

2017 Spring Newsletter

South Cape Homeowners Association Inc.

South Cape Beach Estates

SCHA, P.O. Box 468, Mashpee MA 02649

The Board has been busy over the winter months with several projects to increase members' enjoyment of our South Cape community.

FRONT ENTRANCES:

- **NEW ENTRANCE SIGNS:** Newly designed signs have been installed at all entrances, new LED lighting to illuminate the signs.
- **NEW LANDSCAPING:** All four entrances have been landscaped with a plan designed by C.L. Fornari of Hyannis Country Gardens. The design was chosen to be minimal maintenance and to fit the area conditions – low sun and no water. If you see anything drooping and we've had no rain, feel free to bring your watering can and help out.

ADDED TRAFFIC SIGNS:

- New stop signs have been installed at all intersections to slow traffic, increase pedestrian safety and eliminate the dreaded speed bumps. Please slow down. The speed limit in the community is 20 MPH. Feel free to gesture to people who are going too fast to slow down.

METACOMET BEACH:

- **LONG TERM PARKING:** Parking is now only allowed on the right side of the beach area as you enter from Metacomet. The area is clearly identified by new signs on the right side coming in. Please park at an angle. Valid SCHA stickers are required to park. Please place the stickers on the rear driver side of your bumper or inside on rear driver side window. If you are current with your dues, the stickers are included in this mailing. We have such a lovely and unique area that people from other neighborhoods and residents who do not pay their dues continue to illegally park and use our facilities. Violators will be towed.
- There are 2 loading/unloading spots with an 8-minute time limit, identified by signs, similar to the rules for boats at the dock. This area will double as a turnaround for those of us who are challenged when driving in reverse. Golf cart parking is closer to the road, as you enter on the left. There is a bike rack closer to the dock. The idea is to discourage people from leaving their cars in the lot for the day while they are out boating or sitting by the beach, ruining the view for everyone else. This is a drop off area only.
- Solar powered dock lighting and lighted flag poles have been installed at both docks.
- **ACTIVITY COURT:** There is a new sand court built in the same general area as the old volley ball court. With the Conservation Departments approval, we dug out the old sod and installed a wooden border with a protective edging and a 12" layer of new sand. There is a new net which can be raised or lowered for volley ball or badminton. The net

does not have any guide wires so it can also be removed to play whiffle ball or soccer. All the items you need for any of these games are stored in the new benches located near the court. Please return all items to the benches when you are done and close the lid of the bench. If you see items that have not been returned to the benches, feel free to return them.

- **CORN HOLE AND WASHER GAMES:** We have added these lawn games in the area where the old parking was, please return game items to the benches.
- **BOCCE COURT:** There is a new Bocce court in the shade, to the right of the swing set, looking from the water. The new court is recessed into the ground making it more easily accessed. The balls are stored in the hinged step and are clearly marked with a sign. Please return the balls to the step when you are done.
- **HORSE SHOE PIT:** There is a new horse pit near the bocce court, the shoes are in the bench near the pit, please return them when you are done playing.
- **KAYAK RACKS:** There are currently 48 new kayak racks at Metacomet and 8 at Whippoorwill. We are sold out and are building 8 more racks at Metacomet and 4 more at Whippoorwill. There are 4 people on the waiting list, please let any member of the Board know if you want to move your existing spot or want a spot on the new racks. We cannot promise to accommodate everyone, but we will try. If you are not happy with your spot, please feel free to contact other owners to see if they would be willing to change locations. We can refund your \$50 if we cannot accommodate you. The spots were drawn at random and yes we did turn down many bribes to upgrade. Due to the overwhelming interest, we will waive the first year \$10 maintenance fee. Please remember, per conservation, all kayaks must be on the rack and all dinghies need to be in the water. The SCHA will not be responsible for lost or stolen kayaks. You can add your own locking device to secure your kayak to the rack.
- **REMOVE NON NATIVE AND EVASIVE SPECIES FROM BEACH AREA:** We will work with the Conservation Department, once the added beach grass has established itself, to remove non-native and evasive species along the beach and replace them with the correct plants, improving the view from the picnic area and newly opened green space. **PLEASE stay off the dunes including pets.**
- **CARRY IN CARRY OUT:** The Board considered placing trash receptacles at the beach areas but decided not to do so for many reasons, so if you see any trash in the areas, feel free to pick it up and dispose of it. Think of the area as your back yard which it technically is.

