



PENINSULA

News from the Peninsula Council
at New Seabury, Cape Cod

Reporter

• at New Seabury •

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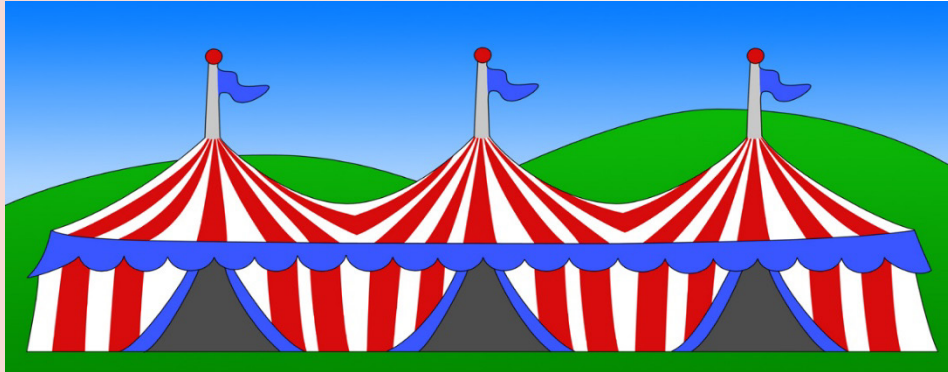
our mission

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Wednesday, September 15, 2021

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If you have any questions, please contact Kitty Gold at 508-477-5106.
Or visit our website: www.womensclubofnewseabury.com

The Women's Club of New Seabury Charitable Trust is a 501(c) (3) charitable organization.

President's Report



It's August and we are well into the summer season. And it's been a pretty good one so far. We have had our fair share of rain mixed in with some beautiful sunny days. All in all, reasonably balanced. I was sitting on the upper deck at the Lure last evening for a casual dinner and as I looked out over the beach and water, I commented to my wife, "when I sit here and look at this, literally a quarter of a mile from home; I realize how much this place has to offer." We have our challenges but they pale in comparison to what we have here.

I think the season has been a good one, thus far. It doesn't feel as hectic as last year. And, except for a beach party that got out of hand over the July 4th holiday, all seems a click better than last season. I don't see as much litter, from humans or dogs, on our paths. The number of complaints we get seems to be down regarding rentals, parties and noise. We have asked the Mashpee Police to increase their patrols in our community and have paid for extra details. Maybe that has helped. Or maybe it's just we are all feeling a bit more relaxed these days as our normal routines settle back in.

The one area where we still get concerns expressed is speeding. Our streets are narrow and loaded with walkers, joggers and bicycles. I am amazed that we have not had a serious accident. Please note that we have asked the police to be aggressive in enforcing speed limits.

We have also asked them to be aware of unlicensed vehicles driving on our roads. Our roads are private, but we still are subject to all town and state laws. Registering your cart for road use is not that expensive and it will save you from a ticket, or worse having to deal with the outcome of an accident with an unregistered vehicle. I checked with a friend who is an insurance litigator for a major insurance company regarding what an insurance company's position would be if someone had an accident with an unregistered vehicle. His advice was that people better check their homeowner policy because they may not be covered, and if they are not covered by an underlying policy then their umbrella policy would not apply. So please, for everyone's benefit, do not drive an unregistered vehicle on our roads.

We are pleased that we were able to have our Peninsula Council Annual Meeting in person this year at the Country Club as we have done in the past. We were able to cover a lot - from finances, roads, drains, development, walking paths to our organizational structure.

Enjoy the remainder of the summer in New Seabury! We were glad to see many of you on August 14th.

Dick Noonan

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PENINSULA REPORTER
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Executive Director's Report

Mike Richardson

..... and this is the rest of the story

Well, here we are midsummer on Cape Cod where the weather has been a much discussed issue. Hot, cool, humid, rain, etc, etc. It sure looks and feels like we are living in a solarium some days, and have discovered the magical formula for growth of bushes, trees, etc. In each of the past many years, we embark on the mission of trimming back our encroaching growth, and this year, it will be an even larger initiative.

At the same time, we see the deterioration of all our water bodies that surround this paradise we call Cape Cod...another area of growth, of algae etc. that is killing recreational use and aquatic life.

Both of the above are major challenges to be met. Add new housing by the hundreds, expansion of Mashpee Commons on the horizon, massive waste water infrastructure work at the ready, the ongoing pandemic issues, and all of a sudden, what's happening to our little piece of paradise??

...and I don't even want to broach anything political-yikes!! Maybe good things about to happen in Foxboro?

While we all simply can't ignore what is happening in our world, here we are in pretty good shape, all things considered. High percentage of fees paid continue on a regular basis - thanks. Vendors have weathered the storm (pun intended) with smaller staffs, and stretching the work hours a bit enabling us to keep this place looking good - thanks. Residents continue to have work done on their properties at a rapid pace that also keep things looking great, and at the same time working within ARC guidelines for the most part - thanks. Your Peninsula Council Board of Directors working diligently to ensure our processes are in place, and Village Committees are definitely deeply involved as well-thanks. I have to say that in spite of all the change happening around us, we have for the most part stayed the course - thanks.

Some changes (and change is good so they say) are about us. We have changed accountants, with one retirement, and are about to change the ARC leadership as well. Tom Bone has decided to enjoy life with relaxation instead of the daily grind of project after project. Good for him. I am hopeful that by the time you read this, you will be saying, "heck, I didn't even know there was a change in ARC leadership" That is my goal, anyway...you will let me know, I am sure.

MJ and I have been involved here since we arrived back in 1998. Since that time, we have probably stepped into just about everything we could, short of doggie gifts on our roads. It's been a good run and we both believe that in some small way, we have had a



Continued to page 5

Executive Directors Report continued from page 4

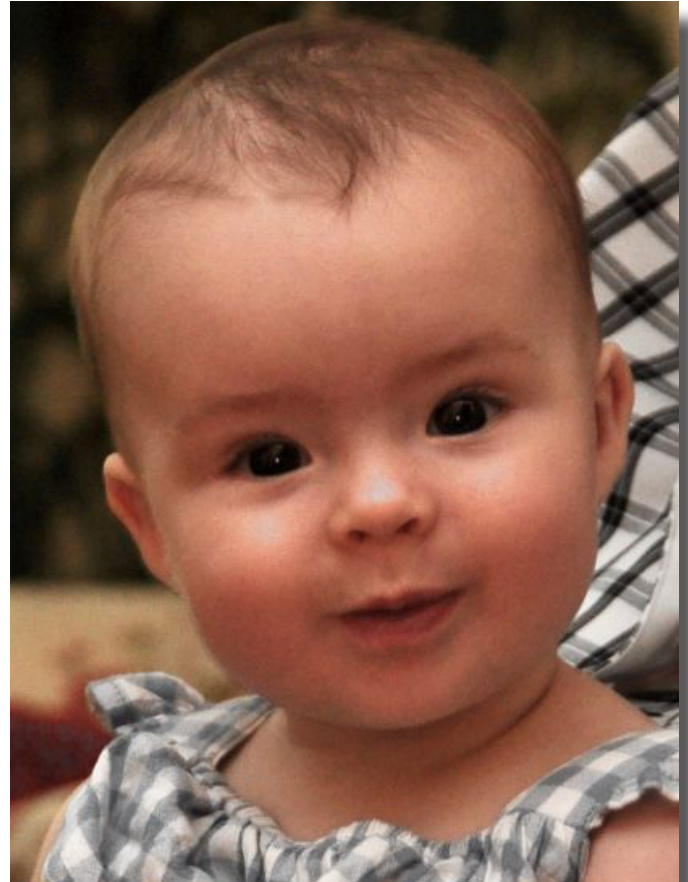
positive impact. It hasn't been without some cuts and bruises, but neither of us has any visible permanent scars. We are surrounded by great folks that volunteer countless hours on Village Committees, Special Maintenance, Town Committees, etc. There is no question that Mashpee/New Seabury is fortunate for all the high quality volunteers....but...more are needed. I ask all to take a moment and ask yourself one question...What can I do to help keep things moving forward, and then join us, your fellow New Seabury residents.

The remainder of 2021 looks to be a challenge on many planes, and frankly folks, this is no time to let down our guard. We will keep this place looking good and maintaining the structure that keeps us strong. I ask you all to consider what you can do to embrace the changes that are all around us, how can you be more accepting of differences, what can you do to encourage greater participation even with the limitations of the pandemic still here, and what can you personally do to make your life more satisfying. Let's all change just enough to have some fun. I probably don't need to say this, but I am definitely in for fun, any time, any place, anywhere!

Remember: The only people that like change are wet babies!

May I help you?

The Peninsula Council is happy to take your call!




