



• at New Seabury •

# PENINSULA

Volume 46  
Number 4  
February 2018

News from the Peninsula Council  
at New Seabury, Cape Cod

## Reporter



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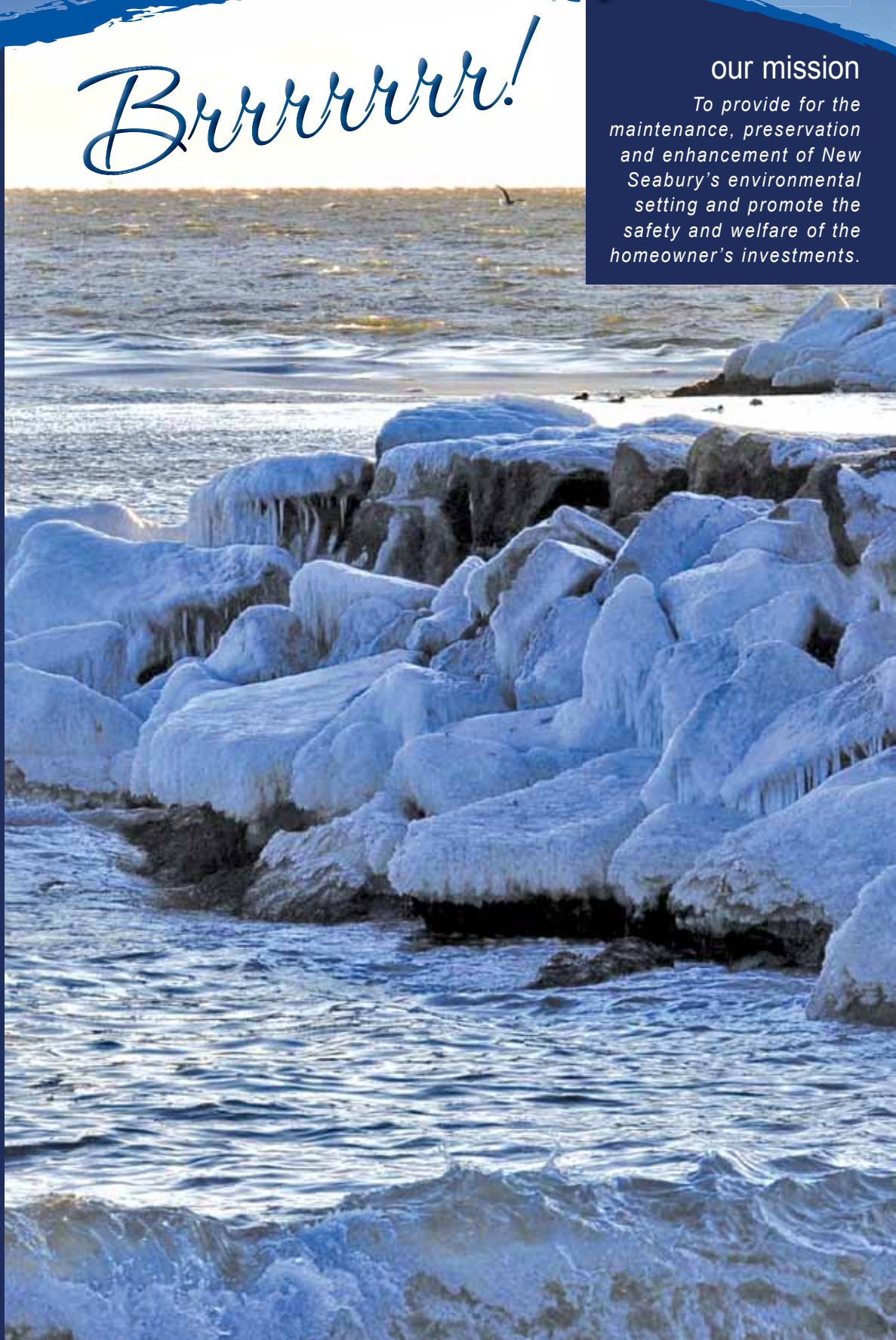
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# Brrrrrrrrr!

### 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 AWESOME CHILI CHALLENGE 2018!

On January 27, over 450 chili tasters attended the **Third Annual Awesome Chili Challenge** at The Club at New Seabury. The event did turn out to be an awesome time featuring a live band, LOTS OF professional and amateur chilis and specialty cocktails, and Emack & Bolio's Ice Cream. It was a wonderfully fun day and a successful fundraiser for the Boys & Girls Club and the Falmouth Service Center.



**Attendees voted for their favorites, and the Winners are...**

**Best Professional Chili:**

**Ken Brumm, Sous Chef, The Club at New Seabury**

**Best Amateur Chili:** Ed Ross

**Hottest Chili:** Brendan Murphy

**Best Table:** Jack's

**Best Cocktail:**

**Industry Ale House, (Puerto Vallarta Painkiller)**

**Most Complex Cocktail:** Estia (Nutty Fig)

**Best Presentation:** Bear N' Boots (Irish Ginger)

**Most Creative:** Jack's (Brady Brew #6)



# President's Report

Joe Fisher

We've had some of the coldest weather I remember since coming here 29 years ago. The winter has also set a pattern of strong winds. At the Council we've been busy clearing branches and trees from our roadways. If you are on Cape, you should check your property for damaged trees and heavy limbs, which may present a problem this winter. If not, you should have someone check your property.

As I write this article, we're just finalizing our 2017 financial results. However, I expect that there will be no surprises, and we will end the year in good financial position with strong cash reserves. We'll include more specific information in our May issue of the *Reporter*. In the interim, if you have any questions or would like any additional information, you can stop by the office, and Mike Richardson will give you any information you would like to have.

On a sad note, Jane Goubeaux, our Treasurer for the past six years, has resigned for medical reasons. With Jane's financial knowledge, devotion, and sense of humor, she was a valuable and appreciated member of our Officers' group. Replacing Jane is Darlene Furbush. Darlene is a long-time resident of Greensward Village, and she has a strong and extensive financial background. She will be filling this position until our Annual Meeting in August when a new slate of Officers will be elected. Please mark your calendar for the Peninsula Council Annual Meeting on August 11th.

Overall, home sales for 2017 were good and comparable to 2016, which is another strong indicator that our community is very desirable. As we finalize our planned improvements for 2018, your Special Maintenance Committee is developing plans for the new landscaping of the median on Cross Road. Unfortunately, the large cherry trees that were over 30 years old became diseased and were dying despite all of our efforts to save them. In addition, many of the shrubs had grown to a size that impaired visibility for traffic. The new landscaping will be completed this spring as early as possible.