NEHOIDEN/NESHOBIE INTERSECTION TIME FRAME TBD

- **MEMORIAL PARK:** There is still a plan to add wood chips on the currently clear cut area to form 2 paths, one from Nehoiden and one from Neshobe. The paths would connect and go into a small (15 foot diameter) newly cleared circular area, covered with the same wood chips. In the circle, there would be a bench. In front of the bench would be a small bricked area (6 foot by 2 foot) We would supply the residents with a link to

purchase memorial bricks for deceased loved ones that they would purchase at their own expense.

ROAD MAINTENANCE

- Crack sealing of all roads have been completed.
- Half of the storm drains have been cleaned; the remainder will be done in the fall.
- The pot hole on Wills Work Road has been repaired. The Town has added storm drains to Great Oak, once we are sure the added drains will solve the drainage issue, further repairs to Wills Work will take place.

OTHER ITEMS

Annual Meeting and Picnic is scheduled for July 15, 2017. The meeting will be held at the Mashpee Public Library at 10:00 AM. See enclosed for more Picnic details.

There are 3 openings on the Board of Directors. Please consider applying to the Board of Directors to help administer our common properties. The current Board of Directors consists of:

Darien Homer, President
Joe Lyons, Vice President
Bob Zarum, Secretary (resigning)
Susan Loden, Treasurer (up for re-election)
Dennis Balzarini (retiring from board)
Mark Burtis
Paul Michienzie
Roz Rosenberg
Open seat due to the passing of Jerry Umina

Property owners must be considerate with pets and noise. Mashpee's Dog Officer and Police Dept are accountable for enforcing town ordinances and bylaws. Please call them as necessary.

Children under 12 who are on the docks must be supervised and wear life jackets.

Dues will remain at the current level of \$200 for the 2017 fiscal year.

Please update your email and phone numbers when you pay your dues. It is the SCHA's intention to distribute newsletters /correspondence by email in the future.

SCHA has a new web site, please visit www.SCHAmashpee.com.

Dues Update: We are pleased to report that for 2016, 93 percent of the homeowners in our development paid their dues. Only a limited number of homeowners continue to refuse to pay

dues. Despite their refusal, they continue to use and or market the common areas as if they were dues paying members of the SCHA entitled to use these areas. For example, three homeowners are renting their properties and have advertised the use of the beach/boating areas as part of what comes with their rentals. "Next steps," if any, will be open for discussion at the Annual Meeting.

We have several new residents, please welcome:

Nick Bellow	57 Manitoba
Lewis and Fanny Viacava	14 Debbie
Casebolt and Lundy	20 Debbie
Craig and Mollie Robert	44 Manitoba
Susan Freedman / Robin Joyce	64 Manitoba
James and Patricia Whitney	21 Metacomet

Special thanks go to jobs well done by:

- Jim Connolly of Connolly Tree and Landscaping for providing his services at no cost for the excavation work done at the Metacomet Dock area. (508-477-6960)
- Jon Borowski of All Cape Tree and Landscape Pest Control, and Neshobe Road (774-361-6698) for spraying the Metacomet Dock area for ticks and mosquitos also at no cost.
- Adilson Segolini of Segolini Construction for building the last of the kayak racks, free of charge.
- Don Cassidy of Cassidy Electric and Debbie Lane (603-235-5053) for wiring the new lighting at the entrances when he could have been fishing.