



• at New Seabury •

# PENINSULA

Volume 47  
Number 2  
August 2018

News from the Peninsula Council  
at New Seabury, Cape Cod

## Reporter



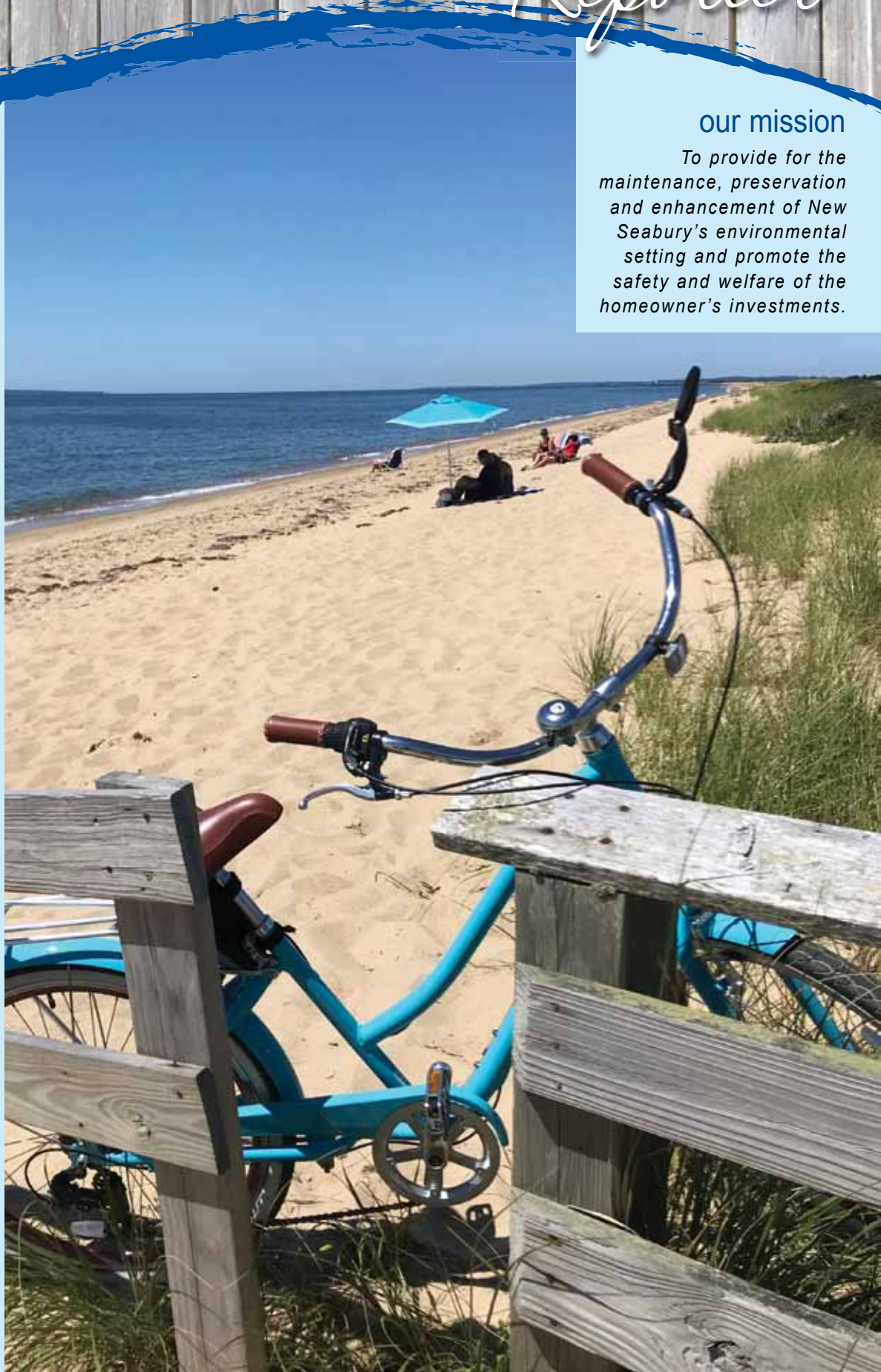
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### our mission

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



# 2018 Worldwide Contract Bridge Tournament

**“Mariann Farrelly and her bridge partner Ken Camilleis come in 5th Place in the World.”**



## Cindy Cobuzzi Gehring

**H**ave you ever walked in to the local senior center to find groups (made up mostly of women) sitting around tables playing what seems to be a casual game of bridge? Look closely. You will most likely find Mariann Farrelly at one of the tables. Casual bridge? No. Mariann is a Master Contract Bridge Player. When she is not playing, she is teaching others the ins and outs of this highly competitive game of skill.

Mariann's love of the game began right after she married her late husband, "Docky." The newlyweds began learning the game by casually playing with Docky's parents. Eventually, Docky felt as though the couple needed to join a more competitive group and their love of the "sport" was born. Fast forward a few years; the young couple was traveling across the country to participate in bridge competitions, while at the same time they were managing Doc's thriving medical practice and starting a family of their own. They eventually traded in the traveling competitions (but not before Docky became a New England Contract Bridge Master) for work and family activities.

Over the past 50 years, Mariann Farrelly has sharpened her skills and is now recognized as a respected teacher, Master Contract Bridge Player and as of June 2018; a World Champion.

On June 2, 2018 Mariann Farrelly walked in to the Mashpee Senior Center, paid her \$20 entrance fee and sat down in her beloved East/West position with partner Ken Camilleis to play 26 hands of duplicate bridge as part of a 24 hour world wide bridge contest. The partners knew they were "having a good game" according to Farrelly, despite the hand that Camilleis thought she overbid, but eventually won. When the 3 ½ hours were over and 26 hands of bridge were complete the partners confirmed that they most certainly were "having a good game" as they finished the day being "top board" for the Upper Cape League.

A few weeks went by and Farrelly and Camilleis had gone on to play many more hands of bridge when the scores were tallied for the WWBC. Not only had Farrelly and Camilleis been top board for the UCCL, they won their 26 hands with a total score of 68.77% ranking them as 5th place world wide and 2nd place in the US. In fact, Farrelly and Camilleis were the only pair in the top 5 to play 26 hands; all others played between 21 – 24.

The World Wide Bridge Contest takes place over a 24 hour period. Anyone can pay the entrance, find a partner and compete. It typically takes about seven minutes per hand with 24 hands most often being played. Farrelly and Camilleis have partnered many times before at the Mashpee Senior Center. They understand each other's "bridge language", which proves to be important when competing at this level.

When asked the best way to learn bridge, Farrelly recommended to start by playing a bridge hand every day in the local paper. She also highly recommends taking one of her beginner courses. The next one will be at New Seabury Country Club for four weeks in September.

Next time you are at the Mashpee Senior Center, New Seabury Club House or Willow Bend look in on the local bridge game, chances are you will see Farrelly doing what she loves, playing a game of duplicate bridge.



*Congratulations, Mariann!*



# President's Report

Joe Fisher

As I ride around our community I continue to be amazed at how unique and wonderful it is. New Seabury is now 56 years old and unlike many other communities, ours is still getting better. This fact is particularly significant when you consider the damage done this past winter by four consecutive Nor'easters. Mike Richardson, Tom Caston and their staff and volunteers deserve a big thank you.

There's also a lot of positive activity going on with new homes and renovations. Of particular significance is the number of older homes that are being purchased and improved by younger families who recognize New Seabury as a great place to summer and establish wonderful family memories.

All of our Village Annual meetings and our Homeowners' Association Annual meeting have been completed. Village Committee members and a new slate of Officers for the Peninsula Council have been elected. If you missed the Peninsula Council Annual meeting on August 11th, a summary will be posted on our website.

This is my last President's Report. I'm retiring after 10 years of service with the Council and the Greensward Village. It has been a privilege for me to serve our community and it has been most satisfying, but it's time for a new President and slate of Officers to take over. Our financial condition is the best it has ever been and I see no reason for it not to continue to improve. I hope that in some small measure I have provided the guidance, help, and support to Mike Richardson and our Board of Directors who will continue to maintain and improve our community. Thank you for the opportunity to serve.



## ARE YOU HOPING TO START OR IMPROVE YOUR BRIDGE GAME?

Starting September 10, Mariann Farrelly, an ACBL certified bridge instructor, will be offering 4 weeks of structured and engaging bridge lessons.

**Mondays, 9-11 am**

New Seabury Country Club

New and Beginner players welcome.

For more information or to reserve your spot, contact

Mariann at [dockymariann@aol.com](mailto:dockymariann@aol.com)



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# Executive Director's Report

Mike Richardson

It's summer in New Seabury, and it's been a crazy one. Weather is beautiful one day, hotter than ever another day. It's so humid that it drips off you, and then it rains. 2018 has certainly been a year of guess work for our meteorologists. They all would be in last place with the miserable record they have shown so far.

Our community, however, continues to look great. Looking at all the growth we have had with just the right combination of heat and rain, it's hard to believe that we lost all those trees a few months ago. We are now looking at all the cutting back we will need to do to be sure we can get our roads plowed.

The Peninsula Council has lost a few landscapers, one due to retirement and the other due to poor performance, and it has been a challenge. Our ARC manager and the husband of our book keeper both underwent surgery this summer. We have had glitches in our systems. Cell phones are absolutely worthless in parts of our community, and politically, there are disagreements constantly.

My golf game is not any better, my number of rounds is getting fewer, all our officers are completing their terms, and my gray hair is getting white. What the heck is going on?

This was supposed to be a fun semi-retirement time...I must have missed something in the translation. We bought a house in Maine...I forget what it looks like.

Okay, enough of that stuff. Here's the real important thing. We live in a wonderful place, all Villages are in great financial shape due to great support from residents. In spite of shortages in the office, we are holding our own, and it does seem that our residents are having a great summer. Roads, drains, landscaping, and lighting are all in great shape. Check out our two new solar lights (Fairway Lane and MidIron, and Shore Drive and Rock Landing Road). Pretty cool. We continue at the Peninsula Council to explore new walking paths, solar lights, speed controls.

