



• at New Seabury •

PENINSULA

Volume 46
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November 2017

News from the Peninsula Council
at New Seabury, Cape Cod

Reporter



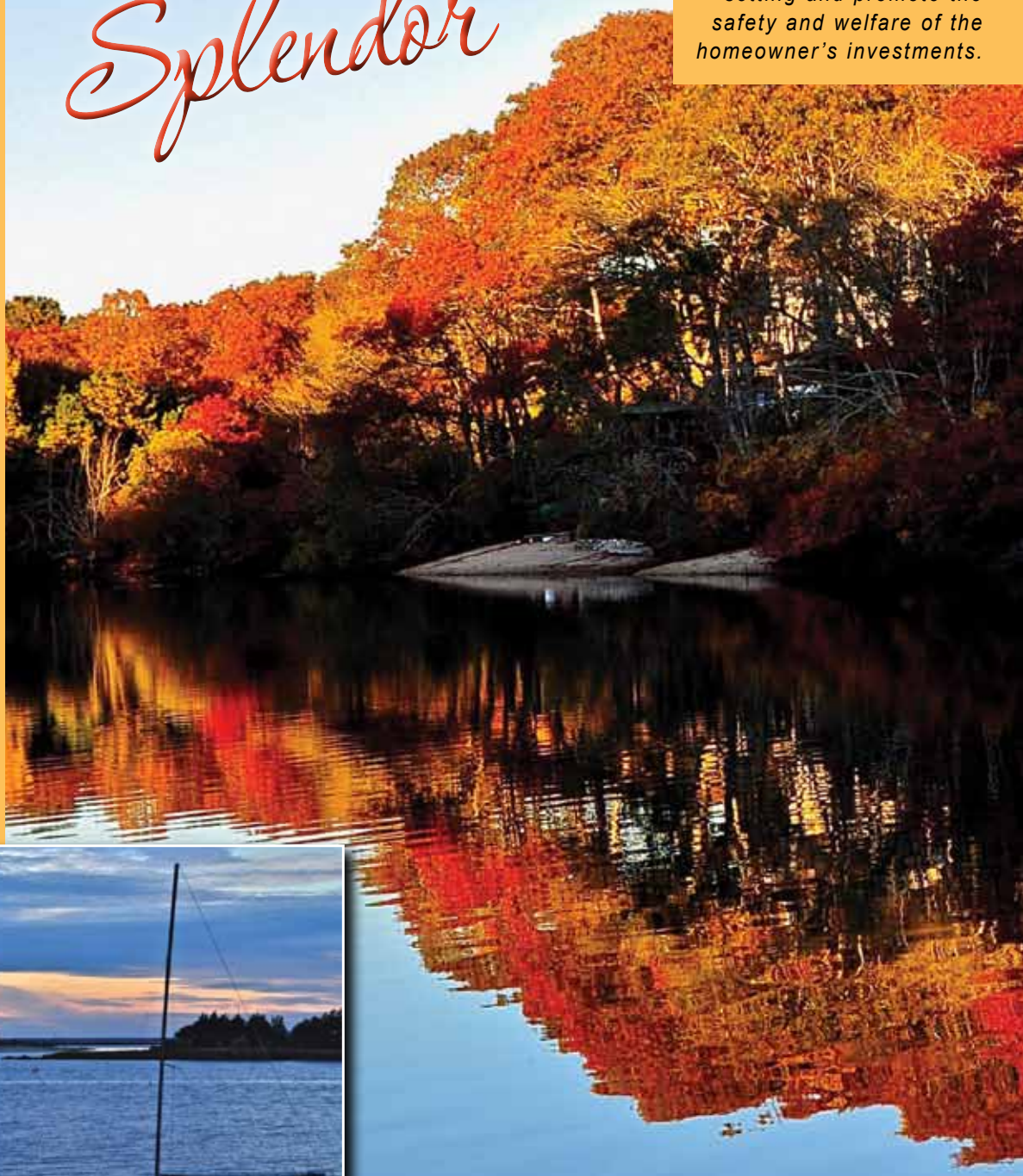
in this issue

- 2** Cape Cod Views
- 10** Village Reports
- 18** Mashpee Commons Seeks
Community Input
- 19** Mashpee October Town
Meeting: Paused or Pickled
- 24** Out on the Town
- 26** Local Holiday Events
- 28** Welcome New Homeowners!
- 30** Save Popponesset Bay:
Update
- 32** Women's Club of New
Seabury
- 34** Men's Club
- 36** Preparing Your Home
for Winter
- 38** Of Note
- 39** Greetings from the Sales
Cottage/Developer's Report
- 40** News You Can Use

Autumn Splendor

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.*



CAPE COD VIEWS

PHOTOGRAPHS BY TOM BONE



President's Report

Joe Fisher

In August when I mentioned the late start to summer, I didn't think that I'd be talking about the late end of summer, but here I am at the end of October sitting on our deck in 70 degree sunny weather enjoying the Cape. You just never know on the Cape. The weather here is always a surprise, and this time a very good one. This past Sunday, I was on the beach at the Lure watching a handful of swimmers enjoying the day.

Because of the higher than usual rainfall this summer, all of the trees and shrubbery grew at higher than normal rates, and we've been working to trim them so that all of our roads will be ready for plowing this winter. All of our work will be completed in time for the first snowfall so that all of our roads will be plowed by the town.

As I reported in August, financially, we are in very good shape. Fee collection is in the high 90 percentile and expenses are in line with budget in the Villages and in Special Maintenance. Cash Reserves have increased over the prior year, which gives us the funds we would need in case of a significant natural event.

Our ARC has been very busy with new homes and remodels with Tom Bone, our ARC Administrator, doing a very good job assisting homeowners and contractors. In addition, he's doing a very good job enforcing our Guidelines. Unfortunately, there are a handful of homeowners who have not adhered to the ARC Guidelines. One of the reasons that our community is unique and desirable is the condition of our community and homes. It's sad and selfish that those few homeowners who are not following the guidelines hurt their friends, neighbors, and community. The ARC will take any action necessary to ensure that our community remains the wonderful place that it is.

I'm pleased to see that once again The Club at New Seabury and the Members Board of Managers are meeting on a regular basis, which will benefit the Club, the Club members and our community. I believe that they are working together to restore the working relationship to what it was in the past. This is my last year as your President after five and one half years - term limits, with which I agree. Thank you for your support. I hope that in some way I've had a positive effect on our community; however, the thanks should be given to our staff, our board, our committees, and our officers who have spent countless hours making our community great.

On behalf of everyone at the Peninsula Council, I hope that you and your families have a wonderful holiday season and a great New Year.



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PART TIME POSITION AVAILABLE at the PENINSULA COUNCIL

POSITION: Editor of the *Peninsula Reporter*

The *Peninsula Reporter* is published four times per 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 designer, 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**.

Executive Director's Report

Mike Richardson

Well, here we are at the end of an interesting season in New Seabury. It has been one of ups and downs, sun, clouds, wind, and rain...lots of rain. I have been here since 1998 and do not recall a more rain-laden season. What comes with rain is growth, and lots of it. Everything has grown in leaps and bounds. The new growth on trees and shrubs is unbelievable, and guess what...we have to cut some of it back just to ensure our roads get plowed. Go figure.

So, more growth means more leaves and pine needles, which means more in our drains, which means more need to clean out the drains. What if I offer a Peninsula Council rake to any homeowner who is willing to rake leaves off a drain cover through the season? A small gesture like that would be enormous in the bigger picture of maintenance.

We anointed a new Decorations Committee this year, with Fredda Zaiger, Pat Bell, Alicia Morrow, and Carol Stenberg to work with Tom Caston and Cathy Power, (our perennial decorations committee), Annie King, and Luis Magelhaes (LBM). Decorations are really in the eyes of the beholder (just visit my house when MJ and I are putting out holiday decorations-almost nothing I like is going to make it longer than the night I put it out). So, there has been some push and pull, but at the end of the day you all will see the end results in this edition of the Reporter. I have to say that I was growing partial to a couple of those scarecrows, but alas, they have gone the way of past tense. I am sure there are more surprises coming for the holiday season.