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Treasurer's Report

Darlene Furbush

A review of the Village financial reports through the month of May shows all Villages in a plus position. The revenue from the annual dues has rolled in with one Village showing 88.5 % to over 100%.

As reported previously, each Village has different priorities, and issues resulting in more or less reserve balances than other Villages.

Thus far, the expenditures for each Village show the majority of expenses going towards storm drains, landscape, and tree trimming or removal. As the season progresses, the Village expenses could include electrical repairs, beautification, brush cleanup, utilities, and road repairs to name a few.

Over all, the Villages are doing very well.

Special Maintenance Report

Tom Caston

Once again, the Special Maintenance Committee is extremely pleased with the outcome of the efforts put forth by our vendors in making New Seabury a place of beauty.



We have taken over the responsibility of the maintenance of the center island on Cross Road leading to the New Seabury Cottages. We continue to monitor the condition of our roads and drains and also maintain an ongoing dialogue with New Seabury as they continue their development. They have assured us that they will put the roads back in the same condition they were in prior to the beginning of their development.

The overall growth on roadside shrubs and trees has been a bit overwhelming. Within the next few months, we will be doing extensive work trimming trees and shrubs to make these areas beautiful and safe.

With all the additional work we've completed this year, our financials remain stable. As work prices continue to rise, we'll keep a close eye on expenses, but perhaps we will require an increase in the future.

24 HR EMERGENCY PHONE NUMBERS FOR RESIDENTS

Mashpee Police Department	Emergency Number: 911	Non-Emergency Number: 508-539-1480
Mashpee Fire Department	Emergency Number: 911	Non-Emergency Number: 508-539-1454

ARC Report

Mike Richardson

The ARC....almost seems like a place to go visit, or perhaps one of many wonders of the world, but the reality of it is that it's an integral part of New Seabury, both historically as well as today.

There have been many ARC personnel over the years from Chris Burden in the beginning to Jim Vacarro, to Brad Sweet, Frankie Drew, Ann Madonald, and most recently Tom Bone. It seems that the ARC continues down its path leaving many in its wake since the latest casualty is Tom Bone, who retires at the end of July. Tom has given us a solid four years behind the helm and has decided once again to join the ranks of the retired. He has brought change to the ARC function and at the same time a consistent effort that has enabled the Peninsula Council to do its job.

As we look to the future we consider the past. Maybe (we thought) it's time to try a different approach. We therefore approached Distinctive Property Services, a management company presently working with a few of our communities in New Seabury. .

Matt and Elizabeth Philbrick are New Seabury residents and the principals of Distinctive Property Services Management who have stepped up and expressed a willingness to help us continue to perform ARC work moving forward. We have met and walked through the process and by the time you read this article, we should be well into the effort. In fact, most of you (if we do this right) won't see any impact.

This is a change for the Peninsula Council, going out to an organization for assistance vs. growing our own, but it gives us a kick start in an operation where we simply cannot fail to support our homeowners.

Please welcome Matt and Elizabeth and the DPS team into the Peninsula Council family as they help us continue to serve our customers, our residents.



Elizabeth and Matt Philbrick of Distinctive Property Services

MEN'S SOCIAL CLUB at New Seabury

Joe Fisher, President

Our first event of the year was held on July 22, our annual Welcome Back event. A little bit late, but none the less a good time was had by all. The event was held at the Country Club in the Gazebo. The Club did an excellent job catering the food and John, our bartender, was his usual affable self. Most of the attendees left with a door prize. The event was a good kick-off for the year post-Covid.

As previously announced, and continuing our decades long tradition, we awarded four scholarships to Mashpee High School seniors. This year's recipients will be attending the University of Massachusetts, Gordon College and Ithaca College this fall. These awards are made possible each year by the generosity of the Men's Club members.

Watch your email for the announcements of future events that will include a Speakers Series, luncheon and a golf event.



Village Reports

Bright Coves

Marjorie Clapprood
email: mclapprood@aol.com

Ahhhh....open those windows! After the past year, we are finally “opening up”, literally and figuratively! Going out. Breathing fresh air. Seeing our neighborhoods come alive with family, friends and visitors. As I write this report for you, I’m sitting on my back porch, listening to birds chirping, dogs barking in happy doggie-speak, kids laughing as they ride by on their bikes...and I think “this is what they meant by an embarrassment of riches” - right here in our neighborhood. Welcome to Bright Coves!

Like all the Villages here in New Seabury, Bright Coves enjoys so many silver linings to this miserable storm we call COVID. We have to stop now and again to remember that not everyone has the same blessings. It’s good to appreciate these gifts among us, and to be generous of spirit in sharing our bounty with others not so fortunate. It’s been great to see more of your faces and smiles, invite friends over to safely celebrate reunions, and do some sprucing up on the inside and outside. Over the past year we managed to get quite a bit done around the Village – from working with our Popponesset Island neighbors (who share a part of Bright Coves) on shared issues like the bridge and traffic lights – to adding a new Duck House (gorgeous!), doing landscaping projects like planting flowers, sprucing up the reserved areas, adding new benches here and there, and even developing a “Welcome New Neighbor” package (thanks, Carolyn)! We found new ways to communicate on zoom and by facetimeing each other, took more photos to text and post on social media, and we all somehow found a way to “pivot”, in our personal lives and our businesses.



Now we welcome the summer and everything it brings – the sun, sand, sea, BBQs, out-of-town guests and all the magic that our beaches have to offer. We’re digging in to address issues that threaten our waters, and nowhere is it more apparent than at the Spit where work continued through the winter and continues now into the fall and beyond. At our Annual Meeting on July 17th, we got an update on Save Popponesset Bay (SPB), a project that benefits all the Villages in New Seabury and is a responsibility of all of us to protect and preserve. Bright Coves continues to make an annual donation to support this work, and we know so many of you from neighboring villages do the same, so thank you!

Lots more to do – we know real estate is hotter than ever, in rentals and sales, and the uptick in value brings a challenge in managing development – COVID and its variants continue to present a great risk, particularly on the Cape, making our need to encourage family and friends to get vaccinated if they haven’t already - more important

continued on page 9

than ever – and being persistently cautious as we “open up” to be uber vigilant, smart and practice safety in every situation. We’re not out of the woods yet, again a literal and figurative truth, but we’re getting there. Together. You know the mantra “it takes a village”. It does. Bright Coves – and our neighboring Villages – are up to the task!

Looking forward to meeting you all, especially newcomers! Feel free to call or email (see contact info below) and give us a wave and a big “hello!” next time you walk by our porch!

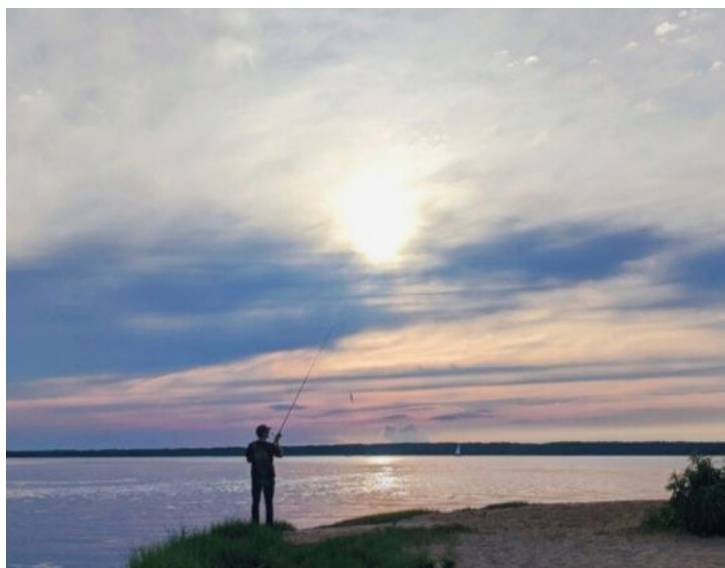
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Moonlight over the Coves.



A burst of fireworks lights the sky!



Fishing at the Spit leads to.....



A good catch!
Julia McCullough holds a striped bass caught off the Spit!

Fells Pond

Catherine Power

Email: cpower148@comcast.net

Here we are again - in the middle of summer. Crazy weather so far. We are in a drought while our neighbors north of the Cape are pumping out basements, and ponds and rivers are overflowing. I believe that we are living in a bubble. All rain stays at the bridge.

Landscaping and our entrance to Fells Pond look spectacular thanks to Robin at Coriste Landscaping who also maintains the roadsides, walking paths and beach areas.

We had our Fells Pond Village Annual Meeting in person on July 10. Please see the Minutes below. As usual, we had a good turnout with 46 in attendance. As I've said many time before, we have the best Village, the best neighbors - very supportive.