It has been another successful year for our community which is now 55 years old. Yes, as time goes on, there have been changes, but I believe that the changes have been improvements and have kept us up to date. Your Board, Officers, Peninsula Council staff, and homeowners deserve the credit for keeping New Seabury a wonderful community.



## Peninsula Council Annual Meeting Saturday, August 11, 2018

Elections for Officers for the term of 2018 - 2021 will take place at this year's Peninsula Council Annual Meeting. Please plan to attend. Feel free to reach out to any of the Nominating Committee members should you have interest in joining the ranks of leadership in this community. We are always looking for new ideas and energy.

### Peninsula Council Nominating Committee

Joe Fisher, Chair  
Cindy King  
Alicia Morrow  
Catherine Power  
Mike Richardson

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Joe Grainger  
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(508) 477-7303



# Executive Director's Report

Mike Richardson

Happy New Year and all that stuff to all!!! Another one behind us and one more year of challenges ahead. It was a good year, one of many challenges, and many successes. Looking back, it was full of twists and turns, beginnings and ends, and yet we came out of it stronger and more balanced than ever before.

The Peninsula Council staff are all "300 hitters." The office has a high energy level, and everyone is running at an enviable speed. With the exception of location, the operation runs very smoothly. I'd like to think that is primarily due to my excellent leadership, but I have been reminded by Peggy that my leadership has absolutely nothing to do with it. I believe she is right, or at least I am not going to argue with her in public.

Our finances are in wonderful shape even with the 60 years of stress on our area. We are managing the roads, drains, lights, trees, etc. very well in spite of their age, and I can say without a doubt that age is showing its wrinkles in many areas.

Maintenance is a very common word for the day-to-day, never-ceasing opportunities to fail. If we aren't at the top of our game, we end up like the Cleveland Browns; instead, we believe we are more like the New England Patriots....not a Super Bowl winner every year, but a contender.

Many thanks go to the extremely high percentage of residents who pay their fees. You are the offense and the defense as your payments put us in a position to get the job done regularly with no exceptions. Additionally, the vendors we hire are mostly local small business owners who take pride in their work and in the community in which they live. Like all of us who live here, they are our partners, and want their work to be seen as high quality.

We embark on yet another year, one in which I am turning even older than the community; yet, the desire still burns for excellence. Our Officers, our Board of Directors, our vendors and our residents are all proud to be part of a winning team. It's not easy, but it's rewarding; it's not simple, but it's something we have figured out; it's not boring since we are challenged daily; and, it's not for the weak of heart.

I like some of the catch phrases or buzz words used by our Patriots..Do Your Job, and/or Not Done...they really stand for what we are...a group of individuals who love where we live enough to work at keeping it wonderful.

It's not because "I am really like smart"...it's because "I am really like me."

Enjoy the off season wherever you are...let me know how you are doing, and I will keep doing the job for ya.



## Treasurer's Report

Mike Richardson

It is with heavy heart that I give over the writing of my Treasurer's Report to Darlene Furbush moving forward after she was unanimously elected to replace Jane Goubeaux for the remainder of Jane's term. Jane is recovering at Atria and hardly needs another responsibility when her entire concentration should be on getting better, and we know she will.

The Peninsula Council/ARC ended the year in a very favorable position in spite of



### PENINSULA COUNCIL COMMITTEES

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### PENINSULA REPORTER VOLUME 46, NUMBER 4 FEBRUARY 2018

#### MARY JANE RICHARDSON, EDITOR

#### PENINSULA REPORTER EDITORIAL BOARD

Tom Caston • Tim McMaster • Mike Richardson

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some trying challenges this year. We started with money in the bank, collected money all year, expended money all year, and ended the year with money in the bank. What a great job I have done for Jane! Truth be known, our success is due to everyone in the community who participates.

We'll be developing the prototypical pie charts for the Reporter for all to see where the money goes. The pies will look very similar to the past several years since we spend the money primarily in the same places. Things grow, we cut, it continues to grow, we continue to cut, that sort of thing. Roads are in great shape, landscaping likewise, and we continue to work on gas and electric lights.

Of major importance, however, is that resident money goes back into resident values. Like getting a haircut, shining your shoes, buying some clothes...we spend your money bringing value back to you.

Every Village ended the year with money in their checking account, some more, some less, and they all have the opportunity to put it in their reserves. Special Maintenance did likewise and so did ARC. Membership is pretty much flat - what we take in, we put out.

Your PC/ARC is financially viable for our future. Feel free to stop in and see what we do and how we account for it financially.

Of serious importance is that we have maintained costs over the years with a very conservative approach. Increases in fees have been kept to a minimum and we negotiate vendor rates every year. We have been successful keeping their rates very competitive. It's a nice picture if values continue to rise while expenses are reasonably flat, and that has been our goal.

New Seabury has seen a lot of change. We combine history with an eye on the future. We look at today's dollars and see improved results. We are moving with the changes, albeit in a fashion that keeps our look and feel, but a sense of newness.

Thanks for all your support. Stay tuned for the pie charts and additional financial information in the May *Peninsula Reporter*, and please continue to pay fees in a timely manner. The reality is that you are paying yourself.

## Special Maintenance Report

Tom Caston

At our Special Maintenance meeting in January, the Committee finalized our operating budget for 2018. We ended the year with a cash balance of \$102,000 and our road reserve now stands at \$425,000. Our overall expenses were slightly higher due to storm prep and cleanup. We will continue to prune trees where needed and remove the ones that appear to be in danger of falling. Other expenses were normal, but as we all know, the future is unpredictable.

During the year, we upgraded and added to our walking paths, which now total seven miles.

Additional plantings were added to our gardens and a major project for 2018 will be replacing the diseased trees and upgrading the island strip at Cross Road. The decision to remove the beautiful cherry trees was a difficult one because we enjoyed the spring blossoms for many years. The trees were diseased and rotting, and the experts said that they couldn't be saved. A new plan has been designed for the entire strip, which will include a number of flowering trees and plantings.

We now have replaced 85% of our pole and ground lights with LEDs. The new lighting is a vast improvement and reduces our annual energy cost.

Enjoy the remainder of the season, and may the snow and ice stay away.