Our *Peninsula Reporter* is now a magazine representing our homeowners. Advertisers want to be seen in it, and we have expanded as much as we can to offer additional interesting bits of information about who we are and where we live. We hope that you find it a nice coffee table edition and informative.

Those who volunteer here understand the largess out there in front of us all. Volunteers - persons who offer themselves for a service without obligation to do so and at one's own free will - help carry the load and keep things in a positive fashion for all who live here. They deserve our applause...so, here's to you all!

Enjoy the rest of your summer!



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## PENINSULA REPORTER VOLUME 47, NUMBER 2 AUGUST 2018

MARY JANE RICHARDSON, EDITOR

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Tom Caston • Tim McMaster • Mike Richardson

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# Treasurer's Report

Darlene Furbush

It's hard to believe we are more than halfway through the year. The Peninsula Council continues to be in good financial shape as do all the Villages. This year, like previous years, all the Villages have continued to have a good yearly revenue flow and, as of the end of June, over 97% of the maintenance fees have been collected.

In the first six months of this year, the expenditures in the Villages in part reflect the winter storm cleanup and pickup of downed trees due to the winter damage. Let's not forget the spring landscaping and flower beds which brings back to life this beautiful environment we call home. All of that costs money. The Council and each Village are doing their part in keeping our community beautiful, and at the same time staying focused on working within their Village budgets to cover the yearly expected expenses. Each Village as of the end of June has met its budget goal looking towards expected expenditures for the remainder of the year. We continue to build reserves to cover the large expenses such as replacing roads and storm drains along with unexpected surprises that arise.

I would like to remind you that the Dues, which consist of Maintenance Fees, Special Maintenance Fees, and Council Membership Dues are very low and billed once a year. One only has to look at other Homeowner Associations that are billed monthly and at a much higher cost to see how lucky we are. The revenue each Village takes in goes to the cost of road maintenance, landscaping, lighting/lamps, irrigation, road signs and other items that we all take for granted. There are 292 storm drains in our community that are over 50 years old that require maintenance. Our small yearly dues are what keeps our community running and looking so beautiful. It takes time and revenue.

Homeowners, not The New Seabury Country Club owners, are responsible for the majority of roads, lights, signage, maintenance and other things that make this a beautiful community. It is your Village Dues, the Village Committees and the Peninsula Council that get the job done. We all should take pride in the community and the part we play. It is short money and money well spent.

## Special Maintenance Report

Tom Caston

After a late start due to the March storms and poor weather in April and May, our landscapers did a superb job in the cleanup and landscaping throughout the community. We increased the number of flowers, roses and flowering shrubs. A total of 2,500 flowers were planted, along with 27 rosebushes and 50 assorted flowering plants.

We established a new garden in the middle island between Glenneagle Drive and Greensward Road. Five diseased cherry trees were replaced with seven new cherry trees, two Belgian Birch trees and flowering shrubs. A new lawn was planted with a ring of flowers around each cherry tree plus a garden bench. Stop and visit and enjoy the view.

The building at the Walton Heath Way entrance was painted, trim was replaced where needed, and new windows were installed. Our roads remain in good condition and we continue to add to our road reserves on an annual basis.



(continued on page 7)



### PHOTO CREDITS

**FRONT COVER:** Jaime Adler

**2018 WORLDWIDE CONTRACT**

**BRIDGE TOURNAMENT:** Cindy Cobuzzi Gehring

**CAPE COD VIEWS:** Tom Bone

**GOLF CLASSIC:** Will Gildea, MJ Richardson,  
Mike Richardson

**GREENSWARD:** Alicia Morrow

**GREETINGS FROM THE SALES COTTAGE:**  
Courtesy of Mike Degnan

**MASHPEE COMMONS:** Courtesy of Mary Derr,  
Linda Valente

**OUT ON THE TOWN:** Linda Valente

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Graphics courtesy of Steve Bell

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**BACK COVER:** MJ Richardson

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Steve Cook of Cotuit Bay Design

Tim McMaster, Member

Brad Sweet



# ARC Report

Tom Bone



**Greetings from the Architectural Review Committee, and happy summer.**

Some basics:

The ARC works on your behalf to ensure all new homes/additions/landscaping etc., meet the high standards that have been maintained in New Seabury and have made New Seabury the superior community it is. We need your help in these efforts; please contact us prior to any **exterior** work on your property or with any questions and/or concerns.

The ARC is comprised of an Administrator, me, and three consultants with years of experience, who know New Seabury and know the building industry. The three consultants vote on all renovations/additions. The Administrator does not have a vote, he said, with relief.

The ARC has been trying our best to keep up with you. The workflow this past year is as follows:

	<u>7/1/2017 – 6/30/2018</u>	<u>7/1/2016 – 6/30/2017</u>
Permits	380	276
Home Sales	128	115

The permits do not count the large number of trees taken out due to the storms this winter. You have been busy improving my neighborhood. Thank you.

**Hours of Exterior Work** allowed for commercial contractors, including Landscapers:

**Summer Season:** (*4th of July Weekend through Labor Day Weekend*)

Monday through Friday 7:30 a.m. – 5:30 p.m.

No work on weekends

**Regular Season:**

Monday through Friday 7:00 a.m. – 5:30 p.m.

Saturday 7:00 a.m. to 1:00 p.m.

Sunday Don't even think about it.

If you encounter an uninformed contractor, try talking to them; inform them of the allowed hours. I recommend talking nicely to them. Remember, they are doing honest work trying to make a living. Also, they work outside all day. Lifting heavy things all day long. You following me on this one? I would suggest you talk to the neighbor who is employing them. Additionally, as always, let your Village Chair know. Lastly, take a photo of the company info on the truck and send it in to me. We'll track it for you and talk to repeat "uninformed contractors"...over the phone.

## Sheds

You need an ARC permit for sheds. We don't approve "if" you can have a permit; we approve where you can locate it (varying setbacks determined by square footage; out-of-street view as much as possible), and the type of shed (it must be architecturally consistent with your house and house color). Be aware that a Mashpee Town Building Department permit is also required. The Building Department will withhold a Town Permit for any work, including shed installations, pending an ARC permit. Yes, your shed vendor can manage the Town Permit for you, or you can easily pick one up yourself. Note: some shed vendors do not mention either permit, preferring the "not my job" approach to customer service. That can be a hassle for you and ARC. Ask them. If you have any questions regarding sheds or vendors, please contact us.

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

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

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

Thank you.



# Special Maintenance Report (continued from page 5)

We recently installed two solar lights, one on the corner of Fairway Lane and MidIron, and the other at Rock Landing Road and Poppy Place. Both areas provide the needed sunlight with little competition from large shade trees. If successful, we will continue to look at other desirable locations.

It's been a short summer and hopefully a beautiful fall is on the horizon.

*The solar light at the corner at Fairway Lane and MidIron is supplying some much needed light.*



*Seven new cherry trees have been planted along Cross Road and a new bench has been added. Stop, visit, and enjoy the view.*

*A Friday night in August found musicians, Jeff Rutledge and Ian Richardson, entertaining the crowd at The Lure.*





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## Early Summer REAL ESTATE MARKET

### We Know New Seabury Better Than Anyone!



**2018 IS OUR 20TH YEAR** We feel so blessed to be going stronger than ever! Being there for our Members **EVERY DAY in EVERYWAY** is our true badge of honor! My team and I sincerely thank you for placing the care of your beautiful homes in our hands!

**DeAnna Broadley:**

**Your Real Estate Expert in New Seabury**

**Thinking about selling your home?**

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**Make the most of this year's Summer Market!**

Contact DeAnna to make the easiest real estate transaction possible.



After 20 years of trusted service in this community, we are proud to offer the best market knowledge, the most resources, and the finest talent to guide you through any phase of buying or selling property in New Seabury.

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Let us prepare your home for the greatest resale possible! From staging to repairs.... From marketing to in-house leads....

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- "I sold the largest home at the highest price in the history of New Seabury for \$8.4 Million. I sold a Maushop Unit for \$360k after only 78 days on the Market. Previously it was listed by two other leading offices collectively having in listed for over 789 days unsold."
- Working as a property manager gives me a distinct advantage as I know the properties in New Seabury and have been working with the owners for almost 20 years. I know the clientele and what their needs and likes are.
- Many seasoned realtors only interact with owners when they buy and sell. I interact with hundreds of property owners continuously through the year. This gives me a greater knowledge base than any other realtor.

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

*DeAnna L. Broadley*

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• at New Seabury •

# Village Reports

## Bright Coves

**Eric Peterson**

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

Summer is in full swing in Bright Coves. Boats, bicycles, beachgoers are everywhere; it's awesome! The Bright Coves Annual Meeting was held July 15th and attended by about 20 homeowners. We discussed parking problems, reserved areas, and the need for future road improvements. Bright Coves has also committed

continued support for Save Popponesset Bay, the all volunteer group of stewards for Popponesset Spit. Please check out [savepopponessetbay.org](http://savepopponessetbay.org) and get involved if you're not already! We wish a happy and safe end of summer and return to school for all of our wonderful friends and neighbors.