Enjoy the remainder of the summer!

Fells Pond Village Meeting Minutes July 10, 2021

Catherine Power opened the meeting at 10:02 a.m. Signup sheet was passed around. There were 46 attendees.

Catherine Power introduced committee members Marty Sullivan and Ed Cohen. Jasper White did not attend. Chris Avis will join the Committee as Marty Sullivan retires.

There is no algae growth in Fells Pond. The Pond is treated by Solitude Lake Mgmt. Barnstable County Health Department tests for e-coli and other bacteria weekly.

Speeding is an issue. Police are monitoring and will ticket. Catherine Power asked to have the lighted speed sign installed on Fells Pond Road. Question raised about purchasing our own sign for Fells Pond Village. Costs are being determined.

Pond is restricted to Fells Pond residents with a lanyard only. Catherine discussed the issue and reasons. Everyone agreed it is the right approach. If you find floating weeds, they are harmless - pull out and dispose.

Ed Cohen reminded everyone that no boats or canoes can be left on any of the beaches. They must be taken home or they will be removed.

Catherine Power shared stories of late night noise and parties. She reminded everyone that there is a 10:00p.m. curfew on loud noise. She recommended calling Mashpee police to enforce.

Ed Cohen explained what the committee responsibilities are. They are not able to patrol the area or to take care of private property.

ARC is monitoring landscapers working on the weekend after July 4th.

All drains are working well.

Question raised regarding septic requirements and possible moratorium. Members shared that the town is concerned about water quality in waterways and in local ponds. No definitive answer.

Question raised regarding cell towers. No progress has been made. The matter is in court.

Question raised about replacing lost lanyards. Catherine Power said Peggy Bone could take care of replacing lost lanyards.

Question raised about whether Fells Pond should install stations for removal of dog waste with removal by service. Not resolved.

Question raised about lighting - dark at end of Fells Pond Road electrification? If you have a spot with enough light, they will put in a solar light.

Discussion of whether to remove existing neighborhood watch sign. Group supported leaving sign up.

Cottages entered Phase 4 with plans for 83 units of which 9 are sold. There will be 2 entrances on Rock Landing Road with gates.

There is a private Facebook Group. Interested residents can join it by searching "Fells Pond Village at New Seabury".

Question raised regarding need for stop sign at intersection of Cross Road and Fells Pond Road. Possible 4-way stop. There is greater urgency if access to Cottages is allowed from Great Oak Road as is planned.

The road lining company made a serious error at the same intersection on Cross Road. A stripe placed in error looks like the road is open to two way traffic when in fact it is one way.

Question raised regarding rental abuse and role of health department. Can Peninsula Council get involved? Not resolved.

Question raised: Are yard sales allowed? Yes.

Question raised: Is there any vandalism lately? No. Catherine Power announced that she will be retiring soon.

Catherine Power closed the meeting at 11:24 a.m. Submitted by Dan Candura.

GREENSWARD

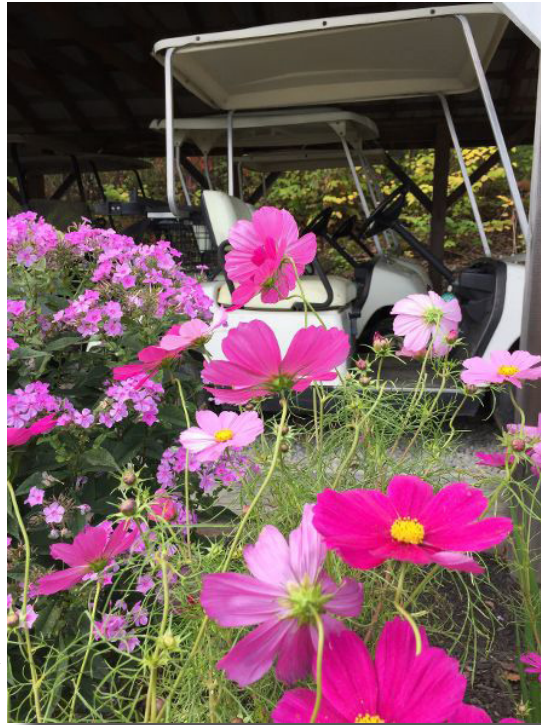
Darene Furbush

Our Village Annual Meeting was held on Saturday, July 17. Greensward is in good financial shape. Thanks to you for being so prompt with your annual dues. The dues are used to maintain our Village. Look around at the lovely landscaping in the common areas, the signage and lights to mention a few examples.

There are about 95 storm drains in all of New Seabury, and Greensward Village is responsible for maintaining 65 of them. This can be very costly. Back in 2019, we had to replace one at a cost of \$19,734. Our Village has 14 roads, four fall under Special Maintenance, and the other 10 are the Village's responsibility to maintain and repave when needed. As previously mentioned, Glenneagle Drive will be repaved this fall, and will cost about \$110,000 /\$120,000.

A quick review of the of work orders for 2020 and through May of this year showed a total of 67. Folks have been busy with deck and patio work, windows, pools and additions to just name a few project types.

There was a discussion about a storm drain issue on Troon, trees on the 8th hole of the Dunes course, the buildout at Mashpee Commons, and the wear of roads brought on by The Cottages build-out. Finally, the issue of the cell tower was discussed. After much discussion, Mike Richardson agreed to contact Chris Card to set up a meeting for he and Frank Fantasia to see if New Seabury would agree to put a tower somewhere on their property.



A scenic golf course seems to help make the round a good one.

Tom Caston covered the Special Maintenance report, touching on how well the Village looks this season. He stated that looking forward, we see significant costs due to the need to remove wild growth and trees that border the roads.

Each year, we have an election for the three Alternate Committee Members and one Committee Member. This year, Bill Blaisdell was re-elected to another three-year term, and Barry Clark, KK Rumrill, and Carol Stenberg were elected to a one-year term as Alternates.

The Q&A with the residents touched on road drainage issues, tree trimming, pet cleanup and the progress, if any, on the cell tower.

It was a great meeting, and I thank the Committee Members and all the residents who took the time to attend.

HIGHWOOD

Patrick McKeown

Email: mckeown.p@gmail.com



It is mid-July, and we have hazy, hot, humid, and wet weather. Boston has experienced over eleven inches of rain so far this month and we have twelve days left to break the wettest July on record. Our landscaper is trying to keep up with the mowing of the roadsides and common areas. New Seabury is bustling with vacationers, residents, and construction crews. In Highwood Village, we have one new home under construction, and one rebuild in progress. The new Cottages are being built at a rapid pace as the real estate market is sizzling right now.

Financially, Highwood has \$143,000 in our reserve accounts. We have collected 100% of our budgeted revenue for this year. Our expenses are running 70% of our revenue so far this year, slightly above where we should be at this juncture. Our Annual Meeting is scheduled for July 31.

The biggest issue facing our village is trying to project our future financial requirements. Our road replacements will cost \$375,000 at today's estimates. Currently, we have 38% of this replacement expenditure in reserve. We need to develop a plan now, so we are not hit with a big assessment in the future. I urge more residents to attend our annual meetings.

During the past year, we have seen tremendous growth in the vegetation around the Village. Shrubs and tree limbs and roots are encroaching our roads. As property owners, we are responsible to trim and remove shrubs and trees which fall into the above category. Deceased trees should be removed before someone is injured. Please review your yard and take the necessary action.

Summer is a wonderful time to enjoy the outside. Please respect construction hours. Noise, trash, and fast vehicles are the biggest complaints I receive on a weekly basis. Please show courtesy to your fellow residents.

Enjoy the rest of the summer. Stay healthy.

The News

Rob Bogosian

Email: rob@rvbassociates.com

Summer is well underway and we have our usual issues to confront. We are fortunate to live in this beautiful community and spreading that joy to renters is part of the New Seabury experience. That said, there are a few important common courtesy practices that must be clearly stated:

1. The Town of Mashpee has a strict noise ordinance. If you are experiencing a noise disturbance, the Peninsula Council urged us to instruct homeowners to contact the Mashpee Police. They are trained to intervene. The PC recommends that we do not confront anyone directly.
2. If you rent your home, the Town of Mashpee Board of Health requires you to register your home as a rental property. Apparently, there are tax implications that should not be avoided. <https://www.mashpeema.gov/home/news/important-notice-short-term-rental-property-ownersoperators>



3. If you own a dog – PLEASE clean up after your pet. If you see anyone avoiding their responsibility, please take a pic and send it to us for proper follow-up.

The Annual Meeting was held virtually on July 17, 2021. We voted to institute a five-night minimum rental standard during the months of July and August. Twenty-three homeowners voted for a rental restriction and nine homeowners voted against. The measure passed. The Committee will collaborate with our attorney, Rob Mills, on a legal enforcement process.