### PHOTO CREDITS

**FRONT COVER:** Tom Bone

**Cape Cod Views:** Tom Bone

**Bright Coves:** Tom Bone

**Congratulations, Fishermen's View:** MJ Richardson

**Country Club Happenings:** Mike Richardson

**Flag Pride:** George List

**Greensward:** Mike Richardson

**Greetings From The Sales Cottage:** Mike Degnan

**Mashpee Commons By Design:** Submitted by Mary Derr

**Men's Social Club at New Seabury:** Mike Richardson

**Out on the Town:** Susan Clark

**Popponesset Island:** Tom Bone

**Save Popponesset Bay:** Eric Peterson

**Sea Breezes Bridge Club:** Noreen Waters

**Triton Sound:** Jackie Baudanza

**Vineyard Reach:** Connie Strait

**Women's Club of New Seabury:** Carolyn Noble

**BACK COVER:** Jackie Baudanza

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Darlene Furbush, Greensward (508) 477-1691

#### SECOND VICE-PRESIDENT

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Jane Goubeaux, Bright Coves (508) 477-4345

#### SECRETARY

Mary Jane Richardson, Greensward (508) 477-3280

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### PENINSULA COUNCIL

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(508) 539-0028

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Tom Bone, ARC Administrator

(508) 477-8855

Steve Cook of Cotuit Bay Design

Tim McMaster, Member



# ARC Report

Tom Bone



Here in the ARC office, we keep very, very busy. We try to stay current on Dow Jones fluctuations, venture to the Commons for boutique coffee orders, hold post-luncheon chess matches, and schedule crucial down time periods to focus on creating new, artsy-craftsy names for paint colors we can sell to Benjamin Moore and Sherwin Williams for big money. The right content can garner excitement in posh Manhattan Salons and LA Canyon Communities. For example, light brown, blue and gray could be sold as “Saffron Sandals,” “Azure Aquatint,” and “In-between Black and White.” We also make time to assist New Seabury property owners with their home and property improvements. We do this by working with home owners and their contractors reviewing plans, ensuring the envisioned project meets Peninsula Council ARC Guidelines, and issuing permits.

In calendar year 2017, the Peninsula Council’s Architectural Review Committee issued 269 permits for projects ranging from Tree Removal to Raze and Rebuild a home. As you would expect, the Villages with the most permit activity were:

Greensward = 50	Bright Coves = 47
Highwood = 34	Fells Pond = 30
The Mews = 28	Summersea = 20

Included in the total are 11 new home construction permits and many additions and other major improvements. These larger efforts require a home owner and/or contractor to present formal plans to the ARC members at a formal hearing. Very honestly, the ARC members offer recommendations and solutions rather than “No. Do it over.” The ARC is here to help and we do.

In addition to permits, 124 properties were sold during the year. This latter metric is important because the ARC verifies that there are no encumbrances with the property from an ARC perspective. If there are encumbrances, the transaction is put on hold until the issues are settled. Think about the paperwork real estate transactions generate – it all flows through the ARC for our review. I am pleased to inform you that no sales were delayed due to ARC inefficiency. No Real Estate agents were screaming apocalyptically...well, wait, that’s not completely true...no real estate agent shrieking was due to delayed paperwork here, which is a good thing.

Yes, yes. You very well may wonder how ARC can keep all this activity flowing without a hitch. It is amazing, isn’t it? The process is predicated on a basketball coach’s instruction to my Point Guard daughter: “KYP, Tess. KYP.” Got it? Know. Your. People. Know who to pass to, know who can block out. Here in the ARC, I KYP. That’s why I asked Peggy Bone to handle the real estate transactions, not me. Are you kidding! KYP! Sotheby’s thanks you, Peggy, as do I.

The Peninsula Council and ARC are temporarily housed in The Grace Brain Center, at 33 Seaneast Drive. We are on the third floor.

**Off- Season Office hours:**

Monday – Thursday, 9:00 a.m. – 3:00 p.m.

**Telephone:** 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/>

The ARC members are currently working through the ARC Guidelines, revising them to make the home improvement process as efficient for you as possible while maintaining our focus on improving the value of New Seabury for every home owner. I will provide you a synopsis of our revisions in the next Newsletter.

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

Thank you.

## BOARD OF DIRECTORS 2018 SCHEDULE OF MEETINGS

JANUARY 20  
FEBRUARY 17  
MARCH 17  
APRIL 21  
MAY 19  
JUNE 16  
JULY - NO MEETING

AUGUST 11 - PENINSULA COUNCIL  
ANNUAL MEETING  
SEPTEMBER 15  
OCTOBER 20  
NOVEMBER 17  
DECEMBER - NO MEETING

## ARCHITECTURAL REVIEW COMMITTEE 2018 SCHEDULE OF ARC MEETINGS

### DATE OF MEETING

JANUARY 3  
FEBRUARY 7  
MARCH 7  
APRIL 4  
MAY 2  
JUNE 6  
JULY 11  
AUGUST 1  
SEPTEMBER 5  
OCTOBER 3  
NOVEMBER 7  
DECEMBER 5

### DEADLINE TO GET ON AGENDA

DECEMBER 28  
FEBRUARY 1  
MARCH 1  
MARCH 29  
APRIL 26  
JUNE 1  
JULY 6  
JULY 27  
AUGUST 30  
SEPTEMBER 27  
NOVEMBER 1  
NOVEMBER 29

TOM BONE, ARC ADMINISTRATOR



*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.







64 Great Neck Road, South  
Mashpee, MA 02649  
**508-539-1300**



Scheduled to open in August 2018, Laurentide at Mashpee Commons will be a state-of-the-art senior living community. With 70 beautifully appointed apartments, Laurentide will offer independent living, assisted living, and their Avita Memory Care program. Laurentide at Mashpee Commons is part of the Northbridge Companies founded by Jim Coughlin and Wendy Nowokunski who bring 25 years of knowledge and understanding to the senior living experience.

**Their goal:**

*To bring respect compassion and integrity to the seniors and their families.*

**Their mission:**

*"We believe it is time for the next generation of senior living. We believe that in everything we do, every day, our emphasis needs to be on living well and loving life."*

**The meaning of Laurentide?**

Cape Cod is a terminal moraine (an accumulation of rocks and debris at the outermost edge of where a glacier or ice sheet existed), created by the Laurentide Ice Sheet that dominated much of the northern landscape of North America between 16,000 to 20,000 years ago.

Just as the Laurentide Ice Sheet launched the formation of Cape Cod, Laurentide at Mashpee Commons will bring inspiration and new life to its residents with features and services such as:

- 70 Beautifully appointed apartments:  
52 Traditional apartments, studios, one-bedroom, two-bedroom, which will accommodate both Independent and Assisted Living.

Avita, the Northbridge Companies Signature Memory Care community within Laurentide will feature 18 apartments.