## The Power of One

ONE CALL DOES IT ALL

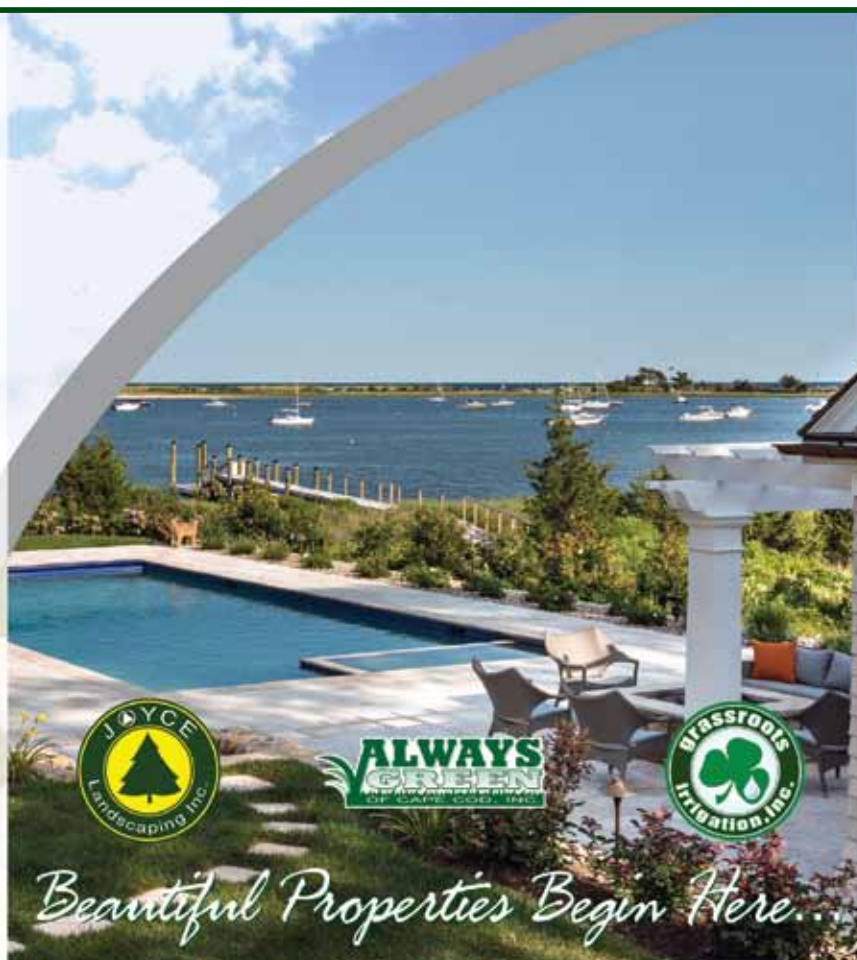
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# Fells Pond

**Catherine Power**

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

Once again, Fells Pond had a very successful meeting on July 14 with 56 residents in attendance. We have many great new neighbors. One issue that was mentioned to me before the meeting was people infringing on their neighbor's property and reserved areas. I passed this information on to Tom Bone who is checking into it. Once again, I suggest that you check your property lines before doing any expanding or landscaping. Good neighbor policy!

Minutes to follow. Any questions, contact me at 508-477-2839. Thanks again for being such supportive neighbors.

## FELLS POND ANNUAL MEETING

Meeting called to order at 10:08 AM by Village Chair Catherine Power.

- Catherine Power welcomed all and pointed out the good attendance.
- Introduced the Village Committee: Ed Cohen, Marty Sullivan and Jack Fitzsimmons.
- Attendees introduced themselves.
- Minutes were accepted.
- The Village is in good shape with adequate reserves. Ed Cohen discussed that there are delinquents owing over \$14,000. Suggestion was accepted to review the existing by-laws and revise if necessary to support collection methods.
- Pond is in excellent condition.
- Fells Pond Road is in good shape. Fells Pond Circle needs work. Need to determine if it is possible to chip seal.
- Drains are working well except when downpours occur over a short time.
- Tom Caston spoke about the state of drains across New Seabury. They were built in the 1960s and we should expect some to fail as they age.
- Winter storms caused much damage including days without power and cell phone service. Discussion of methods to prevent freeze-ups followed.

- The Chair discussed the use of the pond by outsiders. It was agreed that this would be too hard to control. Suggestion was made to place life preservers at each beach. Discussion was made of pond usage by all New Seabury residents. Point was made that costs are minimal and the benefit of collecting from the Villages was not worthwhile.
- Catherine Power mentioned that there is no boat storage at the beaches. Suggestion was made to put a kayak storage rack at the beach that would be assigned and locked. This will be looked into by a small group.
- Pond is tested weekly. Pond is treated for weed growth and algae annually. It will not be treated until signs of weed growth appear. Jack Fitzsimmons pointed out that the pond is not a great pond and not under state or town jurisdiction.
- Tom Caston reported on Special Maintenance. We have a high collection rate of 98%. Tom is planning to step down at the end of the year. Attendees gave Tom a round of applause for the amazing job he has done over the years as head of Special Maintenance. New Seabury has sold 41 Cottages so far - some over \$900,000. Tom thinks aging trees will continue to be an issue in the future.
- Ed Cohen mentioned the issue of weeds in driveways. If your neighbor's weeds are an issue, call the ARC.
- Discussion of cell phone service issues. Next hearing for a tower will be at the Cape Cod Commission in September. Tom Caston believes this will be delayed for several more months.

## Homeowner concerns:

1. Need to be careful at the entrance to Fells Pond Road. Cross traffic does not stop.
2. Question on gas expense. Answered that it was for repairs as well as supply.
3. Question regarding the use of solar lights in some Villages. There is one solar light at the Grace Brain Center. Two more will be installed on an experimental basis in the next few weeks.
4. Litter pickup question. The Power kids are picking up litter. Tom Caston said there is a weekly pickup usually on Monday.

Catherine Power asked for volunteers for the Village Committee. She plans to step down at the end of the year.

# GREENSWARD

**Alicia Morrow**

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

## **GREENSWARD VILLAGE ANNUAL MEETING**

**JULY 21, 2018**

Call to order by Village Chair Alicia Morrow at 10:08 A.M.

Call to approve the minutes of the 2017 Annual Meeting. Motion made, seconded and approved.

Alicia introduced committee members Bill Blaisdell and Jeff Aframe; alternates Carol Stenberg and Dick Noonan; Peninsula Council First Vice President and Acting Treasurer Darlene Furbush; and Special Maintenance Chair Tom Caston.

Thirty-eight homeowners in attendance introduced themselves.

### **Dick Noonan – Road Report**

All roads were reported to be in good condition. Financial reserves were also reported to be sufficient for adequate construction and maintenance. Glenneagle Road is the next road to be repaved. The decision on when to repave it (one year or two) will be made in Fall 2018.

Storm drains remain a potential problem. There are, however, adequate reserves for any necessary repairs. An annual assessment of the storm drains will occur.

### **Bill Blaisdell – Financial Report**

Dues for 2018 have been almost fully collected. Only two homes remain outstanding. Reserves remain constant for the foreseeable future. Most items that are over budget in the financial report represent expenses from the March storms. The insurance overage pertains to Greensward Village's portion of the Peninsula Council's ongoing legal costs.

Does the Budget column on the P & L report contain Annual or January 1, 2018 – June 30, 2018 numbers?

The Budget column contains Annual numbers.

### **Tom Caston – Special Maintenance Report**

Tom announced that he would be resigning as Special Maintenance Chair within six months.

The March storms caused significant damage, but cleanup occurred in a timely fashion. General maintenance was finished a little later than in prior years because of necessary storm cleanup. The landscaping at the Cross Road area has



*This summer, the blooming flowers and newly painted guardhouse enhanced the Walton Heath Way entrance.*

been completed. Repairs on the Walton Heath Way guardhouse have been completed. Two solar light units were added at the Marketplace and the Mews. \$450,000 is in reserve for possible replacement of 1962-1963 storm drains. The homeowners praised Tom for his work.

Could the brush pickup be earlier or more often?

It depends upon how much money the Village wants to spend.

What is the correct way to spell Glenneagle Road? Gleneagle or Glenneagle?

Not sure, but Alicia will check with the Town of Mashpee.

Alicia called upon Mike Richardson, the Peninsula Council Executive Director, to give a report.

Mike discussed problems caused by the spring storms. All Villages are financially stable. He attempts to use local vendors where feasible. The Club at New Seabury has lost approximately 250 members. Drain repair on Prestwick Lane was the result of poor work by Hawkeye. A check of \$16,000 was received to cover the expense of the repair. Cell tower construction remains unresolved. The Cape Cod Commission has become involved.

### **Alicia Morrow – Village Report & Residents' Forum**

The ARC reports that 16 homes were sold since July 2017 and 68 permits were issued. The Town of Mashpee has repaired the drain at the entrance



of Walton Heath Way. The Prestwick Lane sign has been replaced. Of the three houses of concern noted last year, one was torn down and a new home is being constructed, one had repairs made and one was sold but remains in disrepair. Another home in disrepair was torn down and the property has been sold. Permits for rebuilding have not been issued yet.

Will there be a social event in Popponesset this year?

No. In prior years, the event was poorly attended. The Village Board is considering a "Meet and Greet" next year at the new athletic club.

There will be a canal cruise on August 12, 2018 sponsored by the New Seabury Men's and Women's Clubs. Cost will be \$30 a person, door

prizes will be awarded and the boat is reserved only for New Seabury.

**Village Board Election**

The Village Committee nominated Bill Blaisdell. Alicia called for nominations from the floor. Since none were received, a motion was presented, seconded and approved to elect Bill to a three-year term on the Village Committee. Carol Stenberg will continue as an alternate. Tim Hodgman, a Cape Cod attorney and full time Greensward Village resident, will also be an alternate. Since Greensward normally has three alternates, homeowners who are interested in being an alternate were asked to contact Alicia.

The meeting was adjourned at 11:10 A.M.

**HIGH WOOD**

**Patrick McKeown**  
**Email: mckeown.p@gmail.com**

What a wonderful stretch of weather we had this July. This spring's wet weather, along with this summer's heat and sun, have really brought vivid colors to our surroundings in New Seabury. The harsh winter and spring are long forgotten, except by our landscapers, who are playing catch up with mowing of our common areas. By the time you receive this newsletter, the landscapers should be up to date in the Village.

Because of the damage caused by the consecutive winter storms in March, we have spent 68.5% of our budget as of June 30th. Hopefully, we can stay under budget the rest of the year, so we can balance our books. We have collected 95.3% of our projected revenue as of June 30th.

Currently, we have two homes under construction in Highwood. There are several minor renovations also taking place in the Village. We like to remind everyone that from July 4th until Labor Day weekend, the contractor working hours are

from 7.30 AM to 5.30 PM Monday to Friday; no work is permitted on the weekends. Vendor advertising signs are not permitted in Highwood.

I have been fielding several inquiries concerning the rental of private homes in Highwood. It appears that Air BNB has landed in Highwood. While the Town of Mashpee does not have specific regulations regarding Air BNB, some common sense and respect for homeowners' rights needs to be addressed. It is extremely annoying for residents to have to deal with constant noise, trash and disregard for our speed limits. Not to mention the overcrowding of these rentals during the summer months. Some of these rentals have as many as nine vehicles on their properties. The Village and the Peninsula Council will be discussing this issue with the Town going forward.