As I have mentioned at a recent Board of Director's meeting, we had a very challenging year. We actually hit the grand slam of challenges - all three bases and home plate included.

FIRST BASE

We lost a 20-year, dependable, very inexpensive, highly respected, and frequently used landscaper (Ed Gibbons) who sold his business to LBM. I need not tell anyone out there how difficult it is to train a new landscaper to do what a 20-year veteran did for us. Hours and hours with frustration all around.

SECOND BASE

The ARC Manager resigned. Ann Macdonald, a local fixture around New Seabury who knows much about the real estate market here, decided to go back into real estate. That meant finding and hiring a new ARC manager. A job that is truly excruciating in detail and paper work along with rules, regulations and challenges. Tom Bone is coming along nicely but he can tell you that it's not easy.

THIRD BASE

We lost our Treasurer to illness. Jane Goubeaux is not only a great friend, and a Peninsula Council family member, but she reviewed in detail all our financial reports, developed her own reports, and assisted Linda Smith in the transactional processes. We absorbed that responsibility within the office with hopes that Jane would return to the fold.

HOME PLATE

We got flooded in July on a Friday afternoon. All ARC files in the lower drawer of some 20 file cabinets got soaked. We moved 40 or so file cabinets, our printer,



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PENINSULA REPORTER EDITORIAL BOARD

Tom Caston • Tim McMaster • Mike Richardson

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Continued on page 6

Treasurer's Report

Mike Richardson for Jane Goubeaux

We are three quarters into the year of 2017 and all looks very positive. Village, Special Maintenance, and Membership collections are all at or higher than our best year. Expenses are well within budget and have allowed a few Villages to do some extra work this year. This is a very good indication that our residents see the benefit of their fees.

At the same time, all Villages and Special Maintenance have reserves for the unknown, the extraordinary winter, or as was the case this year, the heavy and frequent rain storms. It's a conundrum, but we fertilize and irrigate, and have rain. We then have growth, and we need to cut back that growth to ensure the Mashpee DPW plows our roads. It's a vicious circle; however, all the work we do is what makes this place look rich and vibrant during our summer season. In the long run, it's worth the effort and expense.

We are financially solid. We have reserves held at local banks in mostly low interest accounts. We can get the money if necessary.

The Town of Mashpee will continue to plow and sand our roads, which is an annual savings of approximately \$200,000.00. This is no small number and it's the main reason we work so hard to trim trees and bushes annually.

Each year, we compare expenses to plan and to previous years, which we will do again for 2017. YTD we are tracking previous years for those major expenses: roads, landscaping, storm drains, etc.

Thanks to all of you who believe in our vision and mission and pay your fees timely to ensure we are in solid financial shape. You can celebrate what you have done to maximize the value of your investment in our community. We again implore those of you who have not stepped up and participated to reconsider and join your neighbors in this ongoing effort.

Happy Holidays and Happy New Year.

Special Maintenance Report

Tom Caston

As we know, it has been a strange and different summer and fall. Heavy rains caused washouts in a number of areas plus drains backed up on many roads, garages, basements, etc.

These were addressed immediately with little inconvenience to our residents. Our program of drain and road maintenance will continue in November and December.

A new pole light was installed at the corner of Rock Landing Road and Mall Way, and new LED lights were placed in the Greensward rotary.

Another area of concern is the increased growth of shrubs and trees on our roadsides. We continue to prune and cut back areas where we feel it will impact our safety. On a test basis, we have installed our first solar powered light at the Grace Veterans Center. Solar lighting will only be successful in areas where we can access full sun. This is difficult in New Seabury with the large number of trees. We will keep you updated.

Next month the Special Maintenance Committee will meet to finalize our operating budget for 2018. Our finances remain in good shape even though we did experience some unexpected expenses during the year.



PHOTO CREDITS

FRONT COVER: Tom Bone

ARC: Tom Bone

Photos of Fall Decorations throughout the Reporter:
Alicia Morrow

Bright Coves: Christine McCullough

Cape Cod Views: Tom Bone

Fells Pond: Susan Dahling Sullivan,
Tom Bone, Catherine Power

Let There Be Light: Mike Richardson

Mashpee Commons Is Seeking Community Input:
Courtesy of Mary Derr

Out on the Town: MJ Richardson and Courtesy of Siena

Sandalwood: Karyn O'Connor

Save Popponesset Bay:
Courtesy of Save Popponesset Bay

Sherwood Fallest: Mike Richardson

Vineyard Reach: Connie Strait

Women's Club of New Seabury:
Carolyn Noble, Holly Hench

BACK COVER: Tom Bone

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Tim McMaster, Member



postage meter, four computers, desks, chairs, and 50 or more bins of paper to the third floor of the Grace Brain Center in two days. We lost no business time, but finding everything has been a challenge.

In baseball, that almost ensures a win...in business, this could almost ensure an insurmountable loss. I am surrounded by great folks who rolled up their sleeves (and pant legs) and worked in conditions that were not favorable to enjoyment, and while we still struggle a bit, Tom Bone, Peggy Bone, MJ, Joe Fisher, Tom Caston and Cathy Power all have my undying gratitude.

All in all, we are in good shape. All Villages are in great financial shape. All payments are coming in at if not an all time high, at least as good as our best year. Delinquents are down in numbers, maintenance has kept this place looking fresh, and we have reserves for the unknown (but expected). Roads and drains continue to be a challenge, but we feel pretty good overall.

Board meetings are attended by a sizeable number of residents, and we have new committee members on more than half of our Village committees. We will be changing Officers in

2018 as well. This is good, since those who have been involved for so long turn over to a new group with new ideas and energy.

The challenges this year just go to show that we can't be complacent about anything. We are here today, but nobody can predict tomorrow. All of us (you) need to step back and smell the roses, and take the proper time to enjoy friends and family. I know that I do not practice what I preach, but I am going to start before it's too late. You also need to find someone in your Village who can begin to take on some of the challenges we all face daily. Find someone who will come to a Peninsula Council meeting to see what is going on in New Seabury. Find someone who can lead your Village, and... finally, find someone who will do my job some day!

In the mean time, all of you be healthy and happy, have safe travels if you are heading off Cape for the winter, really understand relationships, and make yourself the best member of your family that you can be.

Have a wonderful holiday season. Remember to thank a veteran, policeman, fireman, or other professional who all make our lives safer and more secure.

ARC Report

Tom Bone

Greetings from the ARC.

Four months. I have been your ARC Administrator four months. That's longer than Boot Camp.

Hopefully it has been a relatively seamless transition from Ann Macdonald's steady hand to my admittedly "What do I do with THIS?" approach, perhaps best exemplified by my first day of trying to keep computers and files out of the water pouring into the office during the July 2017 monsoon. If you agree with me that the transition has been steady, you could always take a few minutes out of your day to let Mike Richardson know; if you don't think it has gone all that well, call my wife. You're sure to get a sympathetic ear. She'd love to hear from you.

During the preceding month, I have learned the value of the Village Councils. You may be aware that most of the New Seabury Villages have elected - and voluntary - Village Councils. A few are very involved in the life of their Villages and have proactive Village Chairs. I spoke with Mike Richardson about enhancing the roles of all New Seabury Village Councils, and he agreed. My thinking is that local "management" is more responsive and timely to their clients' needs than an over-riding organization. A few examples:

A recently vacant house was purchased and a neighbor "heard" that the new owner was planning on connecting that house with an abutting house via a covered walkway. I called the Village Chair and within one day she determined this was not the case. In fact, the new owner was planning on building

an underground tram to travel back-and-forth between the two...just kidding. No, there was no plan to connect the two houses and it surely would have taken me much longer to put that problem to rest.

A Village Chair learned that a new home owner, while having extensive interior work done, was unaware of the need to seek approval from ARC. She was planning on major changes to her exterior in the near future and the Village Chair saved the home owner, and ARC, a large hassle.

I was contacted by a distraught home owner whose neighbor employed a motion-activated security spot light that shone into his bedroom...every night...late...and bright. He wanted the full wrath of the ARC and The Peninsula Council to bear down on the offending neighbor. I contacted the Village Chair who visited both home owners, got them talking, and resolved the issue.