- Full calendar of social programs

- The Innovative S.T.A.R Club (Sharp Thinking, Active Residents)
- "Dine at Your Convenience" with Eat Fresh, Eat Local menus featuring collaborations with local growers and producers of vegetables, fruits, herbs and seafood to create a dining experience that focuses on local tastes, freshness and seasonal offerings.
- Housekeeping and linen service
- Pub & Lounge
- Good Dog Café
- Brain Gym, a unique memory strengthening centered around purposeful technologies
- Theater
- Artist in Residence Studio
- Spa, Salon & Barber Shop
- Sunroom
- Library
- Fitness Center
- Assistance with personal care :
  - 45 minutes per day Assisted Living
  - 60 minutes per day Avita Memory Care
- Additional Care Packages Available
- Assistance with self-administered medications
- All utilities included, excluding telephone and cable TV
- State-of-the-art Emergency Call System
- Complimentary Wi-Fi Access
- Exclusive Charter Membership with enticing benefits available

This community is a necessary addition to our growing area taking into consideration it is a much needed resource to our population. Laurentide at Mashpee Commons will allow seniors to remain on Cape Cod to procure the care they need and deserve. If you or a friend may be interested in learning more, contact Maureen O'Leary, Sales Director, at 508-539-1300 or [maureen@laurentidemashpeecommons.com](mailto:maureen@laurentidemashpeecommons.com).

MJ Richardson

\*Information provided by Laurentide at Mashpee Commons.



# SUCCESSFULLY SELLING NEW SEABURY



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# Village Reports

• at New Seabury •

## Bright Coves

**Eric Peterson**

**email:**[hansonpeterson@aol.com](mailto:hansonpeterson@aol.com)

We had quite a cold snap that lasted two or three weeks into mid-January. Some docks in Bright Coves suffered damage, but it could have been worse considering the ice was almost a foot thick in many areas. We also had a nasty Northeaster during a full moon that saw storm surges as high as they've been in many years with hurricane force winds. Popponeset

Spit fared well through the storm with no evidence of over washes. The work that Save Popponeset Bay ([savepopponesetbay.org](http://savepopponesetbay.org)) has done over recent years has certainly made a difference in protecting the Spit from such storms. Thanks to the generosity of many families in our community, many thousands of cubic yards of sand have been placed on the Spit and many thousands of new beach grass plants have been installed. However, the rebuilding of the Spit is far from complete; so please consider donating to the cause if you haven't already. Wishing you all a happy and healthy new year!



*Spoondrift Cove in winter 2018.*



# Fells Pond

Catherine Power

Email: [cpower148@comcast.net](mailto:cpower148@comcast.net)

The snow is snowing! The wind is blowing! But, we can weather these storms! Sounds like a song!

What crazy weather! As I look at the pond through my sliders, I think what a beautiful sight, even though it's frozen. I count our blessings; we could be in California with fires and mudslides or in the Caribbean or Puerto Rico with hurricanes and floods.

We had snow and ice, but the town did a great

job of sanding and plowing. Wherever they missed, we had Quality Tree plow and salt, and clean off all of the storm drains. We also had four large trees down, which were promptly removed. I would say we are in great shape in Fells Pond - not many complaints.

We have lost some of our long time neighbors and gained some new ones. So, welcome to our beautiful Village. I know that you will enjoy living here and enjoy our special pond.

Just think..... it's almost spring!

## **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
- Weed-Free Driveway
- Motion Light Installation
- Tree Program
- Home Security Systems

## **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.



# GREENSWARD

**Alicia Morrow**

**Email: [morrowmam@yahoo.com](mailto:morrowmam@yahoo.com)**

*Live each season as it passes.*

**H**enry David Thoreau did not live in Greensward Village but, if he did, he could have written "On Walton Pond!" For years, rainwater accumulated at the intersection of Walton Heath Way and Great Oak Road. In the winter, Walton Pond froze and created a hazard to drivers entering and departing our Village. For many years, we begged and pleaded with the Town of Mashpee's DPW to eliminate this safety hazard. Finally, in 2017, they responded and installed a drain. This winter, driving in and out of the back entrance of New Seabury should be much safer.

Speaking of the Walton Heath Way entrance, you may have noticed the paint peeling off the guardhouse. In 2018, Special Maintenance will paint it grey with white trim.

The Greensward Village Committee would like to give a "shout out" to Tom Bone, the Peninsula Council's ARC Administrator. Although Tom does not hesitate to get involved when needed or requested, he advocates and supports having the



*The Walton Heath entrance was beautifully decorated this past holiday season.*

Village officers handle issues at the Village level. Last year, this approach was very successful in resolving several Greensward Village homeowners' concerns such as issues with outdoor lights and guest parking.

As a final note, watch out for "flying squirrels!" These critters have invaded a couple of attics on Walton Heath Way.

---

# HIGH WOOD

**Patrick McKeown**

**Email: [mckeown.p@gmail.com](mailto:mckeown.p@gmail.com)**

**T**his past holiday season tied the longest stretch of consecutive days below 20 degrees Fahrenheit in one hundred years. Fortunately, we survived any major snowfall and we did not have much storm cleanup to do in the village. It is important for homeowners to have someone to monitor their properties at this time of year as pipes can freeze very easily in these frigid conditions.

This past year we were \$1,800 over budget. Most of this was spent in landscaping and in storm cleanup. We had heavy snowfall last winter, along with hurricane force winds in the fall, that forced us to do more tree trimming and removal than we had budgeted. Despite this small setback,

we were able to add revenue to our reserves. We recently mailed out this year's Village fees to all property owners. Prompt payment would be greatly appreciated.

Currently, one new home is under construction on Surrey Place. Several minor additions are also in progress throughout Highwood. The real estate market appears to be stagnant in the community.

Several residents have had questions regarding the maintenance responsibility of the reserve areas in our Village. It is the responsibility of Highwood Village to maintain these areas. Individual homeowners are not responsible for this maintenance. If anybody needs clarification, please contact your Village committee.

Our yearly brush collection will be in late May this year. Please do not place debris roadside until this time.

We look forward to seeing you in the spring.



# The Mews

Patty Donohue

Email: [pattydonohue@hotmail.com](mailto:pattydonohue@hotmail.com)

I promised not to mention the freezing weather, and then today was sunny and in the 40s... good old Massachusetts! Fortunately, we will be leaving for Florida, so we are very excited. Our committee will be available, so if you have an immediate need, call Charlie or Sheila Robinson and they can reach me. Or you can call Steve Sykes who is usually at the Cape on a monthly basis.

We have some programs for the spring including Brassie Path and new LED ground lighting at entrances and throughout common areas, depending on costs. We are in good shape financially, so hoping to do both projects.

We have hired a new landscaper, Rick Coriste, who will be working on the entrances as well as other areas. Any suggestions please feel free to call. We welcome suggestions.

Have a mild and healthy winter. See you in May.

## 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.

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# Popponesset Island

Steve Bell

Email: [bell.s@me.com](mailto:bell.s@me.com)

Would Brutus have said, "Spring! Wherefore art thou?" Probably not, because Rome never suffered the cold weather that has slammed beautiful Cape Cod. It's been a season from hell or maybe the South Pole. Pipes have been frozen for some. Docks and pilings flipped for others.

