ARK here in the ARC!

Captain Council

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Follow The Yellow Brick Road

Mike Richardson

A quick check with the Town of Mashpee regarding our roads, and the question of whether the town would take them over has provided us all with something to ponder.

Evaluating the road cores, drainage, additional drainage needs, (not to take into consideration where our present drains go) would cost between \$100.00 and \$125.00 per linear foot. Perhaps some roads less and some roads more.

We have some side roads that would have to be totally ground down and replaced as well. So, it's a mish-mash of the good, the bad, and the ugly.

With over 24 miles of roads (including Sandalwood, the numbers would be staggering. Roughly that is 126,720 linear feet of roads...at \$100.00 per linear foot the number exceeds \$12,500,000.00.

Lottery tickets, yup, that's the way to resolve this issue!!!

In the meantime, we will continue to monitor, manage, and keep on looking at ways to keep our roads in shape under our present programs. I will continue to work with the Mashpee DPW when it seems to be the best bang for our buck. At this point most of our roads are in decent shape.

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Save Popponesset Bay: Update

Mike Oleksak

Record Attendance at Summer Kickoff Event

SPB held its annual Summer Kickoff Event on Thursday, July 6 with record attendance. Over 185 friends and neighbors celebrated our 30th anniversary and winning ASPBA Best Restored Beach and enjoyed a beautiful night poolside at the Cabana Club pool and at the beach bar. We enjoyed terrific food, fun summer drinks, delightful steel band music, and a gorgeous views of sunset at Nantucket Bay.

US Representative Bill Keating and his wife Tevis were among the attendees. We recognized the true leaders in our fundraising endeavor including eight families at the Leadership Donor level contributing more than \$50,000 to Save Popponesset Bay, three families at over \$25,000, seven families over \$5,000, and almost 30 families at \$1,000-\$5,000, and a hundred or more donors below \$1,000. Each level was presented with a customized photo of Popponesset Bay, a beautiful SPB flag, and/or an SPB burgee (boat flag). We then provided a brief project update including our announcement that the Popponesset Spit was recognized as one of the best restored beaches in the U.S. in 2017. We concluded with a raffle – thanks to the Kraft Family Foundation for the Julian Edelman-signed football and Kenny Chesney concert tickets at Foxboro Stadium, and an awesome Yeti Cooler with branded accessories from New Seabury Marina.

Many thanks to our premium corporate sponsors – Bosun's Marine and New Seabury Marina/New Seabury Sotheby's International Realty. We also wish to thank Fox Builders, Yoga on the Beach, and Cataumet Marina as well as Popponesset Beach Association and the Village of Bright Coves for their generosity.



Every contribution makes a difference to achieve the mission of SPB. All attendees received the new SPB shirt and SPB boat/car sticker. Many thanks again to all of our contributors. Without your support, the Spit would not have been designated one of the best re-built beaches in the nation this year.

Thank you for all your support!

Margie Decter
John Malloy
Bob Hughes
Mike Moskowitz
Kathy Cramer
Mike Oleksak
Eric Peterson



WE NEED YOUR SUPPORT

As you know we are raising funds for two purposes:

- 1. Annual Maintenance:** \$300k/year covers annual dredging, security, Audubon protection, and permits
- 2. Capital Campaign:** we are beginning our third year of raising funds (\$1.8 million more needed) towards our restoration project including building the dunes/beach and making our channel wider/deeper/longer.

If you haven't yet contributed in a meaningful way, please do so today as we have to raise more capital to reach our goal and have to plan for the unexpected but often inevitable destructive fall and winter storms. SPB is an all-volunteer 501c3 and your contributions (Paypal, stock, checks, etc) to SPB are tax-deductible. Please donate today!



SAVE THE DATE — JULY 5, 2018

Given the success of this year's event, we have reserved the Cabana Club for **Thursday, July 5, 2018** for next year's SPB Summer Kickoff Event, so please save the date!

All contributions over \$250 going forward will count toward next year's invitation list.

