



# PENINSULA

News from the Peninsula Council  
at New Seabury, Cape Cod

# Reporter

• at New Seabury •

Volume 54  
Number 4  
February 2025

## **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.*

Photo by Doug Nahigian

# News *you can* Use

Mike Richardson

## THIS TOWN IS YOUR TOWN

You all saw what can happen when we can't or don't get involved. If you are a seasonal resident, you are paying additional real estate taxes in Mashpee. The cost of not being able to vote can get expensive. Towns in Massachusetts can go as high as 35% and Mashpee is now at 20% residential tax exemption. How long do you think it will take to get higher? Wellfleet, Truro, Provincetown all adopted the tax exemption with now 13 towns in Massachusetts having adopted it. It's become a widely discussed topic on Cape with many towns, and is likely to be discussed more and more with costs rising everywhere.

Can I Get Involved? Sointenly or Sointainly (either way) as the Three Stooges would have said!

Below, you will find a list of Nomination Papers Available for positions in Mashpee. The Town Annual

### NOMINATION PAPERS AVAILABLE TOWN OF MASHPEE

The Mashpee Town Clerk has announced today that the Annual Election Nomination Papers for the following positions will be available beginning February 3, 2025.

LIBRARY TRUSTEE	Vote for Two for 3 Years
MODERATOR	Vote for One for 3 Years
PLANNING BOARD	Vote for Two for 3 Years
SCHOOL COMMITTEE	Vote for One for 3 Years
SELECT BOARD	Vote for One for 3 Years
TOWN CLERK	Vote for One for 1 Year
WATER COMMISSIONER	Vote for One for 3 Years

The Annual Election will be held on Saturday, May 10, 2025 at the Senior Center, Town Hall and Mashpee Library. Nomination Papers must be submitted to the Board of Registrars on or before 5:00 p.m. March 24, 2025. For questions, call the Town Clerk's Office at 508-539-1418.

Election will be held on Saturday, May 10, 2025 at the Senior Center, Town Hall, and Mashpee Library. Have you an interest in our future sufficient enough to step forward? It's a challenge for sure and not always the most fun; that's why they call it a job; it's not supposed to be fun.... it's supposed to be a challenge. I've tried it, several times, and still find it challenging, but it's in my blood...I intend to continue if I can until the job is done. You all know that suggests a lifetime of interest. I wouldn't ask or expect others to devote a lifetime, but how about joining me for a short while. Are you up to it? If not, then please consider what you can do to vote in Mashpee.

## A Helping Hand Christ the King Food Pantry

In these difficult times, there are many families in our communities who could use a helping hand. Due to this increase in need, we mention a wonderful resource in Mashpee probably known to many already, but many may not be aware of its true value to our townspeople. Established in 1989 by Father Ronald Tosti, The Christ the King Parish Food Pantry's goal was to provide five days of food to those in need without regard to creed, race or nationality. Here it is, 36 years later, and the pantry is continuing its mission serving over 125 households per week, distributing over 6,000 pounds of food per week!

Those are some impressive figures. Residents from Mashpee, Cotuit and Marstons Mills are all included in the service area. The pantry has over 100 volunteers who work hard at keeping the operation running smoothly, as they manage offerings through the Greater Boston Food Bank, local supermarkets, community groups, and individual donors. No one gets turned away, and also of importance, is that there are many reasons why an individual needs this assistance, which in many instances gives an individual just enough help to bridge the gap from need to stability.

The old adage of "It takes a Village" applies in Mashpee as it does elsewhere...and we all can be part of that Village. But, perhaps a more meaningful way to say this is: Some give by doing....Others do by giving.... Consider what you can do.

Christ the King Food Pantry  
5 Jobs Fishing Road  
Mashpee MA  
office@christthekingparish.com

*Continued to page 33*

# President's Report

Dick Noonan



I hope this edition of the *Peninsula Reporter* finds everyone enjoying the winter whether you are up north or points south. Things feel reasonably quiet up here and as I drive around our Community, it appears that our Villages and common area infrastructure are holding up to the winter quite well.

Financially, we ended the year in good shape. As I had mentioned in prior communications we paid particular attention to our Architectural Review Committee budget this past year and I am happy to report that through an improved focus on expenses and having our revenues come in on budget that we ended the year just ahead of plan. Spending for our Common Area Maintenance and Infrastructure was higher than planned this year due to some major drain repairs and landscaping expenses, but that is why we had built up our reserves to handle these kind of expenses. And we think the major drain repairs are behind us for awhile so we should be again adding to our reserves going forward. For Peninsula Council Administration & Ops we ended the year just slightly below budget due to some unplanned expenses associated with our UVD project.

And speaking of the Universal Village Declaration we can now report that we have a final amended version of our UVD and that we are in the process of reviewing them with the Barnstable Land Court to be sure that they are satisfied with the document and the process we will use. This means that once we have the assents in hand from homeowners agreeing to extend the UVD for another 20 years they will accept and record that extension. A big thank you to Majorie Clapprod's Committee for all their efforts managing this. You will be hearing more soon on the process and what we need from you to get this accomplished.

As we look towards the spring, Mike Richardson has been working to organize our new Common Area Maintenance & Infrastructure Committee to get our roads, landscaping, walking paths and lighting ready for the spring. I am sure that it will look great around here as it always does.

By the time you are reading this edition of the Reporter, I hope we have heard some news on any change in ownership of our Club. We have initiated communications with the "prospective" new owner so that they understand the role the Peninsula Council plays in keeping this Community looking good. We work to protect not just the homeowner's investment but that of the Club's for all the amenities they own that reside within our Community. It is a symbiotic relationship that I hope they appreciate.

Stay active, stay healthy and enjoy the remainder of the winter season.

## in this issue

- 2, 33 . News You Can Use
- 3-8 .... Administrative Reports
- 9-19 .. Village Reports
- 25 ..... Culinary Corner  
Homemade Lemon Chicken Soup
- 26 ..... Save Popponeset Bay
- 29 ..... New Homeowners
- 30 ..... Mashpee Environmental Coalition  
..... 2nd Annual Earth Day Event
- 34 ..... Sudoku

**PENINSULA REPORTER**  
**VOLUME 54 NUMBER 4**  
**FEBRUARY 2025**

**Mary Jane Richardson, Editor**  
**PENINSULA REPORTER**

## EDITORIAL BOARD

Tom Caston Tim McMaster  
Mike Richardson

Published by:

**PENINSULA COUNCIL, INC.**

Printed by: **Liturgical Publications**

**Graphic Designer:** Barbara Keene

Peninsula Council is a voluntary non-profit organization of property owners at New Seabury, Cape Cod.

Disclaimer: All copy and classifieds are subject to approval by the Editorial Board. Advertisements do not imply endorsement by the Peninsula Council.

## Address inquiries to:

Office of the Executive Director  
33 Seaneast Drive  
Mashpee, MA 02649  
Phone: (508) 539-0028  
email: [mike@peninsulacouncil.com](mailto:mike@peninsulacouncil.com)  
[www.peninsulacouncil.com](http://www.peninsulacouncil.com)

**OFFICERS 2024-2027**

**PRESIDENT**

Richard Noonan,  
Greensward (508) 539-0104

**FIRST VICE PRESIDENT**

Chris Avis  
Fells Pond 27whaler@gmail.com

**SECOND VICE PRESIDENT**

George Bell,  
Poppy Place, (508) 477-0076

**TREASURER**

Richard Luskin,  
Sandalwood (617) 721-6583

**SECRETARY**

Julia Gershkovich  
High Wood, (617) 512-6280

**PENINSULA COUNCIL**

33 Seaneast Drive  
MONDAY-THURSDAY  
9:00AM - 3:00PM

**EXECUTIVE DIRECTOR**

Mike Richardson  
mike@peninsulacouncil.com

**ADMINISTRATIVE ASSISTANT**

Jody McQuarrie  
nsha@peninsulacouncil.com (508) 539-0028

**ARCHITECTURAL REVIEW COMMITTEE**

Gale Pendergast, ARC Manager  
arc@peninsulacouncil.com (508) 477-8855  
Steve Cook of Cotuit Bay Design,  
Brad Sweet

**PENINSULA COUNCIL**  
**COMMITTEES**

**CAMI COMMITTEE**

Jeff Aframe and Barry Clark, Co-Chairs  
Bob Biemer,  
Marianne Ganzenmueller

**WEBSITE COMMITTEE**

Mike Richardson, Chair  
(508) 539-0028  
mike@peninsulacouncil.com

**SECURITY COMMITTEE**

Joe Fisher, Chair  
(508) 539-8623  
jfisher8623@comcast.net

# Treasurer's Report

Richard Luskin



By now, everyone should have received 2025 annual invoices from the Peninsula Council and your Village. I often get asked where all the money goes and why are there separate line items. Annual fees paid go to support three different functions.

First, each homeowner pays an annual maintenance fee to the Village where they reside. This fee funds the operation of that Village. There are 26 different Villages and the annual fee varies depending on the number of homes in the Village and the extent of expenditures incurred. The amount of the Village maintenance fee is determined by the Village's Board of Directors. In those Villages where the Peninsula Council (PC) acts as the Village property manager, the invoice will come from the PC. For all other Villages the invoice will come directly from that Village's property management firm.

Second, homeowners in all Villages (except Sandalwood and Little Neck Bay) receive an annual charge for Common Area Maintenance and Infrastructure (CAMI). The Peninsula Council sends this invoice as it has the responsibility for maintaining the common areas of New Seabury. New Seabury Club maintains the club's facilities and grounds (Clubhouse, golf courses, athletic center, restaurants, beach, etc.) Everything else in New Seabury is the responsibility of the PC. This includes: all major roads and drains, walking trails, landscaping and flowers, tree trimming, signage, lighting, seasonal decorations, fencing, road striping, etc. (Note: Sandalwood and Little Neck, which are not within the main New Seabury campus, have similar funds to maintain their roads and common areas.)

Third, each homeowner within the main New Seabury campus is billed a small annual administrative fee. This covers the general overhead of running the PC and the operation of the Architectural Review Committee (ARC).