But, there is a light at the end of the tunnel, and a few warm days (maybe into the 40 degree range) have finally appeared. The preparation for winter by most proved to be a valuable effort.



*Popponesset Island under a winter sky.*

Now that we have turned the corner, we can be proud of the New England Patriots (players and management, of course). The Celtics youth effort has been exciting to watch. The Bruins are hanging in. And, the Red Sox are now getting ready to get into action. I guess we live in a sport fan's kind of heaven on earth.

Our island continues to be extremely busy. Houses being built. Houses being remodeled. A few great new neighbors. All is well. We look forward to seeing all soon.



*View from Popponesset Island Bridge.*



# Poppy Place

Nancy Haven

Email: [mvygirl@icloud.com](mailto:mvygirl@icloud.com)

The winter finally arrived with very cold weather and a little snow, which overnight turned into a very icy Poppy Place. As of this writing, no appreciable snow has fallen. Strong winds and rain had been a more prominent feature this winter than in years past. The skating was particularly good during early January's deep freeze! As a result of the weather conditions, several large trees and limbs came down. A quick cleanup throughout our village impacted the year end budget.

Our board has reviewed the preliminary 2018 annual budget. During this process, it became evident that an updated Reserves Analysis is indeed needed for our community's long term maintenance and future budget planning.

Our private community street is nearing 15 years of service since construction began in 2005. Maintenance of the asphalt pavement is the responsibility of the Homeowners Association, and thus a plan is in place to extend and preserve the useful life of our street. The board has reviewed and approved the cost to seal the current Poppy Place community pavement. This project is planned to occur later this April, weather permitting. The same seal-coating treatment for individual driveways will be completed simultaneously in this coming spring



2018. Individual private areas and the associated driveways are the responsibility of each owner. The average cost per driveway is in the area of \$275. Variance cost has been determined by the actual surface area of individual driveways. Only the street maintenance portion will be funded through the appropriate reserves account. The details of costs will be included with your annual HOA statements, which will be forthcoming later this month.

New for 2018, all owners are invited to attend the monthly Board Meeting conference calls. The Peninsula Council, our property manager, will send e-mail notification to all owners in advance of each monthly meeting.



*The Blue Moon at sunrise as captured by George List.*



*A Cape Cod Snow Bird as captured by Tom Bone.*



*A winter sunset as captured by Jackie Baudanza.*

# Sandalwood

Karyn O'Connor

Email: [ciao713@gmail.com](mailto:ciao713@gmail.com)

Winter is upon us and we are hoping that spring shows up early! Brrrr – it's been very cold. And Sandalwood is very quiet right now. Although we do have the most year-round residents of all New Seabury villages – it looks like this year many of you headed south! Good decision!

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

- The split rail fence has been finished and is weathering nicely and it looks great. When the green grass of spring comes along it will look like it's always been there. It mirrors the roadways of New Seabury proper and ties our landscaping to theirs. We hope you are happy with the results.
- We lost power to the Guard Shack for some reason; that will certainly be fixed by the time you receive this newsletter.
- The tree trimming and the fall cleanup went exceptionally well, and we think that Quality Tree and LBM did great jobs getting us in shape for winter ice and snow.
- We have five houses for sale in the Village at last check – ranging in price from \$379,000 to \$549,000. We are sorry to see our neighbors leave, but wish you all well, thank you for your contributions to making Sandalwood a better

place to live over the years, and we are looking forward to meeting the new folks! We also have one new house going up on West Way – it looks like it's going to be beautiful. Progress!

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

Check out the Sandalwood website. We are trying to do a better job of communicating with everyone and we are posting seasonal updates on our web page – the latest is titled "Winter 2017 Update". We will also post the 12/17 budget numbers as soon as they have been finalized. Check back soon to get your up to date information.

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.

Please try to keep your cars off the streets if possible; it makes plowing and maneuvering the icy or snowy roads easier for all of us. Thanks!

We want to wish all of our neighbors who are golfing, playing tennis and swimming in the sunny south a wonderful winter season. For those of you here in the cold we hope to see you around!

---

## SUMMERSEA

Larry Rand

Email: [lirmd@aol.com](mailto:lirmd@aol.com)

Was this the coldest winter ever in New Seabury? I don't really know, but some days it sure felt like it. Single digits with wind chills below zero are not what we bargained for. Fortunately, that should be behind us now as we look forward to spring and a reawakening. A few crocus peeking through the snow can be seen in places and that's just the beginning. Soon the forsythia and Korean azaleas will let us know this is the real thing. I even saw a resident jogging on Summersea Road. Haven't seen much of that this winter. Be careful out there!

As we start getting out and about, remember to clean off the leaves from all paths, driveways, and grassy areas so our Village can look its best. There will be a pickup of small twigs and branches left by the road around Memorial Day. We have not set a date for our Summersea Village Annual Meeting yet, but it will be announced as soon as it is determined. It is usually in mid to late July. Look for it and try to attend. The quiet time is over. Get ready for another wonderful spring and summer in beautiful Summersea Village. Any suggestions to help make our Village a better place would be appreciated.



# TRITON SOUND

**George List**

**Email: [gfbalist@gmail.com](mailto:gfbalist@gmail.com)**

Winter arrived on Cape Cod with two of the coldest weeks in memory for the New Seabury non-snowbirds. We have had single digits and zero degrees with wind chills of -20. There has even been some ice out in the salt water and at the ocean's edge. I did bundle up and took my morning walks each day and didn't see many out there except for Gene O'Donnell who also braved the cold winds.

We have had a few light snows and some ice, and it's not been too bad. People need to continue to have their homes checked to avoid freeze-ups and damage.

The town has kept the roads in good condition and as long as people use good judgment, they can do well in the winter conditions.

At this time, the budget for the year is being looked at. We have had a flat year as far as our expenses/income go and will not have any surplus to add to our balance as we have experienced much larger than expected costs related to downed trees and washouts on Marjorie's Way. I have met with Tom Caston on site and will meet once more with him and Quality Tree to look at the repair work that was done and attempt to ensure



*Sea Ice.*

that we have a better plan in place to avoid these expenses in the future. The problems were related to a few very heavy rain storms and very high winds of up to 80 MPH.

We will once again see about getting our speed tables down on the roads to ensure the safety of all people walking the few children that visit and are on the road from time to time. We continue to have a few people who would rather walk in the roadway rather than use the walking path. Please feel free to contact me with your thoughts on this or any issue.

Wishing you all a healthy and happy 2018 and enjoy the rest of the winter.