I would like to see more local involvement and will strive to make it happen. This is not an abdication of responsibility; rather, it is an attempt to get neighbors talking and finding the



best solution. When this local presence does not achieve the desired result, ARC intervention makes sense, especially given that other steps have been tried.

Elsewhere in this newsletter Mike discusses The Boat issue – see “Row, Row, Row Your Boat.” One possibility, it seems to me, is to let each Village deal with this issue itself. If a home owner has an issue with someone else’s boat, or a boat owner wants to park his boat in his yard, working through the Village Chair could be the easiest and most equitable method of resolution. A New Seabury-wide boat policy, ARC enforced, might not be the best solution.

As you have noticed, the tone of this missive is to not empower the ARC, but to remove the ARC from diurnal decisions and to recommend issues be dealt with, when possible, at the local level. That said, if you, New Seabury home owners, want more ARC involvement in Village affairs, in daily home owner affairs, I am ready to accept the challenge. I have made contact with a firm that has developed incredible, non-intrusive means of monitoring communities.

NOTE: The Peninsula Council and ARC 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. 508-477-8855

Call us early when planning a project, we can help. Note that the Town of Mashpee requires you to seek permits for most home improvement projects 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 listings of vendors. You can review the site at:

<http://peninsulacouncil.com/>

<http://peninsulacouncil.com/arc/arc-guidelines-and-specifications/>

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





FALL MORNING AT THE BEACH



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Village Reports

Bright Coves

Carolyn Donahue

Email: donahuec143@gmail.com

Fall 2017 is upon us, although the weather is seeming more like summer! The Village has become much quieter and, frankly, the natural beauty of this area is shining bright.

The Bright Coves Board membership was changed in early August. Board Chair Eric Peterson appointed Carolyn Donahue, a member of the board after member Joel Zeger stepped down. Carolyn is a new full-time resident of Bright Coves. She brings expertise in technology/finance and large project management to the board. The Board members are now Eric Peterson, Chair, and Pat Bell and Carolyn Donahue as regular members.

The Bright Coves Board is hard at work on your behalf. Bright Coves is coming up on its 50th Anniversary and we, along with the Peninsula Council, are working to prepare our Village and New Seabury for the next 50 years. Residents should use the Village Chair, Eric Peterson, or the other Board Members, for their comments/questions through their email contact.

Every month on the third Saturday, the Peninsula Council holds a meeting at the Congregational Church in the Marketplace at 9:30 am. All Villages' Board members are present along with the Peninsula Council staff and Peninsula Council Officers. Residents are welcome to all meetings. The meeting agenda includes the Executive Director's report, ARC report, Maintenance and Special Maintenance reports, current/new issues and Village reports. Resident attendance is encouraged and comments/questions are welcome. This meeting is a way for residents to see their community at work to support their home ownership and community enjoyment.

Board members met with Mike Richardson to discuss how maintenance and special request tasks



An American Boat.



are approved, assigned, tracked and completed. Understanding this process will help us respond to your requests and follow up on their completion. Our priorities include, but are not limited to, roadway maintenance and safety, drains, trees, lights, signage, trash, and common/reserved area maintenance and improvement.

The waterways which lend their beauty to Bright Coves are in splendid shape. The water is very clear and this fall we have seen people on the waterways and beaches despite a calendar that says November is approaching! Our enjoyment of the surrounding water is made possible by the sustainment of the Popponesset Spit. Without this beauty of a beach, our homes would be endangered by the open ocean and ravages of storms. The Spit also allows for a huge breeding ground for fish and shellfish in Popponesset Bay. The 'No Dog' policy has been lifted as the wildlife breeding season is over. Please keep dogs leashed and pick up after your dog. Also, consider taking a container for your walk and pick up any trash that might have blown or washed up on our beautiful beach.

The Holiday Boat Lighting Party is scheduled for Friday, November 24th at the Duck House reserved area on Bright Coves Way around dusk (4:30pm). We look forward to seeing everyone who is not out Black Friday shopping! It's a beautiful ceremony and light refreshments are provided. Please contact Eric Peterson with any questions or let him know if you can contribute food or beverages!

Fells Pond

Catherine Power

Email: cpower148@comcast.net

Is it still August? No, it's October 22nd. Just came home from the beach - actually a #10 beach day. Watched three guys swimming - there was no wind, and it felt like 80 degrees. Yesterday, we had kayakers and paddle boarders on Fells Pond. We'll take it!

All is well in Fells Pond. The osprey and hummingbirds have gone south as have many of our neighbors. All the brush cutting has been completed per order of the town's rules for plowing. (Perhaps we won't have anything to plow!) Storm drains and pipe cleaning will take place after the leaves fall. Finances are in good shape with only the same two delinquent homeowners.



Peaceful Fells Pond on a foggy day.

Nothing else to report. The turkey population has tripled. I guess they don't realize that it's almost Thanksgiving.

Have a great holiday season! Stay well!



The turkey population seems to have tripled.

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

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

- | | |
|-------------------------------|-------------------------|
| ■ Mailbox Improvement Program | ■ Tree Program |
| ■ Weed-Free Driveway | ■ Home Security Systems |
| ■ Motion Light Installation | |

GREENSWARD

Alicia Morrow

Email: morrowmam@yahoo.com

You light up my life!

Your next-door neighbor switches on a spotlight that shines directly into your home. Another neighbor erects a cupola with a high beam that could guide the ships at sea. Another seasonal neighbor turns on all of her outdoor lights 24/7 when she returns to her winter home. Still, another neighbor installs bright motion sensor lights that are activated multiple times during the night when nocturnal animals wander by. What do you do about these intrusions into the enjoyment and comfort of your home?

- 1) Unscrew the offending light bulbs. (Reaching the cupola will be a bit of a challenge!)
- 2) Install spotlights on your home that are directed toward your neighbor's bedroom windows.
- 3) Erect a high fence between your properties or plant privacy bushes.
- 4) Explain the advantages of lowering her electricity costs.
- 5) Walk over and talk to her.

Of course, the answer is 5. Remaining respectful to your neighbor's concerns about security, discuss options that satisfy both of you. Be polite, positive and knowledgeable. Overly bright lights and lights that shine 24/7 provide less security to her home.



Meet Chase, Greensward's newest neighbor!



Perhaps, she could lower the wattage of the light bulb or position it to shine away from your home. Or, maybe, the offending light could be moved or shielded. Both parties should be aware of local ordinances, such as:

ARC guidelines:

Section III. Building Design Specifications.

H. Exterior Landscape Lighting

1. Walk and driveway lights should be fixtures that have an indirect type light source. Fixtures should be garden type with recommended height of 2'-6" or less.
2. All exterior light fixtures shall have fluorescent, energy-saving bulbs. Intense light sources, which are visible beyond the property lines, are prohibited. This includes dock lighting. The amount of landscape lighting should be minimized and only illuminated while using the area in question, i.e. the lighting should automatically shut off at a reasonable time so as not to disturb your neighbor.

Section IV. Building Design Specifications.

N. Exterior Architectural Lighting

1. Exterior wall mounted light fixtures should be harmonious with the architectural house style.
2. Light fixtures shall be of types that produce soft levels of illumination and avoid nighttime light pollution. Bright light sources should be avoided. All exterior lighting including floodlighting, landscape and dock lighting must be so located or shaded so that the light source is not directly visible at an intensity greater than one (1) candle power from outside the lot.

Most people want to be good neighbors and eco-friendly citizens. Until you have addressed the problem with her, she most likely was unaware that her spotlight prevented you and your husband from enjoying candle-lit romantic dinners! As a last resort, invite her to dinner so she can experience your discomfort!

HIGH WOOD

Patrick McKeown

Email: mckeown.p@gmail.com

As I pen this article, it is 75 degrees and sunny, and we are in the last week of October. What a wonderful autumn we are experiencing in New Seabury!! Falling leaves and pine needles have yet to litter our roads and yards. However, this eventuality will happen sooner than later. This autumn ritual brings a responsibility of every lot owner in our village to maintain the upkeep around our properties as well as the areas in front of our lots. By doing this cleanup, we lessen the burden on our frail drainage system. The Mashpee Public Works Department requires property owners to cut our vegetation back two feet from road ways, along each side of the road surface. Overhead limbs must be trimmed to a height of twelve feet above the road surface. Failure of any property owner to comply with these requirements could put us on the "No Plow" list for the winter season. We have many properties in our village that are not in compliance with DPW guidelines. These properties need to be compliant as soon as possible. However, please refrain from placing branches and debris curbside until next May when we have our annual brush pickup.