I can assure you that your annual fees are being put to good use and are essential to maintaining the beauty and character of New Seabury. Once again it is the Peninsula Council that carries out this essential work. We hope that every homeowner will take responsibility and do their part by paying their annual fees.  
Thank you.



# CAMI

## Common Area Maintenance and Infrastructure

On behalf of the CAMI Committee, we would like to take this opportunity to wish all in New Seabury a happy and healthy New Year. Over the last several months, we have been reflecting on the past season as we plan for a wonderful 2025 season.



Members of CAMI have been examining roadway drainage concerns. Please try and clear all leaves, pine needles and debris from your neighborhood storm drains as this material could prevent the efficient function of the drains. We are working with a landscaper to address problematic trees and tree limbs as well as any obstacles that could endanger walkers or drivers in our community. We ask that as you move about on our Village roads, please take note of any issues that you have observed and report them to the CAMI Committee so that we can have them rectified as expediently as possible.

Our New Seabury Walking Trails have been cleared and are available for safe walking. The trails provide an interesting way to do some non-intensive hiking while observing our community from an off road perspective. Take a hike and enjoy!

As we move towards the warmer months, we will be making plans to have lovely floral displays at the main entrances, the community rotaries and all of our Village entrances. Our goal is to have lush pristine plantings that exemplify the beauty of the New Seabury Community.

CAMI welcomes any and all suggestions that will further improve our physical environment, so that New Seabury will continue to be known as the most beautiful enclave on Cape Cod.

Jeff Aframe, Bob Biemer  
Barry Clark, Marianne Ganzenmuller

**SERVING NEW SEABURY FOR OVER 30 YEARS**

With my years of experience and knowledge with hundreds of sales, let me put my skills to work for you!



**DOROTHY OOSTERMAN**  
dorothy@newseaburyre.com • 508.783.3536

Inventory in New Seabury remains low and I have qualified Buyers ready to purchase their dream home. Give me a call I'm here to help with all your real estate needs.

New Seabury | Sotheby's INTERNATIONAL REALTY

**MAKE YOUR HOME MORE ENERGY EFFICIENT**  
— WITH A NO-COST —  
**HOME ENERGY ASSESSMENT**



- Get insight on your home's efficiency
- Enhanced incentives for renters & income-eligible residents
- Rebates on efficient heat pumps, appliances, & more!

**1-800-797-6699**  
**CapeLightCompact.org**

PROUD SPONSOR OF



# Executive Director's Report

Mike Richardson

**"Stop the world, I want to get off."**

(Leslie Bricusee)....or ..."Every strike brings me closer to a home run." (Babe Ruth)

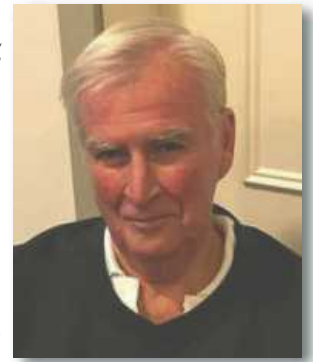
I think I will continue to swing away.....

Either way you put it, it seems our lives get more complicated every day, and we are subject to opinion from every walk in life via every possible means of communication. Another word that has lost some meaning is "communication"-the actual process of exchanging information and ideas which involves both understanding and expression. It also occurs here in our little world on Cape Cod, and even further down in our little corner of Mashpee in New Seabury.

I used to feel comfortable saying that while everything changes, things remain the same, and while that probably is less true today, we have been pretty good at doing so here in our wonderful community. A vast majority of residents seem to support the ultimate goal of keeping our place that place to get away to from the hustle and bustle of the real world. We get close to the vendors who work here, and make sincere efforts to keep our place special. It's working.

But, here's also the reality of life in New Seabury. We have grown almost beyond our clothes. We have an overabundance of vehicles on small roads, driving at speeds never contemplated. We have more and more pedestrians, bicycles, scooters, carriages, police details, and joggers on our roads conflicting with vehicle traffic. As a result, we have an extraordinary number of traffic controls in speed bumps and tables, battery-operated speed signs, and multiple other sorts of signage all cluttering up our surroundings. In fact, we get more and more requests for adding such things. Add to all that, the lack of lighting that makes things darker and darker. We've gone from gas lamps, to solar, to asking Eversource to add street lights, with minimal success as we have limited underground wire. After some 20 years living here in New Seabury, I have to say that traffic safety has become the major issue we have to resolve. The bottom line, folks, is that we need to get very introspective and solve a major part of the issue by simply slowing down. Plan better and use time to your advantage...get an earlier start and save a life along with eliminating the regret of causing injury or damage.

Roads (for the most part) are in good shape. We are looking constantly at roads that need to be patched or totally paved. Lighting (as referenced above) continues to be part of our discussions....most recently an effort to encourage dusk to dawn LED light for residents to use. We do have challenges, however, being surrounded by water living in Sherwood Forest with a majority of pine trees with shallow roots...its just a matter of time....we need to manage our forest better. We are some 60 plus years old, thus we have wrinkles, but I feel that we are still vibrant with years ahead of us if we stay the course. Give me your feedback, as from my perspective this place looks great.



Change is all around us, and more to come. We all share in the concern about our future, and need to work as a team; that is all some 30 or so communities or Villages, along with a handful of Management companies. We will need to work together on our direction and also together as contributors so that we can truly maintain what made us buy here in the first place. We'll be reaching out to everyone to encourage interaction; we are enhancing our website to broaden information sharing; are in process of expanding the *Peninsula Reporter* for all to participate; and enhancing our CAMI committee so that we continue to have a plan for the overall betterment of all common areas. We are in the middle of the process to renew our Universal Village Declaration which is our guideline for the next 20 some odd years. The Architectural Review Committee has done its job over the years benefiting us all from a value proposition. We collectively together can maintain as long as we stay the course and work together.

Finances are in good shape, tight to the bone, but working. Vendors continue to be vetted for price and quality work. Much change is occurring, as they (like us residents), are aging and slowing down. We are in process of negotiation daily with new and prospective workers.

We are at the beginning of a new year (2025), with much "drama" going on in the world and our country. At this point, there is a great unknown out there and much conversation about things, the whys, the whats, the wherefores. None of us have a lock on what is actually going to happen ultimately, but here in our little place of Heaven, we can have a

*Continued to page 7*

say in our future. Let's work together to make sure that while the rest of the world is topsy turvy, we stay the course on Cape Cod.

Lastly, the Town of Mashpee needs volunteers for boards and committees. Several of us in New Seabury participate. More is needed. Part of our success in New Seabury is due to our involvement in the town, and we have that opportunity to ensure our continued success by participation. As I like to say also, please reach out to all first responders, and thank them for their service. A simple thanks or pat on the shoulder will make them and you feel better.

I am going to continue to participate...join me.

HandyMan  
**WANTED**  
Contact  
Mike Richardson  
at the  
Peninsula Council  
508-539-0028  
mike@peninsulacouncil.com



**THANK YOU ALL FOR ANOTHER SUCCESSFUL YEAR!  
WORKING TOGETHER CONTINUES TO BRING GREAT RESULTS!**  
*We thank you for your trust and confidence  
and look forward to more successes.*



2025 has started with a low inventory of available homes for sale.  
*If you are considering a move, you should consider us!!*

Top listing agents in New Seabury in 2023 and 2024! List with the best!  
**Please give us a call to begin the conversation!**

**Rick Coleman**  
Sales Associate  
508-878-3437

[rcoleman@newseaburyre.com](mailto:rcoleman@newseaburyre.com)

**Marian Oost-Lievense**  
Sales Associate  
Cell: 203-812-9570

[marian@newseaburyre.com](mailto:marian@newseaburyre.com)

**TEAM UP WITH US**  
**for all your real estate needs!**

**PENINSULA COUNCIL, INC.  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**THE BLUFF**

One Pointe  
(508) 477-7303

**BRIGHT COVES**

Marjorie Clapprood, Chair  
(617) 835-2626  
Jim McCullough  
(508) 292-4695  
Leland Muldowney  
(617) 480-0420  
Alt: Susan Nocera,  
Richard Nault,  
Tracy McDonald,  
Candice Geers,  
David Gershaw

**FELLS POND**

Chris Avis, Co-Chair  
27whaler@gmail.com  
Rick Santangelo, Co-Chair  
riccomoose@gmail.com

**GREENSWARD**

Darlene Furbush, Chair  
Jeff Aframe  
(774) 361-6580  
Bill Blaisdell  
(508) 539-2400  
Alt: KK Runmill  
Carol Stenberg  
Barry Clark

**HIGHWOOD**

Mariana D'Ambrosio, Chair  
(508) 477-3642  
Julia Gershkovich  
(617) 512-6280  
Pat McKewon  
Alt: Hugo D'Ambrosio  
Libby Pike  
Chana Meyer

**THE MEWS**

Wayne Luther, Chair  
(774) 331-1020  
Rob Bogosian  
(617) 869-0687  
Pat Frechette  
Alt: Anastasia Efstratios

**POPPONESSETT  
ISLAND ASSOCIATION**

Karen Joyce Marie,  
President  
(832) 875-0996  
Dave Gershaw  
(978) 884-8377  
Margie Ross-Decter  
(617) 501-5325  
Joel Zeger  
(508)-776-1227

**POPPY PLACE**

George Bell, Chair  
(508) 477-0076  
Matt Kane  
Andrew Pearlstein  
Ken Mellett  
(703) 442-6518

Deborah Reed  
(508) 423-5289  
Jan Swartz  
(508) 539-4204  
Susan Sweet  
(508) 579-0731  
Andrew Winig  
(617) 794-9797

**PROMONTORY POINT**

**6A:** Roy Hirshland,  
President  
(617) 930-3988

**6B:** Barbara Henise  
(508) 494-3591

**SANDALWOOD**

Richard Luskin,  
President  
(617) 721-6583  
Artie Schneider,  
Vice President  
Dick Hayes, Treasurer  
(508) 539-8578  
Tom Rullo, Secretary  
Tony Bolton, Director  
(508) 897-8826  
Tim Dooling, Director

**SEAQUARTERS II**

3Sixty  
(508) 444-6150

**SEASIDE**

Joe Pedula, Chair  
(508) 419-1798

**STENDAHL**

Bob Kynoch  
(508) 479-6264

**SUMMERSESA**

Fredda Zaiger, Chair  
(617) 680-0522  
Doug Nahigian  
(617) 515-7782  
Bill White  
(978) 855-2115  
Alt: Judy Pelletier, Risa Fine,  
Larry Rand, Brenda Sleeper

**TRITON SOUND**

Jarred Sherman, Chair  
(646) 418-7542  
George List  
(508) 477-5314  
Alt: Ken Bring

**VINEYARD REACH**

Pamela Baldassarre, President  
Bill Strait, Vice President  
Susan Rutchik, Treasurer  
Kenneth Rubow, Treasurer  
Joe Grainger  
Property Manager: 3Sixty  
(508) 444-6150

# ARC Report

While I'm not a fan of this frigid winter weather, I'm sure that there are plenty of people who are happy as clams up north skiing the day away! Here on Cape, there are many ways to enjoy this time of year. With the roads much quieter, a stroll anywhere in New Seabury is quite nice! Things have slowed down, and the low angle of the sun casts new shadows and creates a more solitary, peaceful atmosphere. On sunny days, the coastline reflects the clear blue sky and, if you can stand the temperatures, the solemn peace is really something to behold.