This Committee will meet with the New Seabury Golf Superintendent to walk the Dunes Course perimeter, holes 5 and 6, and establish the landscape requirements of Mews golf course abutting homeowners and the New Seabury Golf Course. If your home abuts the golf course, you are responsible for yard maintaining to the edge of the golf cart path (hole 6). All trees should be trimmed from 10' down. These are golf course easement requirements. Please check out your easement pathway. It may need landscape maintenance attention. If you need a landscape resource, contact the Mews Landscape provider, Rick Corey (508) 451-3099.

Popponesset Island

Karen Joyce-Marie

Email: ksjoyce56@gmail.com

The summer is in full swing on Popponesset Island (PI) with motorboats, sailboats, jet skis and paddling all around the island. It's wonderful to see our residents back with kids biking in the streets and families spending time together. We took the opportunity to host our annual Popponesset Island Association (PIA) meeting at the home of Karen Joyce and Daniel Marie on Saturday July 17th.

Everyone enjoyed delicious bagels, donuts and mixed fruit under a hazy, sunny sky on the back deck overlooking the Popponesset Bay. Folks came to hear what's happening on PI but perhaps also to see what on earth the Maries have been building on the side of their home (spoiler alert: an outdoor kitchen!). We were thrilled to see the turnout with over 40 folks participating in a constructive and interactive dialogue and four joining us by Zoom. Mike Richardson, Executive Director of the Peninsula Council, also joined us at the start of the meeting.

PIA Annual Meeting Summary

During the meeting, the current PIA Board was unanimously elected for another year and the increase in our annual fee was approved. Financials were reviewed and accepted with discussions on the need to build our reserves to address ongoing bridge maintenance. Other topics of discussion included ownership of the bridge and speeding on the island. Residents love to see folks out on the island jogging, biking and walking with dogs and kids, but expressed safety concerns with cars and trucks traveling well over the 15 mph speed limit on our narrow streets.



continued on page 13



July's full "Buck" moon over Popponeset Bay.

Dave Gershaw (PIA Vice President) reviewed the results of an online survey sent to PI residents asking for input on potential projects for the PIA. The survey confirmed key areas of interest include performing a structural analysis of the bridge along with improvements in storm water drainage and upgrading the security cameras on the bridge. In addition, improving street lighting for safety on the island was a higher priority, assuming it is warm and soft, in keeping with the character of PI. There was also considerable interest to identify one trash/recycle vendor as an option to residents to reduce the number of heavy trucks coming onto our island. Discussion ensued on the state of recycle in Massachusetts.

Save Popponeset Bay

A highlight on the agenda was a discussion led by Bob Hughes, a Board Member of the "Save Popponeset Bay" (SPB) nonprofit. SPB is dedicated to protecting and enhancing the Popponeset Bay and Spit. It was a fitting end to our meeting as the early

morning fog had lifted and we could see clearly across Popponeset

Bay to the Spit. Bob gave a bit of history of the Spit with the far western end dedicated to the endangered piping plovers and terns, managed by the Mass Audubon Society and the remaining 2/3 of the Spit owned and maintained by SPB, purchased from the New Seabury corporation for \$1 in 2001. In the 1960s, the Spit once was home to a large beach club with a road and parking for 20 cars. It was eye opening to many of us to hear the history and how much the Spit has eroded over the past 50 years. The incredible work of SPB has re-nourished and replenished the Spit and improved the water quality of the Bay through donations and grants. SPB is 100% volunteer and every dollar contributed goes to protecting the Bay and Spit. To residents on Popponeset Island, sustaining and improving the Spit is critical to the environmental stability of our island and the natural beauty we all love.

The PIA Board encourages our neighbors to support SPB and drive up participation of the families on PI. Every dollar truly counts and the reward is realized every day with protecting our island, preserving the beautiful wildlife habitat, and creating safe navigation channels and cleaner waters. See what SPB is up to on page 28.

Thanks to everyone who participated. It was a joy to see the positive energy and hear the overwhelming support for an island "Block Party"! We look forward to working together to build community and sustain the environmental health and natural beauty of our happy place.



One home on Popponeset Island has a special summer guest.



Popponeset Island Association Annual Meeting July 2021

Poppy Place

Nancy Haven
Email: mvygirl@icloud.com



Sea breezes offer a soft and cooling respite to the muggy days and nights of June and July. Many here in Poppy Place are celebrating our 15th summer. Along with aging properties and a lot of rainy hot weather, landscaping and home owner projects appear to be the norm both indoors and outside. Please remember that almost all outside projects require an ARC approval and their permit. This includes any tree removal, gutter installation, exterior painting, pools, patios, decks, fire pits, outdoor kitchens, masonry work and the list goes on! If it's outside of your home it is best to check with ARC before any work begins.

Several neighbors have volunteered to work with our landscaping partner, Linhares in an effort to clean up our entry way common area. Overgrown shrubs have taken over the area outside of our gates onto Rock Landing Road and along the asphalt walkway. Asphalt seal coating for our community road is planned for later this fall. As of this writing, about half of our homeowners opted to have their individual driveways sealed in July; others will have that option when the road is sealed. When the fall sealing occurs, you will be notified by e-mail important details for the work and specified requirements to access to your home.

A shout-out to The Everett Family is in order for once again hosting a Return to Summer earlier in July.

Many neighbors, new and old, shared a cool beverage and tasty snacks. It was a lovely afternoon; photos herewith.



The Eveeff family welcomed neighbors and friends for a Return to Summer earlier in July. A fun time was had by all!

Our HOA Board meets via conference call on the third Tuesday of each month at 3:30 PM. The lines are always open to anyone interested so please tune in. For details on access, please contact our property manager Mike Richardson at the Peninsula Council; Mike@peninsulacouncil.com.

Promontory Point 6A

Betty Barrett
Email: bcarey 301@msn.com



Summer has gone by way too fast! Hopefully, you are enjoying the remaining days of summer and filling them with family, friends, and days at the beach.

The rain and sprinkles held off just in time for Promontory Point 6A's July get-together, celebrating summer and most importantly, welcoming five of our new neighbors. In the past year, six of the 16 units in the community have sold. It was a wonderful evening, beautiful views, delicious hors d'oeuvre s and great conversation. Special thanks to the Social Committee for organizing the event and to Chris and Roy Hirshland for hosting us on their back patio. And to the nearby golfers who cooperated by not sending any stray golf balls our way!

Hopefully, you'll be able to attend our Annual Meeting and catch up on the HOA's accomplishments for this past year and what is being planned for next year and beyond.

Wishing you and your families a safe end of summer and fall season.

continued on page 15



Promontory Point 6A welcomed new neighbors at their Summer Celebration.

Sandalwood

Karyn O'Connor
Email: ciao713@gmail.com

Here's hoping you're all having a wonderful and memorable summer season!

The Village Annual Meeting took place on Saturday, July 10th at the New Seabury Country Club. The meeting minutes have been posted to the Sandalwood website along with mid-year financial statements. If you are looking for more information about either subject, please feel free to reach out to any member of the Board. The next open Board of Directors meeting is Thursday, September 23rd at 4 p.m.; a venue will be announced as we get closer.

The stone wall at the front entrance has been washed and inspected, and our front entrance enhancement project is scheduled to begin in the fall and be completed in the spring of '22. Although Sandalwood does have one of the prettiest entrances of all New Seabury Villages, it's time to replace some of our tired old plantings!

Please remember to be a good neighbor and keep your yards free from debris and clutter. Also, remember to try to be as neat as possible when doing any home improvements and try to finish your projects as soon as possible. We've had ongoing complaints concerning neighbors whose activities and yards aren't complying with Sandalwood's mission to maintain everyone's property values. Please be considerate of what your neighbors are looking at.

On behalf of the Board of Directors and Sandalwood residents, our sincere sympathies are sent to the family and friends of Joe Tarabelli who passed away in June. Joe had a long personal and professional history with New Seabury, and will be missed by many people. May he rest in peace.

The Board wishes everyone a safe, happy and healthy rest of the summer season. Remember to watch over, be kind, be respectful and take care of each other.



Summersea

Risa Schneider Fine
Chair, Fredda Zaiger
email: Feddazaiger@gmail.com

Hi Everyone,

We hope this finds you well.

This summer looks a bit different from last year; people are out and about and enjoying the beauty of New Seabury. We have seen a lot of boats on the water, beautiful new gardens, house renovation projects, and the most abundant hydrangeas that I can recall.

We know you must have noticed the new speed bump that was constructed outside the back entrance to Summersea prior to the season. It appears to be helping, but we know that many cars and trucks still take the turn into Summersea at speeds that are frightening. We are still discussing what steps can be taken to make the back entrance to Summersea safer. In case you don't know, the field in Summersea is maintained by all of us for our use and enjoyment. We have it mowed and treated for ticks regularly. Please enjoy the field, but respect the abutters who live adjacent to the field.