The lights at the entrance of Highwood Way and Rock Landing Road are finally working. Last February, National Grid dug up the entrance to Highwood Way and cut the gas to our lights.



After several months of communication, we were informed that the underground piping had to be replaced. This was finally completed this month.

As of September 30th, 2017, our village finances are in good standing. We have collected 98.53% of our budgeted revenue this year. Expenses year to date are under budget.

We have currently six homes and two lots for sale in Highwood. Several remodels are currently in progress. Permits are required on any exterior work from the ARC.

The community is quiet at this time of the year as many of our seasonal residents have headed south to warmer climates. Our departing snowbirds should leave contact and e-mail information with somebody locally, as well as with the Peninsula Council.

For those homeowners who have generators, remember to have them serviced before the winter. We remind boat owners to store boats out of sight at the rear of your property.

Have a healthy and safe winter season!

The Mews

Patty Donohue

Email: pattydonohue@hotmail.com

The Mews residents are busy getting ready for the colder weather - several houses have been painted, trees have been trimmed and fall cleanup of landscaping has been done.

We are very encouraged by the number of residents who have called Tom Bone at the ARC to pull permits for outside work on their homes. This keeps the committee informed of various projects in the Mews.

The committee has been updating the Mews manual and it will be completed by Christmas.

The residents will be able to receive the manual by email or a paper copy. Those residents requesting an electronic version can email Steve Sykes at ssykes@gmail.com. The printed copies will be mailed. All the information pertaining to regulations can be found in this manual.

We would like to welcome new members to the Mews village.

6 Brassie Way - Julia Silva & Martin Reilly

38 Brassie Way - Alex & Kim Ho

49 Brassie Way - Karen & Kevin Leavey

56 Brassie Way - Annette and Anthony Lombardi

60 Mashie Circle - Julie Mayo

69 Mashie Circle - Martha McGregor

Wishing all Happy Holidays!

Popponesset Island

Steve Bell

Email: bell.s@me.com

Wow...the summer and fall keep moving on. Thanksgiving usually signals the end of the fall season. But, who knows because October proved to be weather that showed there is a reason to remain at the Cape right through Thanksgiving.

As expected, our island has two more houses being built on Popponesset Island Road. So, the area is busy with workmen trying to get them done as quickly as possible. Two other new homes are nearing completion.

The town has had most of our streets listed again for "no plowing" this winter. This is usually because just a few of our neighbors are not keeping up the trimming of their roadside shrubs

and trees. So, we thank the Peninsula Council for stepping in and fixing the issues.

It is great that nearly all of us do our best to maintain our property. This is probably the time to develop a check list on the things we need done. If we are in need of a contractor or service person, and don't know the right one, the Peninsula Council has a list of reliable ones.

We wish all our neighbors, friends and relatives continued good health and a wonderful holiday season. Let us say loud and proud (hope we are not leaving anyone out):

Merry Christmas!

Happy Chanukah!

Happy Kwanzaa!

Happy Eid Milad UnNabi!

Happy Bodhi Day!

Poppy Place

Nancy Haven

Email: mvvgirl@icloud.com

The autumn leaves are just beginning to fall here at Poppy Place, though somewhat later than in years past. With the change of seasons and colors, we also welcome two new owners to our community. Joan and Bill Brugge arrived late this summer at #7. Lori and Matt Kane are our newest residents at #17. All sprinkler systems; community and individual homes have been shut down for the season. Late autumn is also the time that we remind our owners that Fall Cleanup for each property should be completed by early December.

Our board has been working to finalize this year's annual budget with final costs for the landscaping and repair projects now completed. The board expects to have a draft proposal for 2018 later this fall, which will be shared with all homeowners by this year's end. At the present time, community expenses as a total are on budget and it appears that our 2018 HOA operating cost budget will result in a minimal increase, if any at all.

Several maintenance projects are in discussion and cost estimates are being completed. Our



private community street is nearing 15 years of service since construction began in 2005. Maintenance of our pavement is the responsibility of the Homeowners Association, and a plan is in the works to extend and preserve the useful life of our street. To that end, the board has solicited cost estimates for crack filling and pavement sealing and the same treatments for individual driveways, based on the work to be completed simultaneously in this coming spring 2018. Individual private driveways will be the responsibility of each owner, based on their desire to have the work done. The street maintenance will be covered through reserve funds.

Sandalwood

Karyn O'Connor

Email: ciao713@gmail.com

Welcome to autumn! It was a great summer, and we hope you enjoyed it and took advantage of the not-so-“hot” weather! There sure seemed to be lots of hustle and bustle in the Village, so we know everyone had their fair share of house guests – but that’s what it’s all about – sharing our beautiful slice of heaven here on Cape Cod.

We’d like to give you an update on some Village projects that you may have been wondering about.

- The sink hole on West Way has been repaired. It was caused by a rotted tree trunk under the road.
- Some clogged drains have been cleared.
- The split rail fence that we’ve had planned will be installed at the entrance as well as loam will be added, now that the construction has been completed on Amos Landing – this will be done within the next few weeks.
- A swale on the corner of North Way and Amos Landing has been repaired and will now stop the water from running into a resident’s driveway.
- A leak in the irrigation system at the front entrance is scheduled for repair.
- We’ve scheduled some tree trimming before the winter season so that our roads will be approved by the town for plowing.

Thanks to all of our good neighbors who keep us informed when things go wrong.

We are still investigating cost-effective alternatives for additional street lighting and will communicate the results as soon as we have all of



A New Look for Sandalwood



the information and relevant costs. We can then make a decision on how to move forward with this issue.

If you have any basketball hoops in the cul-de-sacs, these will need to be removed asap so that the snow plows can do their jobs. If we need to remove them, we will bill the owner for any related costs.

PLEASE REMEMBER THAT SANDALWOOD HAS A LEASH LAW! We’ve had some complaints about dogs roaming free and/or running alongside their owners on our streets. You are responsible for your dog’s safety, not your neighbor. No one wants anyone’s pet to be injured, so please be cognizant of the laws of the Village and Town of Mashpee and keep your pet safe.

The Sandalwood web page is in the process of being updated, so please check it out to find financial reports, BOD meeting minutes and special updates and information.

We want to wish all of our neighbors who will be heading south for the winter a wonderful, safe and healthy season. For those of you remaining here, we hope to see you around!

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

It's a quiet time here in Summersea. The leaves have mostly fallen, the boats wrapped up in their cocoons are sitting on driveways or other less appropriate places, and summer-only homeowners are back where they spend their winters. Not too much going on. A new drain and catch basin on the large elbow on Summersea Road should keep residents' feet dry after each rain. Trees have been trimmed back to get our roads off the Mashpee "no plow" list. A nice new fall presentation at our front entrance greets us as we drive in. The scarecrows are gone. Thank you, Fredda!



Thanksgiving is coming up and even though there have been beach days through October, winter and the holidays are fast approaching. Wishing you all a Merry Christmas, Happy Chanukah, Joyous Kwanzaa and a Happy New Year. Let's hope that we shall see one another soon - healthy, happy and prosperous in beautiful Summersea Village.

TRITON SOUND

George List

Email: gfbalist@icloud.com

Fall has arrived in Triton Sound and New Seabury in a windy wet manner.

We certainly have had our share of heavy downpours and wind of late. The latest storm during the last weekend in October took down some trees and a few fences here in Triton Sound. The staff at the Peninsula Council has had workers out cleaning up and making sure that drains are clear of leaves and pine needles. We can all do our part by clearing off any buildup of these items that we see in our neighborhoods to prevent large puddles and flooding from happening.

Aside from the sudden downpours we have also had some wonderful Indian Summer days this September and October to enjoy on our walking paths and ocean vistas.



The new fall planting design has been set out in all of New Seabury and looks very nice at our corners and entrances.