2024 was a busy year for ARC. We had a slight increase in home sales, 75 in 2024 up from 65 in 2023, and an almost even number of ARC permits issued in 2024 (253) as compared to 2023(256). There was only one raze and replace (Highwood) permitted and two new home builds permitted (Seaside and Sandalwood). There were several additions and large landscape revisions permitted with the balance of the permits going towards minor changes such as roof, window and door replacements.

Since it's a quieter time of year, now is a great time to submit any projects that you are thinking about doing when the weather breaks. Please remember that the building department will not issue a building permit without an ARC permit, so save yourself a bit of time and submit your minor change application to ARC first. We will send the ARC permit to the building department for you, so that you'll be ready to get your building permit without delay.

I hope that you all have a great winter, whether it's on Cape with the crisp air or in the south enjoying the warm sun. I look forward to spring!

Best,  
Gale Pendergast







# Village Reports

## Bright Coves

Marjorie Clapprood  
Email: mclapprood@aol.com

So what do you do when you bump into someone and they say “Hi! How are you?” Do you actually tell them? “I’m awful, I have a cold and I’m tired and grumpy and my back is killing me!” Or, do you say, “I’m great, how are you?” (when you’re really not). It’s a nicety that we have adapted to, right? It’s the sociable thing to say, but we don’t always answer fully. This year seems to be different.

I did a very non-scientific analysis over the past month, and discovered that we’re not really good at answering that question, “How ARE you?” “I’m freezing!” said many, opining that this must’ve been one of the coldest winters EVAH, when in fact, it turns out it was the third hottest year in Massachusetts history according to NASA (and the hottest year on record for the contiguous U.S.!) A lot of us thought. Or “...at least COVID is behind us!” So, we thought that it was safe to go without masks or vaccinations – not SO! Germs and bacteria were all on the upswing, and new viruses, upper respiratory infections and general illness thrown into the bucket called “the flu” seemed to run through every family like wildfire (pun intended, another high indicator of climate issues run amok, wild fires up 5% annually according to the Environmental Protection Agency) and so on. How we “feel” (energetic, sluggish) changes how we live, whether or not we attend group meetings, have company, where we gather, etc, and makes where you spend your time -and how you live - that much more important. So, it turns out that we FEEL better if we find a way to BE with others, not necessarily the same way we used to.

My family has always been close so we love getting together, any excuse works – gathering throughout the year for holidays, seasonal trips to the beach,

or to ski areas, celebrating all that New England offers. But, this year – and the last few – have been challenging – lots of people sick, travel a bit scary – so we all got a bit “zoomed”. We learned to celebrate differently. For work and play, our outings are outside – walking, wine on the porch – or small groups in restaurants where we can space apart from neighboring diners. Meetings, no longer in the conference room, most likely zooms or conference calls. Many of us working from home, now not so sure that we WANT to go back to the office? And overnight company is in twos and maybe fours, not dozens. Different? yes. Just as fun? If you make it that way, yes!!!

Our Bright Coves Council has continued to focus on landscaping, cleaning drains, overseeing outside lights and walking trails, and watching speed issues with our neighbors – and we gathered only once face-to-face, out on the porch, but more outdoor activities than gatherings inside. Our group of 17 activists who took on the Universal Village Declaration (UVD), which entailed rewriting our governing rules and regs - successfully met and rewrote our 20-year old narrative by zoom over 18 months. It gets filed in the next few weeks at the Registry of Deeds, so thanks to everyone who helped! And the process was safe, accurate, and, if you can believe it, actually fun! We are an adaptable crew!

But now, here comes spring!!! Lots more time to be outside, get a better grip on what it really means to be “hotter” or “more germey” or “more fun”. And we have plenty of opportunities to gather, physically or mentally – so check out our website (which we will be rewritten soon, wanna help?) at [peninsulacouncil.com](http://peninsulacouncil.com). Help do a group “trash collection”? Anyone want to do pizza at the kiddie pool?

And, you don’t have to forgo being together, or making new friends....just do it differently, and once it’s nice out again, take advantage! So, next time you see a friend or a stranger, and they say “Hey! How ARE you?” you can say, “I’M GREAT, how are YOU!?” And, actually mean it!

# Fells Pond

Chris Avis  
Email: 27whaler@gmail.com  
Rick Santangelo  
Email: riccomoose@gmail.com

## Hello, residents of Fells Pond,

Rick and I hope that your holidays were enjoyable and this New Year finds you well.

Rick and I have been working with several local landscaping companies to prepare proposals for the upcoming season to maintain our roads, entrance / rock and beaches throughout the year. Schedules of maintenance items have been prepared to guide these companies as to what we believe should be addressed monthly throughout the year. Each has been given the leeway to offer suggestions to enhance the "look" of our Village with quotes outside of regular maintenance.

The Universal Village Declaration (UVD) is finished and a copy is on the Peninsula Council's website for

review. Mike Richardson and the Committee are working with the attorneys to have it ready to be signed in the spring with mini Village meetings. We encourage all to endorse this Declaration to keep our development's covenants as they are today. Our finances are strong and conservative as we prepare our 2025 budget. Thankfully, we don't anticipate any major issues moving forward as our catch basins and roads are performing up to their standards.

The Peninsula Council is working on a new website with each Village having its own page to communicate resident information more timely. The timeline for this project hasn't been finalized as of yet, but a spring launch is desired. An email will be sent when the site is live.

Please share ideas, information about the Village and other thoughts with Rick and me, so that we may better serve you, the best Village in New Seabury, moving forward.

Thank you and be well.  
Chris and Rick



Photo by Chris Avis

# GREENSWARD

Darlene Furbush



Another year is here. Many of you are in other climates enjoying the warm sunny days playing golf, boating or just taking walks. I, on the other hand, am enjoying our white snow-covered lawn and that of the golf course. When there isn't snow on the ground, the diehard golfers are out on the Dunes golf course getting 18 holes in. Yes, even with cold winds.

As I look at the Greensward Budget for this year, all looks good. At this time, I do not see or expect any surprises. We are in good shape.

Continue to enjoy wherever life finds you. Before you know it, with luck, we all will be here in New Seabury, enjoying the sunny days and time with family and friends whom we haven't seen all winter.

For those who do miss seeing the snow, I am including a picture of it.



Photo by Darlene Furbush

# HIGHWOOD

Julia Gershkovich

Email: Gershkovichjulia@gmail.com

## *Happy 2025 from the High Wood Village Board!*

Let this New Year bring you, your family and friends health, prosperity, and joy!

It is a good time to reflect on the past year and think of what we can do differently to make our Village even better together as neighbors and community. We ended last year successfully on budget and with planned \$139,000 in reserves, while managing to do critical road repairs and overall maintenance of High Wood. We are preparing a list of improvements for our common areas and welcome your suggestions. The annual increase of \$100 approved by the homeowners at the last High Wood Annual Meeting will allow us to do better maintenance and to grow the

reserves to manage unforeseen situations and plan for significant expenditures. This leads me to a reminder that your timely payment of the annual dues by April 1, 2025 is very much appreciated and is important to avoid penalty charges.

This year we will be renewing our Universal Village Declaration (UVD) for the next 20 years. This is an important contract among property owners in a community whereby owners jointly agree to accept certain rules, obligations and restrictions on how properties are managed and maintained (our private roads, drains, lights, landscaping, and a whole host of other things outside of Town rules and regulations). The UVD provides structure to the six Villages that are part of the Peninsula Council. All other Villages of New Seabury have their own Village Declarations and no Village goes without a homeowner's internal rules and regulations that govern their homeowner's association.

Please keep an eye on future messages and announcements from the Peninsula Council and High Wood Board on dates when you will be asked to sign the UVD. You can find the final draft of the UVD by following the link: Peninsula Council - New Seabury Homeowners Association.

An early reminder for brush pickup during the week of May 20th, but please do not pile up brush prior to the end of April. We need to maintain two feet off the road distance in case of snow; otherwise, the town may have difficulty plowing the roads.

Enjoy the quiet wintertime in High Wood and we hope to see you all in the spring in just a few weeks. As always, do not hesitate to contact me with any questions or concerns.

Kind regards,  
Julia Gershkovich



Photo by Julia Gershkovich.

## The News

Rob Bogosian  
email: rbogosian25@gmail.com

*Dear Mews Patio Homes and Village Neighbors,*



As we welcome 2025, we would like to extend warm New Year's greetings to all our homeowners. While the winter winds sweep across our beautiful peninsula, there's something special about the quiet beauty of New Seabury during this season. It's a time when our close-knit community feels even more precious.