Please help keep our Village clear of any litter.

Enjoy the rest of the summer season and please drive slowly on our narrow roads.

**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**

# The Mews

Rob Bogosian

Email:rob@rvbassociates.com

The summer is flying by fast and it's hard to believe that our 2018 Annual Meeting was one month ago. The meeting was well attended and the residents voted for a new Board, listed below.

Rob Bogosian (Chair, 3-year term)

Mark Nichols (1-year term)

Ellen Shapiro, Esq. (2-year term)

The Board met briefly in June to discuss team formation and outstanding items and issues from the previous Board.

We discussed:

1. Current State of the Mews
2. Board roles & responsibilities
  - a. Committee structure
3. Transition: outstanding issues
  - a. Landscape
  - b. Electrical
  - c. Sewer & water
  - d. Delinquent accounts

Our short-term plans include:

1. A review of a common area landscape plan from a landscape subcommittee that was assembled last year.
2. Negotiations with a bank owned property on Brassie Way to bring the property into Property Care Compliance.
3. A review of common area lighting transformation from halogen to LED.



Everyone came out for the Mews Village party despite the rain!

Generally, residents seem to be taking pride and care in the home care. Landscape and property care compliance is rising which positively impacts curbside appeal.

Our **Fun Without Sun** party was Saturday, July 28. It was great to see old friends and meet new ones. To all our new residents: WELCOME!!

Here are a few standards that are required for Property Care compliance.

1. Driveway pea stone replenishment
2. Weed removal from all driveways

We have a list of preferred vendors if you need them.

Please enjoy your summer.

Mews Committee

Chair,

Rob Bogosian:

(617) 869-0687

Mark Nichols:

(508) 566-9575

Ellen Shapiro:

(617) 543-3415



# Popponesset Island

Steve Bell

Email: bell.s@me.com

*"It is not how much we have, but how much we enjoy, that makes happiness"* — MARCUS AURELIUS

## Popponesset Island thoughts...

Weather has been terrific!  
Spit is in amazing condition.  
Thanks Save Popponesset Bay.

Lots of younger people on Popponesset Island this summer. Lots of walkers, runners, and relatives.

Had a good June meeting for PI, but sad some folks don't participate. Very few issues about our homeowners doing their financial obligations, except for two. Consensus is it's hard to understand their rationale for not doing their share.

Most have properties looking great. Wonderful to see many folks have added tick/mosquito prevention to their land, and hope all others will join in. We all know ticks and mosquitoes cause illnesses (and they seem to be increasing every year). Professional spraying can help us avoid: Alpha-Gal Allergy (a.k.a Red Meat Allergy), Lyme Disease, Rocky Mountain Spotted Fever, Anaplasmosis and Ehrlichiosis, Babesiosis, Tularemia, Powassan Virus.



Have you noticed how busy the providers of home services are this summer? Thinking a good project would be to get a listing of all suppliers, and see if all could use some of the same ones? Would



certainly cut back on traffic, and get even better service.

Often still too much traffic, but it seems like many drivers have slowed down, but still a couple of "in a hurry" that don't follow our narrow street's 15 MPH. Wish they'd wake up and smell the roses. Be prepared for Mashpee's finest handing out surprises (and they will not be roses) for those who cannot.

Writing about smells...still need some dogs to train their owners to clean up after them.

Think most of us like the new LED light on Bight Circle, and hope we can progress with replacing all the gas ones. It was suggested that our area's electric supplier might supply lighting for gratis, but that hasn't happened yet.

Say hello to our new neighbors if you haven't done so. We are lucky to be joined by some outstanding new ones. Still wish we could do a block party, like the old days.

Know that many have been injured during the winter on slippery ice. Wonder how many have been injured by falling while texting and walking? Are cell phones now physically attached to an ear?

Good luck to us Red Sox fans! It's looking to be an exciting finish for the Yankees, too. Plus, now here come our Patriots, so it must be almost fall.

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



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





# Poppy Place

Nancy Haven

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

A hearty thanks to the Everett Family is in order for yet another wonderful and well-attended **Welcome Back to Summer** at their home in June. This outing welcomed several new neighbors to Poppy Place to mingle with HOA Board Members along with long time neighbors. It was unanimous that a good time was had by all attendees. Summer is back and many of our friends have reported "No Vacancy" at their homes.

Our property looks great. Most of our planned enhancements have been completed. The pavement looks fresh and like new. Landscaping projects are mostly completed. The property has matured nicely, and with that, several conditions have presented themselves. Our common area fencing suffered some damage from this winter's storms. Much of that has been already been repaired from our current budget. However, wood rot is apparent in varying degrees throughout the lengthy fencing. The HOA Board is currently working on a plan to fund anticipated reserves to cover inevitable repairs and preservation in the coming years.

All homeowners should be aware of the age related concerns that go hand-in-hand with our 13- year-old village. Irrigation systems and related parts, control clocks, sprinkler heads, individual well pumps are nearing the end of their life expectancy. As a point of information, each of our homes (14) was built with an individual well to provide irrigation for your property, the



maintenance of which is borne by the homeowner. Please plan accordingly, as each homeowner is responsible for the upkeep and maintenance of their property, aside from the weekly mowing and common areas. Several owners have already replaced their hot water heaters and air conditioning units. We are working with our maintenance provider on a list of preferred suppliers and tradesmen for future reference.

A review of our annual budget and capital reserves was a topic of discussion at both the June and July HOA Board Meetings. Plans are in the works for funding several projects over the next few years. Hope you attended our Annual Meeting on August 11. Further financial details were supplied to homeowners at the meeting. Our Board encourages input and discussion from all homeowners.

---

## Promontory Point 6A

Christine Hirshland

[chirshland@aol.com](mailto:chirshland@aol.com)

It's a beautiful clear day as I sit here looking out over the water to Martha's Vineyard. How lucky we are to be able to enjoy our own piece of paradise with views or pools in this idyllic location!

Speaking of lucky, we are very fortunate indeed to have a neighbor like Susie Mele, who

was willing to devote countless hours on a volunteer basis to oversee the successful rebuilding of Unit 5 after it was destroyed by fire. Thank you, Susie!

Welcome to our new neighbors, Deborah Kovar and Douglas Jicha. While they currently reside in California, Deb has been coming to the Cape for over fifty years, and she and Douglas were married in Harwichport.

Finally, please join us at our Annual Meeting on Saturday, August 18 from 4:00 to 6:00 PM at the Country Club.

# Sandalwood

Karyn O'Connor

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

By the time this article reaches your home, our Annual Meeting will have passed and you should be updated on the "goings on" in Sandalwood. And, hopefully, your summer is going very well and you are enjoying your little spot in heaven here on the Cape.

The main items that the BOD wanted to address at the Annual Meeting (held July 21st) are:

- The continual landscaping issues that we face in our Village are due to the lack of a centralized irrigation system to service all of our common areas. There is a project currently in process headed by Tony Bolton to examine all of our options. We understand that there are some areas that are nothing but sand, and without investing a very large sum of money into irrigation we need to come up with a solution. We also understand that the front entrance is looking "tired & worn" and needs some revamping. The BOD decided to take this project on with an all-encompassing approach. We will continue to update you as we gather information about our options.
- Although LBM Masonry and Landscaping had done such a great job with our spring clean-up, the follow up was inconsistent. We decided to terminate our Village agreement with him and to use another landscaping company that

has had great reviews with other New Seabury Villages. This landscaper will be working hand in hand with us on whatever improvement plans are decided upon. Please welcome Rick Corey, owner of Coriste Lawn Maintenance, Inc. when you see him and his crew on site.

- Please be sure to use the "password protected" web site when looking for specific information regarding Sandalwood's budget, updates and BOD meeting minutes.
- We continue to have great activity in the real estate market in Sandalwood. Plenty of movement and new neighbors to welcome. Please make sure to take the time to introduce yourself to our new folks and tell them what a wonderful place Sandalwood is to live.

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

**Check out the Sandalwood website.** We are trying to do a better job of communicating with everyone and we are posting seasonal updates on our web page – the latest is titled "Spring 2018 Update". We have also posted the 2017 actual numbers and 2018 budget numbers. Check back soon to get your up-to-date information.

**PLEASE** try to keep your company's vehicles off the street when possible. We know it can get crowded this time of year, but in some cases cars are on the street when there's plenty of room in the driveway. Also, please keep your trash and recycling cans "in your driveway" and not on the street while waiting for a pick up. Remember that our streets are narrow and there's more traffic with cars, bikes and walkers this time of year. Let's be SAFE.

---

# SUMMERSEA

Larry Rand

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

Greetings from Summersea Village on beautiful Ockway Bay. Hopefully, you are enjoying a wonderful sun-filled summer just perfect for beaching, boating, biking or whatever tickles your fancy. If biking or walking, be careful! Our roads are narrow and many people go too fast and ignore stop signs (not you, of course).

Most properties are cleaned up and looking beautiful after our hard winter and stormy spring. Some, however, could use more attention. You



know who you are and I know you are getting around to it. The islands and eyebrows that were cleaned up, planted and mulched last year are looking good, except when there are cars parked on them crushing the hosta. Let's try to avoid that



and tell your guests and renters as well. After all, fixing those areas up cost half of last year's budget, and it's all your money.

Our annual meeting took place on July 28. Risa Fine was elected to replace Sal DiBuono on the Summersea Committee. We want to thank Sal for his many years of dedicated and extremely valuable service to our community. Risa is joining Fredda Zaiger and Larry Rand as the Village's representatives on the Peninsula Council, the governing body of the New Seabury Homeowners Association.

We have a dumping problem on a vacant lot at the intersection of Fiddlercrab Road and Fiddlercrab Lane. Let's be clear, there can be no dumping of leaves or tree limbs or anything anywhere in Summersea Village! Make sure that your contractors are aware of this. If we determine who is doing this we will take action against them.

Here's hoping you all are enjoying a fun-filled summer in our little paradise by the sea and that we will see and greet each other with a hello and a smile along the beautiful byways of Summersea Village.