Save Popponesset Bay is an all-volunteer organization, staffed by your friends and neighbors whose mission is to protect and preserve the spit and bay for generations to come. If you would like to get involved please visit www.savepopponessetbay.org and learn about the restoration project or volunteer to assist in our mission. Please make a tax-deductible donation to Save Popponesset Bay: www.savepopponessetbay.org/donate.



Women's Club OF NEW SEABURY

Mary Jane Richardson, President

This summer, music was in the air at our Women's Club of New Seabury events. We started in June with almost 65 members and friends on a beautiful day oceanside at the Poppy enjoying the melodic magic of Cape Harmony A Cappella. From there the musical season continued at a July performance of My Fair Lady at Highfield Hall in Falmouth. It was a wonderful show making for a "lovely" day. But, all good things must end, and summer came to a close with August's Girls Night Out where once again we could be found at the Poppy; this time for conversation, small plates, a margarita (or two) and delightful music by Paul Good.

Save the Date for These Upcoming Events:

Simply Irresistible!

Wednesday, September 13 at 11:30 A.M.

Our models have been selected and are ready to walk the runway at our fashion show, which will be at the Poppy. Fashions will be provided by Irresistibles of Osterville. It is sure to sell out, so be sure to get your ticket early.

"We Care" Giving Fair

Wednesday, October 4 at 11 A.M.

Come join us for our annual fundraiser at The Club at New Seabury. Luncheon will be served and an afternoon filled with raffles for grand (and smaller) prizes, spirited contests, and some favorites from the past will guarantee a good time. This year, proceeds will benefit The Falmouth Service Center, Boys and Girls Club of Cape Cod, Mashpee Council on Aging, St. Vincent de Paul Food Pantry, and the Mashpee Scholarship Foundation Trust.

WCNS is a social organization that holds one fundraiser per year to benefit local organizations, and we always welcome new members. As stated on our membership form- "Come see how fulfilling it can be to help our community while having fun at the same time." For information on membership, check out our website, womensclubofnewseabury.com, or contact Janet Kinnally at jkinnally@comcast.net. If you would like to attend any of the above events, please come! You do not need to be a WCNS member to attend.



Cape Harmony performed Oceanside at The Poppy in June.



Women's Club OF NEW SEABURY

Cordially Invites You to

The “WE CARE” GIVING FAIR

to benefit Mashpee and Falmouth food pantries and shelters and
the Mashpee Scholarship Foundation Trust

Wednesday, October 4, 2017

The Club at New Seabury • 11:00 A.M.

RAFFLES, CONTESTS & MORE!

ALL ARE WELCOME! • NO NEED TO BE A WCNS MEMBER TO ATTEND

Reservations must be made for an individual or table of 10.

Please send your name and payment (\$30 per person) to:

WCNS, PO Box 906, Mashpee, MA 02649 by **September 25** to confirm your reservation.



WCNS Girls Night Out was a great time at the Poppy in August.



MEN'S SOCIAL CLUB AT NEW SEABURY

Joe Fisher

On June 8, the Men's Club hosted its annual Welcome Back Reception at the New Seabury Country Club. The Club provided an excellent buffet of Mexican food that was enjoyed by all. The event was well attended and provided the opportunity for everyone to reconnect after the winter as well as welcome new members.

The Men's Club members hosted this year's five scholarship winners and their guests at the Poppy

Inn on July 20. As a special addition, we welcomed representatives and players from the Falmouth Commodores of the Cape Cod Baseball League. The Commodore's president, Mark Kasprzyk, gave an informative presentation of the history of the league. Mark was joined by Bob Curtis, a long time Host Family, and his son Chris who both gave excellent talks.

The Men's Club hosted a two hour sunset Cape Cod Canal cruise on August 24. We've scheduled one of our Speakers Luncheons for September, and initial planning is under way for a December Holiday Reception.

The Men's Club is open to all, and if you'd like additional information, you can contact Joe Fisher (315-317-6595) or Mike Richardson (508-539-0028).

