



PENINSULA

Reporter

News from the Peninsula Council
at New Seabury, Cape Cod

• at New Seabury •

Volume 53
Number 2
August 2023

our mission

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

A gorgeous rainbow over the Spit.
Photo by Margie Ross Decter

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President's Report

Dick Noonan



By the time you are reading this, we will have had our Peninsula Council Annual Meeting, and you will have hopefully voted to support our very modest \$50 per year increase in fees for Village management for the original six Villages. It has been years, maybe as many as ten, since we raised that fee and we have been finding it increasingly difficult to provide the services needed at the same cost.

We will have also spent considerable time at the Annual Meeting providing detailed financial information on our operations. We hope we struck the right balance between providing summary information and the financial statement details some asked for last year. And, if you are reading this and we didn't get it right, by all means let Mike, Rich Luskin or me know and we will be sure you get what you need. My own personal opinion is the more you understand about our operation and how we spend your money the more you will appreciate the value you receive from the Peninsula Council.

If you did not make it to the Annual Meeting we will summarize the key items covered in the next issue of the Reporter, but you will have heard us talk about road and drain maintenance yet again and we will have introduced a new item Mike and I are working on which is who really owns what roads? The roads we are concerned about are the main roads that do not have houses on them and serve public interests such as Rock Landing Road and Wading Place Road. As I type this, nobody is quite sure, but we are working with New Seabury to sort that out.

We will have also introduced a new issue we are working on which is the expiration of the "Special Permit" at the end of 2026. This is the documented agreement with the Town that gives New Seabury Development and by extension the ARC the ability to exercise some of the flexibility we all enjoy to make modifications to our homes on the sometime oddly configured non conforming lots we own. This is a big deal so stay tuned. New Seabury may not need it as their construction is near ending, but those of us who live here on those lots sure may want the flexibility the Special Permit provides. New Seabury has agreed to discuss going for an extension of this "non transferable" permit, but it is the Town of Mashpee that has to extend it to New Seabury.

Bottom line, there is a lot going on that effects our environment here in New Seabury. If anyone wants to get involved tackling some of these issues, please let us know. We are always looking for volunteers to help.

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PENINSULA REPORTER

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Treasurer's Report

Richard Luskin

The Peninsula Council (PC) acts as the caretaker for the common areas of the entire New Seabury community. This includes roads, drains, landscaping, signage, storm cleanup, etc. The cost of the services provided by the PC is covered by the annual Common Area Maintenance & Infrastructure (CAMI) fee paid by each homeowner. (Previously this was referred to as "Special Maintenance"). In order for the PC to maintain the look and feel of the community that we all want, we need every homeowner to contribute to this cost. A review of the CAMI fees received through June 30 indicates that most homeowners in most Villages are paying their fees. However, there are a few notable exceptions. If you have not yet paid your annual fee, please send it in ASAP. It's the fair thing to do since we all benefit from having a well-maintained community. If you're not sure if you paid, please check with the PC office. Thanks for your support. We can't do the work without your cooperation and contribution.

CAMI

(Common Area Maintenance and Infrastructure)

Tom Caston

Once again, after an extremely hot and dry July, our vendors have done an excellent job in keeping our community looking good.

The overall growth of shrubs and trees continues to be a challenge. We are constantly on top of this with bi-monthly maintenance. Our walking paths are in excellent shape. They have been cleaned and pruned, and the brush has been cut back on both sides. One of our most recent projects we have completed is a beautiful viewing platform overlooking Frogs Leap Pond on Rock Landing Road. Stop by, sit a while and enjoy the view of the fountain.

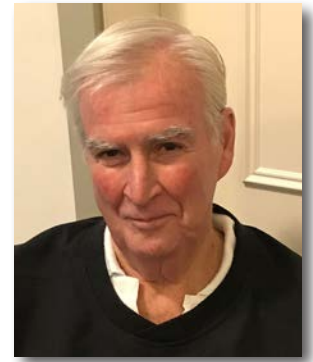
We continue to replace the old outdated gas mantles with new solar lamps for more impressive lighting- just a few more to do.

At this time, our financials remain stable. As expected, our vendors' costs are rising. We will continue to monitor our spending. Enjoy the rest of the summer in our beautiful community.



Executive Director's Report

Mike Richardson



So, it's 1998, and MJ and I decide to take a flyer on this place called New Seabury. Being a native of New Hampshire, when we got married I told her we were moving to New Hampshire...she said....“Only on vacation, maybe”....so here we are.

I attended my first Peninsula Council meeting days after moving into the Mews and there was a disagreement going on over a dead tree. Like a “newbie”, I raised my hand, introduced myself and said “Why don’t we take it down?”.....“Well, Mike. stay after the meeting so we can chat”. I felt like this was going to be detention all over again (like so many days in high school), but guess what... I became a member of the Mews Committee. Okay, so good start, I guess I can do this for a while.... jump 25 years in to the future...and I got a call today about a dead tree....Yikes! Déjà vu all over again.

We just finished our 16th annual golf tournament yesterday...144 of our closest and most imaginative scoring friends in golf lore! Won by a 55! Kidding aside, the day was great, the course was in tremendous shape, there was good food and drink and basket raffles. There are days when I say, things just can't get any better.....well, unless I got the 55!

Back to the grind today with all the modern challenges of living here, overgrowth of trees and bushes, coyotes, tons of traffic, walkers, bikers, beach goers, speeders, landscape trucks every ten feet on our narrow roads, speed bumps by the peck, a lot of construction going on, and still a great looking community.

The reality of things is that some 60 plus years from inception, this place continues to be pretty darn great. I believe we have pretty much addressed or are in the process of addressing, our challenges, i.e., primarily roads and drains as well as general up-keep. Now, we have challenges that are not totally ours to manage, yet we need to play a role. Things like water quality, septic systems, local town governance, and age. Both our surroundings and ourselves.

We are also looking forward to a time in the not to distant future when new growth is gone, when our partners, New Seabury, have no more land on which to build. (Won't it seem funny to not see some new Village going up?) These days are coming pretty fast, so much of our focus in the near term will be connected to what Dick Noonan alluded to in his President's article: the Special Permit, the Universal Village Declaration, the ownership of roads, sewerage vs. septic, organic fertilizers, water quality, all those governance sort of things that are in need of improvement or renewal to ensure we can continue to thrive.

This is no longer Mayberry; yet, it was great while it was. We don’t have land lines, (yet, no working Cell Tower either); we spend evenings listening to music at the Lure, or playing golf, pickleball, tennis, bocce, or dining at 95 Shore overlooking the ocean. Seriously, I can't remember the last time I took a swig of water out of a hose, shared a Shasta orange, played “spin the bottle”, or shared chewing gum. Did we really do that stuff?

We’ve had our Annual Meeting, August 12, this year before you read this. It's my 25th year here I believe, and to be honest, I still love it and enjoy almost every day and phone call I get....even....about a dead tree.

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ARC Report

Allysa Murphy
ARC Administrator

Summer is finally in full swing and we are fully embracing the heat!

We know the weather has been a bit rainy lately, but that is no reason to wait on those summer projects so that your home is in tip-top shape for the sunny days ahead!

Whether you are a full time resident or only here seasonally, the ARC is always available for all of your home improvement and project needs. Our job is to assist all homeowners in the community with their projects, large and small, from start to finish. From a fresh coat of paint to a new home addition, the ARC is here to help guide you through the process of gaining the required approvals and obtaining the proper permitting.