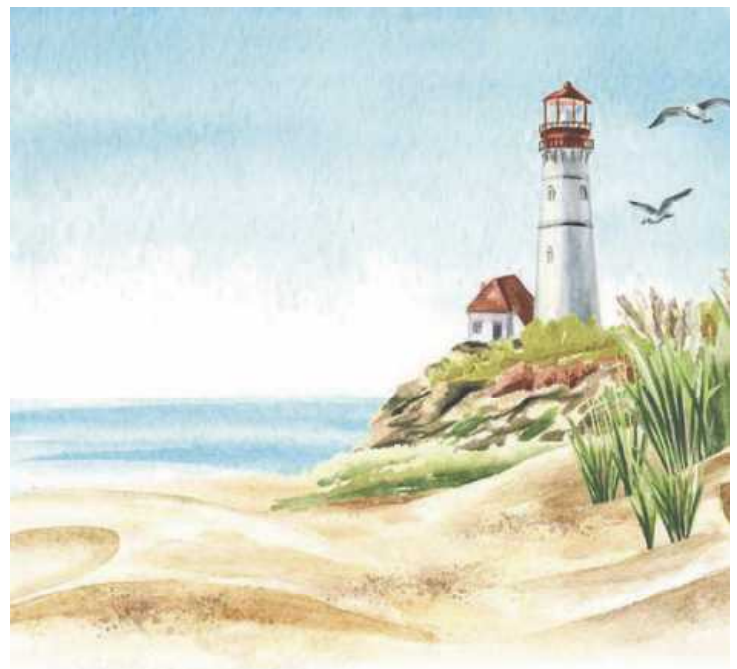
Looking back at 2024, our neighborhood has continued to thrive thanks to everyone's dedication to maintaining the charm and character of our patio homes. The care each of you takes with your properties helps preserve the distinctive appeal that makes the Mews such a desirable place to live.

As we begin this new year, our wish for each of you is a 2025 filled with good health, joyful moments with

family and friends, and peaceful enjoyment of your homes here in our special corner of Cape Cod. Whether you're a year-round resident or seasonal homeowner, you're an integral part of what makes our community so wonderful.

Here's to another year of being good neighbors and stewards of our beautiful Mews community.

Warmest wishes,  
The Mews Committee



# Popponeset Island

Karen Joyce-Marie  
Email: ksjoyce56@gmail.com

## Happy New Year!

Winter has arrived on Popponeset Island (PI) bringing snow flurries and unusually chilly temperatures. If you were fortunate enough to be on PI for New Year's Eve, you were rewarded with a stunning sunset bidding farewell to 2024! We arrived in mid-January for a short stay and within 24 hours were greeted by a rather plump fox with a stunning red coat, a coyote, bunnies, ducks and geese sitting on ice, a flock of turkeys and many local birds. This area is alive with wildlife!



For the first time in a few years, the waters on the creek side of PI froze over, leaving open water only by those docks with bubblers. A small mammal was seen by neighbors poking its head above water in an open area. Thanks to one concerned family, they connected with Marine Mammal folks who, from looking at photos, believed it was an otter. Before action could be taken, the little guy disappeared and hopefully was able to swim under the ice to reach open water and go on his way. Otters can hold their breath under water for up to eight minutes at a time and can punch holes in ice to get out. If you see a mammal in distress in Popponeset Bay or the creek (or anywhere else in Town), please do not hesitate to contact our Harbormaster, Robert Tomaino. His office (Department of Natural Resources DNR at 508-539-1410) will respond, assess the situation from land or sea and make a determination if a marine mammal stranding center needs to be called out. If after hours, please call the Mashpee police non-emergency number (508-539-1480) and they will page the DNR.

Otters and other mammals continue to struggle with habitat loss from pollution. Please check out the critical efforts of Save Popponeset Bay on page 26 as they work to protect and sustain Popponeset Bay and the Spit.

## RETURN OF OSPREYS

Ospreys return to Cape Cod in March, a very welcome

sign that spring is coming! They stay until late September, migrating for the winter to Central and South America. Cape Cod now boasts 500+ nesting couples, the largest population in Massachusetts. This was not always the case as the wide use of DDT nearly wiped out our population in the 1970s. PI hosts three osprey nesting platforms but sadly one had been uninhabited for the past two seasons. As mentioned in a previous Reporter article, Wild Care, Inc., a 501(c)(3) nonprofit, treats and rehabilitates injured, sick and orphaned native wildlife. If you come across ospreys or their nests in distress, please call Wild Care for help. Join their mailing list (great monthly e-newsletters) and better yet, volunteer to help care for recovering wildlife including osprey chicks! Perhaps a PI volunteer would like to contact them to figure out why one of our nests remains empty?

## CAPE COD TIPS FROM NEIGHBORS

While winter on the Cape is indeed beautiful, it can also bring danger to our homes. One of our neighbors recently suffered a pipe burst in an air handler in the attic. As this resulted in significant water damage throughout the home, he wanted to share some learnings. Here's some sound advice that we can all incorporate into our home maintenance to prevent costly and unfortunate losses due to the cold winter temperatures.

1. Keep inside temperatures warm every winter day but remember to monitor weather and increase heating on extremely cold days.
2. If you use a smart thermostat (like a Nest, Ecobee, etc), make sure that you 100% understand the settings and be very careful with "Eco Mode" or "Energy Saving Mode" which can unintentionally drop the temperature in the home to a lower than safe level.
3. Insulate any uninsulated attics or crawl spaces. We often have water pipes in these spaces, and even if the home is kept at a reasonable temperature, on extremely cold days these areas can drop below freezing. Call MASS SAVE (866-527-SAVE) to schedule a free home energy assessment. They will come to your home and identify energy saving opportunities that will often be highly subsidized! This has the additional effect of making your home more energy efficient while saving costs on heating and cooling.
4. If you have HVAC equipment or boilers that require antifreeze, make sure that you have that equipment serviced annually, especially before the cold months.
5. Install smart water sensors and water main cut-offs. Ask your plumber for a recommendation, but

*continued on page 14*

there are some very cool devices today that will sense water leaks and automatically cut the main water supply instantly to avoid costly water damage.

**BE NICE**

In the winter, like many retired folks, we retreat to Florida (although I miss winter and snow). There is a restaurant in Fort Lauderdale whose theme is simply "BE NICE." This has stayed with me especially as we face 2025 with a less united country and a changing global landscape. How about we adopt this mantra of BE NICE on Poppy Island? I am hoping that we each take the time this summer to meet our neighbors and continue to build community. Let's plan an early potluck. Please contact me to volunteer to make this happen!

Enjoy the beauty of winter wherever you may be. We look forward to seeing you and your families on Poppy Island in the Spring and Summer, ready to connect with our community! Your PIA Board



Got to laugh, but so true! Photo by Karen Joyce.



Winter Sunrise with a Crescent Moon. Photo by Madeline Kruzal.



Canadian geese walk on water at Popponeset Island Bridge. Photo by Karen Joyce.



Bushy-tailed fox enjoying Popponeset Bay. Photo by Karen Joyce.



Sunrise over a frozen Popponeset Bay Photo by Karen Joyce.

# Poppy Place

George Bell  
Email: gbell@esrr.com

## Autumn Tides and Cozy Vibes at Poppy Place

### Winter Whispers and Coastal Charm

As the cool serenity of winter embraces our seaside community, Poppy Place transforms into a quiet haven, where the occasional raccoon or coyote may wander past the snow-laden pathways undisturbed. Even as the landscape rests, the spirit of our community remains vibrant and active.

### Seasonal Preparations Wrapped Up:

The irrigation systems have been winterized, our fall cleanup is complete, the gates are up, and the runway-style snow stakes stand ready to guide the plows during any snowfall.

**2025 Budget and Community Initiatives:** The Poppy Board has been diligently working on finalizing a budget that leverages our 2024 surplus to enhance services without increasing HOA fees. Here's what's on the horizon for our community:

• **Gate Master:** Andrew Winig has stepped up to

become our new "Gate Master," a role previously managed by 3Sixty. He'll be supported by a new service contract with the original gate installers to ensure that everything runs smoothly.

• **Tree & Lawn Care:** Ken Mellett has negotiated a fantastic deal with TRUGREEN, which will provide comprehensive lawn and tree care at a reduced cost, covering both common areas and individual properties.

• **Roadway Maintenance:** Mike Richardson will oversee the crack sealing and sealcoating of our roadways, funded through our Reserve account. Homeowners will also have the option to have their driveways treated at the same time for a fee.

• **Shoreline Beautification:** To further beautify and protect our community from Shore Drive, we're experimenting with the addition of appropriate plantings next to the existing fences.

**Pricing Promises:** We're thrilled to announce that our landscaping and irrigation service providers have agreed to maintain their 2024 pricing for the upcoming year.

**In Memoriam:** We are deeply saddened by the sudden passing of "Big Rich" from RGL Irrigation, whose contributions significantly improved our irrigation systems. Our thoughts are with "Rich Junior", who will continue his mentor's legacy. We invite you to extend your condolences during this difficult time.

**Stay Connected:** Please feel free to reach out to



Mike Richardson at Peninsula Council or any Board member if you have initiatives or concerns. We are here to ensure Poppy Place remains a wonderful place to live.

As we look forward to another great year together, let us cherish the peaceful moments winter offers and the continuous joy our community brings.

Warm regards,

The Poppy Place Board



## Sandalwood

Rich Luskin

Email: richardluskin@gmail.com

As I write this on Groundhog Day, the Village is looking forward to a few more months of trees without leaves and cold weather. But, we can remember the holiday decorations that until recently brightened our front entrance. Many thanks to Carl MacDonald, Dick Hayes and Artie Schneider for doing the decorating.

2025 meeting dates for the SWV Board of Directors will be as follows:

Thursday, April 3 @ 5:00 PM via Zoom

Saturday, July 19 @ 9:30 AM at  
Mashpee Library - Annual Meeting

Tuesday, September 16 @ 5:00 PM Location TBD

Wednesday, December 3 @ 5:00 PM via Zoom

Meetings are open to all SV residents and I encourage you to attend.