America's *Favorite Pastime*

When it comes to baseball, look no further than our neighbors, Bob and Donna Curtis. They have been a long-time host family for the Falmouth Commodores. Bob is the Fundraising Chairman and Donna is the Secretary of the Commodores Board. They take baseball seriously, and as they say, the acorn does not fall far from the tree.

Their son Chris, has been very involved as well, starting with the Falmouth Commodores and the Cape Cod Baseball League. While studying at Fordham, he became the student manager of the Fordham baseball team in 2012, and then secured a scouting internship for the New York Yankees where he focused on the Cape League. He served as a Baseball Operations Intern with the Yankees until 2014, when he accepted a summer Video Scouting Internship with the Boston Red Sox. This led to a full Baseball Operations Internship with the Red Sox. In January of 2016, Chris assumed a position of Baseball Operations Manager with the San Francisco Giants, and in 2017, he joined the Toronto Blue Jays Organization as the West Coast Videography Scout covering the western region of the United States.

Chris has had the opportunity to rub elbows with some of the well known professional baseball players and even helped newly assigned Red Sox Left Fielder Andrew Benintendi find his way around Boston. First picking him up at Logan Airport and bringing him to his first visit to Fenway Park, Chris says that Benintendi is one to watch as he has all the talent in the world.

They say baseball is America's favorite pastime, and there is no doubt that the Curtis family truly believes that. They not only enjoy baseball, but they made it part of their everyday lives. And with regards to Cape Cod Baseball, and specifically the Falmouth Commodores, they are MVPs.



Bob and Chris Curtis at a recent Men's Club Breakfast at the Poppy.

- MJ Richardson, Mike Richardson

THE POPPONESSET SPIT:

Named One of America's Best Restored Beaches for 2017

The American Shore and Beach Preservation Association (ASBPA) announced that the Popponesset Spit, Mashpee, MA is a winner of its 2017 Best Restored Beach Award.

The Popponesset Spit ("The Spit") is a fragile, natural barrier peninsula and wildlife sanctuary that protects Popponesset Bay from Nantucket Sound, Mashpee's watershed and other land throughout Mashpee and Cotuit. The Popponesset Spit is owned and protected by the local non-profit organization, Save Popponesset Bay (SPB), and Mass Audubon Society. The \$1.2million restoration project was made possible with the financial support from individual donors, a competitive state grant (CZM), and close collaboration with the Town of Mashpee. In addition to providing habitat to endangered water birds, the area relies on the Spit to provide vital shelter to the flourishing ecology of Popponesset Bay, afford critical storm damage protection and flood control to hundreds of properties around the Bay, and protect numerous navigation channels within the Bay.

"Save Popponesset Bay is thrilled to receive this national award, but more importantly we appreciate the opportunity to highlight the value of collaboration to preserve and protect our vulnerable coast and wildlife sanctuary," says Michael Oleksak, President of Save Popponesset Bay. "We are grateful for our partnership with Massachusetts Audubon Society, the work by our coastal engineering consultants Woods Hole Group, the support of the Town of Mashpee, and the generosity of Mass Coastal Zone Management (CZM) and our friend and neighbor donors, which allows us to do this great work."

To enter the Best Restored Beach competition, coastal communities nominated their projects for consideration,

and an independent panel of coastal managers and scientists selected the winners. Judging was based on three criteria: the economic and ecological benefits the beach brings to its community; the short- and long-term success of the restoration project; and the challenges each community overcame during the course of the project.

Summary of Popponesset Spit Nomination

Popponesset Bay is critically dependent on Popponesset Spit, known locally as "the Spit," to maintain a healthy bay ecosystem, a navigable channel and improved water quality, and to act as a shield from the force of storms and ocean waves. The Spit is home to many endangered shorebird species such as piping plover and least terns. For years the Spit has struggled to remain a barrier beach, and the increased intensity of storms threatened this vulnerable coastal area.