---

## Vineyard Reach

**Connie Strait**

**Email: [iseestrait@yahoo.com](mailto:iseestrait@yahoo.com)**

What a quiet peaceful winter in Vineyard Reach. Our properties have weathered well despite the winter cold, and we are all lucky to know that our homes are being looked after with our Winter Watch program through our Homeowner's Association. Our Board of Directors will remain the same as last year, and we thank Steve Kaufman for once again stepping up to lead us for another term. Our new Association fees have been lowered significantly as we go into the year 2018 in great financial standings while still maintaining a solid reserve fund. It has been fun taking walks this winter from our neighborhood over to the new Athletic Facility and enjoying a warm



*Looking out towards the Sound across a snowy Dunes Course.*

cup of coffee and meeting up with others that are not snowbirds. Living in Vineyard Reach for the last ten years is truly an amazing experience!

# Mashpee Commons by Design

Mary Derr

## Continues into the New Year with a Series of Public Forums

**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 – officially launched on September 6, 2017 at the town of Mashpee's Planning Board Meeting. Since that initial public presentation, Mashpee Commons has held three public visioning workshops, designed to gather the community's thoughts on what their ideal vision is for Mashpee Commons' future.

The first two meetings took place at the Mashpee Public Library on Tuesday, October 24th at 6pm and Saturday, December 2nd at 10am. The last of the 2017 visioning sessions took place on Wednesday, December 6th at 7pm at Mashpee Town Hall during the regularly scheduled Planning Board meeting. Mashpee Commons aims to schedule the meetings during a range of times at accessible locations, in order to give the public various opportunities to attend.



The community's input was gathered at these initial meetings through surveys and various interactive exercises, such as small group brainstorm sessions, during which a group leader documented the team's thoughts. The data that was collected at the public meetings has been thoroughly sorted and analyzed. The overarching themes that were discovered through the process will be used to shape a series of public forums scheduled to kick-off in March 2018. The forums will dig deeper into the topics that rose to the surface as the main areas of interest. The preliminary schedule includes:



### HOUSING ON THE CAPE

Tuesday, March 6th, 7-9pm, Mashpee Public Library

### SYSTEMS PLANNING BY DESIGN

Tuesday, March 13th, 7-9pm, Mashpee Public Library

### MUNICIPAL VALUE BY DESIGN

Tuesday, March 27th, 7-9pm, Mashpee Public Library

### ZONING FOR THE 21ST CENTURY

Tuesday, April 3rd, 7-9pm, Mashpee Public Library

Additional details regarding the upcoming forums will be shared on the Mashpee Commons by Design facebook page: [facebook.com/mashpeecommonsbydesign](https://facebook.com/mashpeecommonsbydesign) and website: [mashpeecommons.com/future](https://mashpeecommons.com/future)

While the Mashpee Commons by Design process is in the works, business as usual will continue at Mashpee Commons, which means you will still find over 60 locally owned businesses in the neighborhood, as well as numerous top-rated restaurants, and free community events throughout the year. Keep an eye out for their annual Photos with the Easter Bunny event, happening on Saturday, March 31st and a full schedule of events at the Bandstand this spring and summer, including theater performances and live music.







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*A Snowy Walk on the Beach.*

*George List*



*When is dad coming home from the Peninsula Council?*  
*Mike Richardson*



*South Cape Beach*

*Tom Bone*

We will post them either in the *Peninsula Reporter* or on the Peninsula Council website and credit you as the photographer.

Email photos to: [pccomm@comcast.net](mailto:pccomm@comcast.net) with the word **PHOTOS** in the subject line.



Send us your photos of New Seabury, Cape Cod or scenes of local interest.

# Flowering Cherry Trees at Cross Road



A familiar part of our landscape changed this winter when the difficult decision was made to remove the cherry trees along Cross Road. For many years we have been able to enjoy the beauty of their springtime blossoms, and we are fortunate that Rebecca O'Donnell captured their splendor in her oil painting, *Flowering Cherry Trees at Cross Road, New Seabury*.

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You may have noticed the sign as you travel down Route 130 on your way to or from the Sagamore Bridge.

The team of Darryl Laman and Chad Earnest has opened Industry Ale House in Forestdale. Darryl Laman is a former Executive Sous Chef at New Seabury Country Club and former Executive Chef of the Ridge Club in Sandwich. Chad Earnest, an alum of the Culinary Institute of America '00, is former A la Carte/Function Chef at Popponesset Inn.

We like to sit in the bar with Harry, a great bartender, or Darryl may be at the bar if he's not in the kitchen cooking. Both are very knowledgeable on the over 20 beers on tap they have to offer. I can attest to the fact that Harry makes the best cosmopolitan. The restaurant has a large comfortable dining room perfect for a family or dinner with friends. Crayons are on hand to keep the little ones busy while you dine.

Now the best part – the food. I have dined here on numerous occasions with my husband, Charlie, and with friends. Everyone has their favorites. Our friend Donald loves the buttermilk fried shrimp - butterflied jumbo shrimp marinated in buttermilk & spices with cocktail sauce. Charlie loves the smoked pork nachos, billed as a starter but more than enough for dinner (even when I grab a few off his plate). Of note, Darryl smokes the pork himself in his smoker located out back of the restaurant. One of my favorites is the grilled hearts of romaine salad – grilled romaine with corn, tomatoes and gorgonzola house vinaigrette. Another great choice is the buffalo chicken mac and cheese – so yummy, and enough left



*Darryl at the bar.*

over for lunch the next day. And another great option is the meatloaf – mouthwatering comfort food with mashed potato and veggies. And if all you feel like is a burger, you're in the right place – there are nine to choose from! And don't forget dessert. Great choices.

Watch for their weekend specials announced on Facebook. "Like" their page and you will be informed of the latest additions to the menu. Two of the specials we have particularly enjoyed are the tenderloin wellington and Darryl's house smoked ribs – scrumptious.

This past weekend we went for Sunday brunch which starts at 10 a.m. (adult drinks are served starting at 11 a.m.) We opted for eggs benedict (poached eggs atop griddled English muffins with a thick cut of smoked pork loin and REAL hollandaise sauce). Charlie had slow braised short rib hash, (shredded short ribs, caramelized onion and Yukon gold potatoes) topped with eggs over easy. Both were excellent. There is also a kids menu – so bring the whole family and enjoy!

We have become regulars at the restaurant and dine there frequently. Check it out and you'll understand why.



# Out on the Town



*Virgin Mary, Eggs benedict and homemade hash with eggs.*

To thank them for their service, Armed Services Members receive a 10% discount on all food orders, take out and dine in with valid Government ID.



*House smoked ribs and tenderloin wellington.*

To learn more about the restaurant and check out the menu, visit its website: [www.industryalehouse.com](http://www.industryalehouse.com).