---

## TRITON SOUND

**Mike Richardson for George List**  
**Email: gfbalist@gmail.com**

**G**eorge List was not able to produce an article for this edition of the Reporter, so I offered to fill in some space for him. All is well in Triton Sound, and the Village is in great financial shape for 2018 - both in collections and expenses. Close to 100% collected and about 34% in expense to budget.

Over the past months, some tree work had to be done in the reserved area between Maushop and Triton Sound, a little maintenance was done around the walking path off Shore Drive, and two drains were replaced and another was repaired on Shore Drive between the Country Club and the rotary. It created some disruption in traffic, but on the plus side, it slowed down cars. Fortunately, this is a Special Maintenance road.

We wish all residents a very happy summer!

---

## Vineyard Reach

**Connie Strait**  
**Email: iseestrait@yahoo.com**

**V**ineyard Reach was once again the best seat in the house for the Fourth of July fireworks and we were not disappointed. Our neighborhood was busy enjoying all the festivities! The newly painted pool was a welcome relief to the very hot weather and our plantings were very much in bloom while our landscaping is getting back to normal after our horrible spring. We had a very successful Association meeting and are making plans for our future projects. The day was topped off with a very casual neighborhood gathering in our pool area and a great late day was had by all. It seems as though our new neighbors are settling in and life is good at Vineyard Reach!



*Plantings at Vineyard Reach adds to the beauty of the area.*



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# CAPE COD VIEWS

PHOTOGRAPHS BY TOM BONE





# Mashpee Commons Proposes Innovative Form-Based Code

Mary Derr



*Mashpee Commons - always a busy place.*

Planning Departments in municipalities across the country are reconsidering traditional zoning regulations in search of modern, sustainable methods of community planning that enhance quality of life and meet the long term needs of the communities they represent. Right here in Mashpee, Mashpee Commons has proposed an innovative new community planning method for our town to consider called form-based code.

You may have read about this proposal in local media reports and found yourself asking what exactly is a form-based code?

Form-based codes are a tool used to achieve a desired physical outcome that fits in with the overall plan and vision of a community. While conventional zoning is focused on separating uses (like commercial and residential), form-based codes start with a community visioning process and then seek to lay out a set of clear, predictable regulations to support that vision. Form-based codes can be used to preserve existing historic places, enhance neighborhoods, or transform parts of a community where there is a desire for improvement or economic development. Form-based codes provide long term predictability for a Town and its residents, so new buildings fit a general idea for what the community expects.

Form-based codes are being explored not just in Mashpee, but also in other municipalities on the Cape, such as Falmouth, and are receiving strong endorsements from Cape Cod Commission officials as a promising new tool to advance the goals of the region.

“The regulatory framework associated with a form-based code can provide the long-term predictability necessary to attract investment in desired community assets and sustain local control over community design and development phasing,” said Heather Harper, Chief of Staff for the Cape Cod Commission. “The Cape Cod Commission sees a form-based approach as a natural extension of the community placemaking envisioned for our region and will be appropriate in unique centers of activity across the Cape.”

Municipalities across the country like Portsmouth, New Hampshire; Yarmouth, Maine; and Newport, Vermont have already abandoned traditional zoning methods and adopted form-based codes to great success.

## Form-based Code and Mashpee Commons

Over the years, Mashpee Commons has received numerous accolades for its innovative approaches to neighborhood building. But the Commons' success has been a product of overcoming complex and arduous regulatory hurdles presented by Mashpee's antiquated zoning regulations.

The majority of Mashpee Commons land is currently zoned as C1 Commercial, which allows for big box stores and strip malls, but not the types of mixed-use neighborhoods you see within the Commons today and that most in Mashpee have come to know and love as town center.

The Town of Mashpee and Mashpee Commons are standing at a crossroads to determine how to plan for the future. Given the inability of the current zoning regulations to produce high quality places, Mashpee Commons decided to open up the planning process to the community through a process entitled “Mashpee Commons by Design.” During the seven public meetings, a weeklong planning charrette, and presentations at various Planning Board and Board of Selectmen meetings, hundreds of community members turned out to collaborate with representatives from the Commons, national experts, and local officials to provide their ideas on what they would like to see in the future of the Commons.

The feedback and input received sought solutions to some of Mashpee's most challenging issues such as:



*A busy place by day or by night.*

providing housing options to accommodate varying income levels, designing wastewater and infrastructure solutions that preserve the Cape's pristine environment and mitigate traffic congestion, developing more parks and landscaped open space for recreational activities, and the expanding economic development opportunities for local business owners, while also adding to the Town of Mashpee's tax base.

"The Mashpee Commons by Design process represented a systemic approach to community visioning, civic engagement, design and planning for infrastructure needed to address transportation and water quality challenges and to anticipate system needs to meet a long-range community vision," explained Harper of the Cape Cod Commission.

After the data was collected and processed, Mashpee Commons proposed replacing the traditional C1 zoning

with an innovative form-based code as a mechanism to incorporate all of the ideas proposed by the community. The form-based code was introduced to the Planning Board and the Board of Selectmen in June. The Commons and Mashpee officials are now in the process of reviewing the proposal for a potential town meeting vote.

Community leaders are optimistic about the positive impact the code could have on Mashpee and the region.

"The town of Mashpee would look very different today if it wasn't for Mashpee Commons' vision and

willingness to work with the community," said Marylou Palumbo, Executive Director of the Mashpee Chamber of Commerce. "It's important that we all work respectively together to create a place that is an asset for the community both now and for future generations. Mashpee Commons is a national model and we are looking forward to see it utilize the form-based code as a tool to successfully evolve into the next phase."

By providing a predictable, modern-day regulatory framework by which the Town and Mashpee Commons can work together to continue the expansion, the proposed form-based code offers great promise to Mashpee's future.

The Mashpee Commons Form-Based Code is available to download at: [mashpeecommons.com/future](http://mashpeecommons.com/future)

Community members are encouraged to read the document, and share feedback through the "Share Your Ideas" feature on the website.

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



We will put them in the *Reporter* or on the Peninsula Council website. Be sure photos are high resolution. Email photos to [pccomm@comcast.net](mailto:pccomm@comcast.net) with the word **PHOTOS** in the subject line.





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# TOMATILLOS

Southwestern Grill  
and Tequila Bar

A wonderful new restaurant just opened in Sandwich on July 3rd. Tomatillos is a welcome addition to Canterbury Plaza and the surrounding area, serving creative Southwestern cuisine and margaritas. It is the sister restaurant of the well-known Tomatoes Italian Grille and Bar just up the street in Heritage Park Plaza, which the Petralia Family opened in 2003. Now, 15 years later, a new generation of Petralia's have joined Marc and Janine in opening their brand new concept restaurant.

We arrived at 5:00 pm when they opened and were seated in the cozy dining room. Our waitress was attentive and knowledgeable. Our chips and salsa arrived right away. Their extensive tequila menu boasts 50 different choices, but I opted for the lime coconut margarita which did not disappoint. Just the right amount of coconut sweetness which balanced the tart lime perfectly.



We ordered the Queso Fundido appetizer (Mexican cheese fondue) served warm with grilled flour tortillas and warm chips. A smooth and tasty starter. We also ordered the traditional homemade guacamole, made to order, which we all quickly devoured.

Next was the Carne Asada Taco entree. Grilled, marinated sirloin, Monterey Jack cheese and avocado served with southwestern slaw, rice and the best Mexican beans you ever had. Presentation and flavor were both amazing.



## Out on the Town

Linda Valente



Our table also sampled the Tuna Poke Tostada (my favorite dish) served with generous amounts of Sushi-Grade Ahi Tuna, pineapple, avocado, cilantro and lime dressing with southwestern cabbage. Paired with my delicious lime coconut margarita, I felt like we were in the tropics!



The Cape Cod Quesadilla with lobster, shrimp, Monterey Jack cheese, caramelized onions and Newburg sauce was delicious and creative with a



flavor unlike any Quesadilla we've ever sampled.

To our delight the fried ice cream was, by far, the best we ever had. Large enough to share, it was coated in the traditional warm crispy flakes wrapped all around a creamy vanilla ice cream ball with generous amounts of chocolate sauce, a strawberry and a dollop of whipped cream. An impressive and memorable way to end the meal.

We left completely satisfied, looking forward to our next visit, which will be very soon.

Congratulations to the Petralia's for their creativity and foresight!

***This is a must-try!***







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Photo of interior by Dave Gaudin

# Sage Lot Pond UAS



From left to right: Emily Sturdivant, Sandy Brosnahan, and Elizabeth Pendleton, US Geological Survey, Woods Hole Coastal and Marine Science Center UAS pilots, completing training on the Birds Eye View Firefly pro6 fixed wing UAS.

*Walking along South Cape Beach this summer, we met up with a few USGS Scientists who provided the Reporter with the following information about their project at Sage Lot Pond.*

Unmanned aerial system (UAS) technology provides a rapid and low-cost solution for mapping coastal environments and assessing short- and long-term changes. The interdisciplinary nature of the data collected and the breadth of applications makes UAS technology applicable to multiple scientific investigations. The U.S. Geological Survey Woods Hole Coastal and Marine Science Center uses unmanned aerial systems to advance the science mission of the Coastal and Marine Geology Program. Scientists at the Woods Hole Coastal and Marine Science Center (WHCMSC), have been using UAS to acquire imagery of coastal and wetland environments, which is used to produce detailed topographic and visual reflectance data. UAS technology supports the work of geologists, engineers, physical scientists, geographers, and geochemists who study coastal erosion, sediment transport and storm response, habitat classification, biomass mapping, and marsh stability.

USGS Scientists, Sandy Brosnahan, Elizabeth Pendleton, Emily Sturdivant, Seth Ackerman, and Jon Borden (not pictured), were completing training on the new fixed wing UAS purchased by WHCMSC. This UAS, the FireFly, will be used to map the Sage Lot Pond marsh ecosystem to study vegetation and biogeochemical processes in the marsh. Specialized software and techniques will use photos acquired by the UAS to create 3D surface maps. A multispectral camera will be flown to categorize the local vegetation.

