



PENINSULA

Reporter

News from the Peninsula Council
at New Seabury, Cape Cod

• at New Seabury •

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February 2022



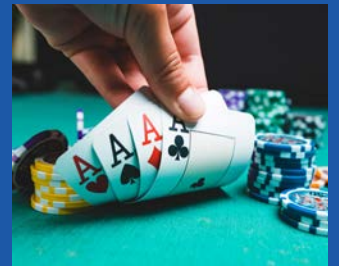
The Northern Cardinal
Photo by George Courtney

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.

THE WOMAN'S CLUB OF NEW SEABURY
INVITES YOU

CASINO NIGHT



BRING YOUR POKER FACE FOR AN EVENING OF FUN
AND GAMES! ALL TO BENEFIT OUR COMMUNITY.

JUNE 23, 2022 | 6:00PM - 9:00PM

THE CLUB AT NEW SEABURY

SAVE THE DATE

Watch for details at
womensclubofnewseabury.com

President's Report

For those who are still in New Seabury this issue of the *Reporter* will find you in the middle of the winter season. Golf clubs are likely in storage and a lazy lunch on the deck of the Lure is just a pleasant memory. But the days are getting longer and in just a couple of months the weather will start warming again. The good news is that the winter season has not been too difficult thus far. Let's hope it stays that way.

Although I realize I should be cautious saying that because I commented on the nice fall we were enjoying in the last issue of the *Reporter* and shortly thereafter we had the Nor'easter which brought us 90mph wind gusts and days without electricity. I guess in New England you just never know.

And speaking of that Nor'easter.....I would like to shout out a big "Thank You" to Mike Richardson, Tom Caston and their team for the work they did to quickly clear our roads of debris and get this place back to normal as quickly as they did. Mike was out first thing in the morning personally clearing branches off the road until he could get our landscaping providers out there with their equipment to remove fallen tree limbs and damaged trees. It was amazing to me how quickly they got everything back to normal.

I hope no one needs to be reminded, but the Town of Mashpee does not come out to plow our roads. New Seabury Corporation does not clear our roads. It is the Peninsula Council under the direction of Mike Richardson that clears our roads and maintains our roads and drains year round. That includes our entrances and all Village roads and community feeder roads such as Greensward, Troon and Walton Heath. If you are the typical homeowner you pay about \$650 per "year" for this service. A pretty decent bargain. When you next see Mike thank him for a job well done.

As I mentioned in last quarter's *Reporter* our current Universal Village Declaration will expire after being in effect for 20 years at the end of 2025. This is the document that binds most of our community together and provides the legal basis to collect fees and provide the services we do throughout New Seabury. Whether you are a single home owner or you are in a condominium you are impacted by the services proved by the Peninsula Council. We want to be sure that all of our homeowners are aware of the services provided and their importance to our community. We will need everyone's support when it comes time to renew these documents, which we hope to have done well before expiration. As a result, you will be reading more in subsequent editions of the *Reporter* about the Peninsula Council and our Universal Village Declaration.

In the meantime, keep those cards and letters coming (excuse the metaphor for your dues checks) so we can keep this place looking as good as you expect it.

Stay healthy and enjoy your winter season whether it's here or points south.

Dick Noonan



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Executive Director's Report

Mike Richardson

Who said the 17 game NFL season will be a bust? January 22nd's games were more than entertaining! Our Patriots took it on the chin, and Buffalo, the odds on favorite to get to the Super Bowl, is back eating Buffalo wings at home. So, now Bruins, Celtics, local college, or darts at the local pub? Winters used to be quite interesting during the Brady/Belichick era...ah well, MJ and I did 9 holes yesterday in 28 degree weather!! Yes, I had shorts on and she looked like the Michelin man with all her duds.



We came through 2021 all things considered looking very good. Not without some pain, however, as most exceeded landscaping and associated budgeted costs. We continue to pay the price of allowing this place to look like Sherwood Forest for years. Pine trees are having a difficult time with our ever-changing weather patterns, and some just have that gnarled look of an ancient artifact. Over the past several years, we have worked with residents to conservatively remove dead, dying, and/or dangerous trees, and at the same time keep good looking, safe, attractive trees that create buffers and that country look. The weather patterns (and the Cape Cod Commission has verified the changes we are seeing) will continue, so be alert and keep an eye on your friendly forest for hazards.

The Peninsula Council Board of Directors continues to meet via Zoom, which has its pluses and minuses. Getting together to share conversation and issues and just interacting as the large family we are always is nice, but not at the risk of getting sick. Everyone says we will get there and this will begin to settle down. I don't know about you, but I get confused with all the "noise" every night and wonder seriously who to believe. As a result, we all need to be careful and, even if not masked, maintain distance...hard to do for some like me who enjoys interaction with everybody. We hope to go back to in person when safe to do so.

So, getting into the nuts and bolts of our operation.

-Gas Lights...we have added both electric corner poles, over head electric, and solar. More coming. I am removing gas in favor of one of the above when gas just doesn't work. I like the gas, but they are not only old but broken down. I hired a plumber to relight those that we can keep going, but it's a losing battle. You will see more work this winter...by the way, National Grid is not being a great financial friend...\$27.00 dollars per lamp per month for gas. When I started it was closer to \$10.00 a month.

-Drains, about 300 of them...they are old, they are crumbling, they are full of debris, and we annually have to replace a couple at close to \$17,000.00 per drain. Fortunately, not all are that expensive, but do the math. If even half need replacement over the years, that is a lot of greenbacks. In an effort to help delay some of that, we

Continued to page 5

clean them off and out regularly. Unfortunately, Mother Nature works 24 hours a day and I am just getting too old to keep up with her. We are going to roll out an "Adopt a Drain" program to see if we can help the situation a little. More on that later.

-Roads are for the most part in very good shape. Our road maintenance program has reaped rewards and continues to be a very successful proactive management endeavor.

-Trees...we will keep an eye on areas and trees that are suspect. Removing dead and/or dying trees helps the healthy ones thrive and survive.

-ARC...Distinctive Properties is filling in the vacant Tom Bone area of responsibility. Matt Philbrick is doing a fine job and we continue to see great work on maintaining and improving homes through multiple projects (close to 400 annually). Matt and I are available at any time to work with all residents in efforts to help you get the job done. Thanks to everyone for your cooperation. We know that you know that together, everyone wins.

Finances...our residents are heroes in terms of paying annual fees. The Peninsula Council has worked tirelessly to keep costs at a minimum. That is why our annual (that bears repeating-annual) fees are very conservative. Many of you know others who live in communities where our annual fees are their monthly fees. We will continue to negotiate the best possible rates for all our maintenance work, on your behalf. All we ask is that you contribute so we can give you that service. As with all societies we have those who remain takers, instead of participating for whatever reason, and I feel sorry for them as they lack something that makes the rest of us whole. We are in very good shape even with the added expenses of 2021.

So, in conclusion, you can't really find a better place to live and play. I have been in so many states and two countries, and it's true...here we have almost everything one needs for a great life. Peggy and I and all our vendors (who are also our friends) will continue to work hard on your behalf. All I ask in return is this: Be happy, be healthy, be gracious, be generous to those in need, and be just a darn good person.

....and buy me a beer now and then!!!! NO, seriously, just have a great 2022!

Call Me Maybe - Baby

Mike Richardson

There are so many clichés about calling people, from raising your forefinger and small finger to using your hand to rotate the dial, to "one ringy dinky" by Lily Tomlin on Rowan and Martin's Laugh-In, and so on and so on. Additionally, there are quotes such as "I don't answer the phone. I get the feeling whenever I do that there will be someone on the other end"... Fred Couples

"Cell phones are the latest invention of rudeness"

...Terrie Guillmets

and...

"Unfortunately at this point, I was interrupted by that dubiously time saving device, the telephone"...P. J. O'Rourke

Well folks, all will come true soon...coming to a theater near you this spring....a cell tower in Mashpee! Hopefully, this will be the last time I need to write about something so desperately needed in Mashpee and New Seabury, however, feel free to call me.....baby...



