

SOUTH  CAPE
Homeowners Association
2024 Spring Newsletter

Greetings

Welcome Spring!!! We hope everyone has had a healthy and safe winter.

Calendar

Annual Meeting	Saturday July 13
Stickers	Saturday July 13
Annual Picnic	Saturday July 13

Annual Dues

Based on the information we have the board unanimously decided to leave all dues and fees unchanged for 2024.

As we have done in the past we will continually review all spending.

Roads

The Board decided to recommend at Town Meeting to indefinitely postpone Article 33, due to the explanation in the attached letter from Catherine Laurent, Director of Mashpee DPW. Town Meeting voted in favor of the indefinite postponement. We will wait for the Town to determine if there will be additional costs due to the new stormwater regulations.

Please expect additional updates and communications as additional information becomes available.



Town of Mashpee

Department of Public Works

350 Meetinghouse Road
Mashpee, Massachusetts 02649
Telephone - (508) 539-1420
www.mashpeema.gov

April 24, 2024

RE: Article 33, May 2024 Annual Town Meeting
Proposed Private to Public Road Conversion

To South Cape Homeowners Association members:

At the Town's recommendation, the above article will be moved for indefinite postponement at Town Meeting on May 6, 2024.

It was recently brought to my attention that there are changes in the MA wetland regulations that may have an impact on the cost of the required road improvements for the conversion. The roads in South Cape Estates are located in their entirety in the 100-year floodplain. The MA Department of Environmental Protection (DEP) confirmed that the project would have to file a Notice of Intent and would have to comply with their stormwater standards. The proposed changes to the DEP regulation are increasing these standards. While the project estimate does include a budget for drainage improvements, it is difficult at this point to know whether the budget would be sufficient. The postponement of the article will allow time for DPW to review the estimate in light of this new information.

As you may recall from the public hearing held by the Select Board on the project prior to submission of the second petition, the estimate provided by the Town is the maximum cost that can be included in a betterment to the property owners. Any construction costs above this amount would have to be paid by the Town. The Select Board and Finance Committee cannot commit the Town to these potential costs and therefore, voted not to support the article. As a negative vote at Town Meeting would result in a 2-year moratorium on future consideration of the road conversion and would require the process to restart at the beginning, the recommendation for indefinite postponement was made.

DPW with our engineer will be reevaluating the project estimate over the next month. While there will still not be engineering design plans for the drainage (the 1st petition does not fund these plans), the estimate can be adjusted if necessary to allow additional funds for permitting and engineering design as well as a higher contingency for the project to cover any unanticipated costs. The estimate may not change, but if it is greater, a new public hearing with the Select Board would be required and a new second petition would have to be submitted. Whether a new public hearing is required or not, it is expected that a vote on the road conversion could be scheduled as soon as the Town's October Town Meeting.

Please do not hesitate to contact me if you have any questions at claurent@mashpeema.gov.

Sincerely,



Catherine Laurent

SCHA Board Members Needed

Please Consider Running

Board meetings are held on zoom for most of the year and held at most every other week.

There are five positions up for election: (3) three year normally revolving positions, (1) two year position and (1) one year position. Elections will be held at the annual meeting on July 13th.

You can run for a position by filling out a 2024 [SCHA Board Member Application](#) on our website.(schamashpee.com) by July 10, 2024

Landscaping

With the help of our neighbors we will continue to maintain common islands. Mario's Landscaping will maintain the entrances and the beaches.

Whippoorwill & Metacomet Dock Update

Dock/Dinghy Permits

Dinghy permits need to be applied for every year. Spaces are filling up so please submit your request through our website ASAP.

Reminder: Only those with a current 2024 Mashpee mooring are eligible for a permit.



Kayak Racks

There is a waiting list for Kayak racks. To add your name please go to schamashpee.com under the drop down "more".

Rack assignments are now posted on our website, along with the updated waiting list. If any racks are not renewed, we will notify the next person on the waitlist.

We also plan on updating to a new numbering system instead of the plaques with the owners address. Please note that you will have the same rack space as last year. If you have any questions or problems finding your kayak rack/s just send us an email at info@schamashpee.com.