Historically, the Spit had been subject to an average erosion rate of approximately -5.0 ft/yr, which led to significant narrowing of the beach, numerous dune breaches, and storms overtopping the barrier regularly. Seasonal channel dredging had been the primary source of beach nourishment, and had not yielded a sufficient volume of sand to keep up with the effects of coastal erosion and sea level rise. Consequently, the Spit had become more vulnerable than ever before and was slowly disappearing; coastal engineering consultants, Woods Hole Group, deemed the Spit "in critical condition." The community understood a longer term solution was necessary or the loss of the Spit would be imminent.

Neighborhood volunteers at Save Popponesset Bay launched in 2014 the first campaign to fund a substantial nourishment project. As a result of strong community financial support, more than 60,000 cubic yards of sand, which was dredged from the channels or trucked in, was placed on the dunes and beach to restore the height and dune elevation on about 2/3 of the spit. The ongoing project has significantly improved the resiliency of the Spit and the Bay and is helping to restore the natural habitat for endangered water birds, mitigate erosion, improve storm damage prevention and flood control for the Bay and surrounding area, and enhance navigational safety and reliability.

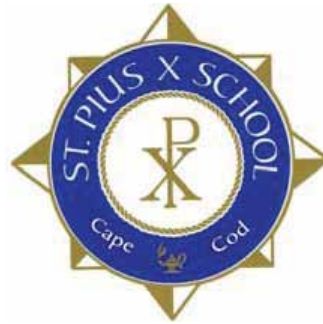
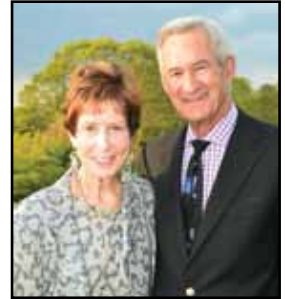
Entering its third, year, SPB hopes to raise another \$2 million to fully implement its restoration plan. The project continues to strengthen the partnership of all community stakeholders by working on common goal: Save the Spit and the Bay, which will benefit not only the environment and local community, but also its feathered residents, for years to come.



St. Pius Gala and Auction

A worth-while fun(d)raiser!

Kathy Griffin-Mayo has chaired the St. Pius Gala and Auction for several years, and each year has been more successful than the last. The net profit for this year's event was \$73,000! There is a lot of hard work that goes into planning and holding this event. As you can see from these photos, many New Seabury friends support Kathy and the St. Pius students, while having lots of fun! Next year, the St. Pius Gala and Auction will be held on Friday, May 18, 2018, and you are invited to attend. The website to purchase tickets or to donate is <https://spxschool.ejoinme.org/GalaAuction2018>.



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of note...

You betcha! It's always better to collect than pay!

Mike Richardson



I bet my grandson on the Super Bowl, and if the Patriots won, he would have to stand in front of Fenway Park after a game - dancing and singing, "I love the Red Sox!" What worse fate could befall a New York fan? Well, he lost, and after the July 20 game against Toronto, I got to collect! Unfortunately, he didn't dance or sing, but I got the picture. This year I am going to up the ante - wear a Red Sox shirt and hat, and bow to the Green Monster!



Please Be Considerate

Pick up after your pet when walking throughout our community; keep control of pet barking; and restrain your pet when he/she is off your property. Your neighbors thank you for following these

Town of Mashpee Regulations.





Developer's Report

Greetings from the Sales Cottage

Mike Degnan

Summer has arrived and real estate sales activity has been extremely active. New real estate sales incentive offerings have created strong interest in all our beautiful new residential neighborhoods as four new homes were purchased within the first two weeks of July. These recent sales incentives combined with new club membership offerings make this an ideal time to purchase a new home in New Seabury. Contact the Sales Cottage for more information about these offerings, and be sure to register any friends or family to be eligible for our referral program offerings.

In addition, excitement continues to grow in anticipation of the opening of the New Seabury Athletic Club. This state of the art facility overlooks the current Tennis Complex and includes a tennis pro shop, fully equipped fitness center, multi-purpose meeting space, snack and refreshment areas. The surrounding grounds feature a 7,200-square foot pool, as well as outdoor gathering areas complete with fire pits, playground, bocce pits and basketball court. The New Seabury Athletic Center is now open.