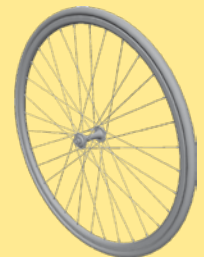
One request that I have is could all residents of our village update their contact information so that we are able to contact you with information especially if there is an issue at your home while you are not present in New Seabury. Some of our contacts are out of date. If you send this information to the office could you also copy me at gfbalist@gmail.com.

Enjoy the rest of fall and hope for a calm winter.



***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.



Vineyard Reach

Connie Strait

Email: iseestrait@yahoo.com

Vineyard Reach is preparing itself for winter. We are pruning our trees and pruning our costs as we prepare our 2018 budget. We have hired an arborist and professional landscapers to take care of our neighborhood plantings and properly put them to rest for the season. Our community is alive with fall color, and the winterberry bushes are showing off their bright red berries and giving a glimpse of winter time coming. Our newly formed committees within our association have been examining ways to reduce our fees and have been quite successful in so doing.

Vineyard Reach is certainly a community of neighbors working together, and the pride of homeownership is visible the minute one enters our private gated community. We are also pleased to welcome two new households to our street and hope they enjoy their new homes!



An autumn day in New Seabury



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Mashpee Commons is Seeking Community Input

Mary Derr



At the September 6th town Planning Board meeting Buff Chace and his team announced **Mashpee Commons by Design** – a series of forums, workshops, and charrettes planned to seek input from community members to help design the future of Mashpee Commons.

The first **Mashpee Commons by Design** visioning workshop took place on October 24th at the Mashpee Library. The one-hundred plus community members in attendance participated in various activities, which aimed to create a preliminary dialog around the types of communities that people enjoy versus those that people find less appealing. For example, during one exercise participants placed stickers on various photos of residential and commercial spaces indicating places they liked or did not like; the images represented a diverse range of options from locations across the nation. While another activity broke attendees out into smaller working groups and encouraged them to have a dialog about what they currently like or do not like about Mashpee Commons. A leader from each working group then presented the results from the smaller discussions to the larger audience.



The workshops were led by Russell Preston, a town planning consultant and founder of the design firm Principle. Mr. Preston has worked with Mashpee Commons for over a decade, in addition to assisting many communities throughout New England succeed in evolving to meet the needs of the population. Most recently, he worked with the quaint New England town of New Castle, Maine, aiding them in a plan to grow to meet the needs of the community, while maintaining the town's character.

“We’re pleased to host these visioning workshops so we can hear directly from the public about what they would like to see in the future of Mashpee Commons,” said Buff Chace, Managing General Partner of Mashpee Commons. “We believe that the best ideas come when we open the planning process up to the community, and we’re looking forward to our collaboration with the Mashpee Commons community as the master plan evolves.”

Mashpee Commons by Design has two additional visioning workshops scheduled in December:

Saturday, December 2 at 10:00 a.m. Mashpee Public Library

Wednesday, December 6 at 7:00 p.m. Mashpee Town Hall at the regularly scheduled Planning Board meeting

These events are open to the public. Community members are encouraged to attend and share their thoughts. More details on the public visioning workshops and further information about the Mashpee Commons by Design community planning process can be found at the **Mashpee Commons by Design** website and Facebook page:

mashpeecommons.com/future
facebook.com/mashpeecommonsbydesign



Mashpee October Town Meeting:

Paused or Pickled?



Well, we got both. The legislative body – Mashpee voters – showed up in near record numbers to respond to the Town Warrant that included both an article on recreational marijuana and pickle ball.

After much deliberation, the Board of Selectmen decided to let the dust settle before making any recommendations regarding recreational marijuana. There appears to be some confusion relative to rules and regulations that are to be set at some point in the near future by the Cannabis Commission, and in an abundance of caution, the Selectmen have chosen to wait for some direction from the state.

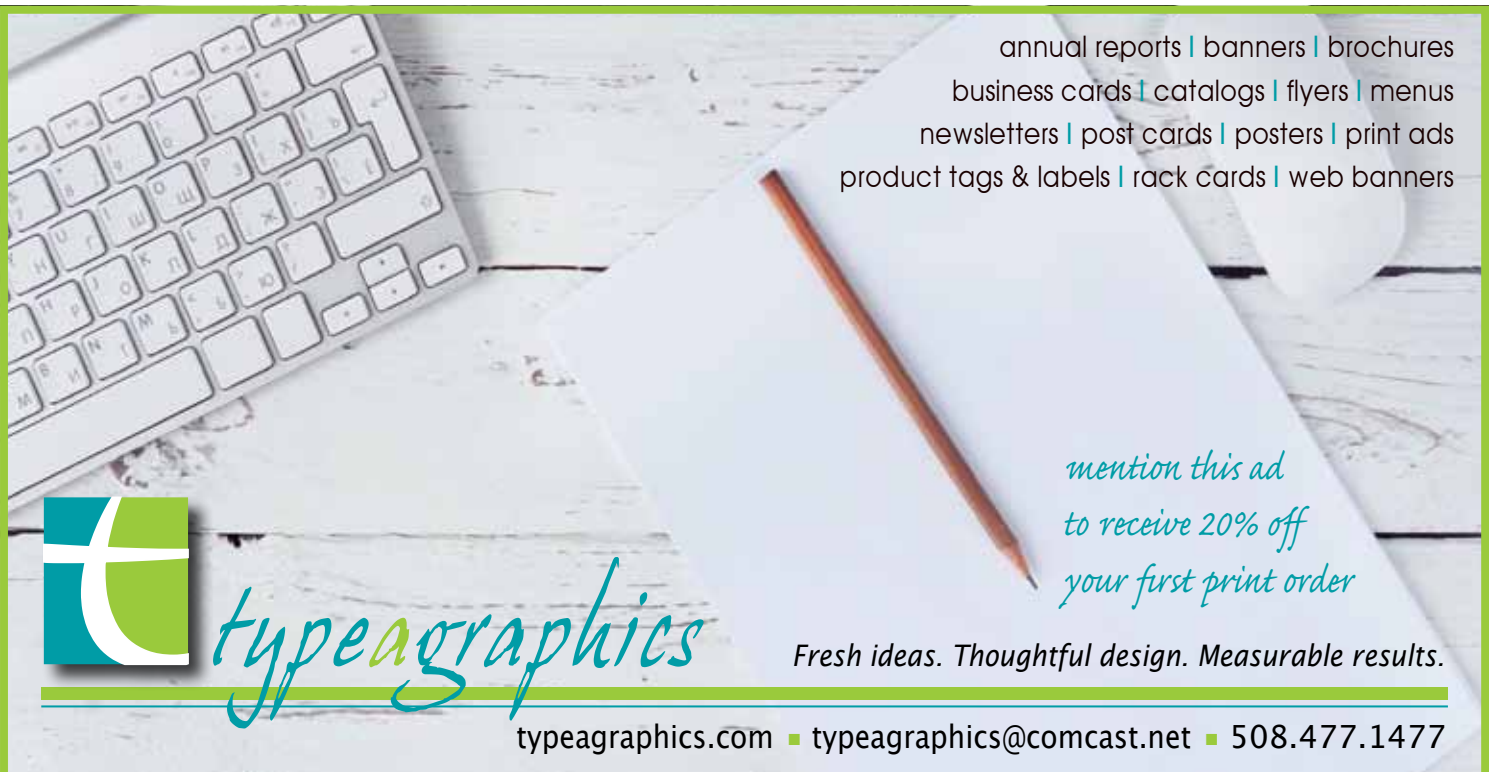
There was some opposition to that decision by Mashpee voters who felt that there was substantial revenue to be achieved that would work toward assisting the town in managing rising costs. The opposition felt that by slowing the sale of retail marijuana, Mashpee would run the risk of losing a revenue opportunity.

That being said, however, the overwhelming number of residents supported the moratorium as recommended by the Selectmen. The moratorium will run through

December 31, 2018, and will give the state and the town of Mashpee the time to understand and declare recreational marijuana regulations.


On another article, the town did get “pickled” in that the voters supported pickle ball courts by an overwhelming majority. Pickle ball has become very popular in Mashpee with double digit participants a couple of times a week at indoor and outdoor facilities. It has, in fact, become so popular that it’s difficult to find suitable locations for matches. The residents had no difficulty supporting this article, particularly after it was moved to a more suitable location on Ashumet Road behind Heritage Park.