CALL ME
MAYBE?

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Treasurer's Report

Richard Luskin

As I write this, we are still analyzing the 2021 year-end financial statements. A preliminary review shows that revenue is strong but that expenses were over budget in a number of areas. In particular, landscaping costs were higher than expected due to cleanups after multiple major storms. However, all Villages have healthy reserves to cover this. We will have a more complete analysis in the next issue of the *Peninsula Reporter*.

Special Maintenance Report

Tom Caston

As we prepare for 2022, our operating budget has been completed and we look forward to another productive year. Our finances remain in good shape despite the unanticipated expenses that occurred last year.



Our road reserve stands at \$700,000 and we have a cash balance of \$100,000. We anticipate another challenge concerning cost. A number of vendors that I have contacted were not in a position to quote prices for the spring startup. We'll have to wait and see and, hopefully, we'll proceed with our normal maintenance program.

No major projects have been planned for this year, but this could change at any time. We will continue to upgrade our electric systems and add solar where feasible. We'll be installing a new fountain at Frogs Leap Pond and continue to maintain the beauty of New Seabury.

2021 was a difficult year for many of us. We must continue to remain strong and "always look on the brighter side of life."



ARC Report

Matt Philbrick



Happy New Year!

2022 is off to the races only two short weeks into the year with 14 permits issued, including two new home builds and two major renovations. 2021 was an active year in the community, closing out December with 326 permits issued.

As you begin to plan your spring projects, it will be important to start the bid process early as many contractor's spring schedules are filling up quickly.

If you are planning exterior projects, please contact our office to inquire if a permit is needed. All ARC permit paperwork can easily be found on the ARC website:

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

Many homeowners are not aware that the Mashpee Building Department will not issue a permit without the homeowner receiving the proper ARC approval ahead of time. When planning the following projects, please be sure to contact the Building Department (508.539.1400):

- roof replacement
- window and door replacement
- installation of shed more than 120 square feet
- major interior renovations
- pool installation
- additions
- new construction
- docks

(if you are unsure if your project requires a permit, please call the Mashpee Building Department for confirmation)

For your protection, prior to selecting a contractor, always ask for proof of proper licensing and certificates of insurance for Liability and Workers Compensation.

Please don't hesitate to contact me (matt@distinctiveprops.com) with any questions regarding your projects and the ARC approval process.

Thank you.

SAVE THE DATE
Peninsula Council
New Seabury Howmowners
Fifteenth Annual
Golf Classic
Ocean Course
August 8, 2022
Stay Tuned for More Details





Village Reports

Bright Coves

Marjorie Clapprood
email: mclapprood@aol.com

I think I can confidently speak for most (if not all!) residents of Bright Coves when I say there's rarely been a New Year's celebration we were happier to "ring in" than 2022! My favorite holiday greeting cards had some measure of "good riddance" to the closing of the 2021 calendar - goodbye! Farewell! Don't let the door hit you on the way out! Sayonara! (the scene from "The Sound of Music" comes to mind: Adieu! Adieu! To you and you and you"! We are all anxious to start the new year with refreshed dreams of being outside, seeing our friends and neighbors and shedding the angst & some sorrow of the past 18 months. And looking forward to what's ahead.

We've spent the last weeks assessing our homes and neighborhood, counting street lights that are working and those that aren't, clearing out drains and debris from many high winds and storms and turning our attention to interior jobs that need attention, all the while watching over our collective treasures we call beaches.

As we go to press on this edition of The Reporter, we're holding our breath and crossing our fingers in anticipation of what promises to be an epic Nor'easter - stocking up on groceries, cleaning out garages to actually fit a car inside, charging our devices and checking in on neighbors to make sure we're all safe and ready - that's what neighbors do, and Bright Covers are particularly good at this. We'll get through this together as we always do. We live in the most beautiful spot in the world - Cape Cod! This comes with the territory. ☐

Best advice: Despite a long history of making New Year's Resolutions only to break them, join me in believing THIS is the year we'll live healthier, walk more, worry less, be kinder, laugh more and listen more intently to friends and family, and...YES, to new friends we may not have met yet....AND to fill our hearts with dreams and plans for this coming spring andahh, even the words make me smile....the coming summer! And do something for someone who isn't quite as fortunate. Works for me. ;-)

Can't wait to see you on a dog run, in a ZOOM, at the supermarket, a meeting or anywhere...dare I say, at the beach! ?!

I can dream, can't I? You can too!

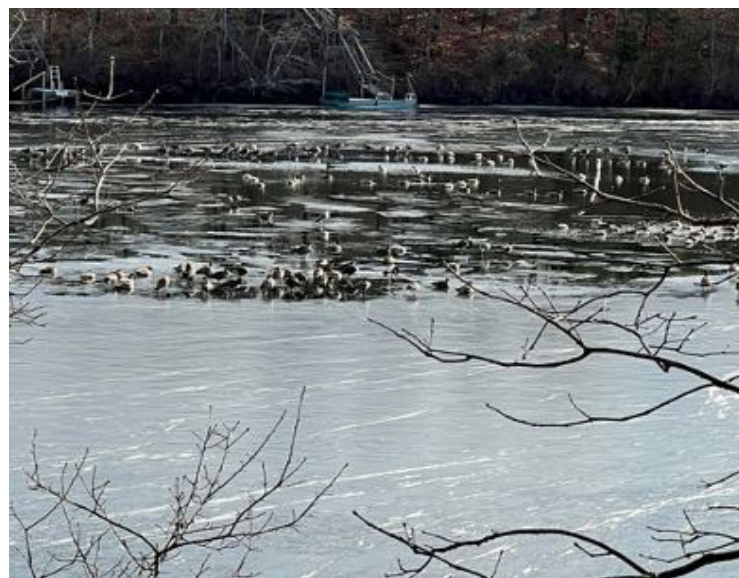
Fells Pond

Catherine Power
Email: cpower148@comcast.net

Happy winter!

I guess it's finally arrived. A little dusting today which is very picturesque, but very cold. All of our winter guests (geese) seem to enjoy Fells Pond!

Another crazy year has passed and many of our family members have been infected with the virus, but all are doing well.



Hundreds of geese are enjoying Fells Pond during these winter months. Photo by Catherine Power

continued on page 9

We went a little overboard this past holiday season with our holiday decorations making our community looking brighter and more festive after a not-so-festive season. We used 30,000 lights on our large pine trees. A new Christmas tree and new reindeer (which everyone enjoyed) were placed on the Triton rotary. But, of course, the tree and reindeer were stolen! Mr. Snowman greeted drivers entering New Seabury.

Our Village is looking great. With two huge snow storms which took down many trees, Fells Pond looked like a battle zone, but with the help and hard work of our landscapers, Tom Staruch and Rick Corey, it was quickly cleaned up. Our drains are now being cleaned. With all our unexpected expenses our budgets are still in good shape.

Stay warm. Stay safe.



Icicles on a Fells Pond tree.

Photo by Nancy Karp

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

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.



Winter at New Seabury Marina. Photo by Fredda Zaiger

GREENSWARD

Darlene Furbush



Well, winter has arrived and brought with it a white Christmas, if only for a few hours. By mid to late morning Christmas Day, the snow was gone, the temperature rose and the rain began.

Up until I sat down to write this article, it had been a somewhat mild winter. Many of the hardy golfers were and are still out playing. I will say, however, in the last couple of days, it has turned bitter cold, sunny, but really chilly.

Greensward Village is quiet in terms of daily activity and everyday traffic. I do, however, see some folks taking their daily walks, many with their pets and the occasional grandchild. That's not to say that things aren't happening. There are still work permits being issued for projects such as a small addition, windows, a fence, tree removals and a new home to be built.

Before we know it, the grass will be turning green, the crocuses will be sprouting and spring will be here.

