

SOUTH  CAPE  
Homeowners' Association Inc.

## 2023 Fall Newsletter



### **MESSAGE FROM THE BOARD OF DIRECTORS**

Winter is upon us, looking back we were able to have an amazing picnic this past summer. Thank you to all the volunteers that made it possible for most of us to sit back, relax and have a good time. We also held our Annual Meeting at the Mashpee Library. Elections were held for the Board of Directors, Paul Marino, Betsey Pratt and Craig Robert were all re-elected. The Board would like to thank the Road Committee for all of their hard work and due diligence.

### **SCHA WEBSITE UPDATES**

We have made several security related changes to our SCHA website to assure that Road Committee reports, Petition 2, and Member Directory web pages are confidential for SCHA members only.

### **ROAD UPDATE**

At the October 28th meeting the road committee presented a realistic picture of our options to maintain our roads. Highlights of the meeting are shown below.

# Summary

The Board has been working closely with the Road Committee on this process.

**Although neither option is ideal, the Board believes that the Town Maintained option is the better long term financial solution for the Community based on these criteria:**

- It guarantees we get the roads and drainage redone now
- It is the only option that ensures every neighbor pays their fair share
- Costs from the Town are fixed and cannot be increased due to inflation
- As a neighborhood, we would no longer have to worry about, or pay for, future road or drainage upkeep or repairs

**It is Your Judgement and Decision to Make**

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# Summary of Road Reconstruction Alternatives

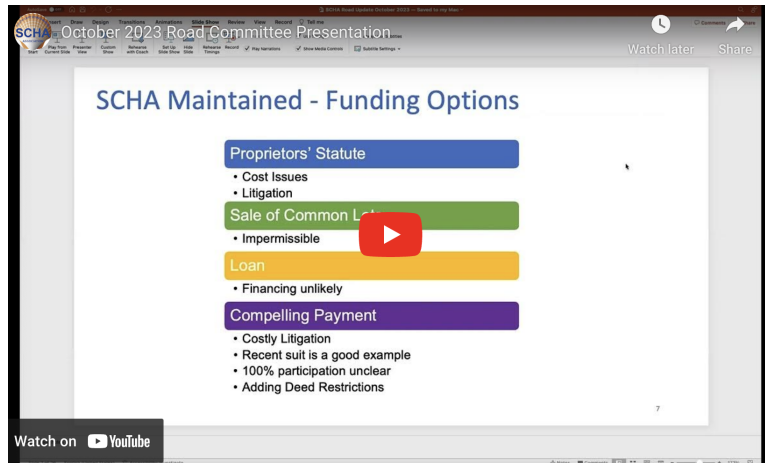
Cost Comparison			
	Town Option	SCHA Option #1	SCHA Option #2
Scope	Full Reconstuction	Grind/Pave + Full Reconstruction	Full Reconstruction
Payment Date	After work	Prior to work	Prior to Work
Year of Work Completion	2025	2029 + 2044	2039
Annual payment (100% Collection)	\$923.38	\$1305 (5 yrs) /\$1100 (15 yrs)	\$1071 (15 years)
Annual payment (75% Collection)	N/A	\$1740 (5 yrs) /\$1480 (15 yrs)	\$1428 (15 years)
Total Cost / Homeowner (100% Collection)	\$18,468.00	\$23,175.00	\$16,075.00
Total Cost / Homeowner (75% Collection)	N/A	\$30,900.00	\$21,420.00

**Town Option provides a fixed cost solution and new roads now (before any payment)**

**SCHA Options Do not include 5-20 years of continued and greatly increased road maintenance costs and likely legal expense that could be variable and significant**

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**A Video of the Road Committee presentation at the Mashpee Library on October 28 can be seen on our SCHA YouTube channel. If you were not able to attend, we highly recommend you watch the video.**  
<https://youtu.be/GbroqfAI5D8>



(Please Note: We encountered startup issues with the video recording for the first 7-8 min of the meeting. Once corrected the rest of the video quality is excellent)

If you are ready to sign Petition 2 you may Download Petition 2 [here](#) and mail it to SCHA, Box 468, Mashpee MA 02649, or you may also find it on our website, [schamashpee.com](http://schamashpee.com).

## **SEWER UPDATE**

**Frequently Asked Questions (FAQs) about the Mashpee Sewer Project( taken from the water commission website): The Mashpee Sewer Commission here offers answers to questions most frequently asked by the Town's residents regarding the town's sewer project.**

6) Will the whole town have to be sewerred? No, however the goal of the Town's sewer system would be to achieve at least 75% reduction of the Total Maximum Daily Load (TMDL), into Mashpee's fresh and tidal water resources. Greater efficiencies will be achieved by the Town as more properties become serviced by the sewer system.

7) Will my house be connected to the sewer system? Within the next **twenty years** it is hoped that the majority of homes in Mashpee will be connected to the sewer system. This phased project approach will be continuously expanded until the septic pollution in our waterways is demonstrably reduced to acceptable levels.

Since South Cape Estates is in Phase 5 (this is the last phase) for the sewer project the Board concludes this project won't reach us for at least 20yrs, if at all.

### **ANNUAL DUES**

Invoices will be sent out by March 31 and will be due in the standard 30 days.

### **WINTER PREP**

As a requirement by the town for snow plowing and ice treatment, we trimmed the trees and bushes to maintain a clear boundary of 2 feet on either side of the road pavement for a height of 12 feet. In addition, we repaired 6 sunken manholes and 2 potholes. Mashpee also requires homeowners to move all basketball hoops away from the road through the winter season.

All kayaks must be removed from the racks by November 30th in order to prevent excess weight from snow and ice damaging the racks. If you are unable to remove your kayak, send us an email and we will gladly help you out. Renewal for spaces for 2024 is automatic. You will be billed in the spring with the annual dues. Please let us know soon if you are considering abandoning your space(s) as we have many residents on the waiting list and we are running out of space to install more racks.

### **WELCOME TO OUR NEIGHBORHOOD**

Stan and Nina Hargus      Whippoorwill Circle

## **SCHA BOARD OF DIRECTORS**

Darien Homer-President

Mark Burtis-Vice President

Craig Robert-Treasurer

Roz Rosenberg-Secretary

Paul Marino

Paul Michienzie

George Petersen

Betsey Pratt

Carl Strazzullo

Download Petition 2 [here](#)