Overall, the Town Meeting was considered to be a success since a larger number than usual turned out. There was a lot of participation by residents, and some energy developed between Assistant Town Moderator Ed Larkin and the audience. Mashpee’s personality definitely comes alive at Town Meeting, particularly when we have articles that rank from Paused to Pickled on the Warrant.



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Out on the Town

MJ and Mike Richardson



17 Steeple Street, Mashpee Commons
508-477-5929

Fifteen years in the making, and Siena continues to be a very popular restaurant in Mashpee Commons. We are frequent diners there as are several of our New Seabury friends and neighbors. Owner Graham Silliman spent a few moments the other evening before dinner responding to our questions for this Out On The Town interview.

Food preparation, and knowing and understanding your customers are high on Graham's list of reasons why he believes diners support Siena - that in combination with serving real food (not preserved) on a creative menu. Understanding your customers is something we can attest to since we are always welcomed by first name when we stop in. Not only are we on a first name basis, but Megan, Melissa and Carolyn know our favorite table; Richard, Jen and Matt accurately offer us the beverages of our liking and the meals that suit our mood.

Graham had been in the corporate world, but decided some years ago that he wanted to do something on his own, and had a strong opinion (chip on his shoulder as he describes it) for what he wanted to do. He took a flyer on the restaurant business those 15 years ago and had a very positive reception from Mashpee Commons. The rest is history, but success is not in the singular as Graham also owns two other restaurants - in Foxboro and Westboro - both with the name, Tavolino. These restaurants are also successful enterprises, and that chip has grown into a bag full.

Success also is not without hard work and effort. The kitchen, as Graham describes it, is a battle field. Nothing is left to guess work, and Chef Nick who has been with Siena since 2004 is the orchestrator of the mission. The restaurant freezer is the size of a homeowner's, which means all the food is prepared fresh with deliveries by necessity seven days a week. Some offerings can take up to three days to make....and that makes for a challenge, for sure. While management is very involved in the menu, the chef is, for all intents and purposes, the final word, and success for a chef can often include requests from customers on a nightly basis, such as. "Can you do this or that?", or "Can you add this to make my meal more i.e., spicy?" Siena's customers actually have had and continue to have input into the



Richard, Megan and Melissa.

menu. Add that input from the customer to the Chef's own imagination and see what the next day's mid-afternoon meeting has in store when it's decided what makes it on the menu, and what gets dropped off.

It sounds like the decisions to see who plays in NCAA tournaments and for the chef, this is much like the final four...it's really the only achievement desired.

The Chef will take risks and willingly works with Siena's diners; and should a mistake occur (which in the restaurant business can certainly happen, whether it be in the kitchen or server oversight), the Siena response is 'reset and restart'. Nothing is really gained by fixing the error after the fact...the Siena staff does all they can to fix things right away. Their way of thinking is "Let's see how I can make things better right now, right during this meal, the goal being to reset the evening for these customers immediately."

Graham is so interested in making sure his chefs are personally involved, that he has taken the chefs and managers to Italy to experience the real Italian way to do business, with real Italian cheeses, oils, pasta. This year, he took them to Atlantic City for a pizza convention. Nothing is left to guess work, when real life experience is available.

So, to the good stuff. Besides pizza, popular on the menu is Pasta Bolognaise, Chicken Parmesan, and Veal Parmesan. Although Italians do not serve meat on top of pasta, a trip to Italy revealed that three Italian restaurateurs actually preferred one of their own American wife's meals when she made Chicken Parmesan and put the chicken right on top of the pasta. That is the way Siena does it and it's wonderful. They offer gluten free and vegan menus,

Out on the Town



Siena is known for its pizzas.

which are clear indications that Siena considers their customers' desires and wants to serve what their customers want, the way they want it...no questions asked.

Other popular menu items include salad topped with salmon or steak tips (Siena's steak tips are delicious)! New is the healthy Power Bowl (a salad without greens) and the truffle fries are a favorite to share with the table. Also for sharing are the anti-pasta plates and cheese plates that are simply to die for. And, don't forget the three-layer chocolate cake for dessert - too large to eat by yourself. These creations cover all ends of the spectrum for a wide variety of tastes, and for customers who come in asking for their favorite tables, or a romantic dinner for two, or with a group for something to share.



The cheese platter is great for sharing.

We have been loyal customers for years and Mike has known Graham through Mashpee Town business as well. Graham's mantra continues along the same lines.... a work in progress and creative expression.

It's humble that one can own a successful restaurant for fifteen years and feel that it is still a work in progress. For many of us who have the opportunity to go to Siena and experience Graham's Work in Progress, we think of it as a well running machine, and once you experience Graham's Creative Expression, you come back, time after time after time.

That's why we go to Siena frequently. You should come in and you'll quickly understand, and probably become one of the customers who say, 'Is my table available?'



~ 2017 Holiday Events ~

COTUIT

Now through December 17

Annie

Cotuit Center for the Arts • 4404 Falmouth Road
Thurs., Fri. 7:00 pm, Sat. 5:00pm & Sun. 2:00 pm
artsonthecape.org

December 7 through 22

Christmas Shorts

Cotuit Center for the Arts
Black Box Theater • 4404 Falmouth Road
Thurs. - Sat. at 7:30 pm, & Sun. at 1:00 pm
artsonthecape.org

December 19 through 21

A Christmas Carol

Cotuit Center for the Arts, Main Stage • 4404 Falmouth Rd.
Tues. - Thurs., Dec. 19 to Dec. 21 7:30 pm
artsonthecape.org

December 20

Wine and Music Holiday Sing-along 2017

Cotuit Center for the Arts • 4404 Falmouth Road
Wed., 6:00 pm
artsonthecape.org

EDGARTOWN

December 7 through 10

Christmas in Edgartown

Downtown Edgartown • edgartownboardoftrade.com

FALMOUTH

November 24 through December 3

Holidays at Highfield

Highfield Hall • 56 Highfield Drive
Mon. - Thurs. - 12:00pm to 4:00 pm
Fri., Sat. & Sun.-10:00 am to 4:00 pm
highfieldhallandgardens.org

December 1 through December 3

Falmouth Holidays By-the-Sea Weekend

Downtown Falmouth, Town Green, Main St., Falmouth Harbor,
plus other Falmouth locations
falmouthchamber.com

December 1 through December 10

The Best Christmas Pageant Ever

Falmouth Theatre Guild, Highfield Theater • 58 Highfield Dr.
Fri. 7:30 pm; Sat. & Sun. 4:00 pm
falmouththeatreguild.org

December 9

Jingle and Mingle! Holiday Celebration

Highfield Hall • 56 Highfield Drive
Sat. 5:00-7:00 pm • Caroling at 5:30 pm & 6:30 pm

HYANNIS

December 1 through 23

(Light Display showing until January 1)

Annual Cape Cod Enchanted Village

Cape Codder Resort • capecodderresort.com

December 2

Hyannis Village Stroll and Harbor Lighting

Hyannis Village • Sat., 10:00 am to 4:00 pm
capecodchamber.org

MASHPEE

December 9

Annual Mashpee Christmas Parade

Saturday, 5:30 pm
mashpeechamberchristmasparade.com

NANTUCKET

December 1 through December 3

Nantucket Christmas Stroll

nantucketchamber.org or christmasstroll.org

OSTERVILLE

December 8

48th Annual Osterville Christmas Stroll

Downtown Osterville • ostervillevillage.com

SANDWICH

November 13 through December 30

8th Annual Glassblowers' Christmas

Sandwich Glass Museum • 129 Main Street
sandwichglassmuseum.org

November 24 through December 30

Gardens Aglow

Heritage Museums and Gardens • 67 Grove Street
Fri., Sat. & Sun. Nov. 24 - Dec. 17, Dec. 22, Dec. 29
& Dec. 30 4:30 pm to 8:30 pm
heritagemusumsandgardens.org

November 25

Holly Days in Sandwich

Month long town-wide celebration
sandwichhollydays.com

December 31

First Night Sandwich 2018

Downtown Sandwich • 4:00pm - 9:00 pm
firstnightsandwich.com

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James Picardi

FELLS POND

Rodney and Margaret Andre

Michael and Jo Robin Gould

Jeffrey and Jane Grandmaison

William and Anita Rogers

Steven Sharaf and Victorya Manakin

Louis and June Simmons

GREENSWARD

Rita Dussault

Christopher and Deborah Gove

LITTLE NECK BAY

Todd and JulieAnn Rainville

MAUSHOP

Paul and Andrea Brillaud

Patrick Browne

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Timothy and Christina Gleason

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Matthew and Lori Kane

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Save Popponesset Bay: Update

Mike Oleksak

Labor Day has passed, kids are back in school, and we are all consumed with the news on hurricanes and tropical storms which have increased in number and intensity. We have watched with great empathy as Harvey slammed Houston, Irma pounded Florida, and Maria devastated Puerto Rico. And we monitored with deep concern the predictions of 7-9 foot waves expected to hit Nantucket Sound. Fortunately, Jose had weakened by the time it reached New England. That said, the Spit did sustain some damage and we are reminded of its fragility and the need to make the Spit substantial enough to withstand the upcoming storm season – which has only just begun.