Recent storms have on occasion left the streets icy in spots, making it difficult to walk. The Town of Mashpee does plow the streets but we are responsible for what remains. Therefore, we

have arranged to have the streets sanded/salted as necessary following future storms.

An election for SVA Board members was held in December. Rich Luskin, Artie Schneider and Carl MacDonald were all reelected. Voting was by US Mail which is what our current bylaws require. This seems outdated given currently technology which makes electronic voting possible. We are looking into a bylaw revision to make this happen. Any bylaw change will require a vote of the Village and will be brought up as part of the July Annual meeting.

By now you should have received your invoice for the 2025 Village maintenance fee from Distinctive Property Services (DPS) our Village's management company. Payment is due by March 1. Please be timely with your payment so that you do not incur any late fees. Your support is greatly appreciated. We need everyone's participation in order to maintain the beauty of our Village.

Preliminary 2024 year-end financial statements are being reviewed. Results were close to budget with a very small surplus on Village operations. The Road and Drain Fund (which is a separate account) spent more than \$38K to deal with two significant drain repairs and other road work. A more detailed report will be provided in coming months.

Rich Luskin  
President



# Summer Sea

Fredda Zaiger

Email: freddazaiger@gmail.com

Greetings Summer Sea Residents,

We hope that you are well and keeping warm, wherever you are!

We are noticing more full time residents and people who are making New Seabury their primary home. Yes, the air is cold in the winter months, but it's clear and fresh and oh so peaceful! There are a lot of benefits to being here in the "cooler" season- there is no traffic, no noisy trucks and you can walk on the roads (without taking your life in your hands)! You can walk into almost any restaurant or get reservations on the same day and parking is pretty easy wherever you go!

Everyone should have received their invoice for our homeowners dues. These dues cover the cost of maintaining our 60-year-old roads and drains, our street lighting, signage, landscaping of the field, eyebrows and front and back entrances to Summer Sea, and our Village social gatherings. And dues also cover our

portion of the maintenance of all common areas of New Seabury including walking trails and the management of our Village as well as New Seabury. We appreciate your making it a priority to pay

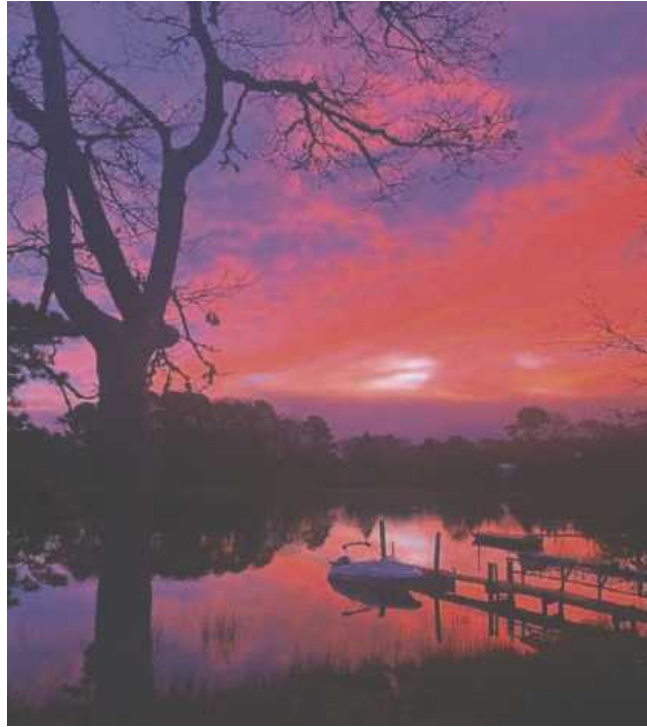
your homeowners' dues promptly! Please do remove leaves from your driveway and yard to save our drains from getting clogged. And pick up any debris along the road to keep our neighborhood clean!

We have been working hard on the UVD (Universal Village Declaration), which you will read about in this Reporter and will be hearing more from us soon.

If you appreciate what is being done to maintain our Village and New Seabury, and have ideas you would like to share- we need volunteers- please

reach out to us!

With best wishes for good health and happiness in 2025,  
Fredda, Bill, Doug, Larry, Judy, Brenda, Risa



Summer Sea sunset. Photo by Larry Travers



A beautiful winter day. Photo by Doug Nahigian



Summer Sea Sparkle. Photo by Barbara Gubitose

# TRITON SOUND

Jarred Sherman

Email: jarredsherman@gmail.com



## Happy New Year, Triton Sound!

We hope that everyone enjoyed the holiday season, and that you were able to spend time with friends and family.


It has been a pretty chilly winter so far this year (as of the end of January), with some snow on the Cape, but not an overwhelming amount. As a reminder, please continue to have your homes checked to avoid freeze-ups and damage. Also, please try to clear any drains in the road if you notice that they are blocked. And, if neighbors notice anything unusual, please reach out to our fellow homeowners, or directly to me. Lastly, as homeowners and contractors are working on those winter construction projects, please continue to observe ARC guidelines. Outside of the summer season, Builders/Contractors/Subcontractors are only permitted to work from 7:00 am - 5:30 pm during weekdays, and

Saturday from 7:00 am - 1:00 pm. This includes no deliveries before 7:00 am. Work on both Sundays and holidays are prohibited.

Our financials ended 2024 in a respectable position - slightly ahead of our budget. We did not have any major unplanned expenses during the year, and were able to keep up with all necessary repairs and maintenance projects. We have begun the planning process for the upcoming year, and are looking forward to keeping the neighborhood looking as beautiful as ever. 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 feel free to contact me with any questions or suggestions.


Jarred Sherman



17 CROSS STREET  
SOLD FOR \$3,500,000

## New Seabury | Sotheby's

INTERNATIONAL REALTY




27 OCEAN BLUFF DRIVE  
SOLD FOR \$8,750,000


Whether you're looking to buy or sell, look no further. Kathy's expertise in luxury real estate will get you the results you deserve.

With sales exceeding 24 million in 2024, Kathy welcomes the opportunity to represent you!


Give her a call today!




75 THE HUNT CIRCLE  
SOLD FOR \$1,385,000




Kathy Griffin-Mayo  
Sales Associate  
kathy@newseaburyre.com  
508.648.2256




13 OCEAN BLUFF DRIVE  
SOLD FOR \$5,700,000



14 TULIP SHELL WAY  
SOLD FOR \$1,625,000



6 MASHIE CIRCLE - SOLD FOR \$875,000



9 VINEYARD REACH  
SOLD FOR \$1,769,900

# Vineyard Reach

Judi Rubow

Email: [judithrubow32@gmail.com](mailto:judithrubow32@gmail.com)

Happy New Year from Vineyard Reach to all our snowbirds, friends and neighbors. The winter weather remains cold and, as you can see, there is still a dusting of snow covering the grounds.

Our Board remained active with monthly Zoom meetings to complete 2024 projects and expenditures, finalize project plans for 2025 and develop the 2025 operating budget. The 2025 budget was completed in November and sent to all Vineyard Reach owners. As occurred for properties

throughout the Massachusetts coast, we experienced a major increase in our insurance rates.

A foremost project for 2025 is addressing the bank erosion and invasive vegetation on the hill adjacent to the pond. The Board, together with our technical consultants, New Seabury Properties, LLC and the Mashpee Conservation Commission are currently working on an erosion control and invasive species management plan for this area.

Stay warm and hope for an early spring.



Photo by Judi Rubow

## VACATION RENTALS

New Seabury Sotheby's International Realty is pleased to introduce Marcos Tellez as Rental Manager.



Marcos has over 20 years experience in real estate sales. He will bring a high level of service to all our rental customers and clients that distinguishes us from all the rest.

Contact Marcos for all your rental needs  
617.721.2544  
[rentals@newseaburyre.com](mailto:rentals@newseaburyre.com)

## NEW SEABURY LISTINGS



POPPONESSET ISLAND  
38 TAFFRAIL WAY



THE COTTAGES  
3 COTTAGE LANE



GREENSWARD  
50 HOOK DRIVE



FELLS POND  
20 MARWAY



COLONY VILLA CONDOS  
90 SHORE DR. WEST Unit D16



MAUSHOP  
10 HYDRANGEA LANE

12 MALLWAY, MASHPEE, MA 02649 · 508.477.8300 · [NEWSEABURYRE.COM](http://NEWSEABURYRE.COM)

Each Office is individually owned and operated

NEW SEABURY AGENTS



Joe Callahan  
617.365.2546



Rick Coleman  
508.878.3437



Matilda Eliason  
508.524.3155



Jason Fredman  
508.566.9094



Alexis Hanson  
508.648.3049



Thalia Logan  
508.648.3068



Ann Macdonald  
904.826.6845



Kathleen Griffin-Mayo  
508.648-2256



Marian Oost-Lievence  
203.812.9570



Dorothy Oosterman  
508.783.3536



Sandra Morley  
508.364.7334



Jason Stone  
508.364.1223



Lindsay Sullivan  
617.605.3276



Marcos Tellez  
617.721.2544



Mark Thompson  
508.345.1525

New Seabury Sotheby's International Realty, a boutique agency representing the global brand of Sotheby's Realty and luxury properties.

Spring is fast approaching and it is an excellent time to market your home. We take pride in understanding the discerning needs of our clients who deserve exceptional service throughout the entire real estate process.

Our team is ready to assist you.

12 MALLWAY, MASHPEE, MA 02649 · 508.477.8300 · [NEWSEABURYRE.COM](http://NEWSEABURYRE.COM)

Each Office is individually owned and operated



# Let Our Family **Help Your Family**



Wealth  
Enhancement  
Group®

Investment Management  
& Financial Planning

**(508) 771-8900**

[amr-info@wealthenhancement.com](mailto:amr-info@wealthenhancement.com)



Wills & Trusts | Estate Planning  
Assistance After a Death

**(508) 775-7800**

[boydandboydpc.com](http://boydandboydpc.com)

Advisory services offered through Wealth Enhancement Advisory Services, LLC, a registered investment advisor and affiliate of Wealth Enhancement Group®, Wealth Enhancement Group and Boyd & Boyd P.C. are unaffiliated entities.