I hope wherever you find yourself this winter, you and your families are all well and having a wonderful time. Enjoy, stay safe and have safe travels back to New Seabury and Greensward Village.

HIGHWOOD

Rick Deubert

Email: rdeubert@gmail.com

I hope you and your family had a great holiday season and that your new year is starting off in the right direction. It's January 7th and I'm writing this article during our first significant snowfall of the season. For many of us, it's the reason we stay in New England during the winter months and, for others, the reason they seek the warmth of the south. For me, I'm hoping by the time you read this we'll have a big Nor'easter and get snowed-in for a few days. As I walk along the HighWood trails with the snowflakes hitting me softly in the face and the recent news of having just lost a close neighbor, it makes me realize that our dogs are not only part of our family, but of the neighborhood as well. In addition to the enjoyment we get from them running up to us wagging their tails frantically as they walk the streets of HighWood, they get us out of the house for some fresh air and the opportunity to meet and get to know our neighbors. Without them, many of us would never have met; we'll miss you Clancy. I'm sure you all have a Clancy on your street that you can relate to.

Apart from the October 27th Nor'easter that created havoc to New Seabury, it's been pretty quiet since the last news report. As always, don't hesitate to contact me or Mariana if you have any concerns or questions regarding HighWood Village or the Peninsula Council. Maintaining the condition of our roads remains our number one priority and future expense. We are currently evaluating the cost and our finances to plan accordingly. We had the Peninsula Council's paving company, Lawrence Lynch, come out and take a look at Hunt Circle and a section of Surrey Place; we are waiting for them to get back to us with a price for interim repairs needed before resurfacing the entire road can be done.

HighWood Way and Paddock Way were resurfaced with chip-seal around 2015 and are currently in acceptable condition. Chip-sealing was selected over conventional smoother asphalt paving because it is less expensive; however, it has a shorter lifespan due to its more porous nature. Fortunately, the milder temperatures and the natural sandy subgrade soils here on the Cape promote drainage that greatly prolongs the lifespan of our roads.

Thanks to the efforts of our HighWood neighbor and the Special Maintenance Committee representative, Marianne Ganzenmuller, a new fountain will be installed in Frogs Leap Pond this spring. The electric service from the Rock Landing Road rotary needs to be upgraded before the fountain can be installed. The new fountain will be larger and have lights that should be spectacular in the evening hours; thank you, Marianne. Please note that, except under extremely rare conditions, it is generally not safe or advisable to skate on the ponds; enjoy them by walking along the trails.

For those that frequent our Village walking trails, and those that may want to get out for some fresh winter air, here's a short 0.9 mile loop that you can try; for simplicity, I'll call it the Wiffletree Ride Loop. Start at the Blue Trail entrance on the left side of Frogs Leap Pond, follow the trail along the pond for 0.2 miles and take the first left onto Wiffletree Ride. Take Wiffletree Ride for 0.4 miles past Fox Run Trail and across HighWood Way to the end of the trail and make a left onto Walking Horse Trail. Take Walking Horse Trail to Rock Landing Road and make a left back down to Frogs Leap Pond. You can shorten the loop to 0.7 miles by making a left onto Fox Run, across The Hunt Circle back down to Rock Landing Road.

Our next report will be in the May 2022 issue of the *Reporter*. Whether you choose to get outside for some winter activity, or just sit by a fire and read a book, I hope you enjoy the winter for what it's worth. Here are some HighWood pictures of what the snowbirds are missing.



Photos by Rick Deubert

The News

Wayne Luther

Email: wayneluther70351@gmail.com

We hope this message finds you well as our cold and windy winter has arrived. It's good to see more lights on this season as more homeowners are making our neighborhood their primary home. Although this may seem like a quiet time around our Village, we are currently working on a few projects so that they can be complete in time for summer '22.



As explained in our previous message, we are planning new and additional lighting for the corners of Mashie Circle and Mid-Iron Way. We will continue with our fence replacement project in areas of the neighborhood other than Mid-Iron Way in collaboration with homeowners. Speed tables are planned to be installed at the intersection of Mid-

Iron Way and Brassie Way at the stop signs.

As this is written, it's still early in winter and already the wind has taken a toll on some fences. If we see any damaged or fallen fences, we'll attempt to let homeowners know so they won't be surprised when they return in the spring, and can plan to have them repaired or replaced.

We are looking forward to a hopefully in-person 2022 Annual Meeting and neighborhood get-together this summer at The Club. As a heads-up

for our Annual Meeting, we will be voting on whether or not to allow gutters on the street-facing side of our homes.

Wishing you and your families a safe and healthy winter.

The Mews Committee

Popponesset Island

Karen Joyce-Marie

Email: ksjoyce56@gmail.com

Sitting here with a temperature high of 16 degrees and a projected low of 9 degrees with blustery winds up to 30mph, it's a bit chilly but the bright blue skies over the Popponesset Bay with its shimmering white caps is spectacular! The Spit in the background looks healthy thanks to the work of "Save Popponesset Bay!". See what SPB is up to on page 28. It was wonderful to see many families on the island for the holidays with home fronts decorated and trees and lights adorning docks. As we look forward to warmer times and welcoming our residents back to Popponesset Island, we wanted to share some smiles so this article is dedicated to our Poppy Pups!

As a destination for joggers, walkers and bikers, the island also welcomes many folks walking their dogs from the area and from the island itself. The pups, big and small, know the special homes to stop and beg for a



cookie as well as those dog-loving island residents walking about with pockets full of treats! For sure our Mojo knows. Mo even keeps a sharp eye out for his favorite UPS driver, Alex, to snag a milk bone or two! Our island is home to pups of all ages as well as a wide range of breeds and mixes from Golden Retrievers to Cavapoos, Maltese, Labrador Retrievers, Shetland Sheepdogs, Pugs, Terriers, Cockapoos, Jack Russells, a Morkie, gorgeous rescue mixes and even a pup named Poppy! Our pups are seen hanging on their boat, playing on the beach with sand in their fur, walking the island and chilling at home. Here's to our wonderful neighbors who greet our dogs and here's to our Poppy Pups! A sign in a veterinarian's office said it well: "Dogs may not be our whole loves but they make our lives whole". Enjoy...dare you not to smile!

SAVE THE DATE: As communicated by email, please hold the date of July 9th for a long awaited and hopefully possible, Island Block Party. Stay warm and well!

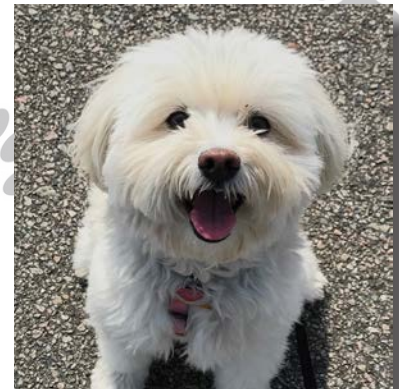
Poppy Pups



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LUCY FUR DECTER



DAISY ZEGER



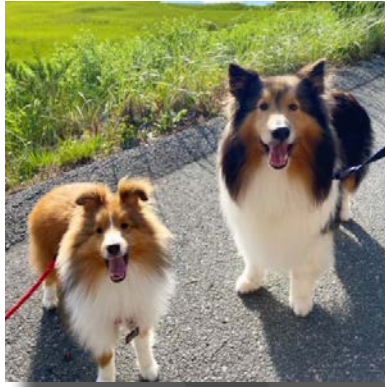
DITA & RED TAYLOR



LADY ELLA BRADY



FRANKLIN KRUZEL



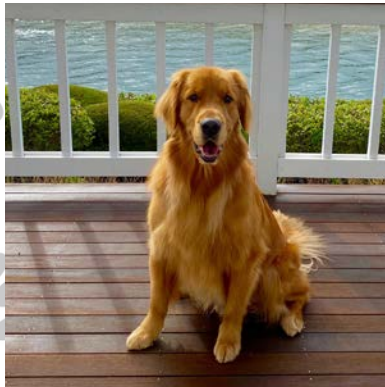
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POPPY GOGGIN