We also know that Summersea has a few loud rental properties, and unfortunately, our hands are pretty tied. The town of Mashpee does have a policy regarding the operation of short-term rental units - please see <https://www.mashpeema.gov/home/news/important-notice-short-term-rental-property-ownersoperators>; however, we have no control over the enforcement of the policy. As always, if you have a concern over safety or excessive noise you can contact the homeowner, and if that fails, call the Mashpee fire department and/or the Mashpee police.

Mashpee is in the process of discussing a town-wide sewer system. We will keep you posted as we learn more.

As you know we had our annual meeting on July 24. It was well attended. During our meeting, we said goodbye to our outgoing Chair, Larry Rand. We expressed our gratitude to Larry for his many years of



service to Summersea and the Peninsula Council. Larry will remain on our Committee as an Alternate. We elected Bill White, (who was serving as an Alternate) as the new member of our Village Committee, and Fredda Zaiger will serve as the Summersea Chair. Julie Silva and Doug Nahigian volunteered as new Alternate Members of our Committee. Thank you!

Many people at our meeting expressed concern about dog waste in the field. We are researching placing a dog waste station and pickup receptacle there. We also want to remind everyone to walk on the left hand side of the road, towards traffic. Remember to be considerate, and not park on both sides of our streets! A resident recently had a medical emergency and the household owner could not get down the street to get to the hospital. We voted to hold a "Meet and Greet " gathering on the big field on Sunday, August 15 at 9:30 AM.

Here is a poem to make you smile.

Summer
Hair gets lighter. Skin gets kissed by the sun.
Water gets warmer. Drinks get colder.
Music gets louder. Nights get longer.
Life gets better.

Enjoy, and take care.
Larry, Fredda, Bill & Risa

TRITON SOUND

Jarred Sherman

Email: jarredsherman@gmail.com



Summer is flying by on Triton Sound. Residents have been enjoying walks in the community and spending time outdoors. The neighborhood is looking beautiful with the flowers in bloom and plants thriving.

We held our Annual Village Meeting this year virtually via Zoom on July 13th. It was very nice to see members of the community. We had a productive recap of the year, and discussed projects that were finished and some that will be completed in the coming weeks. We also discussed the Village financials (which are in good shape), as well as general activity around the community.

A quick reminder that voices and music travel further than you think on nice quiet nights, so please continue to observe local regulations to keep outdoor noise to a minimum from 10pm – 8am. In addition, per the ARC, Builders/Contractors/Subcontractors are not permitted to perform work from July 1 through Labor Day on Saturdays or Sundays, and can only work from 7:30 am - 5:30 pm during the weekdays. Also, if you are ever using a portion of the street for any cars, please make sure that there is always enough room for emergency vehicles to be able to pass through. Lastly, and perhaps most important, please slow down while driving! There are many people, kids, and pets walking around our roads, and we want to make sure everyone stays safe.

As always, feel free to contact me with any questions or suggestions. Please stay safe everyone, and enjoy the rest of the summer!

Vineyard Reach

Connie Strait

email: iseestrait@yahoo.com

Once again, the residents of Vineyard Reach were able to have the best seat in the house while watching the fireworks display from our decks and yards and once again we were certainly impressed. It was great to see our neighborhood out and about enjoying the weekend. The Vineyard Reach Annual Meeting was a well-attended event and a chance to meet all the neighbors. The By-laws committee worked throughout the year ready to present some changes to our By-laws and reinforce some of the rules already in place, and all changes were accepted. The results of our recent audit report along with the findings of the initial site survey for an update on our reserve study were discussed at length. In the meantime, summer is in full swing at Vineyard Reach with everyone enjoying this special address.



Vineyard Reach was all decked out for the Fourth of July.

Women's Club of New Seabury

Ann Everett,
President

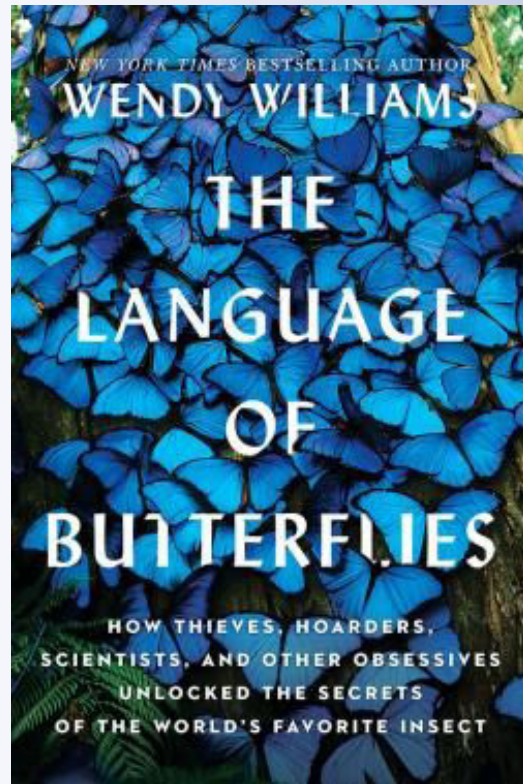


IT HAS BEEN A BUSY SUMMER FOR THE WOMEN'S CLUB!

On June 9th, we celebrated the beginning of summer and getting back together with a "Cheers" Cocktail Party in the Gazebo area of the Club at New Seabury. So wonderful to have a gathering after such a long time. There was music. There was laughter. A good time was had by all.



On August 11th, we hosted a New Members Tea at the Club at New Seabury. This event featured award winning author, Wendy Williams, who presented a slide show and spoke about her book, "The Language of Butterflies". On this occasion, we welcomed all of our new members. Our membership continues to increase and, for that, we are grateful. If interested in joining, please contact Jamie Shone, our Membership Chair, (508) 314-1163.



LOOKING AHEAD:

- September 15:** "We Care" Giving Fair, our annual fundraiser to support our philanthropy for our beneficiaries in our community, such as providing scholarships for Mashpee High School young women and aid to local food pantries.
See the "We Care" Giving Fair flyer on page 2.
- October 12:** Beneficiary Recipients Presentation
- November 9:** "Heroes in Transition" Presentation in honor of Veteran's Day
- December 14:** Florist Demonstration/Workshop
- All are welcome to attend these events.*

The Mashpee Voice

Selectman Andrew Gottlieb Talks About Mashpee's Clean Water Plan



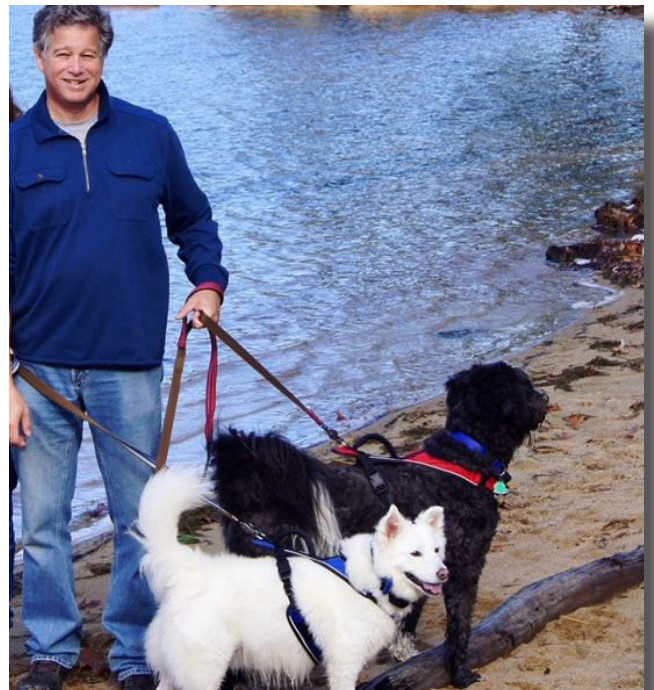
Voters made an important choice at the May 3 Town Meeting and May 8 Town Election. Town Meeting unanimously chose a healthy environment that supports economic vibrancy and draws residents and visitors to the Town's shores, rivers and ponds. The \$54 million debt authorization for the construction of a wastewater treatment plant and initial sewerage was a milestone in Mashpee's history.