Please remember, if you are making any changes to the exterior of your home, ie: painting, roofing, siding, window/door replacement, decking, major landscaping, additions or removing trees (over 6" in diameter), please contact our office (arc@peninsulacouncil.com) to confirm if a permit is needed. If you are undertaking a project that requires a Mashpee Building Permit, please contact our office right away, as the Town will not issue a permit until you have an ARC permit on file.

Please be sure that you always have your yellow ARC permit in an area that is easily visible for us to see!

As a reminder, the ARC meets the 2nd Wednesday (barring no committee member conflicts) of every month, so if your project needs Committee approval, please have all completed documents emailed to our office by the 1st of the month.

Thank you in advance for your continued cooperation.

Alyssa Murphy
Architectural Review Administrator
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Village Reports

Bright Coves

Marjorie Clapprood
Email: mclapprood@aol.com

Our Own Midsummer Night's Dream

As I write this, we are smack dab in the middle of what I hope is a glorious summer for all of you and yours....July falling into August, looking forward to Labor Day, is reminiscent of William Shakespeare's most popular play, *A Midsummer Night's Dream*, where the main characters celebrate the themes of romance, summer love, celebrations of carnival-like joy, weddings and the magic of dreams. Our summers here in Bright Coves and across New Seabury seem a little like that, don't they? From back when we could only afford a week in a tidy little rental by the beach, to our "forever home" now, 30+ years later, where our grandkids come home each summer, and tell stories of summers past. We all share that wonder if we take the time to breathe it all in... I hope you all can do that while summer is still in the air...and the scent of cook-outs meet the ocean breezes of beach parties and "yacht rock" can be heard blasting from most backyards, beaches and boats. Idyllic, we are surely blessed. Enjoy every last second and take advantage of many gatherings you'll find in this edition of *The Reporter*....it's trite but true, stopping every now and again to appreciate the little things makes all the distractions of work and trouble that much easier to navigate.

Sigh....now for some quick business:

- thanks to all who came to the Annual Meeting in July... the minutes, along with an overview of the Village finances can be found on

the Peninsula Council website <http://www.peninsulacouncil.com> - just click through "Villages" then "Bright Coves" and follow the prompts...

- We have a new password, write it down! **MYBRIGHTCOVES23!** let me know if you have any questions, or want to get involved in any of the issues coming up...
- Stay involved ...enjoy the reserved areas, let us know if you've got any issues like drains, lights or landscaping...we run like a Village, not the DPW, so we're in this together...to look, report, and take care of the good, the bad and the ugly!
- Pick up any trash you may encounter as you're out and about...again, we're a Village, let's do this together!
- Hope you came to the Peninsula Council Annual Meeting on Saturday, August 12th, at the Country Club where we learned about decisions that will be made concerning the future management of the Peninsula Council, HOAs, our financial situation and how your Village, Bright Coves, has input into those decisions on who will lead us. Lots was covered!

Bright Coves is truly special, as the first Village organized back in the 1960s that grew and became New Seabury...we have a great legacy to enjoy, but also protect....in the meantime, grab a tuna sandwich, some chips and a dog-eared copy of *A Midsummer Night's Dream* and while away a few hours on the beach... a true dream!

My last hurrah!

Yes, I have retired after 25+ years!

Chris Avis and Rick Santangelo will co-chair the Village and I'm sure they will do a good job. I still say that we have the best Village in New Seabury with the best neighbors anyone could hope for. Thank you for all your support over the years. I'll remain in contact with Solitude Lake Management and Barnstable County Health Department for the remainder of the year.

Fells Pond

Catherine Power
Email: cpower148@comcast.net

GREENSWARD

Darlene Furbush

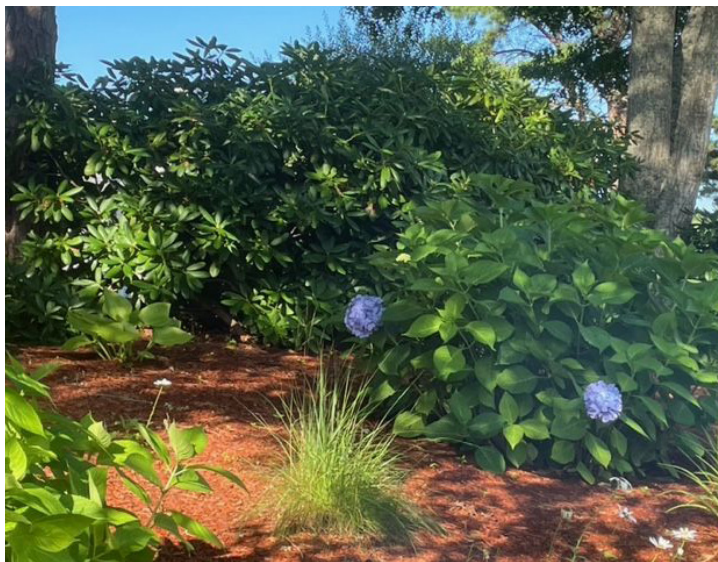
As I sit to write this article, summer is in full bloom. Folks have been back for a couple of months. The golf courses, pools, tennis and pickleball courts and beaches are bustling. Our Village is looking lovely with the trees and the various flowers bringing beautiful colors.

Which brings me to the traffic. I can't say I remember another summer with this much traffic. I probably say that every year, but this one really does have others beat. The majority of traffic is by cars and trucks; however, this year the bicycle traffic has overtaken the walkers. The scary part happened the other night as our company was leaving our driveway. I always go to the end of the drive to help folks back out. Good thing I did. This time there were five or six boys on their bikes spread out riding in the middle of Greensward Road in the dark. The bikes did not have any lights nor did the boys have reflective clothing. The only reason I was aware they were approaching the house was because I could hear them talking. If not, and if I wasn't directing the company out the driveway, there very well could have been an accident and one, if not more, of the boys could have been hurt.

Our quiet Cape Cod neighborhoods have and are changing more and more with each passing year. At our Village Annual Meeting, we had a discussion regarding the need for additional speed tables/ speed bumps to slow the traffic down. Many of you already have seen and experienced the additional one put in on Greensward Road, and another one or two have been requested by folks living in other areas of the Village. It certainly would be preferable for folks to just abide by the posted speed limits; however, we may have to add some more speed tables. We will try the temporary / removable speed bumps which may be all that is needed during the summer heavy traffic time of the year.

As you all know, we do not have sidewalks in New Seabury, but we do have a few walking paths. For your safety, remember the paths may be used by runners and even bike riders, as the majority of our roads are very narrow and can be dangerous.

I hope you all are having a great summer and continue to enjoy life here in our Village and on Cape Cod.



24 HR EMERGENCY PHONE NUMBERS FOR RESIDENTS

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**Non-Emergency Number:
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**Mashpee
Fire Department**

Emergency Number: 911

**Non-Emergency Number:
508-539-1454**

HIGHWOOD

Rick Deubert

Email: rdeubert@gmail.com

We had our Annual Village Meeting on July 29th and the attendance was exceptional. Although we had 39 people sign the attendance sheet, someone told me they counted almost 50 attendees. If you did not sign the attendance sheet, please email me your email address so that we can add it to the Peninsula Council's Constant Contact list and keep you informed of High Wood Village issues.