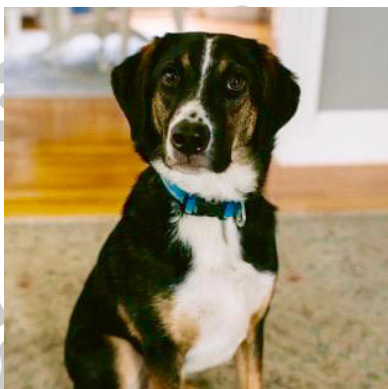
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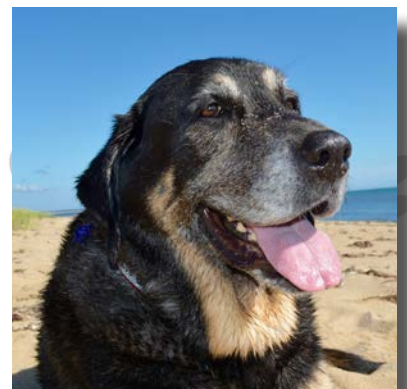
MOOSE FAGELL



BENJI MILLER



DUFFY ROGERS



MOJO JOYCE-MARIE

Poppy Place

Nancy Haven

Email: mvygirl@icloud.com

Report from Winter Wonderland! Winter finally arrived with very cold weather and a few dustings of snow that quickly melted and made for an icy road. Our partners at 3Sixty salted so that slipping and sliding was minimal. A shout out to is in order for Jan Swartz, Julie Everett and Deb Reed. These residents worked together to enhance the entryway's seasonal décor which was completed after Thanksgiving. Our Village has returned to near normal versus recent last winters, with only a few homes occupied in the traditional off season. Of note, last year's off season brought nearly 50% occupancy of our homes.

Our board is currently working to complete its recommendation for our 2022 annual budget. We have opened the bidding process for our current landscaping and irrigation common area and homeowner work. In addition, to provide enhanced safety, we are reviewing estimates to add accent lighting along the pathways along our Village entrance from our Village along Rock Landing Road to the Marketplace. Our goal is to maintain or

minimally increase the current annual homeowner fees. Also included in the 2022 plan is the replacing of the last remaining rotted wooden lampposts with new white composite posts. Lampposts (considered lighting) are part of the community's responsibility;

conversely, the attached picket fences are each homeowner's responsibility. To give homeowners alternatives regarding upkeep (or removal) of their fences, Poppy Place has approval from The ARC to allow white paint as an option to the original grey-green paint color.

We offer a reminder to all owners that participation in our monthly HOA meetings is encouraged. These meetings are now being held via Zoom. Contact Mike Richardson or George Bell if you would like to join the monthly meeting which is now being held on the 3rd Tuesday of each month at 8:00 AM. A link for Zoom along with the Meeting Agenda will be sent to you.

Enjoy the winter wherever you may be as we look forward to seeing you again at our community welcome-back social events in the late spring.



Surprise! The first Poppy Snowman!
Photo by Fran Bell

Promontory Point 6A

Betty Barrett

Email: bcarey 301@msn.com

Happy 2022! We hope that you and yours are all healthy and enjoyed a great holiday season.

A crazy Cape winter season has begun. We are just as likely to see birds and golfers on the fairways as we are snow and ice. It's been a confusing weather pattern to say the least but that's winter in New England! The early January storm blanketed the community with about five inches of snow and a sense of tranquility and calm....for a couple of days. Then, the snow was quickly cleared away and melted by warming temperatures. We look forward to what



continued on page 15

Mother Nature delivers next!

All is quiet in Promontory Point. Hopefully, our new neighbors who joined the community last summer will also be able to enjoy this special time of year.

Stay well and have a great rest of the winter season. We look forward to seeing everyone in the spring!



Snow, sand and sun. A snowy day at New Seabury beach.
Photo by Betty Barrett



A view from the beach.

Photo by Betty Barrett



Photo by Jackie Baudanza

**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.

Sandalwood

Karyn O'Connor

Email: ciao713@gmail.com



We have a few updates for you to begin 2022. We will be posting all of the relevant and important information that you want to have on our website in February to include:

- 2021 Year End Financial Statements
- 2022 Budget
- 2022 Strategic Plan
- 2022 Board of Director Meeting Dates

Hopefully, you and your family enjoyed the cheery snow

family that decorated our entrance during the holiday season.

One member of the snow family is still lost in the mail – but we expect to replace the tiny tot in next year's presentation!

Sandalwood will save money going forward on seasonal decorations as we plan to reuse the snow family theme this year and perhaps make a few additions. Included are pics

of our volunteer decorating team who helped put them up and take them down. We all brought a bit of cheer to make it more fun! Thank you to Carl MacDonald, the crew chief (he did all the heavy lifting), Stephanie Jensen, Terri Gormley and Kelli Hampton.

As you have probably noticed, Sandalwood is continuing to grow with another new house being built on

West Way. It's wonderful to see that others agree on the charm of living in this Village.

The bids have gone out to a number of local landscaping companies for the work on the front entrance slated to begin this spring. Once we get the bids back we will have a much better idea of the cost of the project and will be able to decide if we need to defer some of the work until 2023, based on budget allocations.

Please remember to be a good neighbor and keep your yard free of debris and "stuff" over the winter season. All of that "stuff" is easier to see when the leaves are gone. Also, during bad weather please keep your vehicles off the streets so the plows clear the snow safely.

The Sandalwood Board of Directors welcomes Artie Schneider who will serve as a consultant to the Board on the Property Management pilot. Artie brings years of expertise in this field.

We also want to wish you all a safe and healthy winter season whether you are here in Mashpee with us or have gone someplace warmer!! Always remember to be kind and take care of each other.



Sandalwood's volunteers with their snow family decorating theme.

Summer Sea

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

We hope that these winter months are treating you well, wherever you are. Here in New Seabury, it has been very mild (so far). We just had our first snowfall and it looks like winter wonderland here. For those of you who have been staying local this year, you probably noticed that the roads have been very dark at night. The solar lights we had put in this past year just don't seem to be giving the illumination that we need. Perhaps it is because of the short daylight hours; we sure hope so. If you are around, try to keep some outside lights on in the evening to help make our Village a bit brighter. We are looking into some alternative lighting options and will keep you posted.

We know many of you have expressed your chagrin that some dog owners are still not picking up after their pets in the Greenway. We now have two prominent wooden signs at the two entrances reminding owners/visitors of their responsibility to pick up after their pets.



It's been a wild winter with a few big snow storms and lots of flurries. Soon the boat will be back in the water.
Photo by Risa Schneider-Fine

The drains throughout New Seabury have become a problem; the same is true in our Village. New Seabury is about to start the "Adopt a Drain Program". Please see the note from Mike Richardson to learn more about the problem, program, and what you can do to help.

As you know, we had a major storm here in the fall, and this, unfortunately, has led to a few people once again dumping leaves, twigs, and branches on our vacant lots. Please know that the accumulation of that type of debris is considered a hazard and we end up paying to have the lots cleared of debris. We know who you are and ask you to please refrain from dumping your land refuse on anyone else's property.