– Contributed by US Geological Survey, Woods Hole Coastal and Marine Service Center UAS Pilots/Scientists

## **For Safety Sake**

**When you're out enjoying our community, please:**

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





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# New | Sotheby's Seabury INTERNATIONAL REALTY



Seaside Point - Stunning views of Nantucket Sound & Golf Course, Private beach, Garage w/ guest suite, 5 BR, 5.5 Bath **\$12,000,000**



New Construction Waterfront, gourmet kitchen, deep water dock, 6039 Sq. Ft. 4+ Bedroom, 6.5 Bath, **\$4,895,000**



Outstanding 5500 Sq. Ft. Waterfront home, elevator, deep water dock, 3+ BR, 6.5 Bath **\$3,900,000**



Rock Landing Village Oceanfront Beautiful Views & Interior, Gourmet kitchen, 4 BR, 4 Bath **\$3,775,000**



Equestrian Compound, 2 Homes State of art facility, heated indoor riding arena, 7.42 acres **\$2,995,000**



Beautiful Golf Front Home in Seaside Deeded beach rights, Pool, Garage w/ Guest Suite 5 BR, 6.5 Bath **\$2,249,000**

*Boating, Beach, Equestrian, Golf.....We have it all!*



Captivating Waterfront in Little Neck Bay Open floor plan, Bay views, Steps to private beach, 5 BR, 5.5 Bath **\$2,195,000**



Exquisite Home w/ deeded beach rights, Beautiful interior, 3 season room, Lg. deck, 4 BR, 3.5 Bath **\$1,675,000**



Waterfront in Bright Coves, deep water dock, 3 BR, 3 Bath, finished lower level, beautifully landscaped patio **\$1,699,900**



Spacious Contemporary with ocean view, 3 car garage w/guest quarters, pool, mature landscaping 4 BR, 4.5 Bath **\$1,195,000**



Lovely Contemporary Cape on private wooded lot. Spacious open floor plan 4 Bedroom, 4.5 Bath **\$1,175,000**



Beautiful Custom Built Contemporary Spacious bright & sunny open floor plan 3 Bedroom, 4.5 Bath **\$1,125,000**

Each office is independently owned and operated



# New Seabury | Sotheby's INTERNATIONAL REALTY



Lovely Contemporary Cape w/open floor plan, 1st Fl. master suite, enclosed porch, deck & patio, 4 BR, 2.5 Bath **\$826,000**



Tastefully Renovated Contemporary w/bright open interior, 1st Fl. master suite, 2 Car Garage, 3 BR, 3 Bath **\$779,000**



Beautiful Home on the Dunes Golf Course 1st Fl. Master suite, well appointed kitchen, Hardwood Floors, 3BR, 3.5 Bath **\$759,000**



Sought after Popponesset Beach location Master bedroom w/bath, Large yard & full basement 3BR, 2.5 Bath **\$745,000**



A gem in desirable Bright Coves 4 Bedrooms, 4.5 Bath, Finished Lower Level, 2 car garage **\$689,000**



Elegant Town Home, Beautifully appointed interior, w/views of the Dunes golf course, 4 Bedrooms, 4.5 Bath, garage **\$649,000**

*Nobody knows New Seabury better than our agents!*



Royal Barry Wills Design, one level, open floor plan, Master suite w/balcony. Finished lower level walk out, 3 BR, 3 Bath **\$599,000**



One Level Contemporary, master suite, Lg. Kitchen w/ center island, new mahogany deck, 3BR, 2 Bath **\$559,000**



Beautiful home in New Seabury's Sandalwood Village. Landscaped Tranquil setting, 3 BR, 3 Bath **\$549,900**



Golf Front Villa, being sold fully furnished, 1st Fl. Master suite, enclosed porch, Community Pool, 2 BR, 2.5 Bath **\$539,000**



Lovely Royal Barry Wills Home in Highwood. Privacy on over 1 acre lot 3 BR, 2 Bath **\$495,000**



Charming Maushop Condo, Wide Pine Floors, Deeded Beach Rights, Patio with Ocean views, 2 BR, 1 Bath **\$419,900**

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# Women's Club OF NEW SEABURY

*Cordially Invites You to*

## **The "WE CARE" GIVING FAIR**

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

**Tuesday, November 13, 2018**  
**The Club at New Seabury • 11:00 A.M.**

LUNCH, RAFFLES, GAMES, SILENT AUCTION & MORE!

ALL ARE WELCOME!

For reservations please send your name and payment (\$30 per person) to:  
WCNS, PO Box 906, Mashpee, MA 02649  
by **November 6** to confirm your reservation.

For questions, please contact Kitty Gold at 508-477-5106.

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# South American Wine Dinner at The Club



The South American Wine Dinner at The Club on July 25 was fantastic. About 50 Club Members enjoyed passed hors d'oeuvres and a six course meal with wine pairings from LA MISION and PROEMIO. A truly pleasant evening!



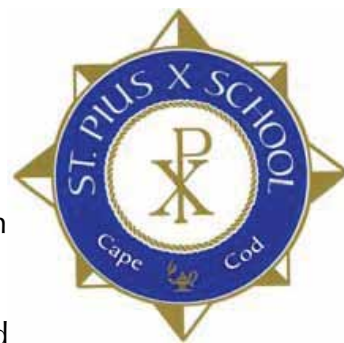
*Food and Beverage Director, Pedro Gonzalez, hosted a wonderful evening with Felipe Olavarria (LA MISION) and Wendy Koder (PROEMIO).*



# St. Pius Gala and Auction

*Another Fantastic Year!*

This year's St. Pius Gala & Auction was held on Friday, May 18 at the Oyster Harbors Club. There were 275 attendees and the event raised over \$140,000 with a net profit of \$122,000 for the "KIDS" of St. Pius School. Chris Lambton of "The Bachelorette" was emcee and Kathy Griffin-Mayo chaired the event. She feels so blessed to have so many New Seabury friends ( some of those friends are pictured below) come out and support the wonderful fundraiser for this very special school.



**SAVE THE DATE**  
for **NEXT YEARS SPXS**  
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# Kids on the Cape





# Peninsula Council's New Seabury Homeowners

## Congratulations to...

### LONGEST DRIVE



**Men:**  
Pat Hurrie  
Hole #1



**1st PLACE TEAM with a score of 61**  
Dave Kayserman, Young Kim, David Lin, Brian Schuler  
(in no particular order)

### LONGEST DRIVE



**Women:**  
Linda Milano  
Hole #7



**2nd PLACE TEAM  
with a score of 64**  
Ian Richardson, Pat Hurrie,  
Joe Fisher, Mike Richardson

### CLOSEST TO THE PIN HOLE #11

**Men:**  
Eric Dubrow  
19' 16"



**3rd PLACE TEAM  
with a score of 64**  
Fred Baglione, Victor Lambiase,  
Jared Pecce, Tony Pecce  
(in no particular order)

### MANY THANKS TO:

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





# 12<sup>th</sup> Annual Golf Classic • July 23, 2018



*Celebrating  
Linda  
Milano's  
Longest  
Drive are  
Linda Milano,  
Nadine  
Engel, Patti  
Sherman  
and Bette  
Caouette.*



*Cold water  
bottles were  
donated and  
distributed to  
the golfers on  
the course  
by DeAnna  
Broadley and  
Lisa Finnegan of  
One Pointe.*





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# NEW HOMEOWNERS!

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David Gershaw  
Michael McShane  
Mark and Nancy Moschella  
James and Elizabeth O'Connor  
Michael Palmer and  
Martha Queenin

## THE COTTAGES

Graham and Lynda Baillie  
John and Lynn Grise  
Ken and Mary Marsters

## FELLS POND

David and Elina Baskin  
Chester and Maria Camoscio  
Joseph Cassinelli  
Terrence and Elizabeth  
Kenneally

## GREENSWARD

16 Slice LLC  
Joseph Beek and Barbara Braun  
Fernando Dangond and  
Monica Lacouture  
Richard and Mary Ellen Flather  
Timothy and Rachel Hodgman  
Patrick and Deborah Murray  
David Tacelli

## LITTLE NECK BAY

Margaret Clarkin  
Bruce and Lisa Raphael

## MAUSHOP

Robert DiStefano  
Justin and Danielle Hanrahan

Allyson Muller  
John and Mary Tarvin

## MEWS

Eric and Cecilia Emanuel  
Michael and Elizabeth Razzano

## MEWS 4A

Stephen and Kristin Banville  
Donald Walker

## MEWS 5A

Holly Soroca

## PROMONTORY POINT B

Donald Monack

## SANDALWOOD

Jonathan and Svetlana Cook  
Joseph Weinstein

## SEAQUARTERS

James and Diane Lawson

## SEASIDE

Oliver Chrzan  
Edward and Kimberly Herdiech

## SUMMERSEA

Jeff Golumbuk  
Joseph and Barbara  
Gubitose, Jr.  
Leland Kornfeld and  
Anne Walus  
Martin Reilly and Julie Silva  
Aaron and Casey Van Huysen

Welcome



# Save Popponesset Bay: Update

Marlene Perkins

The Summer Kickoff Event was held on Thursday July 5th, a beautiful summer evening where 200 friends, neighbors and supporters of Save Popponesset Bay gathered together at the Cabana Club. We had the chance to both meet new friends and rekindle relationships. Ken Barney provided summer music and the Club at New Seabury provided the terrific spread of food.

There was a raffle with fun prizes, framed photographs of the Spit and Bay area and other attendee gifts. We'd like to thank Carol Davis Waitzken ([caroldavisdesign@yahoo.com](mailto:caroldavisdesign@yahoo.com)) for donating the proceeds of the sales of her framed photographs and designer pillows, and Chris & Lisa Joe (<https://poppytee.com>) for their donation of proceeds of SPB t-shirts. We'd also like to thank our raffle donors, Mike Morrison of Rideaway Kayak of Mashpee (<http://rideawaykayak.com>), David Smith of The Poppy Market (<https://thepoppymarket.com>), and Chris Burden of Sotheby Real Estate/New Seabury Marina (<https://www.newseaburyre.com>).