The Peninsula Council does not have email addresses for 34 of our village residents; therefore we were not able to send you the agenda, financial data and the various meeting handouts. We left the meeting agenda and ballots in the mailboxes of those without email addresses; however, 15 residents do not have a mailbox, so we were unable to provide advance notice of the meeting and its agenda to them. The expense and time consuming effort to mail the information to everyone is not feasible, so please contact Gale at the Peninsula Council office (nsha@peninsulacouncil.com) with your email address so that you can be kept informed.

Mariana and I would like to thank those that came out to support us in our effort to maintain and improve our Village. From the overwhelming positive response, I believe we had a generally productive meeting. Unfortunately, I felt rushed and didn't get to cover things as well as I had planned. I'm sure that many of you left with questions. Therefore, I am emailing a summary report with additional information that hopefully addresses most of the question you have.

We elected two new members to the High Wood Village committee, Gary Del Buono of The Hunt Circle and Julia Gerschkovich of Surrey Place. We appreciate that Gary and Julia came forward to volunteer their time to help us. We have a lot to accomplish in the next two years and we will need a few more volunteers to help with specific issues.

Several have offered their services and we will be getting back to you to set up special committees.

Up until now, High Wood Village lacked volunteers needed to establish a committee, Mariana and I are on our own and reluctant to make even the smallest of decisions about how your money is spent. Therefore, you were asked to vote on five issues that have been

considered within our Village this past year. The results of your votes on these issues is as follows:

Issue 1 – Road Resurfacing: The question was asked, when the time comes, do you prefer that our roads were resurfaced by chip-sealing or conventional asphalt pavement. The majority voted for chip-sealing over asphalt overlay by a 35 to 4 margin, presumably due to the significant cost difference. I apologize for any misunderstanding, you were not asked to vote for an increase in our dues, I just provided a rough estimate of what each option would cost to help in your decision making.

Issue 2 – Annual Brush Pickup: The majority voted 24 to 18 to continue our annual brush pickup service. Since our current tree contractor is so efficient, I think it is wise to continue this service. In addition to chipping the brush, he cut down five dead trees and trimmed the overhanging branches along our streets during this year's cleanup for much less money than the previous contractor who doesn't have the equipment to do this work.

Issue 3 – Street Signs: The majority voted 26 to 9 to keep our standard black-on-white steel directional street signs and not spend the money on replacing them with the white on blue signs common elsewhere in New Seabury.

Issue 4 – Landscaping Improvements: The majority voted 23 to 16 to spend money from our reserve funds, up to \$5,000, for landscaping improvements to the High Wood Way entrance. Improvements to the Paddock Way entrance will also be considered.

Issue 5 – Maintenance of Reserve Area on Fish Hook Pond: The majority voted 31 to 2 not to continue to pay

continued on page 11



Highwood continued from page 10

for maintenance of the reserve area behind Nos. 6, 20 and 34 Surrey Place, but agreed to allow the residents of these properties to maintain it, subject to certain conditions to be put in writing to the homeowners. Five voted to have the area returned to a natural state.

Three major issues were briefly discussed; the High Wood Village budget, the Universal Village Declaration (UVD) and the future of the Peninsula Council. I couldn't stress enough just how important these issues are and how they directly affect the future appearance of New Seabury and our property values. Unfortunately, we fell short on time to address these issues in the detail that we need to discuss and left many of you with unanswered questions. They are too important to leave until next year, so I sent out an email with further explanation. When the time comes, we need the support from everyone by signing the new UVD so that we can maintain our Village and property values in the future. Issue 6 was an initial questionnaire to get a feel of how much of an increase in annual dues our residents are willing to accept, based on the financial information provided by email and at the meeting. During the meeting, I explained that our budget issues did not occur over night and explained how they came about, starting in 2006 with the UVD. There is an apparent dichotomy between our residents who live in New Seabury year-round and are willing to spend the money necessary to maintain our infrastructure and our residents who are only here for part of the year and would like to minimize their costs. The tax records show that only 32% of our Village residents list their homes in New Seabury as their primary residence. From the votes, and verbal feedback,

many of the residents, even the part-time residents, agree that our HOA fees are exceptionally low and are willing to pay a little more each year to bolster our reserve infrastructure funds.

We need volunteers to establish a committee to decide how much of an increase in our annual dues is necessary, and if we should do separate assessments for roads and storm drain maintenance, or just increase our annual dues and put it into our general reserve fund. Several very qualified residents offered to help with this, I will be getting back to them to establish a committee. Please get back to me if you have experience and desire to look at the numbers and help decide the best way for us to proceed.

Our Village expenses from January through May 2023 were \$13,817 which is 31% of our yearly budget of \$43,975. As of the end of May, our reserve fund is \$158,951, but will be around \$130,000 at the end of the year. Our village dues are to be paid by March 1st of each year. As of the end of May 2023, 95% of our homeowners have paid their dues; 6 have not.

It is the objective of the Village representatives to be transparent about our Village finances and spending. If you have any questions or concerns, please don't hesitate to contact either Mariana or myself. We welcome and encourage everyone to get involved with the operation of our Village.

Our next report will be in the November 2023 issue of the *Reporter*. Let me know if you have any items that warrant mentioning.



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The News

Wayne Luther

Email: wayneluther70351@gmail.com



Happy summer!

Our Village is at its liveliest time, with homeowners enjoying the warm, if somewhat wet, season. Our busiest weekend, July 4th, went without incident although our streets were somewhat crowded with the vehicles of families and friends.

Most home remodeling projects are nearing completion or have come to a close. One of the more dramatic projects was the installation of a precast swimming pool by crane over the roof of a house. This event generated an audience, with great applause once the pool was safely located into position in the yard.



The Association is planning to share in the replacement of one fence, and Distinctive Properties is finalizing bids

to re-landscape the circle at the top of Brassie Way this fall.

Street lamps and fire hydrants have been painted, sign posts have been cleaned and new stop lines will soon be painted at the bottoms of Brassie Way and both

Mashie Circle streets at Mid-Iron Way. Additionally, we'll be making a small street repair on Mashie Circle and replacing the two benches in the walking path.

Our Annual Village Meeting was held on Saturday, July 8th. Approximately fifty homeowners attended. We had three items for vote and all passed: two new home colors, an increase in our annual HOA fee and the re-election of Rob Bogosian to the Committee. Additionally, we are pleased to announce that Anastasia Efstratios volunteered as an Alternate, joining

Rob, Pat Frechette, Patty Donohue (Alternate) and me on the team.

Enjoy the summer!

Popponesset Island

Karen Joyce-Marie

Email: ksjoyce56@gmail.com

Happy summer!

It is so joyful to see and feel the energy of Popponesset Island (PI) coming alive in the summer months! With summer comes more walkers (dogs & strollers), kids playing in the street, joggers and bikers from PI and other Villages. Please be careful on our wonderfully quaint but narrow streets. To our drivers, please respect our 15mph speed limit and especially watch for the young ones on go carts and bikes coming out of side streets onto PI Rd.