2023-2809 1/2024

# BOSUN'S MARINE

Providing World-Class Services & Products for Over 35 Years



**PURE. PURSUIT.**

  
**PURSUIT.**

Dive into the ultimate waterborne adventure with the Pursuit® S 378 Sport Center Console, a jewel in Pursuit's acclaimed Sport series, renowned for its innovation, versatility and angling prowess.

This vessel isn't just about fishing; it's a seamless blend of excitement and luxury, featuring a vast cockpit for day-long angling escapades and a revolutionary entertainment center that transforms the space at a button's touch for evening socials.

Command the waves with ease from the ergonomically designed helm, powered by triple Yamaha® 450 XTO engines and offer guests a front-row seat to breathtaking views from the plush forward lounge.

*The S 378 is more than a boat; it's a lifestyle, promising exhilarating experiences, comfort and unforgettable moments on the open water, all crafted with Pursuit's hallmark quality and innovation.*



**Bosun's Marine Cape Cod**

100 Falmouth Rd. Mashpee, MA 02649 | (508) 477-4626 | Bosuns.com





Maintenance & Enhancements    Design & Construction    Irrigation & Lawn Care

# Clipper Landscape



... DESIGN • BUILD • MAINTAIN ...

## 508-563-LAWN

www.ClipperLandscape.com  
117 Industrial Drive Ext., Mashpee, MA



### Faithfully Exceeding our Client's Goals for Over 28 Years

*Exceptional Stonework,  
Site Planning,  
Landscape Installation  
and Maintenance.*

**Call for a FREE Quote  
or Site Visit!**



508-889-5355 • [www.ooallandscaping.com](http://www.ooallandscaping.com)







# Culinary Corner

Christine Mone

## Homemade Lemon Chicken Soup The Ultimate Comfort Food



### Ingredients

- 2 - 4 chicken breasts (bone in)
- 2 cups carrots (chopped)
- 2 cups onions (chopped)
- 2 cups celery (chopped)
- 3 cloves garlic (chopped)
- Fresh parsley (1/2 cup)
- Salt
- Chicken Bouillon (to taste)
- Pepper
- 1 lemon
- 2 eggs

### Directions

- Cover chicken in pot with water.
- Boil until chicken can be taken off the bone.
- Remove chicken, cool and discard bones and skin.
- Add carrots, celery, onion and garlic to the liquid, cook until veggies are soft.
- Add bouillon, salt and pepper to taste.
- Simmer on low for a bit.
- Add parsley for a little flavor and color.

### Final Step

- Let soup cool down.
- Whisk 2 eggs and juice of one lemon.
- Slowly add to the soup (must not be hot or will curdle).
- Stir and serve.

\*\*\*I keep this recipe low carb (no starch) but it does go quite nicely with orzo. \*\*\*



airports • amtrak  
boston • medical  
508.563.6472  
*anytime*

[www.gogreenshuttle.com](http://www.gogreenshuttle.com)

**DESIMONE**  
BUILDING COMPANY



DESIGN • BUILD

[desimonebuildingco.com](http://desimonebuildingco.com)

**(774) 238-8353**

Building fine homes  
on Cape Cod & the Southshore  
since 1975





Winter brings a unique beauty to the Spit, and this January was no exception. I recently took a walk along the Spit after a fresh snowfall. The channel side was frozen, and the beach blanketed in untouched snow—a stunning reminder of the charm in every season.

As a relatively new homeowner in Bright Coves, I've recently become more involved with Save Popponeset Bay and started joining the board calls. While I was familiar with SPB from the summer party and the Longer, Wider, Deeper Project, I hadn't fully understood or appreciated the scope of the work being done to protect our community and preserve the Spit for future generations. With this fresh perspective, I'm excited to share updates on two key initiatives and how you can help.

#### **Protecting the Spit: Annual Fundraising Efforts**

A big thank you to everyone who generously donated to our fundraising efforts in 2024! Your support brought us closer to our \$600,000 Spit repair fundraising goal, but we fell significantly short and were unable to complete the Spit repairs needed at year end.

The Spit won't receive the necessary sand this season, leaving it vulnerable to erosion on the Nantucket Sound side and the loss of beach and dune protection, which threatens its role as a natural barrier safeguarding our neighborhoods and channels. Local donations are our primary funding source and when we don't hit our fundraising goals, we are unable to perform the vital work needed to protect the area.

SPB needs your help to fund these important initiatives! Please consider donating for the 2025 season and help spread the word among your neighbors. Every

contribution makes a difference to ensure the Spit's protection during these critical winter months and beyond.

#### **Longer, Wider, Deeper Project Update**

The highly anticipated Longer, Wider, Deeper Project continues to make significant progress with a goal of moving forward in Q3 of this year. The project includes widening the channel by 50 feet, extending its length by 250 feet, and deepening it by 2 feet. Additionally, a new catch basin will be installed west of the channel to capture drifting sand before it fills the channel, ensuring it remains navigable for longer. Sand from the dredging along with additional trucked sand and beach grass will be placed on the Spit, to increase protection and stability.

This ~\$3+ million project has involved extensive collaboration with partners such as Mass Audubon, the Mass Department of Environmental Protection (DEP), the Town of Mashpee, Woods Hole Group, and the Army Corps of Engineers. At press time, SPB is finalizing a Memorandum of Understanding (MOU) with the Town of Mashpee. The agreement secures the Town's commitment to continue dredging sand to be placed on to the Spit annually, with Save Popponeset Bay providing some support in years with larger than budgeted sand volumes. We are also working closely with MA DEP to finalize our permit this winter. While we make significant progress in moving the project forward, we are in need of additional funding to make the entire project a reality. SPB currently has ~\$1.2 million set aside to fund a sizeable portion of the work. SPB will be submitting a grant application to MA CZM this spring requesting a grant to fund a portion of

*Continued to page 27*

the project and our \$1.2 million is used to provide the matching funds needed to qualify for the grant. In addition, SPB needs additional financial support from the community. We will be ramping up our Longer, Wider, Deeper Project fundraising efforts over the winter and spring with the goal of starting construction right after Labor Day!

**Looking Ahead to Summer: Save the Date!**

As we look forward to warmer days, please mark your calendars for the annual SBP Summer Party on Friday July 11, under the tent at the Popponeset Inn. It promises to be a memorable evening of reconnecting with neighbors and supporting our shared mission, as always!

I've personally been inspired by all the incredible work SPB is doing on everyone's behalf and am excited to get more involved. Please join me in making a donation today to help support these important initiatives and protect the Spit for years to come.

-Margaret Safford



Photo by Margaret Safford

With 42 years of expertise, Margie McShane Group and Compass offer an innovative 3-phase marketing strategy. Call us now to achieve your real estate dreams!



# MMc

Margie McShane  
Group



Margie McShane  
margie.mcshane@compass.com  
617.592.7553  
margiemcshanerealestate.com  
Servicing Cape Cod to South Shore  
Referrals Coast to Coast

## Featured Properties



75 The Hunt Circle, Mashpee  
Buyers Agent



47 Rosewood Circle, Mashpee  
Sellers Agent



25 Oakdale Path, Osterville  
Buyers Agent

# COMPASS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

# NEW HOMEOWNERS WINTER 2025

**Bright Coves**  
Domenic and  
Kathleen Venuto

**Fells Pond**  
John and Lisa Colombo

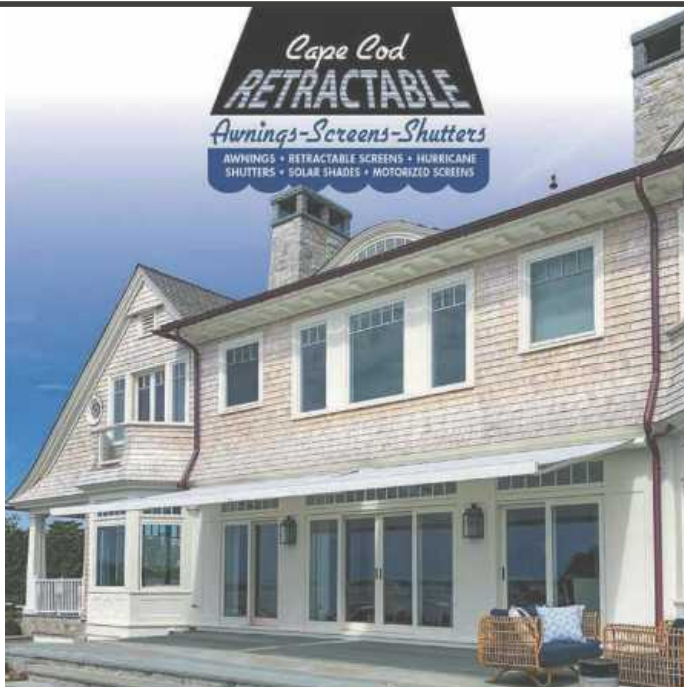
**Highwood**  
Eric and Dawn Peterson

**Stendahl**  
Robert McDonald

**Summersea**  
Michael and Andrea Yanoff

**The Cottages-Phase 3**  
Gregg and Hayley Barnes

**Fairway at Seaside**  
Steve and Mary Krikorian



At Cape Cod Retractable Inc. we offer fast, responsive and detail oriented service. Our staff is knowledgeable, trusting and insured.

Explore diverse awning solutions for your home or business with Cape Cod Retractable, Inc. Choose from Residential and Commercial Retractable Awnings, Fixed Frame Awnings, and Specialized Awnings for Pergolas.

Elevate your space with Phantom Retractable Screens, Motorized Screens, Solar Screens, and Clear Vinyl Shades.

Safeguard your property with our storm/hurricane protection options.