If you are interested in sharing your dining experiences at a local restaurant, please notify the Peninsula Council at 508-539-0028.

You will receive payment in the amount of \$50 to be used toward your meal.

*Must be a New Seabury resident to participate.*

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## *Sea Breezes Bridge Club Celebrates the 2017 Holidays*



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

### *Thank you!*

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*The Golf Classic is sponsored by the Peninsula Council.*

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Brian Mone and Michael  
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Thomas Semowick and  
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Thomas and Sherry Snow  
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### **THE MEWS**

Sheila Mone

### **MEWS 4A**

Robert, Patricia and  
Michael Flaherty

### **MEWS 5A**

Stacey Armstrong

### **PRESERVE AT FLAT POND**

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### **SANDALWOOD**

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### **SEAQUARTERS**

Valerie Cagnina

### **SEASIDE**

William and  
Shannon Quinby

### **SUMMERSEA**

John and Kara Hoang

### **VINEYARD REACH**

Marshall and  
Pamela Baldassarre

**NEW HOMEOWNERS!**

*Welcome*

# Save Popponesset Bay: Update

Marlene Perkins

So far this winter, Mother Nature has created many challenges. We've endured record cold temperatures, high winds, and a supernova moon causing a very high tide surge. We continue to closely monitor each storm and post updates on our Facebook page, along with pictures, as well as information of severe ice damage which enables residents to evaluate the needs to check their own homes and docks.

Please keep informed of all that we at Save Popponesset Bay are doing by joining our email list, which you may do by sending an email to [info@savepopponessetbay.org](mailto:info@savepopponessetbay.org). Also please visit our Facebook page <https://facebook.com/SavePopponessetBay/> and Like and Follow us. We invite you to also post updates and your favorite photos of our "happy place!"

The SPB Board held its annual planning meeting on January 16th to review our performance, reassess our needs and refine our goals for 2018 and beyond. Over the past five years our scope has expanded dramatically, beginning with the

Spit restoration, the management of the channel expansion planning and managing regulations on Spit maintenance and security. Did you know that the Board meets every week throughout the year to manage the work needed to protect, restore and enhance the Spit and the Bay? We are the stewards to the Bay and the Spit, a wildlife preserve we share with endangered species, and want to keep our fragile ecosystem sustainable for years to come.

The SPB Board is a 100% volunteer-operated organization and includes the following members from multiple neighborhoods: John Malloy and Bob Hughes (Popponesset), Mike Oleksak and Eric Peterson (Bright Coves), Margie Ross Decter and Mike Moskowitz (Popponesset Island) and we welcome our newest Board Member, Kathy Cramer (Bright Coves). We are always looking for volunteer help and would welcome your expertise. Any amount of help would be appreciated. We are looking for volunteers to assist in the areas of:

- Environmental sustainability
- Spit Protection
- Project Management
- Event Planning
- Community Building.

Last year our operating budget was \$85,000 and our goal for capital improvements to stabilize the Spit as a barrier beach, enhance navigation channels, and restore endangered species habitat for the enjoyment of all exceeds \$2 million. We rely 100% on donations and can't do this without your help. We are so grateful for your past support and hope that we can count on you donate annually. We encourage everyone to join us and become annual donors, as this is our community and our responsibility to preserve and restore the Spit and Bay. Please make your tax-deductible gift today (we are a 501c3) by going to [www.SavePopponessetBay.org](http://www.SavePopponessetBay.org).

Thank you in advance for your support in 2018.





*Save the  
Date*

**Thursday July 5, 2018**  
**Save Popponesset Bay**  
**SUMMER**  
**KICK-OFF EVENT**



# Women's Club OF NEW SEABURY

**Mary Jane Richardson, President**

WCNS had a tremendous 2017 and this year is sure to be even better. The Program Committee has conjured up great ideas for some new and different events and speakers at our monthly luncheons and gatherings. Favorite activities such as the annual fashion show, and, of course the summertime Girl's Night Out at the Poppy will be back again in 2018, along with our annual "fun"draiser. Our first luncheon for the year is slated for April. Here's a hint of what we're planning: It's a program that will be sure to get your *Blue Apron* on...New Seabury style. A full calendar of WCNS events will be published in the May edition of the *Peninsula Reporter* and can also be found online at [womensclubofnewseabury.com](http://womensclubofnewseabury.com).

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](http://womensclubofnewseabury.com), or contact Mary Jane Richardson at [mjr4700@comcast.net](mailto:mjr4700@comcast.net).



In 2017, WCNS held their annual fundraiser in support of local food pantries and shelters, and the Mashpee Scholarship Foundation Trust. Representatives of these organizations were invited to lunch at The Club where donation checks were presented by Philanthropy Chair Jane Beaudin. Recipients expressed their gratitude to WCNS and spoke of their organization's mission and goal and described how they support those in our community. Pictured above: Darlene Perkins of Mashpee Council on Aging, Outreach Coordinator; Lynne Waterman of Mashpee Council on Aging, Director; Brenda Swain of Falmouth Service Center, Executive Director; Sean Egan of Mashpee Scholarship Foundation Trust, Chairman; Kathleen Mulherin of St. Vincent de Paul Society, President; Deb Journalist of St. Vincent de Paul Society, Needy Cases; Ruth Provost of Boys and Girls Club of Cape Cod, Chief Executive Director.



*A serene winter scene.*

*Tom Bone*





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# MEN'S SOCIAL CLUB

## AT NEW SEABURY

**Joe Fisher**

Your Social Committee has been working to develop our calendar of events for 2018. First up will be our Welcome Back Reception aka Boys' Night Out scheduled for May followed by a Speakers Luncheon in June, and a night at the Cotuit Center for the Arts for a performance of Man From La Mancha in July with more events to come. If you're not a member and would like to be kept up to date with our events, give us your email and we'll alert you to our events. Contributions to our Mashpee High School Scholarship fund are coming in, and we hope to award at least four scholarships this year.

A warm welcome to our new members: Larry Berenson, Jack Donohue, George Ganzenmueller, Dr. Harold Goldstein, Joe Murphy, Peter Poras, Dario



*Some members of the Men's Club after a recent meeting.*

Sabatini, Tony Shaker and Steve Sharaf. The Club is a great opportunity to make new friends and reconnect in a pleasant social setting.

If you'd like more information you can contact:

Mike Richardson (508-539-0028)

Joe Fisher (508-539-8623)

Tom Caston (508-477-3271)

Bill Blaisdell (508-539-2400)

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# COUNTRY CLUB HAPPENINGS

by MJ and Mike Richardson

## An interview with Chris Card

*President and General Manager*

*The Club at New Seabury, and Grand Harbor Golf & Beach Club*

Any good poker player will tell you that it's all about the cards, and Kenny Rogers told us, "You have to know when to hold 'em, and know when to fold 'em". Well, we have a Card we want to hold on to, new President and General Manager, Chris Card.