Summer has arrived, but I am missing the osprey and the hydrangea! Every morning I would share the sunrise with a cup of tea, my senior pup and the osprey family from a close-by nest on the Bay. A neighbor actually installed a camera on that nest and observed the osprey couple build a nest and take care of four eggs in the spring. Sadly, one morning the eggs were gone. Predators of

osprey eggs are usually raccoons, but I recently spotted a Great Blue Heron on the Bay side of Poppy Island (they have made a comeback on the Cape in the last 10 years!) They have been known to steal eggs, and perhaps they are the culprits. Let's hope the ospreys return next season and join the two other nests on PI that happily are still inhabited by their osprey families!



Where have all the hydrangeas gone? Poppy Island is usually a visual bonanza of "Cape Cod Blue" hydrangea, but this year the pickings are slim! Hydrangeas are easily coaxed out of their dormant state with just a few 50° F days and then become vulnerable to cold temperatures. This happened in early March and the winter surviving

continued on page 13

buds started to come alive and shed their outermost tissue. However, on the night of March 26th, a severe cold snap happened and temperatures fell well below freezing. This cold, coupled with the duration of the freeze, hit these buds hard. If such a severe cold snap hit the hydrangea during their full dormancy stage, this would not have been a problem. This season, one can see a couple of hydrangea flowers here and there, but hopefully they will have a restful winter and return in full bloom next season!

The Popponeset Island Association (PIA) held its annual meeting on July 22 and it was well attended with a very engaged audience. Key PIA issues centered around structural assessment of the Bridge, condition of our roads, the need to upgrade the traffic light on the Bridge, modernizing the old capped gas lights into solar and of course, drainage. A discussion also ensued on the detrimental impacts of nitrogen-based fertilizers on our waterways and we all need to understand steps we can take reduce or eliminate the use of nitrogen in outdoor lawn applications. While we completed a significant drainage project at 45/50 PI Rd, complete with an engineering design, there are still issues to be worked out including as you come over the bridge onto PI. We also need to work to keep our drains clear, so if you see leaves accumulating on drain covers, please take a moment to clean the cover!

Also of note, we have a new camera surveillance system installed on the bridge, a system shared with the entrances of New Seabury and monitored by the Peninsula Council. There is a NO JUMPING sign posted and the Mashpee police do take notice of jumpers, so please talk with your kids and any visitors about the dangers of jumping into these shallow waters! We don't want to ruin good summer fun but we need to protect our kids!

SAVE POPPONESSET BAY (SPB)

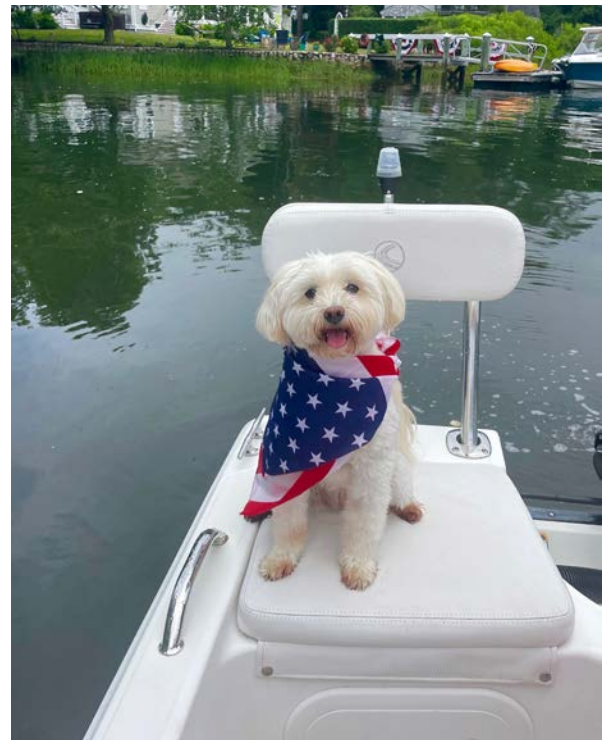
Caroline Malloy, co-chair of the non-profit "Save Popponeset Bay", was a guest at our annual PIA meeting and spoke about SPB's Channel project "Longer, Wider, Deeper" for which they need \$2m. This major effort will widen the channel by 50 feet, extend the length by 250 feet, deepen the channel by 2 feet, add a new catch basin to prevent the sand from filling in as rapidly and put 350,000 cubic yards to replenish the Spit! Having raised \$1m so far, they are progressing well with the permitting, but still need to raise the additional

funds for full implementation. A plea was made to all PI residents to consider donating, as SPB's work not only improves navigation, but also helps the water quality of the Bay, the strength of the Spit and the overall beauty of the natural setting we live in. A donation to SPB is an investment in our property values and helps to protect the Bay and the Spit for generations to come. Check out page 34 for more information on the critically important efforts of SPB!

CAPE COD TIPS FROM NEIGHBORS: Take me out to the ballgame...for free! The Cape Cod Baseball League (CCBL) is a premier summer league hosting the best collegiate talent from across the US. It was formed in 1923 (100 years old!) with ten teams playing 44 regular games per season. They play all over the Cape and many MLB players have come through the CCBL including Red Sox players Chris Sale and Jason Varitek as well as Yankees' Aaron Judge! For more information: www.capecodbaseball.org. Better still, grab those peanuts and cracker jacks and attend a game!

AUGUST: To our Poppy Island residents, we are looking forward to seeing you all at our upcoming annual island neighborhood celebration!

Your PIA Team: Margie, Dave, Joel and Karen

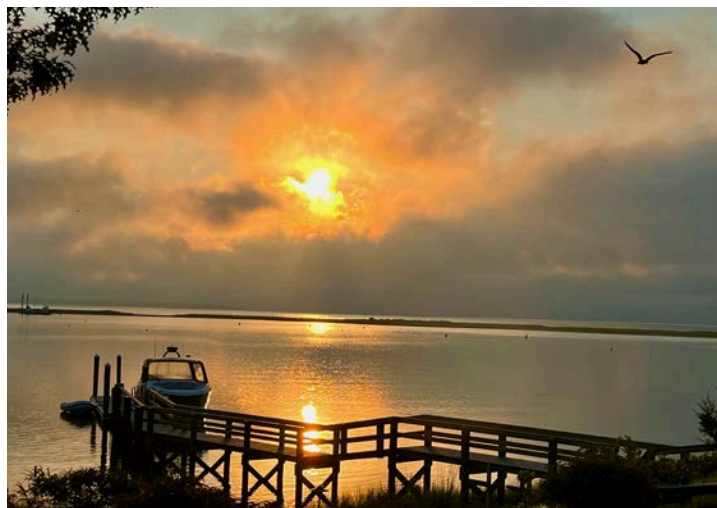


Lucy Ross Decter celebrating July 4th!
Photo by Margie Ross Decter

continued on page 14



One of the few Hydrangeas on Poppy Island
(not the true Cape Cod Blue!)
Photo by Karen Joyce-Marie



A lonely Dredge at the Spit at sunrise awaiting its commission.
Photo by Karen Joyce-Marie



Rain may bring mushrooms but also gorgeous Rainbows over the Popponesset Spit.

Photo by Margie Ross Decter



Double the luck over the Spit.
Photo by Karen Joyce-Marie



The Great Blue Heron returns to Popponesset Bay!
Photo by Karen Joyce-Marie



Having an Independence Day Blast on Popponesset Beach.
Photo by Anne Walus

Promontory Point 6A

Betty Barrett

Email: bcarey 301@msn.com

Summer was kicked off by the spectacular fireworks display as part of the Club's July 4th celebration. Promontory Point is fortunate to enjoy front row seats to great fireworks show every year and this year was no exception!

