


SOUTH CAPE
Homeowners Association Inc.

South Cape Beach Estates
SCHA, P.O. Box 468, Mashpee MA 02649
schamashpee.com

FALL NEWSLETTER 2017

We hope you had a great summer season. Here is a brief description of what we have been up to.

LANDSCAPE COMMITTEE:

As the landscaping and general maintenance of our 13 common areas and 3 miles of roads has consistently been one of the largest expenses to the Association, The Board has formed a Landscape Committee. We are looking for Volunteers to "Adopt an Island" within the community. The work would involve fall cleanup (trimming back perennials, raking leaves) and general upkeep (weeding, pruning) throughout the spring and summer. Keep in mind that the Cape seasons differ from other areas of the State so volunteering should not hamper yard work at your primary residence. If you are interested please let the Board know by sending an email to: info@schamashpee.com. The web site has a list of the locations of the 13 areas under the "Committee News Tab". The volunteers will be grouped into areas closest to their residence so they can keep a closer eye on the area. It would be a great way to meet new neighbors and a way to give back to the community. We are also planning our First Annual Earth Day Cleanup on Sunday April 22nd, 2018. We are still in the planning stages so look for details in the near future on the web site under the Events Tab.

METACOMET BEACH:

- With the recent improvements, the beach area saw much more activity than in the past. Old neighbors were reintroduced and new relationships were formed. Thanks to all for helping to pick up the game items. We made it through the season without having to replace anything except for one volleyball.
- We met with the Conservation Department. They are allowing us to remove the diseased trees and remove the non-native plants by the beach. We can also trim the existing trees and bushes by the beach to a height of 5 feet to help improve the view of the river. We will cover the creosote covered timber with composite boards. Work will be done, hopefully by volunteers, before Memorial Day.
- KAYAK RACK: Conservation is also allowing us to add one more kayak rack with 8 spaces. If you are interested in a spot on the new rack, please send an email to info@schamashpee.com. We will put your name on the list. We will limit the number of spots to 2 per household and residents who currently have spots cannot have additional spots. The names will be pulled at random at the first Board Meeting in 2018. You will be notified via email if you made the list and at that time we will request your payment of \$50 per spot. The rack will be built in April. Please remove your kayaks by November 30th so we can make improvements to the racks. Also please refrain from using the lower rack arms as a step.

WHIPPOORWILL BEACH:

The Dock Committee is planning major improvements to the Whippoorwill Beach area including additional kayak storage racks, new dingy racks, new signage, dock repair and landscaping improvements. Please check our community web site (www.schamashpee.com) over the next several months for more information.

- **8 New Dingy Racks**

- o Currently there are 9 dinghies that take up a significant portion of the beach area. In addition, these dinghies encroach on an abutter's property and violate conservation guidelines. New racks will be built for 8 dinghies.
- o In order to accommodate residents who do not have a dingy, or are physically unable to load and unload a dinghy from the racks, 2 racks will be designated as shared dinghies. These dinghies will be provided by members who will offer theirs for shared use. Rules for the use of the dinghies and racks will be posted.
- o The position of the racks will be determined by the SCHA's property line.
- o Racks will be reserved only for residents with an active mooring.
- o The cost of a reserved rack will be determined at the next board of directors meeting and other details will be discussed then. If you are interested in one of the rack spaces, please send an email message to info@schamaspee.com. Details will be sent to you when they are finalized.

- **Dock Improvements**

The Whippoorwill dock is in need of repair. Plans are underway to make major improvements to the dock next spring. Plans are not finalized, but some of the improvements under consideration include rebuilding the stairs to make them less steep and installing new handrails along the length of the dock.

- **8 New Kayak Racks**

We have a very limited area to add enough new racks to meet the demands of all residents. We have identified an area where 8 new kayak racks can be built. Two new racks with 4 spots each will be built along the right side of the access road to the beach. We envision that these racks will not reduce the overall number of parking spaces that currently exist. Rack space limited to 1 per owner who do not have existing racks. The names will be pulled at random at the first Board Meeting in 2018. You will be notified via email if you made the list and at that time we will request your payment of \$50 per spot. The rack will be built in April. Please remove your kayaks by November 30th so we can make improvements to the racks. Also please refrain from using the lower rack arms as a step.

ROAD MAINTENANCE:

- The remainder of the drains has been cleaned.
- When you are doing your fall cleanup, please take a minute to remove debris near any drain manholes that may be near your property.
- We are working with the town to remove those streets on the DO NOT PLOW list due to overhanging brush, limbs, pot holes and missing signs.
- We will add One Way signs at Chickadee and Debbie as they intersect with Whippoorwill to help keep visitors and contractors going in the right direction. Please slow down. The speed limit in the community is 20 MPH.

OTHER ITEMS:

- Our Annual Meeting was held on July 15, 2017. There were 48 property owners in attendance. All the members in attendance had favorable comments with the changes made within the neighborhood during the year.

- The 3 new Board members as voted for by the Association members at the Annual Meeting are as follows: Don Cassidy, Paul Marino and Craig Robert
- At the Board meeting on September 7th, the Officers elected to the Board are as follows:
 Darien Homer, President
 Joe Lyons, Vice President
 Roz Rosenberg Secretary
 Susan Loden, Treasurer
 Mark Burtis (Incumbent)
 Paul Michienzie (Incumbent)

We would like to thank past Board members Bob Zarum and Dennis Balzarini for the past service.

- The Annual Picnic was held on July 15th and was a huge success with over 100 people in attendance and all enjoyed salad, pizza and dessert provided by Blazing Hearth Pizza. You can view pictures of the event on the web site under the Gallery tab.
- Property owners must be considerate with pets, outdoor fires and noise. Mashpee's Dog Officer, Fire and Police Department are accountable for enforcing town ordinances and bylaws. Please call them as necessary and please pick up after your dog. Please refrain from dumping brush or blowing leaves onto empty lots unless you have the owner's permission.
- Please update the Board when your email, address or phone numbers changes. It is the SCHA's intention to distribute newsletters /correspondence by email in the near future.
- This past spring, SCHA's Cape counsel were served with a Complaint filed in Federal Court in Boston (Docket no. 1:17-cv-40080) in which claims of unfair debt collection practices, among others, were asserted by six residents who have failed to pay dues to SCHA. That action was concluded without any admission of liability and without any prejudice to SCHA's rights to pursue non-dues-paying residents. These residents continue to use the common areas despite their refusal to pay dues which provide for the maintenance and upkeep of, and payment of taxes and insurance for, these areas. The Board asks that members be vigilant and advise the Board of such uses and or advise any non-dues-paying residents that these areas are owned by SCHA and are for use by dues-paying residents only.
- As a member of the SCHA, you are entitled to use (with the Board's approval) the beach areas for large private functions such as Anniversary/Birthday Parties, Weddings and other events. This summer, one resident is taking advantage of the added benefit of membership in the Association and are having a catered rehearsal dinner at the newly improved Metacomet Beach.
- Please welcome new residents:
 92 Whippoorwill - Amy Belforti
 16 Whippoorwill - Claudia M Labelle

We are very pleased with the recent changes, and hope that you are too. We strive to make this a neighborhood that makes us proud to call home. Check out the web site for more updates, especially the Earth Day Cleanup scheduled for April 2018.