We thanked our contributors for the financial support that they have provided to help finance our project. U.S. Representative Bill Keating and his wife Tevis were in attendance, and, along with State Senator Cyr and State Representative Vieira, endorsed our application along

with the Town of Mashpee for a grant from the Seaport Council of the state of Massachusetts this spring.

We would also like to thank our corporate sponsors, Bosun's Marine, New Seabury/ Sotheby's Real Estate/New Seabury Marina and Yoga on the Beach.

Please remember that "NO DOGS" are allowed on the Spit from April 1- September 1. We are asking that you help us: If you "See Something, Say Something" to the dog's owner. We are making progress, but we have to remain vigilant or risk losing access to the Spit for everyone. Also, SPB has hired security this summer to help enforce the rules. There is no alcohol allowed on the Spit. Please stay off the dunes and only cross at the crossways. Please pick up and take all your trash. There are no fires allowed on the Spit.

We wish you a wonderful rest of the summer.









# Women's Club OF NEW SEABURY

**MJ Richardson, President**

From Patrick's Trivia Quiz in June, to Girls Night Out in July, and to Tarot Cards, *The Music Man* and a Canal Sunset Cruise in August, it's been a terrific summer for WCNS members! But we're not done yet.

## Save the Date for These Upcoming Events:

**WCNS Annual Fashion Show** featuring Designs from Port Cargo  
Wednesday, September 12, 11:30 AM at The Poppy

**Holiday Appetizers** - Cooking with Chef Caleb  
Tuesday, October 9, 11:30 AM at The Athletic Center

**WE CARE Giving Fair and Luncheon\*** - Raffles, Silent Auction, Contests and More!  
Tuesday, November 13, 11:00 AM at The Club at New Seabury

Come join us for our **Annual Fundraiser** on **Tuesday, November 13** at 11 AM at The Club at New Seabury. Luncheon will be served and an afternoon filled with raffles for grand (and smaller) prizes, spirited contests, and a Silent Auction will guarantee a good time. This year, proceeds will benefit The Falmouth Service Center, Boys and Girls Club of Cape Cod, Mashpee Council on Aging, St. Vincent de Paul Food Pantry, and the Mashpee Scholarship Foundation Trust.

**December Luncheon** with the Beneficiaries of The Giving Fair  
Tuesday, December 11, 11:30AM at The Club at New Seabury

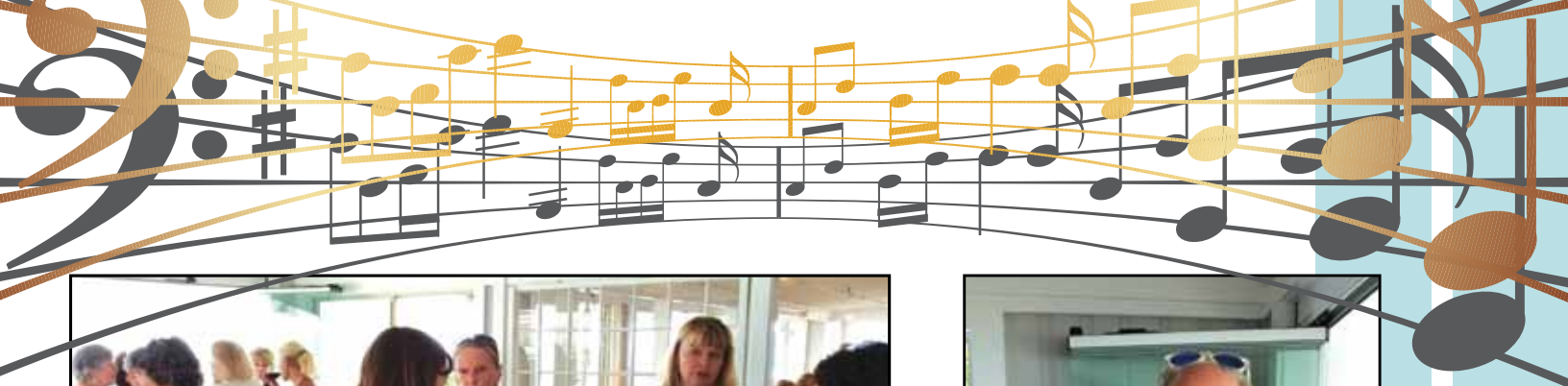


WCNS invites you to join us either as a member or as a guest. If you would like to attend any of the above programs, send your contact information and payment (\$25 per person - checks should be made payable to Women's Club of New Seabury. *\*Please note that the payment for the WE CARE Giving Fair is \$30 per person*) to WCNS, PO Box 906, Mashpee, MA 02649. Payment must be received at least one week prior to the date of the event to ensure your reservation.



*Patrick's Trivia Quiz - the Poppy Girls win First Place!*

WCNS is a social organization that holds one fundraiser per year to benefit local organizations, and we always welcome new members. As stated on our membership form- *"Come see how fulfilling it can be to help our community while having fun at the same time."* For information on membership, check out our website, [womensclubofnewseabury.com](http://womensclubofnewseabury.com), or contact Jackie Korbas at [jkorbie@aol.com](mailto:jkorbie@aol.com).



July Girls Night Out was a hit with music By Paul Good.





The Peninsula Council would like to give a heartfelt thank you to the employees at **The Club at New Seabury**. This summer, they have given their time and energy to us all so that we could enjoy the offerings of this wonderful community. Here are just a few of the friendly faces we see throughout the day!

*Thank You!*



Mike Joseph, Fitness



Gregg Raymond, Golf Pro Shop



Madeline DeNucci, Assistant Tennis. Pro



Left to Right: Marc Cobuzzi, Luke Gutz, Caitlin Donahoe, Nick Derenzo, Spencer Nixdorff



Kyle Jadul, Golf

## UPDATE FROM THE BOARD OF MANAGERS

### Mike Richardson

The New Seabury Board of Managers (resident members of the Country Club) continue to work with Club Management in an advisory capacity, and have just sent out another Member Satisfaction Survey at Club Management's request to enable them to see how their efforts are seen by members.

The 2018 season has seen many improvements in all areas, but present Club Management wants to be sure they are headed in the right direction, thus the survey.

The restaurant facilities are also open to the public,



so residents who are not now members can also benefit by the upgrades in atmosphere and food quality. It is sort of the best of all worlds for both the public at large and members as well.

We at the Peninsula Council want to make sure that we share all that is happening in our community with all residents, so this is just a brief update. Members seem to be appreciative of this new spirit of cooperation, and for those of you who are not members at this time, please be sure to check out the facilities for that casual or more formal dinner. You are sure to find it enjoyable.

# MEN'S SOCIAL CLUB — AT NEW SEABURY—

Mike Richardson

The Men's Club sponsored an evening at the Cotuit Center for the Arts on July 13. The evening began with appetizers and cocktails outside on the patio, and we then went into the theater to see *Man of La Mancha*. It was an excellent performance and appreciated by all attendees.

The season continued with a joint offering by the Men's and Women's Clubs of New Seabury for a Canal Cruise in August. We contracted the entire boat, and had food, cocktails and live entertainment. It was a fun evening for all.

We continue to explore speakers for a *Lunch and Learn*. If you have any suggestions, please let us know. Should you have any questions or wish to become a member, please contact Joe Fisher (jfisher8623@comcast.net) or Mike Richardson (mike72147@comcast.net).

## Remember...

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

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

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

Thank you!



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*References available from New Seabury residents!*

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HOMES FOR THE SEASONS



# COUNTRY CLUB HAPPENINGS

**Julie Quintero-Schulz**  
Director of Marketing

**Pedro Gonzalez**  
Director of Food  
and Beverage

The Club at New Seabury has significantly upgraded its wine list this summer, and we invite you to visit us and enjoy these well-priced selections. Our Director of Food & Beverage, Pedro Gonzalez, has

great experience with wines from around the world and has chosen the best for New Seabury members and guests. Come try something new, and enjoy these fabulous selections.

## Wonderful New Wine Selections

### WHITES

	GLASS	BOTTLE
Albariño, Morgadio, Rias Baixas, Spain, 2017		39
Chardonnay, William Fevre La Mision Gran Reserva, Chile, 2015		39
Chardonnay, Hess Collection, Napa Valley, CA, 2016	11	40
Chardonnay, Frank Family, Los Carneros, CA, 2016		43
Chardonnay, Morgan, Santa Lucia Highlands, CA, 2015	12	44
Chardonnay, Jordan, Russian River Valley, CA, 2015	15	45
Chardonnay, The Calling, Russian River Valley, CA, 2014		45
Chardonnay, ZD Wines, CA, 2016		48
Chardonnay, Curvature, Sonoma County, CA, 2013		53
Chardonnay, Jason Pahlmeyer, Napa Valley, CA, 2014		55
Chardonnay, Rombauer, Carneros, CA, 2016		56
Chardonnay, Chalk Hill Estate, Sonoma County, CA, 2016		58
Chardonnay, Stags Leap, Napa Valley, CA, 2016		59
Chardonnay, Far Niente, Napa Valley, CA, 2016		89
Chardonnay, Pahlmeyer, Napa Valley, CA, 2016		99
Chardonnay, Peter Michael 'La Carriere', Knights Valley, CA, 2014		130
Chenin Blanc, Pichot, Vouvray, Loire Valley, France, 2017		39
Gewurztraminer, Gundlach Bundschu, Sonoma County, CA, 2014		47
Marsanne, Qupe, Santa Barbara County, CA, 2015		49
Pinot Grigio, Maso Canali, Trentino, Italy, 2016	10	39
Pinot Grigio, La Vis Dipinti, Trentino, Italy, 2016		42
Pinot Grigio, Santa Margarita, Italy, 2016		45
Riesling, Dr. Loosen, Phalz, Germany, 2016	8	32
Sauvignon Blanc, Whitehaven, Marlborough, NZ, 2017	10	39
Sauvignon Blanc, Duckhorn, Napa Valley, CA, 2017		39
Sauvignon Blanc, Ferrari-Carano, Sonoma County, CA, 2017		39
Sauvignon Blanc, Groth, Napa Valley, CA, 2016		42
Sauvignon Blanc, Thomas Labaille Sancerre Authentique, France, 2017	15	45
Sauvignon Blanc, Cloudy Bay, Marlborough, NZ, 2017		49
Sauvignon Blanc, Frogs Leap, Napa Valley, CA, 2017		48
Sauvignon Blanc, Rombauer, Napa Valley, CA, 2016		45