Our community has been busy working on several landscaping projects to improve and beautify our community, including planting colorful annuals to enhance our entrance (watered by an extended irrigation system), trimming major limbs from trees behind the entrance and cleaning up the retaining stone walls behind the pool units. In addition, the exteriors of two buildings have been freshly painted. Some golfers may have noticed we are replacing the old wood railings on our ocean unit upper and lower decks with modern, attractive cable railings.



A beautiful rainbow over Promontory Point 6A.
Photo by Betty Barrett

April for hosting this fun event. In addition, our Annual Meeting took place by Zoom on August 9th.

Finally, as many of you know, our neighborhood unfortunately experienced a fire recently in 10 Sand Dunes Court. Fortunately, no one was injured in the fire and we are busy assessing the situation and working on repairs.



Fireworks light up the sky to celebrate the Fourth of July!
Photo by Betty Barrett.

Poppy Place

George Bell
Email: gbell@ebsrr.com

As usual, Poppy Place has had an interesting summer season thus far. Notwithstanding the weather, which has made our Village resemble a tropical forest, and flowerless hydrangeas due to a late season freeze, there has been a bustle of family gatherings as owners share in the joy of living and entertaining in our seaside community.

The Board is happy to report that the transition to another property management company, DPS, (508-548-6566) has been a positive though complicated one. Operationally, the transition has been near flawless, as spring startup of landscaping, irrigation and trash pickup

went well, while “the gate” and “accent lighting” continue to create a bit of a challenge. The adage “The job’s not done until the paperwork is complete” is reminiscent as we finalize the financial transition to DPS.

As you read in this column, Poppy Place will have held its annual meeting (August 12th). During this meeting the topics for discussion and future direction included the long-term solution to the common area fence repair, replacement, and the possible alternative of arborvitae enhancements. Other topics include the recording of the two week minimum rental declaration, the vendor communications regarding appropriate parking areas, owner sealcoating results, and a possible end of summer community gathering at the Athletic Club.

Thank you to all for making our community so welcoming and special.

Sandalwood

Karyn O’Connor
Email: ciao713@gmail.com

The Annual Village Meeting, held on July 22nd, was deemed a success. The Meeting was extended by two hours for a social gathering aimed at bringing our homeowners together. We had a few new neighbors attend and it was wonderful to meet everyone and to have a bit of fun! For those who missed the meeting the minutes can be found on the Sandalwood website. The BOD continues to struggle with ways to get homeowners to the Annual Meeting as we believe that everyone should be represented when decisions are made and information is disseminated.

There are three BOD positions that expire on 12/31/23. These positions are currently held by Dick Hayes, Tony Bolton and Joyce Connors. Tony and Dick will run for re-election; however, Joyce has decided to step down from her position. The BOD wants to thank Joyce for her years of service to the Village of Sandalwood – her hard work has been greatly appreciated. If you are contemplating running for the BOD the process will begin at the end of October. Please watch your email for the announcement and information on how to get your name added to the slate. The term is four years. For more detailed information about the process please refer to the Sandalwood Village By-Laws which can be found on the website.

The Village Front Entrance is in full bloom and the new plantings are showing us how beautiful they will be in the years to come. Remember that new plants can take up to three years to mature, so we’ll need to be patient with some of them! We will continue to fill in with annuals where necessary.

We will continue to aggressively collect any past due association or special fees that are in arrears. Along with assessing a substantial interest penalty to past due accounts we are using legal means for collection – this may include property liens. The cost of maintaining the Village is only going up and residents who don’t pay on time or at all are taking advantage of the goodwill of all of our responsible neighbors.

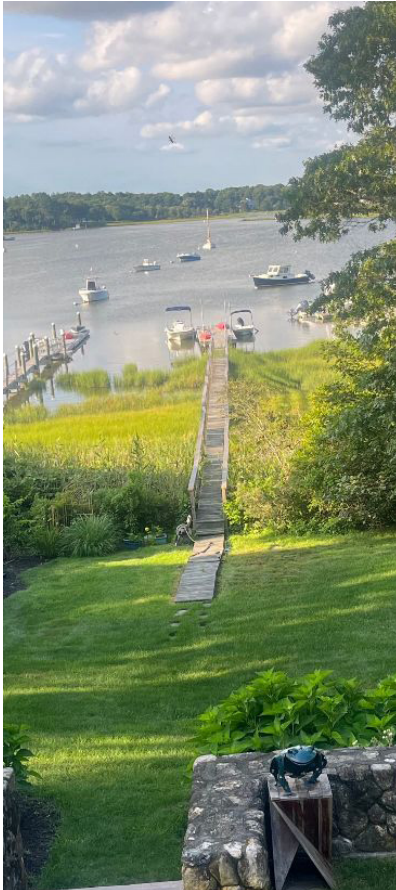
Unfortunately, we have to continue to remind everyone to pick up after your dog and to drive the Village speed limit of 20 MPH – it’s just the right thing to do!

Please inform your vendors that signage is NOT permitted to be displayed on your property. We’ve had quite a few violations this summer of vendors signs being left on the front lawns and easements of homes where work is being performed. These rules can be easily accessed on the Peninsula Council website under ARC guidelines. The BOD is looking into assessing fines for vendors who’s signs are displayed which could increase your future ARC fees or prohibit the vendor from obtaining a permit.

The BOD wishes you and your family a happy, healthy and fun summer season!

Summer Sea

Risa Schneider Fine
Chair: Fredda Zaiger
Email: freddazaiger@gmail.com



Hello Summer Sea,
We hope you are enjoying your summer. Even without our remarkable blue hydrangeas, which lost their buds during the deep freeze in February, Summer Sea is a special place. Even the turtles think so. One laid her eggs in the middle of our field. We had a terrific Village Annual Meeting. Look for the minutes on the Peninsula Council website.

For the newcomers in our Village we hope you will join our Summer Sea Village Facebook group. Just a heads up; there have been several coyote sightings in the evenings so take care. We are still looking for places to put additional solar lights, so if you have any suggestions, please let us know. We recognize that entering and exiting Summer Sea can be difficult. We are looking into ways to make Summer Sea safer by looking at the

traffic patterns in the Village. We will keep you posted. Please remember to avoid using toxic products like Roundup on your property. We look forward to seeing you all at the Meet & Greet in August.

A shout out to Risa Fine who is stepping down from the board and will now be an alternate, Julie Silva who is stepping up into the board member position, and Brenda Sleeper who has joined our team as an alternate. As always, if you are interested in becoming more involved in our Village, be in touch.

Enjoy!
Fredda, Bill and Julie

Even the turtles are loving Summer Sea!
Photo by Risa Schneider Fine



A few of our Summer Sea residents (Marty Reilly and Matt Sleeper) assist Stephanie Ellis, Executive Director at Wild Care, in determining the feasibility of a possible osprey foster situation. Photos by Julie Silva

We suggest you learn more about this remarkable organization, Wild Care, using this link: <https://capecodchronicle.com/en/5828/features/10651/Fostering-Osprey-Chicks-Wild-Care-Helps-Wildlife-In-Need-Conservation-animal-conservation-wildlife-protection.htm> Here you can read an amazing story about Stephanie Ellis' experience fostering osprey chicks.