We sat down with Chris in late January to learn a little more about the new Executive of the Club, hear of his experiences, his ideas and thoughts about his new challenge, and were excited about his obvious energy and desires to immediately have some positive impact.

Chris welcomed us into his office with a friendly demeanor and relaxed style. A golf professional out of University North Carolina at Wilmington, class of 1993, he was born and raised in Connecticut, so he's no stranger to New England. He's a family man with twin teenage daughters who have enjoyed their worldly travels resulting from Chris' relocations, which came as part of his career advancement and to further his expertise in private club and resort club management.

Chris' resume is impressive and includes some well-known golf clubs. He joined Troon Golf in 2000 working at various courses within the United States. From 2009 to 2012 he was Golf Club General Manager and Director of Golf at Turnberry in Scotland. Then from 2012 to 2015, he became Group General Manager of Abu Dhabi Golf Club and Saadiyat Beach Golf Club, in Abu Dhabi, UAE. Most recently, Chris was General Manager and Chief Operating Officer of the exclusive Ballen Isles Country Club in Palm Beach Gardens, Florida. To say he has a pedigree in golf club management would be an understatement of some magnitude. Not only has he a wealth of golf club management, but he had dealt with a wide variety of cultures along the way; all he says makes for a broad understanding of how to run this complicated business.

Late November 2017 after being pursued by Icahn Enterprises, Chris accepted the position of President and General Manager of The Club at New Seabury, as well as overall President of Club Operations which encompasses oversight of New Seabury and Grand Harbor Golf & Beach Club, in Vero Beach Florida. In this role, he is responsible for all aspects of both clubs, and all the variety of challenges they bring. Chris has already started to get a feel for New Seabury, and he likes what he sees. "It's a really good place, but...it will be great!" It has taken him no time at all to get out and meet with members. His friendly manner is indicative of his interest in us all and our suggestions. He has already studied and made note of the responses on the Members Survey distributed by the Board of Managers.

He was impressed with the obvious relationships between members and staff – such a connection, he said, that isn't often apparent at other clubs, and he believes that bodes well for our future. And, yes, although we were not privy to them, of course, he has ideas...and he is vested in New Seabury with a goal to make life better for Club members, make New Seabury a great place to live, retain our home values...and of course, Make New Seabury Great Again!

His past successes should give the biggest skeptic proof he can do the job! Please welcome Chris Card. We are indeed fortunate to have him on board at New Seabury.



Chris Card





• at New Seabury •

# of note...



## SandwichFest

*Sandwich Chamber of Commerce*

## *Congratulations Fishermen's View!*

MJ and Mike Richardson

We recently learned that Fishermen's View Seafood Market and Restaurant (one of our favorite restaurants) was the recipient of the SandwichFest 2017 Best Sandwich in Sandwich Award - People's Choice - for their Knuckle Sandwich. After hearing the news from



Fishermen's View bartenders, Jack and Stefan, I ordered the famous entree. I now happen to know from personal experience that the Knuckle Sandwich, complete with warm lobster knuckles, BLT, avocado, and mayo, is definitely a winner.

The restaurant again gained celebrity in 2017 when national TV host Rachael Ray set out to do a taste test of the Best Sandwich in Sandwich.

The Sandwich Police Department led

the tour to three of the town's restaurants for a sampling of their favorites - The Uncommon Cafe for The Morning Glory, Cafe Chew for The Smokey Dutchman, and of course... Fishermen's View for the Knuckle Sandwich!



*Stefan and Jack at the Fishermen's View Bar.*

SandwichFest is sponsored by the Sandwich Chamber of Commerce.



*George List*



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## *Developer's Report*

### Greetings from the Sales Cottage

Mike Degnan

Summer will be here soon and there is no better time to purchase your new dream home at New Seabury than now. Great winter incentives are now in place. New Seabury offers several new "move in" ready homes within three fantastic neighborhoods as well as opportunities to build your own custom designed home. Available incentives include...

#### THE COTTAGES AT NEW SEABURY

Twelve beautiful homes are available immediately at greatly discounted prices (just discounted to \$30k -\$90 less than a comparable new build). Thirty Cottages have sold and the developer plans on constructing additional inventory. These homes will sell fast at this pricing. Also available until March 31st, get \$25K off a finished lower level if constructing a to-be built new custom home.



*Twilight at the Cottages*

#### THE PRESERVE AT FLAT POND

Only one home remains in this gated upscale neighborhood. This beautiful Easterly home with gunite pool was recently discounted.

#### OCEANFRONT HOMES AT SEASIDE

Four luxurious deeded beach homes are completed and ready for occupancy. Available homes offer wonderful golf and oceanfront views. Pricing has recently adjusted.

Opportunities are available to view all our model homes by visiting the Sales Cottage at the entrance of New Seabury. We are open daily 9-5. It's best to schedule an appointment in advance to ensure timely attention and viewing. The Sales Cottage can be reached at 508-539-8200.

Spring is just around the corner and the time to start planning for your summer of 2018 is now.

Heather, Patty, Tyler, Meredith and Mike



# news you can use

• at New Seabury •

## Announcing New Seabury Homeowners 12<sup>th</sup> Annual Golf Classic Monday, July 23

1:00 pm Shotgun Start  
More info on page 30

## Congratulations!



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## SAVE THE DATE – 2018 BRUSH PICKUP

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GREENSWARD**

**THE MEWS  
SUMMERSEA**

**FELLS POND  
HIGHWOOD**

**SANDALWOOD  
TRITON SOUND**

Beginning in May, please place all branches to be picked up on your property, next to the street. All brush should have the thickest portion facing the street for the most efficient removal by the contractor. The maximum trunk diameter allowed is 6 inches. Only brush will be picked up. No leaves, trash or other debris, is allowed. Your observance of these guidelines is appreciated.

We appreciate your patience in not placing brush on your property until early May. Our vendors are busy and can only schedule this time in May to pick it up, and if it's put out too soon it just sits there working adversely to the purpose of a brush pick up, which is to improve the overall look of our community.

Additionally, this is a benefit for you, our resident, and not an opportunity for landscapers to avoid doing their jobs. Please make sure if you have a landscaper that they do the entire job for you, including disposal.

**The Peninsula Council has one brush pickup per year – in May. Please do not leave brush on the side of the road at any other time of year.**



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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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### 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



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#### **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

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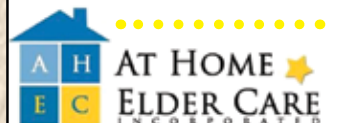
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