Now for the good news: The cell tower should be up by the spring (fingers crossed) and we have launched a new way for Summer Sea residents to communicate with each other and the entire Summer Sea community. We all know that Summer Sea Village is a very special place. This online Facebook community was "launched" because in August, when we held our "Meet and Greet", many of you asked for more events and additional ways to keep in touch. In response, we have started a private Facebook group. This will allow our community to share information relative to Summer Sea. If you use Facebook and want to join the group, you can do so by going to Summer Sea Village in



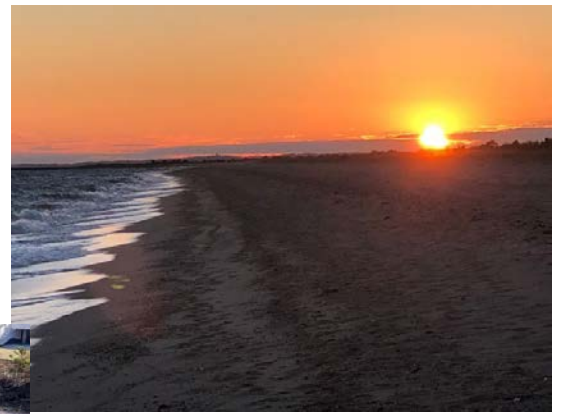
A snowy dawn in Summer Sea.
Photo by Fredda Zaiger

continued on page 18

New Seabury. You will have to answer some basic questions to join. The community is only open to Summer Sea residents. Please do not use this as a space to air grievances, political opinions, or be anything other than helpful and kind. Should you wish to join our community and have trouble connecting, feel free to contact Judy Pelletier jravech@comcast.net or Julie Silva jsilvareilly@gmail.com. Please note that we will continue to communicate with you as we always have. You do not have to join if it makes you uncomfortable.

Here's to a great 2022.
Take good care.

Fredda, Larry, Bill, & Risa



Nothing like a beautiful sunset to end the day!
Photo by Risa Schneider-Fine

Slip, sliding away! A few ducks take a walk on the ice at the New Seabury Marina.
Photo by Fredda Zaiger

TRITON SOUND

Jarred Sherman

Email: jarredsherman@gmail.com

It was nice to see a few neighbors walking throughout the community over the holidays. We hope everyone enjoyed the season despite these challenging times.

This winter on Triton Sound, it definitely has felt more like a typical winter. Although December was warmer than usual, the New England weather we are accustomed to returned in January, and we have seen some snow and cold temperatures. Hopefully, spring will be here before we know it. As a reminder, please continue to have your homes checked to avoid freeze-ups and damage.

Our financials ended 2021 in good shape. We completed some projects at the rotary and reserve areas last year that will hopefully save on maintenance expenses in the long run. We have begun the budgeting process for the upcoming year, and hope to take on a few small projects in 2022 to keep the neighborhood looking refreshed. Invoices for this year were sent out in early January, so please make your payments promptly! For those of you who have already done so - it's much appreciated.

As always, please stay safe everyone, and free to contact me with any questions or suggestions.



Capturing the moonrise over New Seabury.

Photo by Jackie Baudanza

Vineyard Reach

Roz Hill

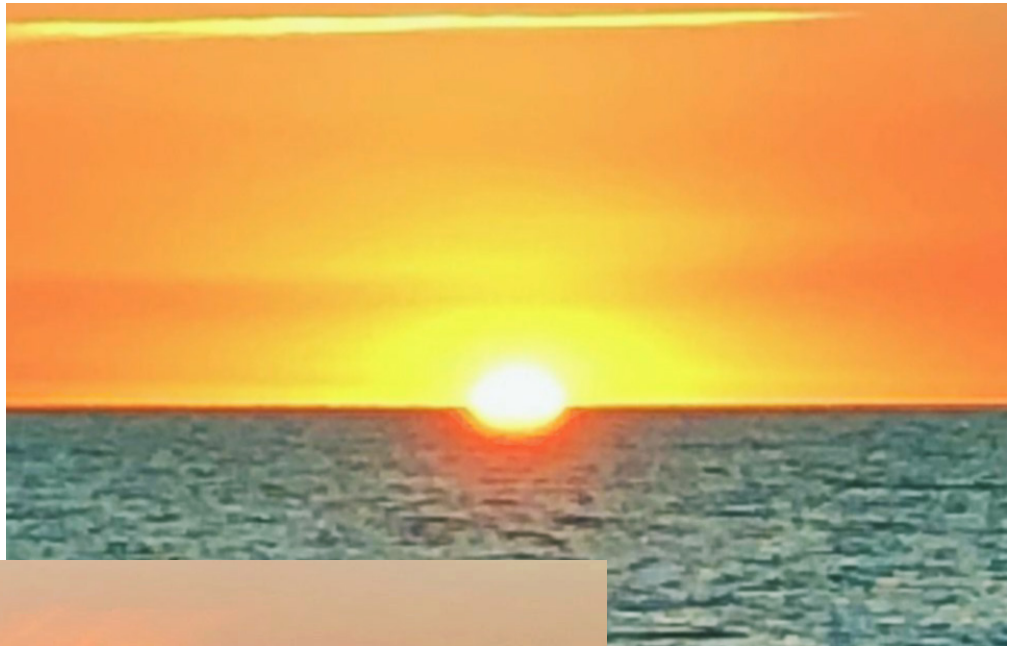
Vineyard Reach would like to thank Kevin Taylor and his crew for the terrific work they've done around the 18th green of the Dunes course. The area was formerly overgrown with weeds, bushes and other fauna that ate up wayward approach shots and obscured the view of the residents.

On a financial note, Vineyard HOA fees in 2022 will be lower than dues paid in 2020 for the second year in a row largely due to a change in management companies. Vineyard Reach also finished a year-long exercise to update and amend its by-laws.



Check out the work done by Kevin Taylor and his crew around the 18th green of the Dunes Course.
Photo by Steve Pogorzelski

*For those of us
wishing for a
Florida sunset*



Photos by Nancy Noonan



Happy New Year!

from the Women's Club of New Seabury

*A new year, a new beginning. We hope that
you and yours are staying well.*

As we start this new year, the Club has been busy supporting the community in a variety of ways and planning events for later this year.

- In December, the Board voted to give a one-time donation to the nonprofit organization, **Heroes in Transition**, that supports local veterans transitioning back to civilian life. The founder, Cyndy Jones, gave a most impressive and inspiring talk at our November luncheon. Watch the video of her talk on our website, womensclubofnewseabury.com.
- December found some WCNS members enjoying a continental breakfast at the Club at New Seabury followed by a **holiday centerpiece-making workshop** provided by Brenda, The Wandering Florist. View a video of this event and the beautiful arrangements on our website.
- Also, in December, several Board Members answered the call of the Mashpee Chamber of Commerce to **volunteer to wrap gifts** purchased by patrons of local merchants. The Chamber arranged for tips received by the Board Members during this event to be donated to the Women's Club of New Seabury Charitable Trust.

Looking ahead to April (we normally don't host events during the winter months), we may have an opportunity to schedule a small get-together at a local restaurant, if it's safe and feasible to do so. Also in April, please look for **our invitation to renew your membership**. We value you and your support of our community. In May, we will welcome our new members and are planning a program involving **The Pampered Chef**. Stay tuned!

A new fundraising event, **Casino Night**, is being planned for June 23, 2022, so mark your calendars! Our signature fundraiser, the "We Care" Giving Fair will be held in September, but Casino Night provides an opportunity to raise additional funds for our beneficiaries who only see increased need as Covid continues. Look for Casino Night details soon!

We'll keep you posted on these and other events as plans evolve.

All best wishes for 2022.

Sincerely,
Ann T. Everett
President

An Idea From Some Idiot

Mike Richardson

Adopt A Drain

Adoption is defined as the act of taking something on as your own...also embracing ideas, habits, or free kittens! Well, not sure about the free kittens, but I am sure you all will accept the concept of the title relating to me. Our drains are old, darn near as old as me. They were put in place around 1960, so that's 60 plus years of water, pine needles, mulch, leaves, etc. Just consider how you would look if you had water, pine needles, leaves etc. dumped on you for that length of time...probably as bad as some of our drains look.

I had an idea, (yes, I know there is danger there), and that idea is summed up with the phrase "Adopt A Drain". Here is how it could work if any, some, many, of our residents would consider it.

As part of our Drain Program, we clean out our drains, top to bottom every year. We also clean out the pipes of those that are piped. The "muck" is removed and taken away when we clean them out and it needs to be dumped in a place that allows it, and as you can imagine, it's not all that environmentally clean. Muck is the combination of leaves, pine needles, mulch, sand and other stuff, but can be minimized if it doesn't get into the drain in the first place. We call those drains muck-less...okay, I just made that up.