Mashpee has been working to deal with excess nitrogen from septic systems, and the resulting algae blooms, fish kills and other undesirable consequences. The decision by voters to move forward on the Town's Clean Water Plan was a leap forward without burdening taxpayers. Nothing is free. Phase 1 of the Clean Water Plan is expected to cost \$54 million. The Town has chosen to pay for it using existing and previously authorized funding, but additional taxes are not needed. A yes vote on Article 6 at Town Meeting authorizes the project to proceed, contingent on passage of a debt exclusion at the Town Election. The Town took steps to qualify for a 0% loan from the state, avoiding \$17 million in interest payments. The project has qualified for a \$1.8 million state grant and another grant from the Cape Cod and Islands Water Protection Fund equal to roughly \$13 million. Short-term rental tax receipts and revenue from the previously approved Water Infrastructure Investment Fund cover the remainder of the cost.

While the Town decided to spread the cost fairly across the community and will not assess betterments to individual properties, there is a cost for those who must connect to the sewer. It will vary based primarily on the distance from the home to the sewer line. In Falmouth, where lot sizes resemble those in Mashpee, the average was between \$4,000 and \$6,000, including the cost to abandon an existing septic system. The average was greater in Chatham, where lots are often larger with longer setbacks. Regardless of the cost, there are low interest loans available that allow it to be spread over 20 years. Additionally, there is a 40 percent tax credit worth up to a \$6,000 reduction in state taxes to help residents recover some of the cost.

The bill will come due one way or another. There is a cost to doing nothing. A 2015 study showed a .61 percent decline in property values for every 1 percent decline in nearby water quality. Survey respondents said their behaviors would likely change if water quality continues to degrade. That's real dollars flowing away from services, businesses and property owners in Mashpee if nothing is done. We are already paying for the decline in water quality both financially and in reduced quality of life.

For residents who love their community, the votes this spring offered a unique opportunity to decide our future. We chose to invest in clean water and to again enjoy taking a child or grandchild to the water's edge to wade among the shore's grasses. We chose clean water where we can swim, fish and watch herring migrate upstream each spring on their annual pilgrimage. We can make these things possible and do so affordably. While there is a lot that remains to be done, especially eliminating the use of fertilizers that are adding fuel to the outbreaks of toxic cyanobacteria blooms in our freshwater ponds and adding to the problems we see in our bays, Mashpee has taken its first steps toward a clean water future.



Andrew Gottlieb

Why Can't We Be Friends ?

An early 70s song by War...."because all of a sudden you find out we're more alike on the inside than we are on the outside".

Somewhat profound I believe, and here we are some 50 years later and it remains true, but more difficult apparently to do.

This is just me and how I generally feel about stuff. We live in a great community; yes, it has its issues with lack of cell phone coverage, new construction, speeders, dog stuff, maintenance challenges, etc., but really, is there anybody that can't find something nice about this place?

Yet, on a daily basis we find disagreement, argument, residents who refuse to contribute to the overall upkeep, some who violate minimum standards for maintenance, and nasty email and phone messages. Not many, in comparison to the majority, but as we all know, most of our energy is focused on the problems or issues. The stuff that goes well is just expected, and/or the norm.

We all have been under pressure over the past year plus, and are aware of daily reports of more to come. Nobody wants to go back to the isolation of previous months, but there is that possibility looming over all our heads. As the saying goes, "it is what it is"...We can grouse all we want, but how about just trying to find a bit of sunshine?

I am not suggesting that we ignore issues, or have to like everything in a vacuum, but I am suggesting we all consider what we have in comparison to other places. There are other parts of this country in trouble or other parts of the world in trouble and much worse than here.

We can be better....we can all be better. Once better, we can still improve. All I am trying to suggest with this little bit of prose is that we should just try a little harder to all get along, do our fair share, contribute our share, and enjoy each other along the way. Yes, some pie in the sky from me, but seriously, those who know me understand that I truly believe in us...all of us.

The song makes a statement about the absurdity of judging others based on our differences...strange, as differences are what makes getting along so much fun...can you imagine everyone being just like me??? How about it, folks...make our future just a tad bit better and more fun by all getting along? There are many definitions of friendship, but the one that is most important to me is the one that enables us all to work together in this endeavor to make our community the best place to live, work, and play.

Are you with me?
Mike Richardson



SMOKE DETECTOR RECALL

Town of Mashpee Residents: Please be advised there is a recall on Kidde brand smoke detectors and smoke carbon detectors manufactured in 2019/2020. Please use the link below for model numbers.

<https://www.massfpam.org/forum/general-discussion/kidde-recall-smoke-and-smoke-carbon-monoxide-alarms>

L.T. Goldman, Fire Inspector

MASHPEE WATER QUALITY

It should come to no one's surprise that we are dealing with a very serious water quality problem in Mashpee. Those of us surrounded by water in New Seabury are right on the door step of the issue.

Please take the time to educate yourself by watching the Water Quality Presentation by Brian Howes of the University of MA-Dartmouth that was presented to the Mashpee Select Board on 7/26/2021.

Access this very important presentation by signing on to:

<https://www.mashpeema.gov/selectmen/event/194386> or

go to-<https://www.mashpeema.gov/channel-18>

- click on meeting archives
- click on board of selectmen
- click on July 26,2021

Additionally, Mashpee TV will show this presentation periodically.

Call Me!!

As much as I hate to say this, we still lack a cell tower in Mashpee. While common sense and serious and dire consequences still exist, our system of governance moves at a pace on its own, unemotional, ignorant of serious consequences following the normal pace of litigation. I guess on the one hand that process is a benefit to all parties having some disagreement, but thus seems seriously against the benefit of all residents in South Mashpee. I fully understand how the courts work. Every piece of litigation is important and follows a calendar. In my opinion, this seems to be something that the court could see their way to prioritizing but again, perhaps not something that can easily be done.

My contact who was willing to work with us creating an Outdoor Distributed Antenna System (ODAS) has been handcuffed by the fact that his vendors (the same ones that would be on the cell tower) chose to wait for the outcome of litigation....(they benefit more by cell tower than small antenna system).

New Seabury has been looked at as a location for a cell tower for years. There may be a location where an antenna could be constructed; however, that has not been firmly determined to my understanding. New Seabury management has not said no, but as investigation has determined, a tower here may benefit New Seabury residents, but not everyone else lacking coverage in South Mashpee, so potentially we could fix our own issues without consideration of others in Mashpee. The present location near the South Fire Station on Red Brook Road was considered by the cell tower experts to be the best location, with the best coverage, for the most Mashpee residents.

I understand that there is a hearing scheduled for some time in October 2021. With the Motion for Dismissal denied by the judge, it appears this will be a pre-trial hearing for all parties to address issues, after which a trial date will be set. So, we still wait for some court action.



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Fairway Homes at Seaside

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Fells Pond

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The Mews

Chris Miracki

Mews 4C

Paul McCann

Promontory Point A

Alan and Pamela Breitman
Paul Meaney
Benjamin Waltuck

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Sandalwood

Christopher Bartlett

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Country Club Happenings:



Hello from The Club at New Seabury!

We have been having a lot of summer fun over here and we're so happy many of you were part of it! Many of our events were back again this year like our annual Fourth of July Celebration, Wine Down Wednesdays, Quahog Classic, Solheim Cup and we even added a new event, our Welcome Wine Walk!

Dining has also been extremely busy this summer, with The Lure, 95 Shore, and the Athletic Club all becoming private to members and their guests only. We have seen a lot more business at The Popponesset Inn (The Poppy). The Poppy is open through the fall and is also available for pickup! To make a reservation at The Poppy call 508-539-8322.

Our membership has been steadily growing this year and as always if you are interested in joining please reach out to Bob Higgins at bhiggins@newseabury.com or 508-539-8260.



Fourth of July Celebration



Welcome Wine Walk



Ladies Opening Day- Golf

New
Seabury

Sotheby's
INTERNATIONAL REALTY



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Sales Associate



Dorothy Oosterman
Broker Associate



Thalia Logan
Broker Associate



Marian Oost-Lieverse
Sales Associate



Jason Fredman
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Broker Associate