### ROSE WINE & CHAMPAGNE

Prosecco, Prima Perla, Italy, NV	12 (split)	
Prosecco, La Marca, Veneto, Italy, NV	14 (split)	40
Rose, Fleur de Mer, Provence, France, 2017		42
Rose, Whispering Angel, Provence, France, 2017	12	44
Brut Rosé, Pierre Sparr, Cremant d'Alsace, France, NV		46
Brut, J Vineyards Cuvée 20, Russian River, NV		59
Champagne, Veuve Clicquot, France, NV	29	69

### HALF BOTTLES 375ML

Chardonnay, Simi, Sonoma County, CA, 2016	23
Syrah, Qupe, Central Coast, CA, 2015	27
Pinot Noir, La Crema, Sonoma, CA, 2014	29
Cabernet Sauvignon, Rutherford Ranch, Napa Valley, CA, 2015	29

### LARGE FORMAT WINES

Chardonnay, Rombauer, Napa Valley, CA, 2016 (1.5L)	110
Cabernet Sauvignon, Silver Oak, Napa Valley, CA, 2012 (1.5L)	310
Rosé, Fleur de Mer, Provence, France, 2017 (1.5L)	82
Prosecco, La Marca, Veneto, Italy NV (1.5L)	79

### WINES FROM ORIN SWIFT

Sauvignon Blanc, 'Blank Stare', Russian River Valley, CA, 2017	55
Chardonnay, 'Mannequin', CA, 2016	55
Grenache Blend, 'Abstract', CA, 2016	55
Petite Sirah, 'Machete', Napa Valley, CA, 2016	75
Cabernet Sauvignon, 'Palermo', Napa Valley, CA, 2014	75

Please be sure to verify wine selections and prices with your server.

## REDS

GLASS BOTTLE

Barolo, Fratelli Revello, Piedmont, Italy, 2013		39
Amarone, Sartori Di Verona, Estate Collection, Italy, 2013		99
Chianti Classico, Ruffino Riserva Ducale, Tuscany, Italy, 2011		75
Super Tuscan, Brancaia, "Ilatraia", Tuscany, Italy, 2013		74
Cabernet Sauvignon, Fevre La Mision Gran Reserva, Chile, 2016	10	35
Cabernet Sauvignon, Hess Collection Allomi, Napa Valley, CA, 2016	12	44
Cabernet Sauvignon, Hook & Ladder, Sonoma County, CA, 2013		45
Cabernet Sauvignon, Proemio Gran Reserve, Mendoza, Argentina 2015		46
Cabernet Sauvignon, Justin, Paso Robles, CA, 2016		49
Cabernet Sauvignon, Louis M. Martini, Alexander Valley, CA, 2015		49
Cabernet Sauvignon Blend, Cain Cuvee, Napa Valley, CA, 2010		50
Cabernet Sauvignon, Chateau Montelena, Napa Valley, CA, 2014		59
Cabernet Sauvignon, Clos Du Val Estate, Napa Valley, CA, 2014		59
Cabernet Sauvignon, Frank Family, Napa Valley, CA, 2015		59
Cabernet Sauvignon, Trefethen, Oak Knoll District, Napa Valley, CA, 2014		60
Cabernet Sauvignon, Mount Veeder Winery, Napa Valley, CA, 2014		65
Cabernet Sauvignon, Newton Unfiltered, Napa Valley, CA, 2014		65
Cabernet Sauvignon, Frogs Leap, Rutherford, Napa Valley, CA, 2015		69
Cabernet Sauvignon, ZD Wines, Napa Valley, CA, 2014		69
Cabernet Sauvignon, Stags Leap, Napa Valley, CA, 2014		69
Cabernet Sauvignon, Isosceles by Justin, Paso Robles, CA, 2016		79
Cabernet Sauvignon, Groth, Oakville, Napa Valley, CA, 2013		79
Cabernet Sauvignon, Jordan, Alexander Valley, CA, 2013		79
Cabernet Blend, Jason Pahlmeyer, Napa Valley, CA, 2015		79
Cabernet Sauvignon, Duckhorn, Napa Valley, CA, 2015		89
Cabernet Sauvignon, Joseph Phelps Vineyards, Napa Valley, CA, 2015		99
Cabernet Sauvignon, Silver Oak, Alexander Valley, CA, 2013		99
Cabernet Sauvignon, Caymus, Napa Valley, CA, 2016		99
Cabernet Sauvignon, Nickel & Nickel, Branding Iron, Oakville, Napa Valley, 2014		100
Cabernet Sauvignon, Silver Oak, Napa Valley, CA, 2013		159
Cabernet Blend, Pahlmeyer Proprietary Blend, Napa Valley, CA, 2014		175
Cabernet Sauvignon, Dominus State, Yountville, Napa Valley, 2011		179
Cabernet Sauvignon, Opus One, Napa Valley, CA, 2014		299
Carmenere, William Fevre La Mision Reserva Especial, Chile, 2015		29
Chateauf-neuf-du-Pape, Famille Perrin 'Les Sinards', Rhône Valley, France, 2014		59
GSM, John Duval Plexus, Barossa Valley, Australia, 2013		39
Malbec, Proemio, Argentina, 2017	9	35
Malbec, Catena "Vista Flores" Reserva, Argentina, 2015		39
Malbec Blend, Proemio 'Icono', Mendoza, Argentina, 2011		81
Merlot, Duckhorn, Napa Valley, CA, 2014		50
Merlot, Pahlmeyer, Napa Valley, CA, 2014		100
Pinot Noir, BOEN, Tri-Appellation, CA, 2016	11	40
Pinot Noir, Four Graces, Willamette Valley, Oregon, 2016		44
Pinot Noir, Talbott "Logan", Santa Lucia, CA, 2015	13	48
Pinot Noir, Morgan, Santa Lucia Highlands, CA, 2015		49
Pinot Noir, Etude, Carneros, CA, 2015		55
Pinot Noir, Goldeneye, Anderson Valley, CA, 2015		59
Pinot Noir, Drouhin Dundee Hills, Oregon, 2015		79
Pinot Noir, Ken Wright Cellars, Shea Vineyards, CA, 2014		89
Pinot Noir, Sea Smoke Southing, Santa Rita Hills, CA, 2014		100
Pinot Noir, Kosta Brown, Sonoma Coast, CA, 2015		130
Rioja, Coto de Imaz, Spain, 2012		39
Zinfandel, Turley Wine Cellars 'Juvenile', CA, 2015		49
Zinfandel Blend, The Prisoner, CA, 2015		49

Please be sure to verify wine selections and prices with your server.



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## Developer's Report

### Greetings from the Sales Cottage

Mike Degnan

Summer is in full swing and new home sales in New Seabury are continuing at a rapid pace. The New Seabury Athletic Center is just completing its first full year of operation. The new amenity has been well received by the New Seabury community and has seen tremendous use over these summer months. This new addition has been a strong purchasing factor for our new homeowners at **Cottages at New Seabury**. Activity at the Cottages has been outstanding. We continue to

place new build purchases under agreement and have seen 45 homes sold to date. Development has just broken ground on an additional 10 cottage homes which will complete 80% of the Cottages neighborhood. Three completed homes are still available for a limited time

at deeply discounted prices. (\$60K - \$100K under a similar new home). There is no better time to act. Only three homes are available. Learn more about these outstanding values at our website, NewSeabury.com

Only one home remains at **The Preserve at Flat Pond**. Grandly positioned within the gated community sits this handsome and luxuriously detailed four-bedroom residence. Walk inside and observe the fine craftsmanship and careful attention to detail that has

been built into this truly captivating home. This home is the final new home available within the Flat Pond community. It also offers outstanding outdoor living space (complete with large outdoor pool), a separate guest suite and peeks of Nantucket Sound. Learn more at NewSeabury.com

Two luxurious deeded beach homes are completed and ready for occupancy at our **Oceanfront Homes at Seaside** community. We have already seen two of these

beautiful homes sell this summer. Available homes offer wonderful golf and oceanfront views. Beautifully designed and located within a magnificent surrounding, these are truly spectacular homes. Review recently adjusted pricing at NewSeabury.com

Opportunities are available to

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

Enjoy the rest of the summer!

Heather, Patty, Tyler, Meredith and Mike



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• at New Seabury •

# news you can use

## *New on Main Street in Falmouth*



Visit Martha's, a sweet cafe on Main Street in Falmouth, with healthy choices for breakfast and lunch. Martha's uses ingredients obtained from local farms in their menu items.... and with daily specials, Boat and Beach Bags, and online ordering, you'll find an enjoyable

meal whether it be a relaxing lunch with friends or a quick snack on the go!

Martha's is located at 281 Main Street in Falmouth and is open Tuesday to Sunday 8:00AM to 3:00PM - serving breakfast until 11:00 and lunch until 3:00. Check it out!  
[marthascapecod.com](http://marthascapecod.com) 774-763-2066.

## **READY...AIM...FIRE!**

Ah, a nice night, a beverage, perhaps a cigar, the company of friends, a little music, and mild temperatures....sounds good, eh? But, wait, there is something missing....yeah, that's it, the ambiance of a small fire in the fire pit!

Outdoor fire pits, outdoor fireplaces, and chimineas have become very popular in the past several years. They come in many shapes and sizes and you see them all over the place, here in New Seabury as well.

Unfortunately, if not used properly they also can become problems, mostly for neighbors. Regulations prohibit burning of trash, refuse, etc., and indicate that they must be fueled with clean firewood. Regulations also apply to air pollution or hazards associated with large potentially uncontrolled fires.

310 CMR 7.00 Air Pollution Control is a regulation implemented by the Mass DEP to prevent and control air pollution.



The real concern should be how your fun evening can be impacting your neighbors. We have had complaints about wind-driven smoke into homes where residents have asthmatic issues. When a complaint is issued, be aware that the Fire Department can require that the fire be extinguished.

So, let's be good neighbors and "Light My Fire" when conditions are favorable so as not to create a nuisance for others.

– Mike Richardson

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