508-539-3307 | [screensnshutters.com](http://screensnshutters.com)

9 Jonathan Bourne Drive, Unit 2, Pocasset, MA 02559



# Mashpee Environmental Coalition

Irene Checkovich

## 2nd Annual Earth Day Event Textile and Media Storage Recycling, Secure Shredding, and Composting Saturday, April 19, 2025, 9am – 1pm Mashpee Senior Center

With daylight hours slowly increasing, tax deadlines fast approaching, and the longing for Spring growing stronger every day, the Mashpee Environmental Coalition (MEC) is already hard at work, in collaboration with Mashpee’s Department of Public Works, organizing our 2025 Earth Day event.

This free event will again feature the following:





- Textile Recycling
- Secure Shredding
- Composting Containers and Information
- Media Storage Recycling

While the flyer below may address many of your questions, if you have more, please contact us at [info@mashpeemec.us](mailto:info@mashpeemec.us). Additional information is also available at [www.mashpeemec.us](http://www.mashpeemec.us).

Since the mid-1990s, MEC has been a leader within the Mashpee community regarding local environmental issues. Initially started by a small group of concerned citizens, it is now a nonprofit 501(c)(3) organization

comprised of a dedicated group of volunteers who care about and advocate for the environmental health of our town and region.

Please know that MEC is always eager to welcome new members. If interested in supporting our efforts, it’s easy to join at [www.mashpeemec.us/membership](http://www.mashpeemec.us/membership). We hope to see you on April 19th.

<b>Earth Day 2025 – FREE Event</b>	
<b>Textile Recycling, Media Storage Recycling, Secure Shredding, and Composting</b>	
<b>Saturday, April 19, 2025, 9am – 1pm</b>	
<b>Mashpee Senior Center, 26 Frank E. Hicks Drive, Mashpee, MA</b>	
<b>Textile Recycling</b>	
	It's now the LAW!!! Textiles may no longer be placed in the trash and must all be recycled – even if worn, torn, stained, or one of a pair – including Bedding, Clothing, Clothing Accessories (belts, handbags, hats, scarves), Footwear, Pillows, Placemats, Tablecloths, Towels, and even Stuffed Animals – for both people and pets. While spring cleaning this year, why not place all your clean, dry, and unwanted textiles in a bag and drop them off!
<b>Media Storage Recycling</b>	
<b>New this year!</b> Are any of these cluttering your cabinets but no longer used? 8 Track Tapes      Blue Ray Discs      Memory Sticks Cassette Tapes      DVDs      External Hard Drives Floppy Disks      CDs	
Just gather together all unwanted items and drop them off for recycling.	
<b>Secure Shredding</b>	
	Tax Season is a perfect time to gather together all no-longer-needed documents and drop them off with a Secure Shredding company. Shredding is “a must” for the safe destruction of documents containing personal and confidential information. There is no fee for this service, compliments of the Mashpee Department of Public Works.
<b>Composting</b>	
Approximately 30% of household trash is food waste. Learn about the Town's food waste collection at the Transfer Station and/or how to compost at home. FREE Kitchen Scrap Buckets will be distributed by the Mashpee Department of Public Works. Home Compost Bins (Earth Machine) will also be available for purchase – a perfect addition to your garden!	
Additional Information is available at <a href="http://www.mashpeemec.us">www.mashpeemec.us</a> or email <a href="mailto:info@mashpeemec.us">info@mashpeemec.us</a> .	
<i>This 2<sup>nd</sup> Annual Earth Day Event is co-Sponsored by the Mashpee Department of Public Works and Mashpee Environmental Coalition</i>	

*The Mashpee Environmental Coalition is a nonprofit 501(c)(3) organization – dedicated to educating and advocating on behalf of Mashpee’s natural resources for over 25 years.*



# GOT TICKS?



**PROTECT YOUR FAMILY, PETS AND VISITORS FROM TICKS AND MOSQUITOES.**

Did you know?  
Each female tick lays approximately 3,000 eggs!

Program begins late April or May weather permitting.



## SPECIAL OFFER!

**Ticks and Mosquitoes Control 5 Step Program**

**\$549.00** Treats up to a 1/2 acre.

**WE TREAT YOUR ENTIRE PROPERTY...**

**LAWN, SHRUBS, TREES, PLANTING BEDS & FOUNDATIONS.**

Covers Spring Tick Control through Labor Day, June, July & August Mosquito control, October Tick Control (when ticks are actively breeding). As an added bonus - this treatment will also reduce the mosquito and biting fly populations.

**CALL US TODAY TOLL FREE: 1-877-45-TICKS**  
**www.capecodtick.com**

Find us on **facebook**

**CAPE COD**  
**POOL SHARKS**  
**508-237-6877**

**Hammer LIGHTING**  
LIGHTING DESIGNER

**CPO**  
CERTIFIED POOL AND SPA OPERATOR

**Pool Openings, Weekly Maintenance & Closings**  
**Landscape Lighting**  
**Irrigation Maintenance**

*Our trained and friendly technicians take pride in servicing pools throughout Cape Cod.*

*Our Certified Irrigation Technicians are trained in modern technologies that will improve the efficiency of your watering system.*

We are a Certified Pool and Spa Operator (CPO)  
**www.capecodpoolsharks.com**

# The Power of One ONE CALL DOES IT ALL

*for all your property needs*

The Joyce Companies offer a single source solution for comprehensive design, installation and property maintenance, as well as the highest quality and value for your investment. We provide the power of one service provider for complete landscaping, property maintenance & concierge services.



**THE JOYCE COMPANIES**

www.joycecompanies.com  
508-428-JOYCE (5692)



*Beautiful Properties Begin Here...*



Premium Group



PP HEAVEN

# THE FULL BUILD OF YOUR HOME, FROM THE FOUNDATION TO THE FINISH.

PREMIUM  
HVAC

FOUNDATION

FRAMING

PLASTERING

PREMIUM  
CONTRACTORS

## OUR SERVICES

• New Constructions

• Additions

• Renovations



CONTACT US  
(508) 282 9027

INFO@PREMIUMGRPINC.COM  
WWW.PREMIUMGRPINC.COM





Mike Richardson

As we get closer to spring and the return of our seasonal residents, we will be subjected once again to traffic issues. The Old Farmer's Almanac has indicated a warmer spring and summer ahead, so we should expect our streets to be flooded with cars, trucks, joggers, bicycles, scooters, etc., etc. Below is a summary of Florida's Bicycle Laws as well as Florida's Pedestrian Laws (courtesy of Thalia Logan). ***While this isn't Florida and many of their communities have sidewalks and perhaps more traffic controls, the common sense offered in these summaries applies everywhere. This is for information only.....*** Thought you'd find it interesting to read through.

This place was built purposely to be more relaxed and "countryfied" so we don't have the modern day traffic stuff, but that is what residents desired. We simply need to do our best to utilize what we have and be better and mindful.

## Florida's Pedestrian Laws

- No walking on roadways where sidewalks are provided, unless required by other circumstances.
- Drivers shall yield, and stop, if need be, to yield, to a pedestrian in a crosswalk when the pedestrian is upon the half of the roadway upon which the vehicle is traveling or is approaching so closely from the opposite half of the roadway as to be in danger.
- No vehicle shall pass another vehicle stopped at any crosswalk to permit a pedestrian to cross a roadway.
- Pedestrians crossing at any point other than within a marked crosswalk or within an unmarked crosswalk at an intersection shall yield to vehicles.

## Florida's Bicycle Laws

In Florida, bicycles and e-bikes are legally defined as a vehicle. Cyclists have the same rights to the roadways and must obey the same traffic laws as the operators of motor vehicles. These laws include stopping for stop signs and red lights, riding with the the flow of traffic, using lights at night and yielding the right of way when entering a roadway. There is only one road and it is up to bicycles and motorists to treat each other with care and respect.

A cyclist who is not traveling at the same speed of other traffic must ride in a designated bike lane or as close as practicable to the right hand curb or edge of the roadway. A cyclist may leave the right most portion of the road in the following situations when passing, making a left turn to avoid road hazards or when a lane is too narrow for a bicycle and a car to share safely.

- Motorists must give three feet (four feet in Massachusetts) clearance when passing a cyclist, If the motorist cannot give at least three feet when passing a cyclist, the motorist must stay behind the cyclist until passing is possible.
- Motorists going in the same direction as a cyclist may not make a right turn if the cyclist is within 20 feet of the intersection.
- Cyclists should be in the left lane for motor vehicle traffic before attempting to make a left turn at an intersection.
- After coming to a complete stop at an intersection, cyclists should proceed thru the intersection in groups of 10 or less at a time. Vehicles must allow a group of 10 cyclists or less to get thru the intersection before the vehicle moves forward.
- When riding on sidewalks or in crosswalks, cyclists have the same rights and duties as pedestrians.
- A cyclist riding on sidewalks or in crosswalks must yield the right of way to pedestrians. and must give an audible signal before passing.
- Recumbent bicyclists must have a flag on the back to alert other vehicles.
- Riding single file is required except on sidewalks or when two people riding side by side within one lane will not impede traffic.