Matilda Eliason
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Alexis Hanson
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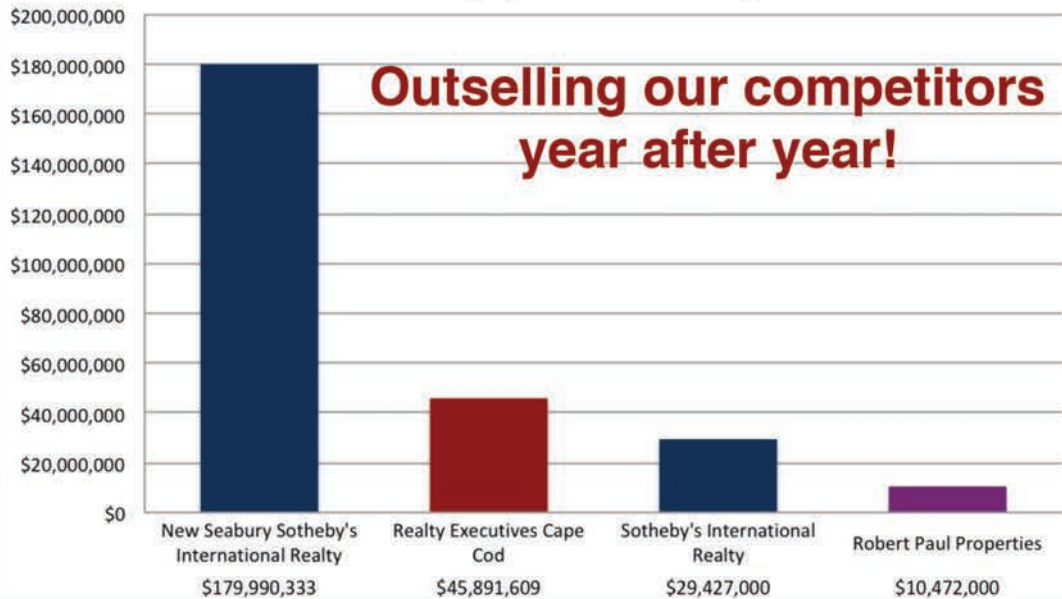
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Statistics were gathered from CCIAOR MLS. All information deemed to be reliable but not guaranteed



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Save Popponesset Bay: Update

Marlene Perkins

Oh, What a Night! The evening of Friday July 16th was truly a night of celebration. We celebrated both our accomplishments and our community. Thanks to SPB's generous donors, we gathered with close to 250 supporters to honor all that was made possible because of our strong donor base. Save Popponesset Bay (SPB) is an all-volunteer 501(c)(3) organization. We work to maintain and enhance the Spit, and Popponesset Bay. This sell-out event was a magical evening around the New Seabury Cabana Club pool. We mingled, dined, and danced to the tunes of The Grab Brothers Band. We reconnected with old friends and enjoyed meeting new neighbors. We would like to thank the following:

Corporate Event Sponsors

New Seabury Marina, Chris & Devon Burden
Mashpee Neck Marina, Tim & Criss Leedham and
Scott & Linda Thorp
Bosun's Marine, Bob & Sarah Quintal

Event Volunteers

Claudia Liberatore
Gail Welsh
Ella Szymanski
Carina Liberatore
Zack Decter
Ameera Sharif

SPB Partners

Water Quality Committee, Mary Oleksak &
Nancy Curran

Yoga on the Beach, Nancy Curran & Don Bartolone
Rideaway Adventures, Mike Morrison
Stack 9 Photography & Design, Eddy Stahowiak
The Grab Brothers Band
Jennifer Perry, Wilma Lopez and the staff at The
Popponesset Inn/New Seabury Country Club



Whether you enjoy going to the beach at the Spit, kayaking or boating on the waterways in and around Popponesset Bay, watching the majestic wildlife gather, are concerned about water quality, or value your home investment – SPB cares about all of this!

We invite you to visit our website, savepopponessetbay.org, to find out more about we have accomplished and all our future plans. When visiting our website, please sign up to receive our emails so that you can stay informed.

We are so lucky to be living in this most magical place. Thank you again to all our supporters who help keep our “happy place” preserved and protected for generations to come.

Save Popponesset Bay's Summer Party

brought together close to 250 supporters for a good cause and a good time!





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Mashpee Clean Waters

Mary Adams Oleksak

Five headlines you won't want to miss

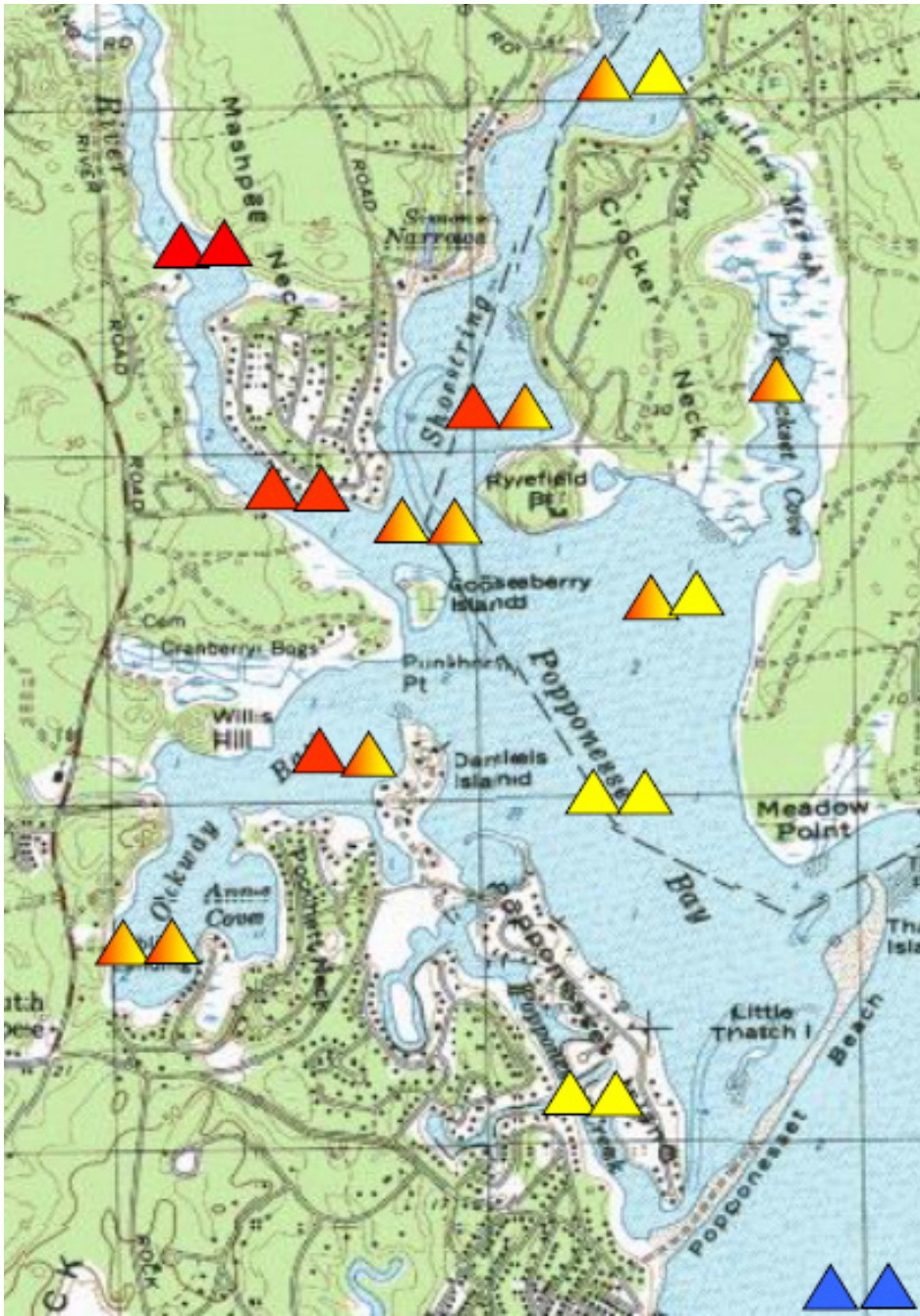


Photo credit: Presentation by Brian L. Howes, UMass Dartmouth

septic system in Mashpee is within 5-10 years of a river, pond, bay or estuary. We are all part of the problem until we have universal sewers or alternative septic systems (many are in development, but we are a few years from having universally-available solutions).

#3 Conservation Law Foundation Files Suit Against Mashpee

You may be familiar with the Conservation Law Foundation for its work in helping drive the successful cleanup

#1 Unanimous Vote for Wastewater Treatment System

At the May Town Meeting, Mashpee took a giant step forward with an unprecedented unanimous vote for a new wastewater treatment system. The treatment plant will be located near the town's transfer station and will connect to sewer lines for many of the surrounding year-round homes. Due to smart planning and new funds available through the state, this \$54 million system will not add to our taxes. It took many years to get to the point that this matter was presented to local voters. It was clear that the voters understood the issue and were ready to support this critical first step to clean our waters. Unfortunately, this plant represents Phase I of a plan with up to four additional phases. There is much more work to do.

#2 Latest Water Quality Data Show Continued Degradation

Mashpee has been gathering data on the quality of the waters of Popponesset and Waquoit Bays for over a decade. The latest data presented to the Select Board in July show the trends are bad. Both bays are completely impaired, have lost all eel grass and are ripe for fish kills. The main cause is septic systems which do not remove nitrogen. Just about every

Continued to page 33

of Boston Harbor. In June, they filed a suit against the State of Massachusetts and the Towns of Mashpee and Barnstable. The case argues that nitrogen is a known pollutant and is therefore covered under Massachusetts Title V septic regulations. They want to end the approval of any new septic system that does not have a nitrogen removal system. This, and the continuing degradation of salt and fresh waters will force the town's hand to speed up future phases of the town's 20+ year nitrogen management plan.