However, if residents, who live closest to a drain would keep a rake, or shovel or broom nearby and occasionally clear the leaves, etc. off the drain, it never gets to mature into muck, at least not in the drain where it remains until we clean it out.

As a crazy thought, I wondered if we, community wide, could develop an Adopt A Drain Program to help keep costs in line, and also avoid some of the associated water and ice backups that wash away mulch, etc. when a drain gets blocked on top. If managed timely, it's minutes only and does so many things. It saves expense, saves on water damage, keeps roads looking manicured, and saves the life of drains.

Now, not everyone can do this, and not everyone wants to do this; however, even a small percentage will reap rewards. I know you pay fees for us to do maintenance and fully understand if you aren't interested in doing this. It's purely a volunteer idea that may or may not have merit.

I do clean the drain in front of my house when working around the yard and it's become just one of several things I do. I don't even think about it anymore. I find a spot where I place the leaves, most likely in my leaf pile, and believe it or not, the leaves all get along. When dry, a blower will remove the leaves. We don't, however, want to set up disagreement between neighbors so we don't want to blow them or dump them on your neighbor's lot (when they are home anyway)!

I am even willing to get adoption papers for all participants. Heck, give your drain a name as well. Seriously, I have mentioned this to the Village Committees, and generally they were willing to consider it in their Village if residents had interest. So, read this suggestion and give it some thought. Feel free to respond to me (address it to the idiot) and let me know if it's something worth pursuing. It need not be 100%, and not every village need participate. I suspect that many do this now for purposes of maintaining their own property so this is just perhaps an expansion of same.

Let me know what you think. I have all drains mapped so it is easy to set up a program.

Just thinkin'.



MEN'S SOCIAL CLUB

at New Seabury

Joe Fisher, President

This May at the Mashpee High School Awards Night the Men's Club will present its annual scholarships to a group of exceptional seniors. This year's awards will be presented in memory of Men's Club members who passed on in 2021, Peter Alberico, Matt Kelleher, Dr. Harry Scott and Dr. Harry Felger. Dr. Felger was a past president of the Men's Club and he was one of the original members responsible for the establishment of the Education Fund. He remained a strong supporter throughout the years.

Our activity calendar for 2022 is currently being developed and it will be published this spring. We'll gladly accept ideas and suggestions for events. And lastly, a warm welcome to our new members, Bob Caggiano and John McMorro.

I said "Get in there NOW and make me a bottle."



Photo by Tom Bone

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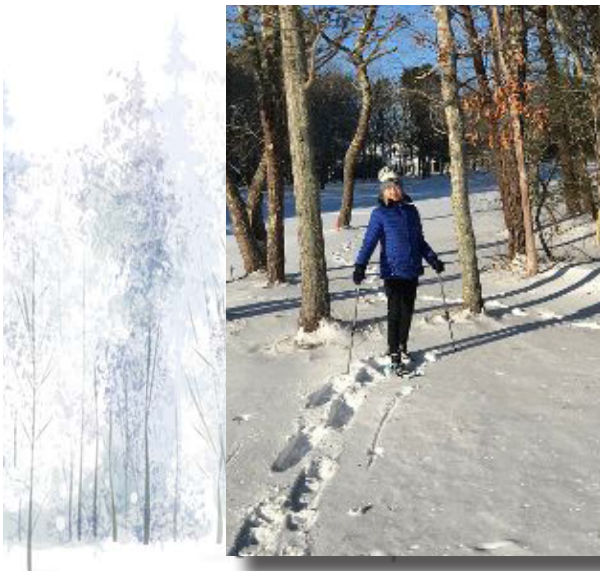
SNOWY OWLS

...one of the larger owls in North America, migrate south from the Arctic tundra and can become a common sight in New England. In recent years, they have been spotted at South Cape Beach and in Dennis.

Getting a great shot of a snowy owl is a photographer's dream. Their beauty is astounding as captured in these photos taken by George Courtney.



You have no idea how hard it is to putt with snowshoes on! I did, however, fall over the snow bank on Hook, to which MJ said (no pun intended), "That's par for the course."



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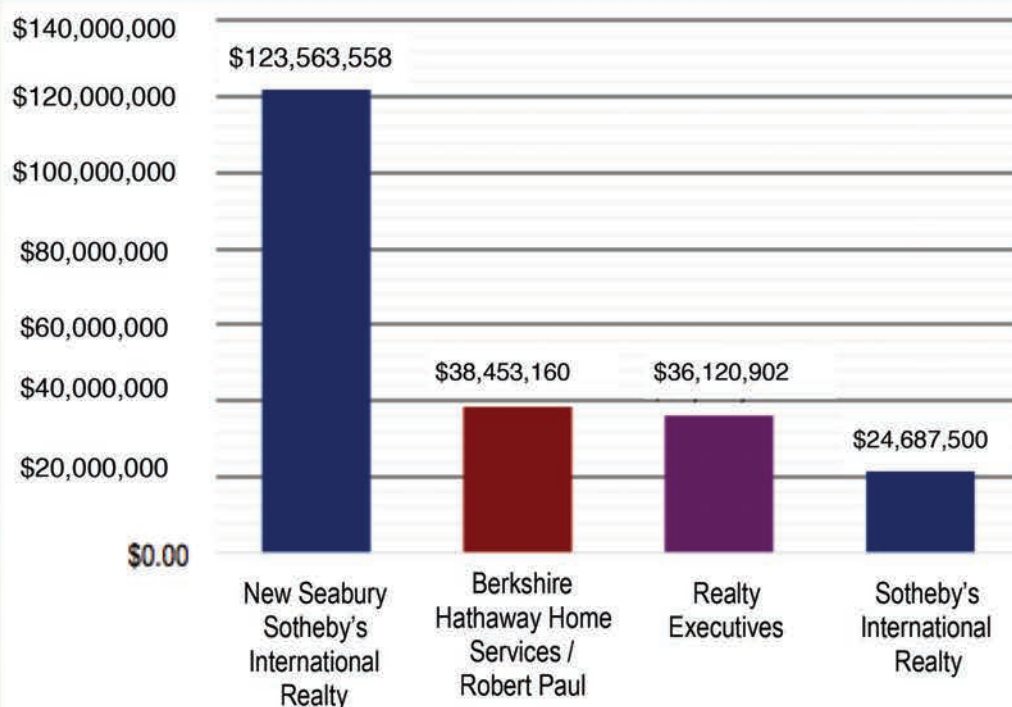
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Varanasi

Greensward

Scott and Elise Snow
James and Dawn Tallaksen
David Ward

Highwood

Steven Chagnon and Nancy
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Ryan Fournier

Little Neck Bay

Spencer and Jean Golub

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Nancy Tunney

The Mews

Leo and Laura Manavella

Mews 4a

Aaron and Kathy Soury

Mews 5a

Kelli Bryant

The Preserve at Flat Pond

Michael Stick and Sueyoung Min

Promontory Point B

David Schultz

Sandalwood

Robert Gagnon
Sirvart Mellian
Gretchen Zwart and Pamela
Owen
Paul and Karen Zychowicz

Seaquarters

Richard and Mary Harris

Summersea

Mark and Amy Gerner
Trillium Rental Properties, LLC

Tidewatch

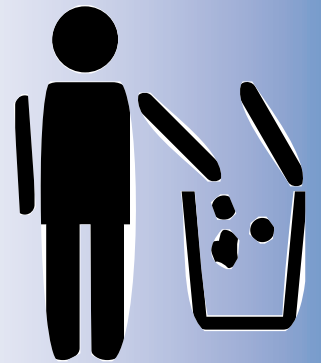
Thomas Chesterton, Jr.
Pavel and Holly Guigauri



Photo by Rick Deubert

THEY SAY...

that one person's trash is another person's treasure. While that may be true, the trash we see along the roads in New Seabury represents nothing more than trash, which in our case represents diminished values. Consider this the next time you see litter and pick it up!