Thankfully, we are in a better position this year thanks to funds raised in 2016; we trucked in 25,000 cubic yards of sand and planted dune grasses to anchor the sand. The annual dredging of the outer channel in April 2017 added another 9,000 cubic yards on the Sound side. And we still have much more work to do.



We have begun the process of getting new permits to execute on the long-term plan of dredging 45,000 cubic yards from the channel leading to the Sound, plus a catch basin which will provide a rich source of sand, and serve as a protector of the channel between annual dredges. We will pursue permits for a longer, wider, deeper channel alongside the catch basin. All of the sand dredged will be used to build up the Spit. It will all work together. But, we need funds secured now to ensure we can fund both the regulatory process and the work being done to build towards this goal.

As we approach year end and begin our planning for fall/winter of 2017-2018, we ask you to please **consider making a meaningful tax-deductible donation to Save Popponesset Bay (www.savepopponessetbay.org/donate)**. **Your commitment of financial support today** will accelerate completion of our capital project to secure the Spit from future storms, and protect our investment to date in and around Popponesset Bay. We are making a direct impact on navigational safety, the endangered species habitat, storm protection, and property values. And, we are building our community.



The beauty of the Popponesset Spit: priceless.



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Fall into
Fall!

OR

Winter On
the Way!



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Fall & Pre-Winter Checklist

Clean & Store Exterior Furniture for Spring

Disconnect Gas Grill, Clean & Store

Pool & Spa Closing

Outdoor Shower & Spigots Winterization

Irrigation Winterization – assess system needs prior to Spring.

Fall Landscaping Clean-Up – remove dead leaves, pine needles and plants.

Plant Spring Bulbs – plant now for a colorful spring garden

Inspect & Clean Gutters – inspect and clean your gutters and ensure downspouts are attached thoroughly as clogged gutters can create ice dams.

Clean and/or Replace Window Well Covers

Fire Detection – check, test & replace smoke & carbon monoxide detectors have an expiration date and will need new batteries

Pump Septic System – recommended to be done every 2 years.

Install Storm Doors & Windows – seal gaps and cracks around windows/doors .

Install a Low Temp & Water Leak Sensor – reduce worry on frozen pipes.

Stake Driveway for Snow Plowing – necessary before the ground freezes.

Heating System Preventative Maintenance – filter changes and ensure it's working efficiently.

Set up a Pest Control Program – critters love to come inside for warmth.

Fireplace Maintenance - check fireplaces for soot/ creosote build-up and schedule a cleaning.

Winter Watch - weekly interior & exterior inspection during the Winter Season

Fall into Savings!

Membership has it's Advantages

\$100 Off a One Year Membership

Sign up by December 15, 2017

- 24 Hour On Call Emergency Response
- Local Key Holder in the heart of New Seabury
- Access to our contractor network

*Exceptions Apply - Offer good for New Members who have not been a member previously and sign up for an OnCall Membership for the first time! MUST MENTION PENINSULA COUNCIL MAILING

Winter Watch

Save 50% on our Winter Watch Service

Sign up by December 15, 2017

Winter Watch season starts November through April. Weekly Interior & Exterior Inspection, Water Turned off/on at the Main Valve, Opening Up of Under-Sink Cabinets for heat circulation, On-Call availability for additional checks during extreme weather. *Exceptions Apply - Offer good for first time new members or existing members that have not signed up for Winter Watch previously! MUST MENTION PENINSULA COUNCIL MAILING

Women's Club OF NEW SEABURY

Mary Jane Richardson, President

Congratulations to the Women's Club of New Seabury on their successful 2017 fundraiser. The "We Care" Giving Fair took in over \$16,000, which will support WCNS' beneficiaries. The Fair was held October 4 at the Club at New Seabury, and brought with it a delicious luncheon and a new format filled with lots of surprises and wild interaction with the audience. Congratulations go out to Event Co-Chairs Janet Kinnally and Susan Finkle who led the charge on this new venture! WCNS also thanks members and friends who contributed - whether it was by selling raffle tickets, making hostess baskets or baked goods, volunteering, donating a gift, or by joining in the excitement of the day. Their participation made for a successful event, and their contributions are appreciated.

December 12 will find the Women's Club in the holiday spirit when the beneficiaries of the "We Care" Giving Fair - Boys and Girls Club of Cape Cod, Falmouth Service Center, St. Vincent de Paul Society Food Pantry, Mashpee Council on Aging, and the Mashpee Scholarship Foundation Trust - will attend a luncheon at The Club. They will be presented with WCNS' donations to their organizations. Now, that's truly *The Most Wonderful Time of Year*.

WCNS is a social organization that holds one fundraiser per year to benefit local organizations, and we always welcome new members. Come join us and 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. All are welcome to attend our events.



The drawing of the winning ticket for the Grand Prize Raffle at the "We Care" Giving Fair.



In September, the Simply Irresistible Fashion Show luncheon brought over 120 guests to the Poppy. The clothing supplied by Irresistibles in Osterville was wonderful and was fitting for everyone's style.

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- ✓ **Project Management & Supervision:** *Exterior Renovations, Additions, Interior Remodels*
- ✓ **Painting and Power Washing:** *Interior & Exterior Painting, Deck Sealing, Grill Cleaning*
- ✓ **Window Cleaning:** *Interior & Exterior Cleaning*
- ✓ **Landscaping:** *Spring/Fall Cleanups, Mowing, Mulch, Container Planting, Pruning, Tree Care, Fertilization, Design Services*
- ✓ **Housekeeping Services:** *Spring/Fall Deep Cleaning, Weekly, Bi-Weekly, or Monthly, & Rental Turnovers*
- ✓ **Pool Care:** *Opening & Closing, Weekly Cleaning, Technical Services - ONSTAFF LICENSED Certified Pool/Spa Operator*
- ✓ **House/Winter Watch:** *Weekly Interior/Exterior Inspections, Total Security - Licensed MA State Police #880*
- ✓ **Trash Pickup and Disposal:** *Weekly Pickups, One Time Pickup, Dump Runs*
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- "I sold the largest home at the highest price in the history of New Seabury for \$8.4 Million. I sold a Maushop Unit for \$360k after only 78 days on the Market. Previously it was listed by two other leading offices collectively having the property listed for over 789 days unsold."
- Working as a property manager gives me a distinct advantage as I know the neighborhoods and properties in New Seabury and have been working with the owners for almost 20 years. I know the clientele and what their needs and likes are.
- Many seasoned realtors only interact with owners when they buy and sell. I interact with hundreds of property owners continuously through the year. This gives me a greater knowledge base than any other realtor.

I look forward to an opportunity to meet and discuss the New Seabury market, then see how One Pointe and I can fulfill your real estate needs



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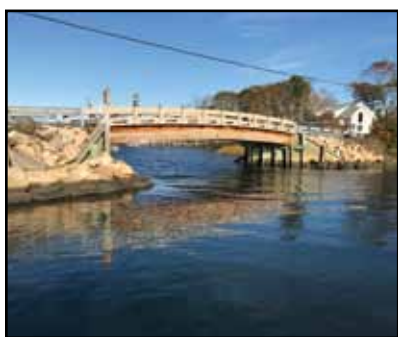
MEN'S SOCIAL CLUB

AT NEW SEABURY

Joe Fisher

After a busy summer, the Men's Club hosted its "Wind Down" social at the new Athletic Center. A special menu was prepared by Chef Caleb. Everyone received a tour of the new facility - amazing.