4 Mashpee Commons Expansion

This spring, the Mashpee Commons began presentations on their vision for a significant expansion to include up to a million square feet of new retail space and close to 2,000 new homes. This request presents both significant risks and significant opportunities to shape the future of our town. What's clear from the other headlines is that Mashpee can't afford to allow growth that adds to our environmental problems. The plans are being negotiated via a three-party agreement between the Commons, the Town of Mashpee and the Cape Cod Commission. There is much work to do here and we need to pay attention and ensure that our representatives shape the best possible future for our town, our families and our environment.

#5 Town asks everyone to stop using fertilizers

Septic systems are not the only cause of the nitrogen overloading in our waters. Another significant source is the fertilizer that many of us continue to use in our yards. In July, all property owners received a request from the Town Manager to stop using fertilizers. Anything we put in our yards, just like anything flushed from our toilets, goes right back into the environment. Mashpee already has a bylaw that prohibits any fertilizer within 100 feet of any waters. But, the truth is that none of us should use fertilizer. You can have a beautiful, healthy yard by incorporating native grasses and plants that thrive without fertilizer, pesticides and with minimum watering.

To stay up to date on these issues, please join our Mashpee Clean Waters group on Facebook.



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Mitch McCabe, CJ Stabeno



Second Place Team Score of 61

Jared Barber, Ed Barry
Howard Flitt, Joe Marin



Longest Drive

Men
Jared Barber



Third Place Team Score of 62

John Donahue, Mike Gallagher
Todd Levine, George Prue



Longest Drive

Women
Grace Caffyn



Closest to Pin

Men
Todd Levine 5'3"
Hole #4

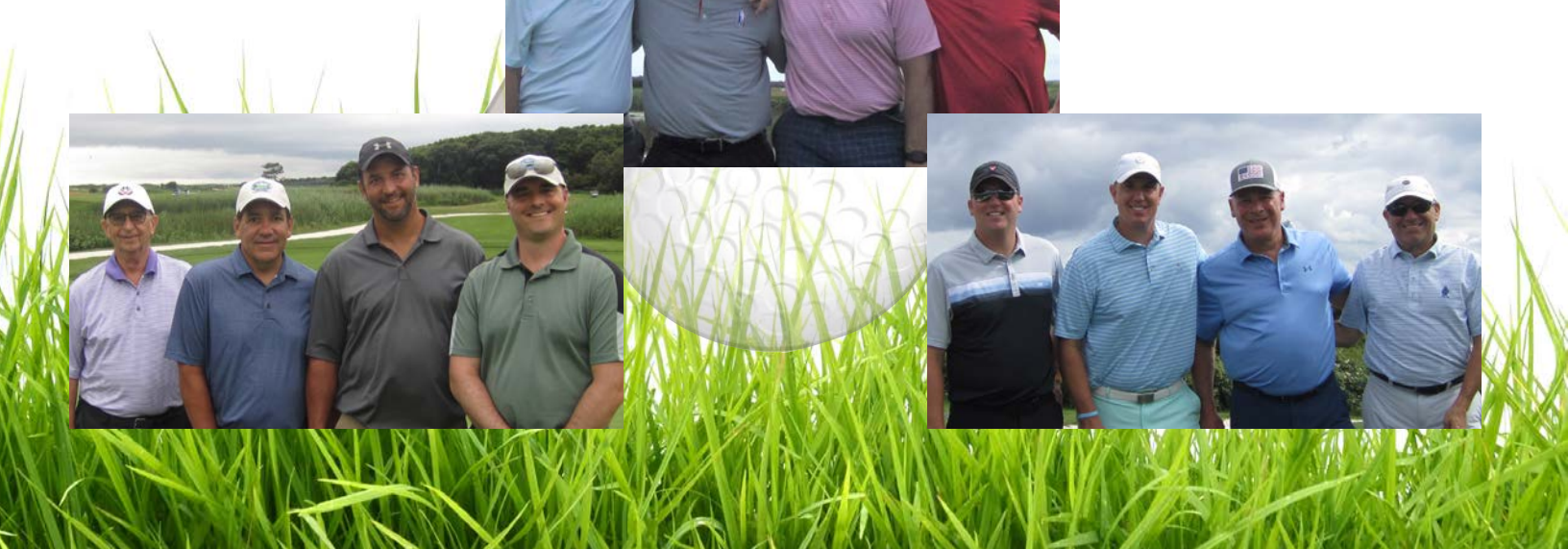
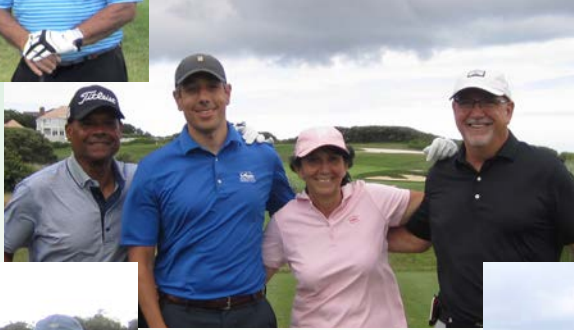
Closest to Pin

Women
Grace Caffyn 18'2"
Hole #11

MANY THANKS TO:

- Peggy Gildea Bone - Event Coordinator
- Jim Clay, Director of Golf at The Club at New Seabury, and staff
- Jennifer Perry, Director of Catering at The Club at New Seabury, and staff
- Teresa Frick - Photographer and Monitor at Hole #8

Team members' names are listed in alphabetical order.







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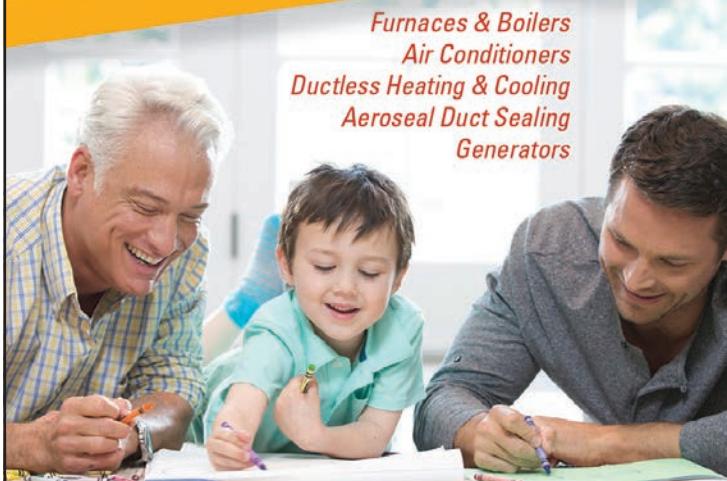


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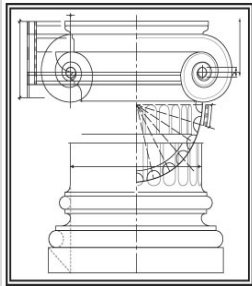


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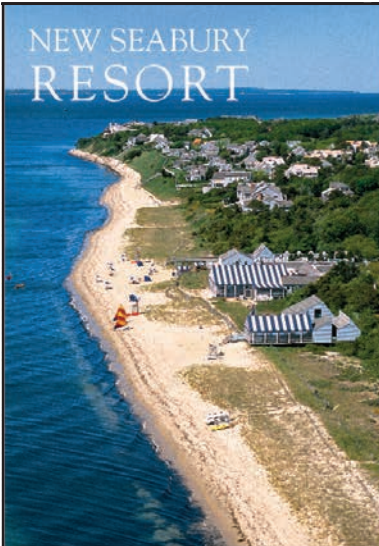
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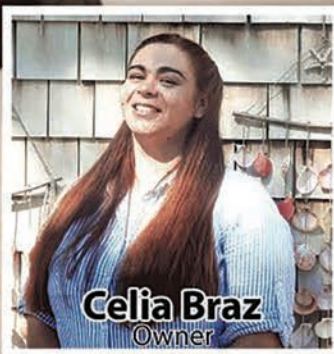
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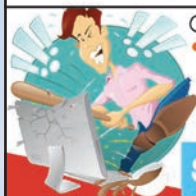
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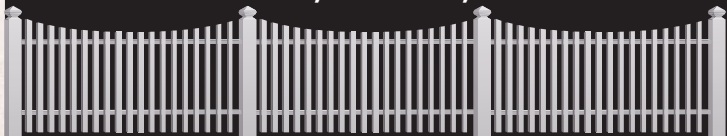
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