TRITON SOUND

Jarred Sherman

Email: jarredsherman@gmail.com



What a summer so far on Triton Sound! Residents have been enjoying the warm weather, walks in the community and spending time outdoors. The neighborhood is looking beautiful with the flowers in bloom and plants thriving. With the hot weather we have been experiencing this summer, the Cape has been the perfect place to be!

We scheduled our Annual Village Meeting this year on August 6th. I will recap on that next quarter, as I am writing this in late July. Midway through the year, our financials are in good shape this year, and on track vs. budget. To help us maintain our balances, we will discuss some proposed adjustments during the meeting in light of rising landscaping and repair costs. As a reminder, if you have not made your annual payment, please do so immediately, as it is past due.

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. 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!

Super Moon

It was a super time at the Super Moon Wine Tasting at The Lure on August 1. Joe and Mardell Fisher along with MJ, me and 96 other New Seabury-ites were fortunate to participate - super wines, super company, super event, and as you can see, the Super Moon. (The IPA was mine)!.
Mike R.



Vineyard Reach

Connie Strait

Email: iseestrait@yahoo.com

Vineyard Reach once again enjoyed a spectacular Fourth of July celebration while relaxing from our private decks and patios. The season here at VR is off to a great start. Our new sophisticated gate system has proven to be a great asset. Pelican Landscaping has been doing a wonderful job maintaining our property and making our community look so good. Our annual meeting was highly attended and proved to be very productive. We will be focusing on capital improvements, with one of our first areas of focus being exterior painting. Our board thanked Darren Donovan for his contributions and congratulated Joe Grainger for coming forward to serve once again. The party at 95 Shore was a fun gathering filled with lots of laughter. Summer 2023 at Vineyard Reach is certainly a great one!



Residents gathered outside of The Club on the Fourth for fireworks; it seems that Vineyard Reach had some of the best seats!

Photos by Connie Strait

Peninsula Council's New Seabury Homeowners

16th Annual Golf Classic ~ Ocean Course

July 31, 2023



FIRST PLACE



with a score of 55
Howard Flitt
Jared Barber
Hugh Barber
Joe Marin



SECOND PLACE



with a score of 58
Ryan Fournier
Mike Dorval
Jeremy Brault
Gregg Burnett



THIRD PLACE



with a score of 61
(by score card playoff)
Jon Montgomery
Art Montgomery
Jon Farnham
JT Harris



FOURTH PLACE



with a score of 61
(by score card playoff)
John Donahue
Mike Gallagher
Todd Levine
George Prue



LONGEST DRIVE
Men Hole #7: Will Tormey
Women Hole #7: Danielle Vatour

CLOSEST TO THE PIN
Men, Hole #4: Jeremy Brault 5'1"
Women, Hole #11: Grace Caffyn 3'2"



- **MANY THANKS TO:**
- **Gale Pendergast - Event Coordinator**
- **Andrew Stolze, Director of Golf at The Club at New Seabury, and staff**
- **Jennifer Perry, Director of Catering at The Club at New Seabury, and staff**
- **Taylor Lacava - Photographer and Monitor at Hole #8**







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Offered at \$1,695,000

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4382 Sq. Ft.

GREENSWARD



8 Walton Knob
Offered at \$1,595,000

3 Bedroom, 3.5 Bath
3404 Sq. Ft.

TRITON SOUND



34 Triton Way
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LITTLE NECK BAY



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Out *on the* Town

Highfield Hall

If you are out and about in Falmouth and searching for something truly unique, check out Highfield Hall and Gardens at 56 Highfield Drive, Falmouth.

Highfield Hall is a lovingly and beautifully restored Queen Anne Stick-style home that was built in 1878 by the Beebe family as Falmouth was becoming a summer holiday destination. Today, it serves as a community cultural center presenting world class art exhibits, concerts, classes and events. Highfield sits on six acres of meticulously cultivated grounds including two historic gardens and an ADA accessible pathway currently featuring a children's story walk, large scale musical instruments and a meditation garden. The grounds are free and open to the public from dawn to dusk. There is a small admission fee to tour the home and art exhibit; however, if you become a member admission is free! Highfield also offers exceptional classes for adults and children whether your interest is art, music, culinary, gardens and floral, science and nature or wellness.

The current art exhibit in the home is called End to End: Cape and Islands Artists and the Land, featuring artists from every town on the Cape and three from the islands. This exhibit is on display until September 3, 2023 and is not to be missed! Also of note and not to be missed is the Wampanoag Cultural Celebration on Sunday October 1, 2023 from 11:00 a.m. until 3:00 p.m.

It is a truly unique experience to take advantage of the stunning art exhibits, peaceful gardens and tranquil walking trails on the estate. This is just a small sample of what Highfield has to offer.



Check out the calendar of events on their website for many, many more family, music, speakers, wellness, culinary, and floral class offerings.

www.highfieldhallandgardens.org

It is true that at Highfield there is something for everyone!

Kathie Miller



MEN'S SOCIAL CLUB

at New Seabury

Joe Fisher

On August 3rd, the Men's Club hosted an evening at the Cotuit Center for the Arts for a performance of *Hello Dolly*. The near sell-out crowd all agreed that the performance was excellent and entertaining.

A hardy welcome to our new members, John Goodrich, Kevin Bowler, Mike Milbury and Chris Boyd who are all New Seabury residents.

On a sad note, Dr. Robert Welch passed away. He and his wife Pat were one of the original residents of Bright Coves arriving in the early 60s. Bob was past president of the Men's Club and he was a strong and generous supporter of the Men's Club Education Fund. Our sincere condolences to the Welch family.

We're currently planning for a number of afternoon events which seems to be the members' preference. Specifics will be emailed to the membership. Let us know if you'd like to be added to our email mailings.

Enjoy the remainder of the summer.





Dreaming of a New Kitchen or Bathroom?



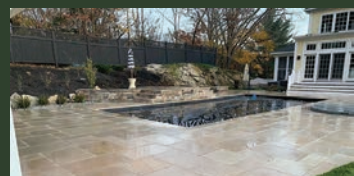
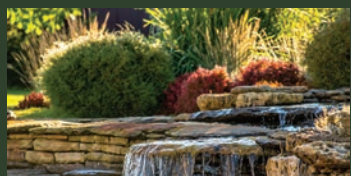
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Culinary Corner

Christine Mone

Two easy recipes for summer to get you out of the kitchen, so you can spend time where you should be... with friends and family!



Balsamic Mozzarella Chicken

Ingredients

4 Chicken Breasts (or boneless thighs)
Olive Oil
Garlic Powder
Pepper
Salt
Chopped Fresh Basil
Sliced Tomatoes
Fresh Buffalo Mozzarella Balls
Balsamic Glaze

Directions

Heat up oil.
Season with garlic powder, pepper, and salt to taste.
Fry chicken on both sides till cooked through.
Top with tomato, mozzarella cheese, sprinkle with basil.
Remove from heat.
Drizzle with balsamic glaze.

Easy and Delicious!!!



Summer Watermelon Salad

Ingredients

Half to Whole Watermelon - cut up
3 Mini Cucumbers (better flavor than large cucumbers)
Half a Red Onion
1 Cup of Chopped Basil
2 Blocks of Feta Cheese (better quality Feta is the best)
2 Limes
Balsamic Glaze

Directions

Chop up all ingredients, add lime juice.
Place on a wide platter.
Drizzle with balsamic glaze.