John Canty et al vs SCHA Lawsuit Update

The litigation regarding the case, John Canty et al. vs South Cape Homeowners Association et al., is ongoing. Counsel for SCHA has prepared a response to the complaint and has filed a counterclaim in which SCHA seeks a declaration from the court that the homeowners in our community are required to pay dues for the upkeep of the common areas and for services from which they benefit. Nonetheless, settlement decisions are underway in an attempt to resolve the litigation. Land Court Civil Action No. 23MISC000478



Welcome To our Neighborhood

Martha and Chris Streeter	Whippoorwill Circle
Gary King and Kenneth Mostone	Whippoorwill Circle
Stan and Nina Hargus	Whippoorwill Circle
Chace Vajcovec	Manitoba Road



In Memoriam

John Pagnani, a longtime resident on Manitoba.

If we have missed anyone, the SCHA Board extends our sincere condolences.

Important Information from The Town of Mashpee

From the Board of Health:

To ensure the health and safety of occupants and neighbors of Short-Term Rental properties in the Town of Mashpee, and to protect the owners of Short-Term Rental properties, the Town has instituted a Short-Term Rental Registration and Inspection Program. If you own property in Mashpee that you operate as a Short-Term Rental, your compliance with the Mashpee Rental Property Bylaw and Mashpee Board of Health Short-Term Rental Regulation is **mandatory**. For general inquiries or for assistance with the online registration process, please contact the Health Department at 508-539-1426.

Christine A. Willander | Administrative Assistant

From the Harbormaster:

Below is a list of updates from the recent changes to the Town of Mashpee Mooring Rules and Regulations, these highlights are not all inclusive of the changes in the regulations. See the following website for any rules, <https://www.mashpeema.gov/harbormaster/pages/mooring-rules-regulations> If you have any questions or see violations, please contact the Harbormaster.

Jeff Smith/Mashpee Harbormaster/Ph: 508-539-1400, ext 859

SCHA Website, Email and Member Directory

Website: schamashpee.com You can preview the local weather, Great River tide schedules, SCHA history, current events, posted photos, recent newsletters, emergency contacts, and more on our website. Our website is restricted to SCHA members. There is a form featured on our home page on how to request the password.

Email: To communicate with members of the Board of Directors send an email to info@schamashpee.com . Suggestions, comments, photos, reviews, or other input are always welcome. If you have any ideas how the SCHA can be improved, please let us know.

Member Directory: Please enter your information on our website [undermore...schamashpee.com](http://schamashpee.com)

- **By submitting the information you provided in the form located on our website, you are giving SCHA permission to include you in our Member Directory.**
- **Once member information has been validated, we will include you in the directory.**
- **The Member Directory will ONLY be available to members.**

SCHA Board of Directors

Open Position - President

Mark Burtis - Vice President

Craig Robert - Treasurer

Roz Rosenberg - Secretary

Paul Marino

Paul Michienzie

George Petersen

Betsey Pratt

Open Position

THANK YOU !!!

The Board can't thank Darien enough for his contributions to our community. It will be impossible to replace him. We wish Darien and Muriel the best in thier new home.

The Board so appreciates Carl's tenure on the Board and the landscaping knowledge he has shared. We wish him luck.

Only homeowners in good standing or their renters may use the SCHA common areas. Below is a suggested sheet for renters.

South Cape Homeowners' Association Renters Information Sheet

Emergency Contacts

- Ambulance Fire and Rescue 508-539-1454 *or* 911
- Fire Department Fire 508-539-1454 *or* 911
- Police Police 508-539-1480 *or* 911

Docks and Water Access

- Please follow all SCHA posted rules
- Swimming is not permitted
- Children under the age of 12 must wear life vests on the docks
- Loading or unloading watercraft at the docks is limited to 8 minutes
- No dinghies or watercraft may be stored on the SCHA common areas
- Mashpee Harbormaster regulates boats, moorings and shorelines
<https://www.mashpeema.gov/harbormaster/pages/mooring-rules-regulations>

Recreational Area

- Sports equipment is stored in the benches, please return after use
- Any personal events or gatherings must be approved by the SCHA Board, contact the Board at info@schamashpee.com
- No parking on SCHA areas without a sticker

Dogs and Cats

- All dogs must be leashed when not on private property
- Please clean up after your dog
- Animal Control 508-539-1442 M-F 7am to 3:30 pm *or* Police