Stop by the Sales Cottage to learn more about this exciting new addition to New Seabury's extensive resort offerings and preview our attractive custom home models available for purchase within our new neighborhood developments.



An aerial view of the New Seabury Athletic Club, which features a 7,200 square foot pool.

THE COTTAGES AT NEW SEABURY

New homeowners are experiencing their first full summer at New Seabury within their beautifully designed cottage styled home. Their enjoyment is enhanced by the ease of ownership of the Cottages community. Outdoor grounds maintenance is professionally completed as part of the services provided within their Homeowners Association budget. This service as well as materials used in the construction of the Cottages have created an ideal residential product for both second homeowners, retired and semi-retired purchasers. A carefree lifestyle has been one of the strongest positive feedback from our Cottage homeowners. The Cottages offer you some of the ease and appeal of a condominium style home with the privacy and ownership rights of a single family home. This community offers super easy access to the upcoming New Seabury Athletic Club and pool. Six fully furnished homes are available for viewing.

THE PRESERVE AT FLAT POND

Flat Pond is nearly sold out! Only two homes remain. A gorgeous three-bedroom Gardenia home offers a spacious first floor master bedroom, elegant master bath and wonderful screen porch. A walk out lower level offers tremendous expansion possibilities. Our three-bedroom Easterly home features stylish finishes within a comfortable floor plan. This home also features a lovely heated gunite pool, peaks of Nantucket Sound and separate guest suite. These two homes complete New Seabury's sales efforts in Flat Pond. This beautiful gated neighborhood has become extremely popular with luxurious single family homes offering both wooded and ocean views.

OCEANFRONT HOMES AT SEASIDE

Four new homes are completed and ready to occupy. Our gorgeous new waterfront home has just been professionally decorated and offers spectacular views of Nantucket Sound. Other completed homes are available on the Ocean Course 1st fairway. Several building sites are also available at prime waterfront or golf-front locations. Seaside offers the most spectacular and unrivaled location within New Seabury. The deeded private beach, views and access to clubhouse are exceptional.

Stop by our office to learn more or check out the real estate section on our website at NewSeabury.com. We are now open daily 9-5. The Sales Cottage can be reached at 508-539-8200.

Patty, Heather, Kim, Tyler and Mike



• at New Seabury •

news you can use

Beechwood 4 - 5789 by the Marvelettes... Remember That Song?

That is about as close as we have come to a cell tower here in New Seabury for years. I can't call MJ unless I find a good area along one of our narrow streets, on somebody's lawn or sprinkler head, but.....I can roll down the road singing along to Beechwood 4 - 5789, sounding as much like a crooner of the 50's as does the static on my phone when trying to listen.

Yes, my voice does rise when singing that song, just like all the oldies I have in my repertoire, but there is nothing like the escalation of my voice when I say, "I CANT HEAR YOU. WHAT DID YOU SAY?". Frankly, I am a good singer, and I can do many of the oldies very well - maybe not Elvis, but definitely Neil Sedaka!

Okay, back to reality. The town of Mashpee has come to an agreement to place a cell tower over by the South Fire Station. They have come to agreement with a company to do so, and now the permitting process has begun. It will take some time to resolve all the legal bits and pieces but it's no longer a desire; it's now a fact. A cell tower is on its way.

Should you want more information, just call Beechwood 4-5789 and ask for me! I will be the one in the convertible with the sun glasses, white t-shirt and kakhi shorts!!!

— Mike Richardson

The Allure of the Lure... and Its Second Floor

A second floor was added to The Lure Raw Bar, and the views are twice as nice. Outside tables and an inside bar accommodate a larger crowd and lots of happy people! Thank you for the great service from the bartenders and waitstaff.



From the top deck at The Lure.



Bob Chandler and his extended family enjoy a night at The Lure Raw Bar.





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