This is a delicious easy salad; I chop up everything so it can be easily eaten with a fork.

I bought the Feta from a farmers' market and it was fresh, mild and delicious. You get what you pay for, so spend a little more money for a better quality of Feta.

It's worth it !!!



THE CAPE OUTDOORS

Rick Deubert

Email: rdeubert@gmail.com

From the response I've been getting, there seems to be enough interest in these activities that I'll keep sharing my experiences with you. As always, don't hesitate to send me an email if you're looking for additional information or suggestions on a particular activity.

Hiking/Walking

Last issue I covered the Great Flat Pond Preserve and Dead Neck Trail, both located at the end of Great Oak Road in the South Cape Beach State Park, land previously owned by New Seabury and taken over by the town by eminent domain in 1982. These trails are located in the Waquoit Bay National Estuarine Research Reserve. I suggested going to their website (waquoitbayreserve.org) to check out other trails in the reserve.

A trail within the reserve I find interesting from a historical perspective is the Quashnet River Wildlife Management Area. Access to the trails within this area is from a small parking lot off of Martin Road, a short loop road on the north side of Route 28 at the end of Red Brook Road (see attached map). A kiosk in the parking area provides trail information.

As you walk along or around the river, you will see the remnants of various stream control structures. In the 1700s, a mill dam was created near Martin Road to power a grist mill. After the mill burned down and the dam was breached, the valley was converted to cranberry cultivation in the early 20th century. Cranberry production stopped in the 1950s and the cranberry bogs were abandoned.

During colonial times, the Quashnet River was known for its abundant brook trout until it was dammed for the grist mill. In 1956, The Division of Fisheries and Game acquired 31 acres of the abandoned cranberry bog to protect the sea run brook trout (AKA salters) that navigated the river. Through the effort of Trout Unlimited and other organizations, restoration of the trout-quality of the river began in the 1970s. The river served as a stocking site for a State sea run brown trout program from the 1970s to 1994. Between the 1950s and 1975, the trout habitat declined as the river channel

became overgrown with thick shrubby and vegetation. Today, the river is an important migratory fish run for alewife and salters brook trout, home to herring and eels, and is Waquoit Bay's largest source of fresh water.

Biking

In past issues, I've suggested riding through the various streets of New Seabury. It's a great way to get familiar with the layout of New Seabury and the various villages. You can put in some miles going thru the various Villages of Summersea, Bright Coves, Popponesset, and Greensward to the New Seabury clubhouse, and down Great Oak Road to Mashpee town beach. You'll also find it relatively car free and safe by staying off the main roads outside of New Seabury.

Last issue, I mentioned Shining Seas Bikeway that runs for 11 miles from Route 151 in Falmouth to Woods Hole, and strongly suggested a 3.5 mile stretch (one-way) from the parking lot on Depot Ave, in downtown Falmouth to Woods Hole and back. This flat trail runs along a beautiful stretch of Falmouth Beach for about 0.6 miles. Plan on having lunch at the Captain Kidd or Shuckers while you are in Woods Hole. It a great summer activity for the whole family to enjoy.

Next issue, I'll break down the Cape Cod Rail Trail in sections for you to get started on; another family friendly route.

Mountain Trail Biking (MTB)

Although mountain bikes are prohibited from the main dirt road along the west side of the Quashnet River, the single-track trail along the east side is open to MTB's, as are many other single-track trails on the west side away from the river that have been established by mountain bikers. These are relatively easy trails compared to the Otis MTB's for a short three mile ride through very nice woodland. You can ride the flat dirt road north from Martin Road north all the way to Route 151 and back, as well as the off-shoot to Whitings Road or along the powerlines to lengthen your journey.

Check out all of the trails on the Cape at: www.trailforks.com/map

Kayaking/SUP

I hope you've started to explore the estuaries of Popponesset Bay and Waquoit Bay, there are so many that it can take you the entire summer to explore.

Continued to page 33

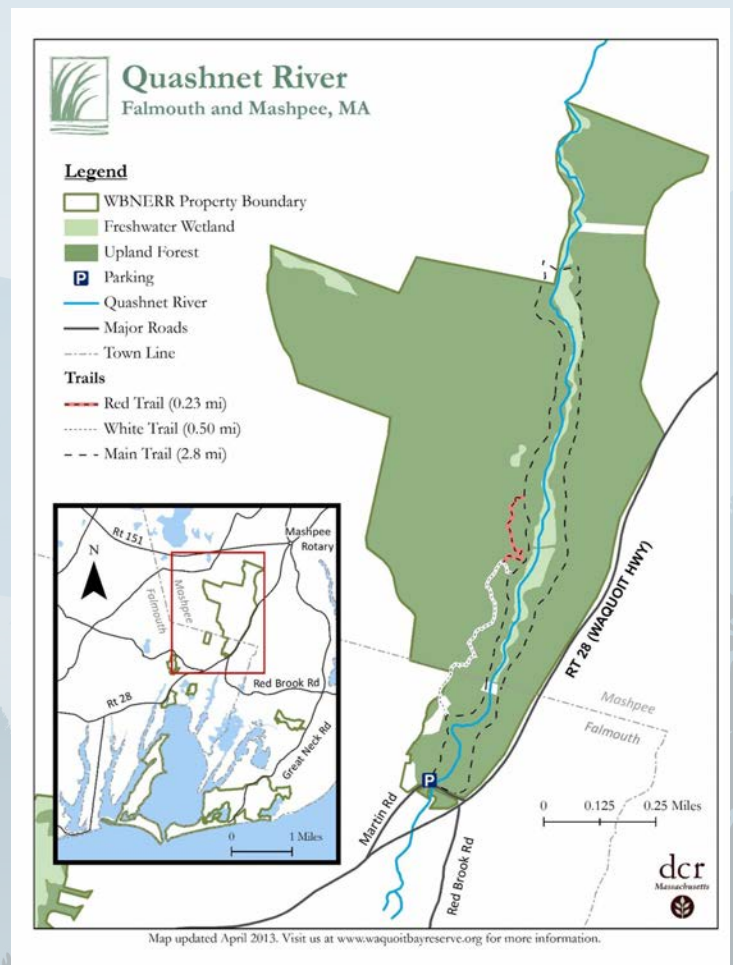
I've developed map of some kayaking routes, some I've done and quite a few on my bucket list. I'm starting to venture out farther and farther from the Mashpee area. Most recently Tobys Island and Bassett Island in Bourne and Pocasset. Drop me an email and I can share what I have; I'm interested in hearing your suggestions as well.

I have also identified places (with coordinates) where you can launch a kayak or paddle board from. Some are accessible to the public all year round while many require a town permit during the summer season.

Golf

For those of you that aren't members of New Seabury, or those that like to get out and try different courses, I've played 21 public courses on the Cape and another 9 off-Cape, just over the bridge. Like everything I do, I enjoy variety and switch up each time I go out, typically twice a week. I've developed a list and map of all of the courses on the Cape with their yardage, rating, slope and cost. I primarily play 18-hole, par 72 courses, but there are a couple of executive courses I enjoy. Send me an email if you are interested in my list and/or map, I can also give you suggestions based on my preference. There are also senior leagues at many of the courses if that interests you. Check out this web site where these guys give their opinion of each course, in a humorous way: www.capecodgolfguys.com

Enjoy.