Mashpee Clean Waters

Mary Adams Oleksak
m.adams.oleksak@comcast.net



Water and Environmental News You Should Know

Mashpee's waters are the heart of our environment and our economy. There are many threats (and opportunities) we currently face related to water. Here are some important news items that you should know about:

Comprehensive Planning Process Underway

It has been 24 years since the Town of Mashpee revisited its Local Comprehensive Plan even though this process is required by Massachusetts law each decade. The good news is that a new plan is underway and it is in the interest of all homeowners and residents to participate. The planning process is our opportunity to shape the priorities for our physical, economic and community resources in the coming years. We are at a crucial moment as a community as we try to address worsening water conditions (more on this below), pressure from the Mashpee Commons to dramatically expand and housing shortages for year-round residents. There will eventually be a dedicated website for this process but in the meantime, you can follow and participate in this process through the Town website: <https://www.mashpeema.gov/planning-department/pages/mashpees-vision-proud-past-bright-future>

Cape Cod Waters Continue to Worsen

The Association to Preserve Cape Cod has released its latest State of the Waters report. This important organization is by Mashpee Select Board Member

Andrew Gottlieb. The report concluded:

1-Cape Cod's saltwater embayments and freshwater ponds are suffering from the negative effects of too many nutrients, 2-Water quality is in decline due to pollution from septic systems, stormwater and fertilizers, 3-While the quality of most drinking water supplies remained excellent, some public drinking water supplies experienced contamination due to bacteria and nitrite.

You can see the full data at <https://capecodwaters.org/>

PFAS from JBCC

Our drinking waters continue to be endangered from groundwater plumes of fire-fighting chemicals used in the past for training at the Joint Base Cape Cod. With the help of U.S. Rep. William Keating and Sen. Edward Markey, the Air Force has agreed to cover the \$6-8 million cost for additional filters for the Mashpee Water District. Thanks to the work of these and many leaders in our community, our drinking water continues to be safe but we must remain vigilant. You can download the Mashpee Water Quality Report here: <https://mashpeewaterdistrict.com/waterquality/index.html>

Phase I of the Clean Water Plan is Ready to Launch

As you may recall, last year Mashpee Town Meeting approved Phase I of the Mashpee Clean Water plan for the construction of a new wastewater treatment system targeted at the headwaters of the Mashpee River and Popponesset Bay. The construction bidding process is now underway. Once the plan is up and running, we should begin to see reduced nitrogen levels in as few as five years. Future phases of the plan are being fast tracked to continue to address nitrogen in bays and also phosphorus in many of Mashpee's beautiful lakes. Watch for more news on this in 2022. We follow this and many other water-related issues in <https://www.facebook.com/groups/mashpeecleanwaters/> as well as <https://www.capenews.net/mashpee/>

Save Popponesset Bay: Update

Eric Brandt

The past two years have been anything but normal. We have all witnessed this pandemic, wishing it away. One thing which has helped my family and I manage is our beloved Popponesset Bay. It's provided us with an escape from Covid. I know for myself and my family, being able to spend time on the Bay has kept us sane, and fit (walks, runs, a swim). It's been a ray of sunshine during this very dark time.

Having a little extra time on my hands during the summer of 2020, I did some research and found this organization referred to as SPB, Save Popponesset Bay. I had no idea of the magnitude of work being accomplished behind the scenes to keep our area so beautiful. I assumed our ecosystem managed itself – tidal flow would move water and sand, and all would be good! Guess what? That thought is far from the truth. Left to mother nature, Popponesset Bay may very well be gone, wiped out by storms, changes in water depth within our channels, disappearance of wild life, not to mention the Spit being overrun completely by storm surge resulting in massive flooding. So, I asked myself, who wouldn't want to Save Popponesset Bay? We have it all – boating, beaching, birding, clamming, fishing, walking, running, kayaking, supping, sailing, hiking – you name it, we've got it all here on Popponesset Bay!

What we have is special, no doubt. That's why we all choose to live here. So how do we protect and maintain this pristine bay and keep it so gorgeous and protect our home values? SPB, Save Popponesset Bay, is our non-profit organization which works to maintain Popponesset Bay, the Spit and the channels which feed the Bay. Along with Mass Audubon, SPB shares ownership of the Spit, as this area is home to various species of protected birds, waterfowl and of course, fish and shellfish. Popponesset Bay is a fragile ecosystem which is dependent upon both clean water and a constant inflow and outflow of water.

Thanks to Save Popponesset Bay (SPB), we are able to provide the necessary funding to dredge our channels, bring in sand to maintain the Spit which in turn protects all of our waterways. Without the annual dredge operations, our channels will fill with sand and eventually close boating access to Popponesset Bay. Every winter the town of Mashpee pays for the dredging of 5,000 cubic yards of sand from the outerchannel. While this is greatly appreciated by all, we need additional dredging each year due to storm damage and tidal changes. Some years we need well over 10,000 cubic yards! Every year SPB covers the cost of the additional dredging thanks to your generous donations. That fee can range from \$10 to \$18 per cubic yard.

In addition to annual dredge operations, SPB is in the process of seeking approvals for a multi-million dollar dredge operation which would significantly enhance the length, width and depth of the outer channel. We anticipate that this project could result in the addition of 100,000 cubic yards of sand onto the Spit which would have a dramatic impact on the stability and strength of our barrier beach. This project would also greatly help the flow of water into and out of Popponesset Bay, resulting in longer term stability of our channels, greatly improving boating navigability and enhancing the wildlife ecosystem and health of the bay.

While maintaining all of Popponesset Bay is vital, so too is having a secure environment for those who wish to enjoy the Spit. We are very pleased that the security team of 2021 will be returning this summer. We want everyone to be able to have a wonderful and safe, fun summer!

While SPB is supported by your tax-deductible donations (thank you to those who give!), we also need you and your skills, to help us grow. We are always

seeking volunteers to:

- Welcome people to the Spit during summer days/weekends
- Assist with marketing and public relations
- Help with fundraising
- Organize events
- Write articles such as this one

As property owners in Mashpee, why not get involved in the Town of Mashpee activities. The town has a variety of committees and councils which oversee waterways, docks, marinas, sewer, and much more. All of these positions can play a vital role in the quality of your life in Mashpee. To learn more about these opportunities, or to offer your time and expertise to SPB, please email us at savepoppybay@gmail.com.

While this article is being drafted, another storm has hit our

coastline. As the photos show, the storm has impacted the Spit and Popponesset Bay. Our buildup of the dune has made a huge difference as the impact could have been much worse. Yet, we look forward to a warm, sunny, and beautiful summer to come.

Mark your calendar for Friday, July 15th - The SPB annual summer party at the Popponesset Beach Club Pool. Entertainment by The Grab Brothers Band.

Other events we are working on include:

- Mass Audubon Walk and Yoga on the Spit
- Full Moon Viewing on August 11th
- End of Summer Boat Parade

Please, consider making a much-needed gift to SPB by going to: <https://savepopponessetbay.org/donate/support/>.

Thank you for your support.



As the photos show, the recent storms have impacted the Spit and Popponesset Bay.
Photos by Bob Hughes

A Word From Our Developer

Rowland B Bates • President & Chief Executive Officer
New Seabury Homes LLC

As we welcome the New Year, all indications are that 2022 will continue to be a robust real estate market on Cape Cod.

During 2021, New Seabury Homes, LLC sold and built all the remaining homes in Phase 3 of the Cottages at New Seabury. This marks 114 homes sold in the first three phases of our very successful Cottage homes. We are currently selling in Ockway Village with upgraded specifications including a maintenance free exterior, gated entry to the neighborhood, and a private community swimming pool. More than half the homes in Ockway Village have already sold and our first deliveries started in January 2022.