Our Social Committee is currently developing our calendar of events for 2018. Details will be published in the February issue of the *Reporter*.



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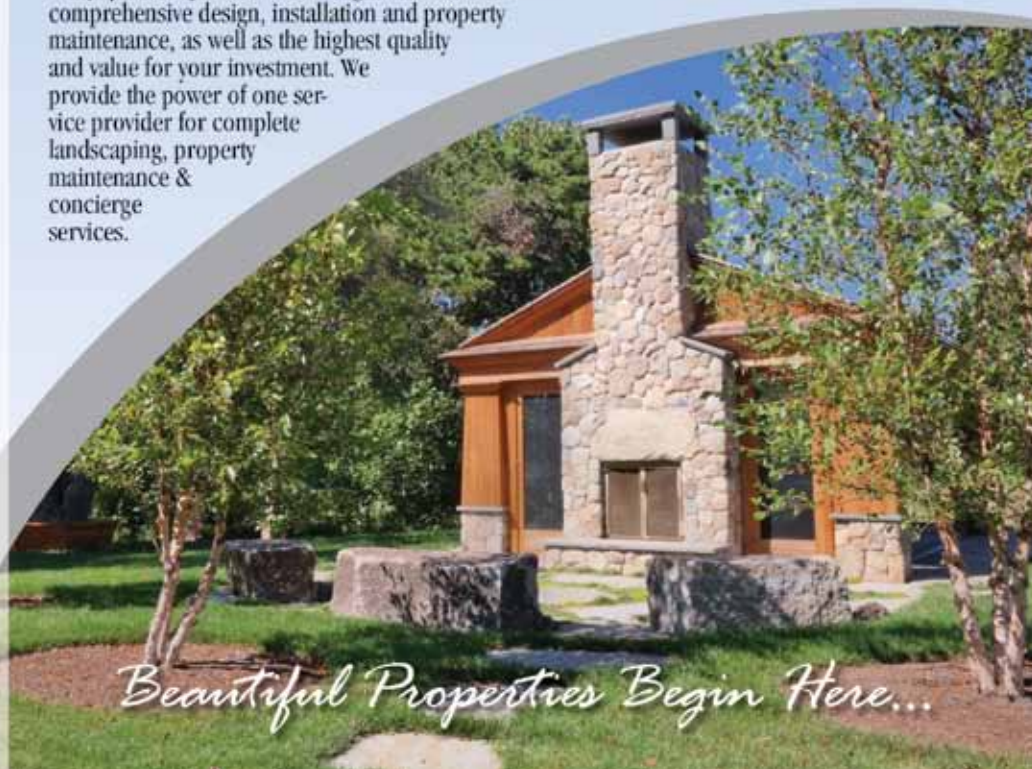
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- Spring turn-on/Winterization

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**"If a tree falls and no one is around to hear it,
does it make a sound?"**

Mother Nature has her own Tree Management Program.



Preparing Your Home for Winter

Each year the Peninsula Council provides information to assist you as you plan for the winter season. This month we asked Nadine Neal of 3SixtyProperty Management & Concierge for the information she provides to her clients, and she was gracious enough to share the following list for your review. Give these pointers serious consideration. They could help prevent serious damage to your home.

- * Have your furnace serviced.
- * Clean your dryer vent.
- * Examine windows and doors and replace weather stripping as needed.
- * Have your chimney inspected and cleaned. This will prevent chimney fires and prevent CO2 from creeping into your home.
- * Change batteries in the smoke/CO2 detectors.
- * Turn off the main water to house OR empty toilet tanks and turn off at base, turn off water to washing machine and to ice machine.
- * Turn off and drain exterior water spouts and faucets. Pipes that are not drained can freeze which will cause pipes to burst as the ice expands.
- * Disconnect and store hoses from exterior pipes.
- * Clean gutters and downspouts. If your gutters are full of debris, water can be backed up against the house and damage roofing, siding, and wood trim.
- * Turn off electrical breakers for outdoor equipment.
- * Stake driveway and walkway edges.
- * Cut back tree branches and shrubs that are hanging over your house or are blocking sunlight.
- * Remove screens and install storm doors.
- * Test your alarm system and make sure your alarm company has the correct contact information.
- * Remove and store your outdoor furniture and grill - store your gas cylinder safely.
- * Over the winter months, you should have the water pumped at least once per month.

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• at New Seabury •

of note...

CELL TOWER UPDATE

"Hello. Hello. Is anybody there?"

RECORDING: *"Hang on, we will be with you shortly. It should be some time ah..er..soon!"*

Keep the faith, folks.



Remember...

Be sure to notify the Peninsula Council if you have a change of home address, phone, cell phone or e-mail.

Call us at (508) 539-0028 or e-mail us at nsha@peninsulacouncil.com.

Making sure our records are up-to-date ensures you of receiving any communications sent.

Thank you!



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

Sales activity has continued throughout the fall season as homeowners are already turning their thoughts to summer 2018. New homeowners are purchasing some of our beautifully constructed new homes or breaking ground on their own custom design. There is still time to move into your own luxurious new home for 2018. Contact the Sales Cottage for more information about our offerings within three wonderfully designed neighborhoods.



THE COTTAGES AT NEW SEABURY – OUR NEWEST OFFERING.

Truly turnkey living! Enjoyment is enhanced by the ease of ownership at the Cottages. Outdoor grounds maintenance is professionally completed as part of the services provided within the Homeowners Association budget. This service, as well as materials used in the construction of the Cottages, has 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 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 one home remains. Our 3- bedroom Easterly home features stylish finishes within a comfortable floor plan. The home also features a lovely heated gunite pool, peaks of Nantucket Sound, and separate guest suite. 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 daily. The Sales Cottage can be reached at 508-539-8200.

Patty, Heather, Kim, Tyler and Mike



• at New Seabury •

news you can use

Row, Row, Row Your Boat

Perhaps this article should be titled *Don't Rock The Boat*. Over the years I have been in New Seabury, boats have been discussed. Do we want them? Should they be seen? Can we store them if partially hidden? What if I am only using it for a few days on vacation? Can I park my boat in front of my house? Can I place it on the side of the road?

Some years I hear nothing about boat storage, other years I hear about it weekly. This year is more like the latter.

Compounding the issue is that different Villages have different rules. Some Villages absolutely don't allow boats, while others have no limit to the number of boats nor any care about where they are parked. Being a waterfront community with a marina, one would think boats would not only be appreciated, but their presence would be expected.

How much confusion comes from driving from Summersea (boats allowed) through High Wood (boats not allowed) through Bright Coves (boats allowed) through Greensward (boats allowed if hidden)?

If we allow boats and if they are "partially hidden or there is an attempt to hide them or minimize their being seen", what does that really mean? If I can see the boat in my neighbor's back yard because I live behind them, but nobody else can see it, is it a violation? If the boat is parked on a side street in the yard versus a main street, does that make any difference? If the homeowner comes down two weeks in the summer for vacation and parks his boat in the driveway for those two weeks, is that a violation of the "no boats on property" or "no boats stored" guidelines? Do Highwood (this Village allows no boats) homeowners who rent their New Seabury home for one week to tenants who park their boat in the owners' driveway find themselves in violation?

Some thoughts – are we at a point where we as a community want to have one policy? If so, what would that be? Should we look to see if we can find a location where residents could park their boat over the winter on site? Just asking.

– Mike Richardson



Let There Be Light!

Come on down and take a look! The Peninsula Council committed to trying a solar light in New Seabury, and this is the first such effort. We placed the light at the Grace Veterans Center in a fairly inconspicuous place. It's far enough away from our gas lights, so it will not stand out more than it does. If you find the light to be to your liking, the Peninsula Council will see how many places we might be able to use them. It's conceivable we end up with two different lamp tops, but that is something the Council would prefer not to do.

C'mon on down, take a look, see it after dark, and give the Peninsula Council your thoughts.



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If You Are Interested in Advertising
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