Save Popponesset Bay: Update

Eric Brandt

It's hard to believe that summer is coming to a close and soon the leaves will color our horizon on Popponesset Bay. What a summer it has been – parties, boating, beaching, birding, dancing in the moonlight – we are so very fortunate to have homes here accessible to the Spit and Popponesset Bay. Yes, we understand all too well, a major issue arose this summer in regard to the annual County dredging of the Popponesset Bay Approach Channel feeding our bay. We, Save Popponesset Bay (SPB), have been and remain in contact with all relevant parties on this matter. We know it has been a significant concern of boaters, and it also can impact water quality in the Bay as well as the sand that the dredging adds to the Spit. It's extremely important we understand the various parties engaged in the dredging and the roles they each play.

SPB works with the Harbormaster/Town of Mashpee (first funders for dredging), the Army Corps. of Engineers (permitting process), Barnstable County (operate the dredge), and Mass Audubon (ecosystem management). The Town of Mashpee typically budgets for the dredging of ~5,000 cubic yards of sand from the Approach Channel, which in most years is adequate. In years where there is an opportunity to dredge more sand, SPB has contributed money towards dredging expenses in excess of the 5,000 cubic yards, with 100% of the dredged sand deposited on Popponesset Spit. The Barnstable County dredge program has limited capacity as there are only two dredges available at any given time. This winter/spring they were in Chatham for an extensive project which, due to weather and equipment issues, was very delayed. As a result, the Town of Mashpee's annual winter dredging of the Approach Channel was not performed. SPB has hosted and attended numerous meetings throughout the spring and summer,

working with the relevant parties to try to have the dredging completed. As of the writing of this article, the Town of Mashpee and the County dredge are gearing up to execute the Approach Channel dredging project in August. We will do our best to support this existing and most critical project.

Over the past several years, understanding the current annual Approach Channel dredging is not the long-term solution, SPB has worked with several non-governmental organizations to develop a master plan which would have a significant positive impact on our channel system, as well as the Spit. You may have heard us refer to the Longer, Wider, Deeper Channel Project – whereby over 40,000 cubic yards are dredged from the main Approach Channel to make it 250' longer, 50' wider, and 2' deeper, along with the creation of a catch basin i.e. a ditch, running parallel to a portion of the channel (this ditch would catch sand as it passes along the beachfront, rather than the sand going directly back into the channel). It's a massive effort, one SPB is deeply committed to making happen and have been working on for the past 9 years. Through this process we have partnered deeply with the Town, the County, Mass Audubon, the Army Corps of Engineers, various State agencies, and several funding agencies. To bring this to fruition, we hope all our residents will pitch in, as the estimated budget for this project is ~\$2 million and we are ~\$1 million towards our goal.

What can you do? Make tax deductible gifts to SPB. Town and State officials support the project, so please be patient and support our efforts as we move ahead with the Longer, Wider, Deeper Channel Project. To make a gift to SPB, please visit - <https://savepopponessetbay.org/donate/support/>. We welcome volunteers to get involved by emailing savepoppybay@gmail.com

Thank you to our loyal supporters that make SPB possible. Here's a peak at the summer of 2023.

Continued to page 35

A Peak at Summer 2023

Save Popponesset Bay Continued from Page 34

SPB's Annual Summer Donor Thank You Party at the Popponesset Inn tent. Photos by Rachel Lehman:



Aerial View of Popponesset Spit and Bay



Little Free Library on Popponesset Spit



Beach Club on the Spit in the 1960s
Photos courtesy of Caroline Malloy.





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Women's Club of New Seabury



Happy Summer!

From the Women's Club of New Seabury

Summer is here! The Women's Club of New Seabury hosted several events during the summer and is busy planning more for you and your guests in the coming months.

Looking Back

On June 29th, we started off the summer with our second annual Casino Night fundraiser at the Club at New Seabury. The event was a great success, not only because of the fun time that everyone had, but most importantly because of the generosity in supporting this year's WCNS beneficiaries: Mashpee Scholarship Foundation Trust, Parish of Christ the King Matthew 25 Fund (Food Pantry) and the Falmouth Service Center (Food Pantry).

In addition to the Roulette, Craps and Blackjack gaming tables, WCNS members, friends and family tried their luck at the Casino Night Grand Raffle and the raffle for Top Table Chip Winners. Drawings for both raffles were held at the end of the evening—AND THE WINNERS ARE:

Casino Night Grand Raffle Winners:

- \$1,000 Mindy Cook
- \$500 Anita Pelusi
- \$250 Paul Stenberg

Top Table Chip Winners:

- Mark Casby: \$250 Gift Card Basket
- Emily Forbes: Wine Basket full of wine and wine goodies
- Lois Segal: Golf Basket with golf round for 4 at New Seabury, golf balls, cap and gloves

We are so very grateful for all of the support from our members, family and friends by attending Casino Night, sponsoring Gaming Tables, buying raffle tickets and for the individual donations. Our heartfelt Thank You for your continued support to benefit our beneficiaries and community.



Continued to page 39

We are also grateful to MashpeeTV for filming our event. Please visit this link to watch the video of this fun evening:
<https://www.youtube.com/watch?v=WctorJee0tw&t=1s>



On July 12th, members and friends enjoyed each other's company, cocktails and hors d'oeuvres on the Gazebo at the Club at New Seabury. This relaxing gathering was enhanced by the music and tunes provided by Lee Surrette.



On August 9th, Women's Club of New Seabury hosted a special presentation by Sheryl Faye with her impersonation of U.S. Supreme Court Justice Ruth Bader Ginsburg. Anyone who has seen Sheryl's portrayals of such well-known women as Helen Keller, Abigail Adams and Susan B. Anthony, as well as Ruth Bader Ginsburg, cannot praise her enough for her incredible ability in bringing these figures from history to life. Ms. Faye did not disappoint, and kept us mesmerized with an amazing performance for our full house!

Stay tuned for information about our upcoming programs and events beyond summer.



raise over \$240,000 for our local nonprofit organizations. We are currently renewing existing memberships and would encourage all members to send in their renewal form, which can be found on our website. (www.womensclubofnewseabury.com). Our thanks to those who have already renewed!

We are always looking for new members! If you are interested in joining this wonderful group that provides opportunities for social interaction, fun events and supporting our local community, please visit our website for the membership form. (www.womensclubofnewseabury.com)

WCNS Membership

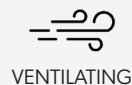
Member participation and contributions are the backbone of our organization, and we are sincerely grateful for our members' continued support in helping us reach our philanthropic and fellowship goals. Over the past two decades, our members' generous donations helped

Enjoy the rest of this Summer and we look forward to seeing you at our future events.

Ann Everett and Susan Finkle
Co-Presidents

Photos by Carolyn Noble

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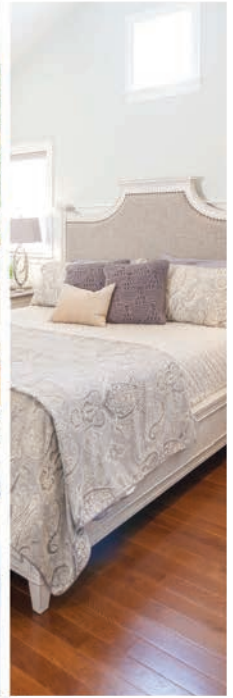
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