Our buyers may customize their new homes to their own tastes and living styles, giving them an ideal summer or year-round home at New Seabury! We offer options for screened porch, fire pit, and gas grill for outdoor enjoyment. Inside, you can design a dream kitchen and owner's suite, choose your floors, or finish the lower level to expand the home for your family and guests. If you are interested in our Cottage homes, please visit the Real Estate office on Red Brook Road. Ockway Village is our last Cottage neighborhood in New Seabury and our homesites are selling fast. At the present pace, Ockway will be sold out by the end of this year.



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With 40+ combined years of helping clients to sell and buy homes, the Cook & McShane Team offers exceptional 24/7 service, and in-depth knowledge of the New Seabury market. As “traditional” real estate has undeniably evolved over the past few years and the world has shifted to a virtual model, you need agents with uncompromisable ethics and expertise in innovative technology. Our satisfied New Seabury clients, paired with our strong referral business, have shown that results oriented professionals are what buyers and sellers appreciate and respect. Together, we will elevate your real estate experience and help guide you home. Live local, choose local — work with us, the Cook & McShane Team, your New Seabury experts.

Our recent success of guiding clients home on Cape Cod:

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47 Rosewood Circle, New Seabury
2 BD • 3 BA • 1,595 SF

2 Milestone Way, New Seabury
2 BD • 1 BA • 902 SF

56 Mashie Circle, New Seabury
2 BD • 2 BA • 1,270 SF

295 Pheasant Hill Circle, Cotuit
3 BD • 2 BA • 1,500 SF



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-

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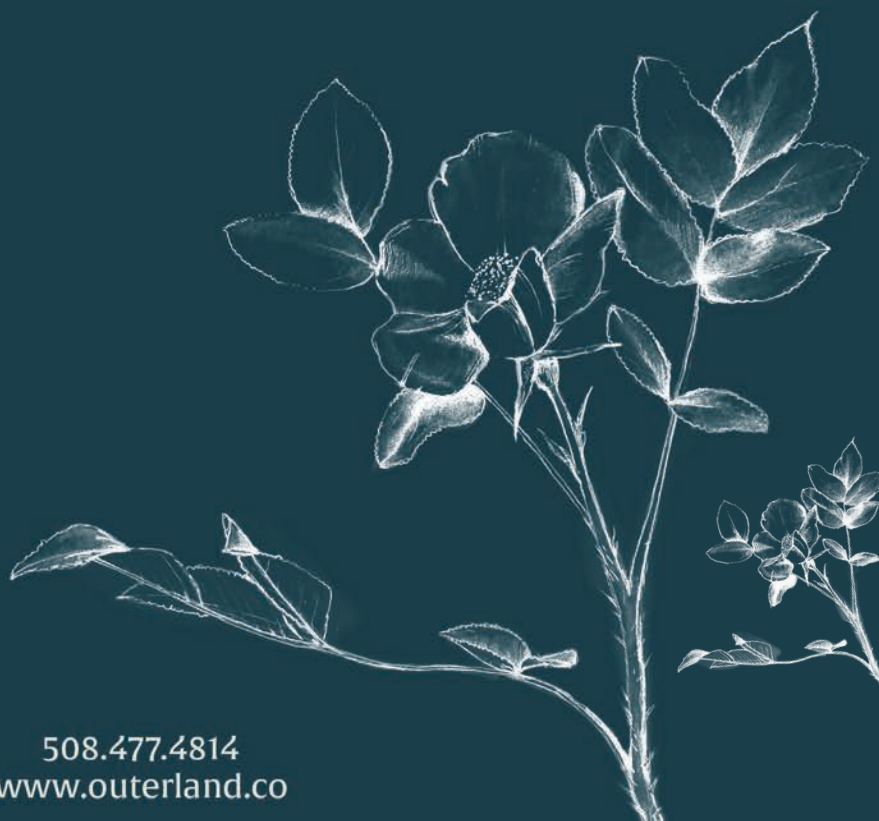
To view our recent sales or to get in touch, scan the QR code to the left.

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Culinary Corner

Christine Mone



Simple Easy French Onion Soup



½ cup of butter
4 cups of sliced onions (Vidalia is my favorite)
4 cans of beef broth
2-4 table spoons sherry (I like extra)
1 teaspoon of parsley
Pinch of pepper and salt
French bread - slice it an inch thick and toast it
Provolone cheese (slices)
Swiss cheese (slices)
½ cup Parmesan cheese

Melt butter in pot, add onions, cook until soft, add beef broth, sherry, salt and pepper and parsley (simmer for 20 minutes).

Heat up oven to broil (to brown the cheese).

Ladle soup into crocks or bowls (oven safe).

Top with slice of toasted bread.

Top with cheese (this is personal preference) I like 2 slices of each and some fresh shredded parmesan.

Brown up in oven.

Serving is for 4 (double up for 8).

*** I prefer low Carb, no bread and extra cheese.

Optional splash of tobasco on top.

Enjoy!!

'Tis the season to be cooking! Treat your friends and family to two delicious comfort food recipes to warm up these cold winter days easy soul-warming onion soup and penne with a little "spirit" of its own. Enjoy!

Penne A La Vodka



4 tablespoons olive oil
1 medium to large red onion
2 cloves of chopped garlic
1 large can of chopped tomatoes
1 tsp. oregano
1 tsp. basil
Crushed red pepper (can be put on side for personal preference)
Pepper (to taste)
Salt (to taste)
¼ cup vodka(a splash more is ok, it cooks off)
16 oz. heavy cream
¼ lb. of prosciutto (chopped)
3 stalks of green onions
Fresh shredded parmesan cheese (comes in container in refrigerated section of store)
One box of penne pasta

Heat up pan with olive oil.

Add diced onion, garlic, oregano and basil, sauté till onion is soft.

Add large can of tomatoes, cook for 5 – 7 minutes till soft, and add hot pepper flakes.

Add quarter cup of vodka, simmer for 8 – 10 minutes.

Add cream, stir for a couple minutes, low heat.

Add chopped prosciutto, toss for two minutes.

Toss in penne (one box), don't overcook, the penne will cook a little more in the sauce, keep the penne al dente.

Top with chopped green onion and fresh parmesan.

**This recipe is extra creamy, you can add more than one box of penne pasta if you would like it less creamy.

Serves 4

Delicious!

To My Friends and Clients in New Seabury.

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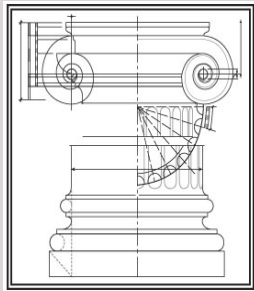
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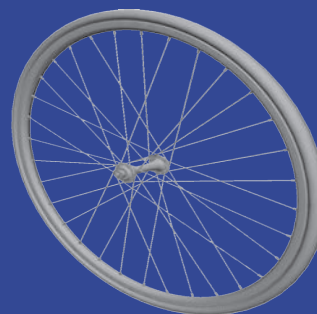
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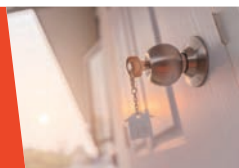
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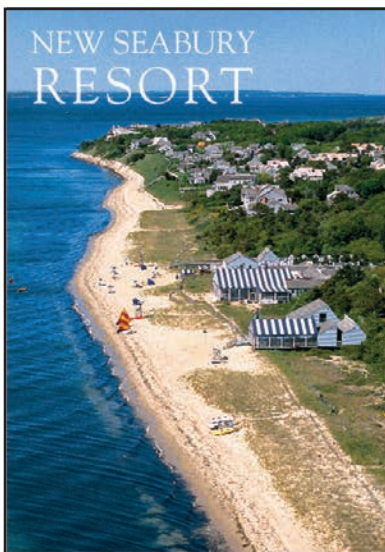
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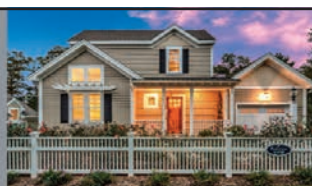


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