# SUDOKU

## EASY

2	5			9				4
					3			7
7			8	5	6		1	
4	5		7					
		9				1		
					2		8	5
	2		4	1	8			6
6		8						
1			2			7		8

## MEDIUM

		6		9		2		
			7		2			
	9		5		8		7	
9				3				6
7	5						1	9
1				4				5
	1		3		9		8	
			2		1			
		9		8		1		

## HARD

			8					
7	8	9		1				6
					6	1		
		7					5	
5		8	7		9	3		4
	4					2		
		3	2					
8				7		4	3	9
					1			

2	1	5	3	7	9	8	6	4
9	8	6	1	2	4	3	5	7
7	3	4	8	5	6	2	1	9
4	5	2	7	8	1	6	9	3
8	6	9	5	4	3	1	7	2
3	7	1	6	9	2	4	8	5
5	2	7	4	1	8	9	3	6
6	4	8	9	3	7	5	2	1
1	9	3	2	6	5	7	4	8

8	7	6	4	9	3	2	5	1
3	4	5	7	1	2	9	6	8
2	9	1	5	6	8	4	7	3
9	8	2	1	3	5	7	4	6
7	5	4	8	2	6	3	1	9
1	6	3	9	4	7	8	2	5
4	1	7	3	5	9	6	8	2
6	3	8	2	7	1	5	9	4
5	2	9	6	8	4	1	3	7

1	6	5	8	4	7	9	2	3
7	8	9	3	1	2	5	4	6
4	3	2	5	9	6	1	7	8
2	9	7	4	6	3	8	5	1
5	1	8	7	2	9	3	6	4
3	4	6	1	5	8	2	9	7
9	7	3	2	8	4	6	1	5
8	2	1	6	7	5	4	3	9
6	5	4	9	3	1	7	8	2



## 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

**FULL-SERVICE  
SHORT-TERM RENTAL MANAGEMENT**



**LOCALLY OWNED & OPERATED**

	GRAND WELCOME	National Competitor	Local Competitor
In-House Revenue Experts	✓	✓	
Decreased Wear & Tear Booking Strategies	✓		
Dynamic Pricing	✓	✓	
Quality Local Property Management	✓		✓
24/7 Local Guest Concierge	✓		✓
Locally Managed & Operated	✓		✓
National Reach & Guest Marketing	✓	✓	

**GRAND WELCOME**  
Falmouth & Mashpee, Cape Cod  
call today!  
**508-204-3270**  
[GRANDWELCOME.COM](http://GRANDWELCOME.COM)

**How much can you earn?**  
Scan for a Complimentary Revenue projection on your property



SCAN ME

**SUBLIME**  
CANNABIS CO



**"Sublime: Elevate your senses."**


**Mashpee's Premier  
Dispensary Destination**

Sublime places an emphasis on high quality cannabis products from the finest vendors in the state.

**508-419-6635**  
[www.sublimecannabis.co](http://www.sublimecannabis.co)  
@sublimecanna\_capecod  
800 Falmouth Rd. Unit 102A. Mashpee, MA.

**BIG GUY  
LANDSCAPE**

LANDSCAPING & HARDSCAPING



DESIGN | CONSTRUCTION | MAINTENANCE

774-763-2683  
[www.BigGuyLandscape.com](http://www.BigGuyLandscape.com)



**Unique Boutique**  
Distinctive Jewelry & Accessories

*For An  
Exceptional  
Shopping Experience*

204 E. Atlantic Avenue  
Delray Beach, FL 33444

Mashpee Commons  
Cape Cod, Ma 02649

Mon. - Thurs. 10am - 8pm   Fri. - Sat. 10am - 9pm   Sunday Noon - 8pm  
[WWW.UNIQUEBOUTIQUEJEWELRY.COM](http://WWW.UNIQUEBOUTIQUEJEWELRY.COM)



**Island Builders LLC** is a Custom Home Builder and Remodeling Company that takes pride in our workmanship. We work closely with our customers to achieve their **vision within budget and on schedule.**

**Custom Home Building & Remodeling**

*Please contact to schedule an appointment*

**508-304-2721 - [www.island-builders.com](http://www.island-builders.com)**



# ALFIERI TREE CARE

## YOUR TREES, OUR EXPERTISE.

From nurturing healthy growth to precision pruning, our certified arborists and tree care professionals possess the expertise to ensure your trees and shrubs flourish.

We specialize in efficient and effective tree care, enhancing the natural beauty of Cape Cod, one landscape at a time.

- + TREE PRUNING
- + INSECT CONTROL
- + CABLING + BRACING
- + PLANTING
- + PLANT HEALTH CARE
- + DISEASE MANAGEMENT
- + FERTILIZATION
- + TREE REMOVAL

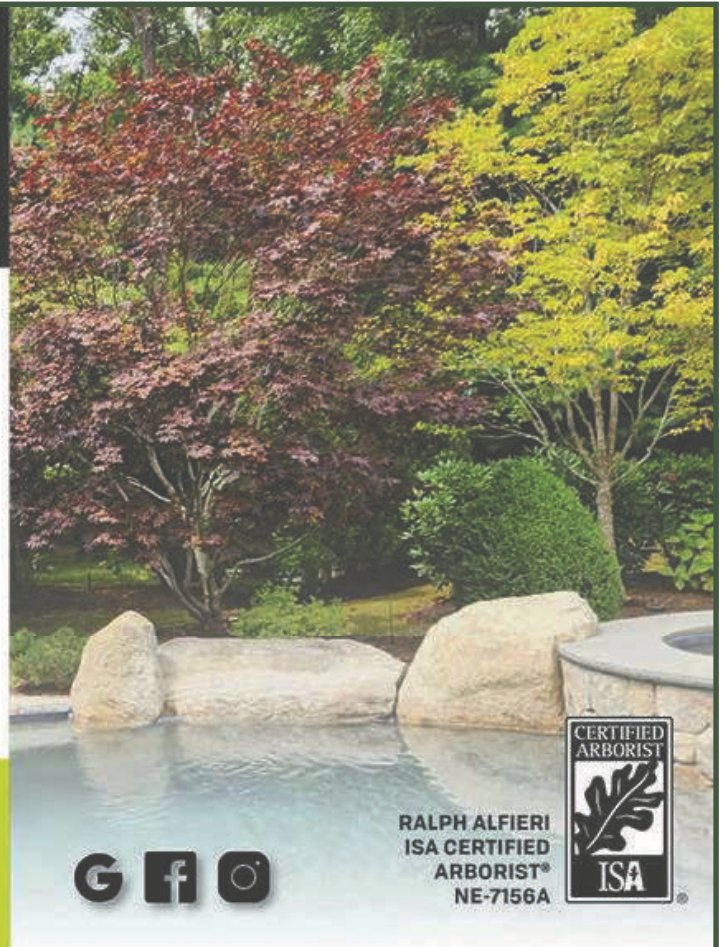
CONTACT US

**774 214 2240**

[WWW.ALFIERTREECARE.COM](http://WWW.ALFIERTREECARE.COM)

**MASHPEE, MA** 📍

PROUDLY SERVING  
NEW SEABURY  
SINCE 2016



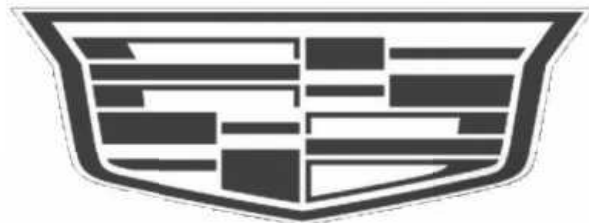
**RALPH ALFIERI**  
ISA CERTIFIED  
ARBORIST®  
NE-7156A





# YOUR CAPE COD CADILLAC DEALER

Take Advantage of Our Convenient  
Pick-up and Delivery Service for  
Scheduled Maintenance and Repairs.



137 Samoset St, Plymouth  
Massachusetts, 02360

508.830.0101  
[tracycadillac.com](http://tracycadillac.com)

**LINHARES & SON**  
**LANDSCAPE, INC.**  
 MAINTENANCE, CONSTRUCTION & IRRIGATION  
 FULLY INSURED - COMMERCIAL & RESIDENTIAL  
 PHONE: (508) 477-0189  
 EMAIL: LINSONLAN@AOL.COM  
 WWW.LINHARESANDSON.COM



**Tree**  
**Musketeer**  
 URBAN ARBORIST  
 SCOTT SWETISH  
**(508) 540-8585**  
 INSURED • ISA CERTIFIED

**Mashpee**  
 Family Medicine  
 at Rogers Outpatient Center  
 DR. VIMAL PATEL, MD  
**(508) 477-4282**  
 Mon - Fri 8am - 5pm  
 Now Offering Non-Invasive Cosmetic Services.  
 Rte 28, 5 Industrial Dr, Ste100  
 MASHPEE, MA  
 mashpeefamilymedicine.net

**LET'S GROW YOUR BUSINESS**  
 Advertise in our Newsletter!

**CONTACT ME**  
**Susanne Carpenter**


scarpenter@lpicommunities.com  
 (800) 477-4574 x6348

*Cape Cod*  
**Life Settlements**  
 WE BUY LIFE  
 INSURANCE POLICIES  
 William J. Harmon, Managing Partner  
 508-904-8083  
 wharmonator@aol.com


  
**YOUR CLEANING**  
 SERVICE

**Monica Santos**  
 Services for commercial  
 and residential customers  
**201-598-0437**  
 santosmonica0437@gmail.com


For Any  
 Ad Changes Please  
 Call Advertising  
 Customer Service at:  
 1-800-477-4574 x 6234 or  
 Email: [adcopy@4lpi.com](mailto:adcopy@4lpi.com)

 **Complimentary Hearing Clinic**  
 At Peninsula Council  
 Please Call for Hearing Clinic  
 Date & Time.

Expert Hearing Aid Service Provide at the  
 Peninsula Council or In the Security of Your Home.  
**Shawn Woodbrey**  
 Hearing Instrument Specialist, MA #450  
 Call Today For A Free Hearing Test • 508-375-5314  
[www.athomehearinghealthcare.com](http://www.athomehearinghealthcare.com)  
 MassHealth Provider / Most Insurances Accepted




**REMINDER!**  
 Be sure to notify the  
 Peninsula Council of any  
 change in your contact  
 information.



**FOR ALL THE  
 LATEST**

New Seabury news,  
 visit us online at  
[www.peninsulacouncil.com](http://www.peninsulacouncil.com)





SPRINTER  
AMG

VOLVO

# Viti

Automotive Group

Serving  
Cape Cod  
& the Islands

We bring the test drive to you.



Free pickup. Free delivery. Free loaner.

888 BUY VITI or Viti.com

975 Fish Road, Tiverton RI

**Viti** Sales Coupon  
**\$500 off our best deal**

Coupon must be presented upon arrival to dealership.

**Viti** Service Coupon  
**10% off next A or B service**

Must be presented at time of making service appointment.



• at New Seabury •

**PENINSULA REPORTER**

33 Seapest Drive  
Mashpee, MA 02649

Presorted  
First Class Mail  
U.S. Postage  
Paid  
Permit # 2238  
Hartford, CT



Winter View of Summer Sea.  
Photo by Barbara Gubitose