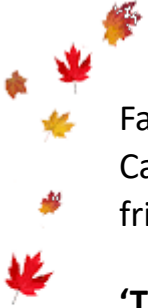


SOUTH  CAPE  
Homeowners Association  
**SCHA FALL NEWSLETTER 2019**  
[SCHAMashpee.com](http://SCHAMashpee.com)

[Info@SCHAMashpee.com](mailto:Info@SCHAMashpee.com)



Fall is here! That can only mean we say good-bye to another beautiful summer on Cape Cod. It was another season filled with sunny days, family, old and new friends and making memories.

### **'TIS THE SEASON**

We're also coming up to holiday time. If you'd like to participate in decorating the entrances for the holidays send us an email. We'll notify you when the dates have been set.



### **DOCK UPDATES**

Under the SCHA By-laws, the Board of Directors is required to manage the affairs of the SCHA in order to provide for the management, maintenance and care of the common property interests of the Association. In order to do this, the Board meets regularly to review and revise policies as necessary. In September of 2017, a Dock Committee was formed to review improvements to our communal docks and how best to manage their use.

Last year, after considerable review, a Dock and Dinghy Policy was implemented to formalize our efforts to accommodate the growing number of homeowners who want to use the docks to access their moored boats. The complete Policy and rules are located on our website [SCHAMashpee.com](http://SCHAMashpee.com). Look in the headings under "more".

In order to manage the dock space fairly, the policy makes clear that the docks are NOT a space for larger boats to be left overnight, and they are available for tying up a dinghy long-term only for those who have a mooring and a permit. Otherwise, they are intended to be available for use by water vessels for pick-up

and drop off on a touch-and-go basis. The policy and rules were established with the greatest good of the community in mind.

The policy and rules have been reviewed by legal counsel, who have confirmed the following: the duty of the Board is to manage the common areas, including the docks, for the benefit of the entire community, and in doing so the Board can take reasonable steps to manage these areas by restricting their use and access to them. To fulfill this responsibility, the Board has adopted a reasonable approach to control the process for maximizing the number of dinghies permitted to be kept long-term at the docks while maintaining safe conditions for broader use of the docks by the members of the Association. The current policy and rules reflect our best effort to achieve these goals in a manner that is consistent with the Association's common area deeds and the By-laws.

We want to thank all members of our community for your continuing cooperation with this policy.

## **LANDSCAPING**

The SCHA has been presented with a unique opportunity. One of our local high schoolers is going to make the northern most island on Pontiac Road her beautification project for school. She will design and install the plantings with the SCHA Landscaping committee providing oversight. SCHA will also fund the purchase of the plants to be used. It's a win-win for us all.

Thanks to Peter Briggs of Briggs Landscaping for being a good neighbor. His help with cleaning up the Pontiac Road Island was invaluable.

Our annual "Clean-Up the Neighborhood" Day will be on Saturday, April 25, 2020. Details to follow when we get closer to the date.

The Association is sponsoring an "Adopt an Island" program. If you have an Island in your neighborhood that needs some loving care and would like to showcase your gardening skills, send us an email listing the Island you choose to redecorate. You supply the labor and the Association will supply the plants. A great family or neighborhood project.

## **ROAD COMMITTEE**

As anticipated and discussed at the Annual Meeting, our roads are over 50 years old and deteriorating rapidly. The town has identified 13 areas where potholes must be repaired prior to plowing the streets. They have also noted many more areas that are borderline. To see for yourself, take a ride after a rainstorm and you can see many puddles left on the roadway. The potholes are in addition to the usual tree and brush trimming and do not include the sunken manhole that was repaired over the summer. Over the winter, the Board will decide if we should take the first step in turning the roads over to the town which will take a 50% favorable vote of the Association. We will also tally up the total cost of the road repairs and use the information to determine if a dues increase is warranted in 2020.



In order to become educated on the possible Mashpee road takeover, the Board is creating a sub-committee to create a feasibility study. It is imperative that all neighbors are well represented. In order to achieve this representation, we are looking for people to sit on the committee. You do not need to be physically present at these meetings, but you must be able to phone conference. All you need to do is call a number we provide you with on a certain date and time. Send us an email expressing your interest and we will contact you.

## **ANNUAL MEETING**

As is our custom, our annual meeting was held the morning on the day of our annual picnic. The meeting was well attended, and we held the final vote to accept the new by-laws. We want to thank all of you who participated in voting.

For additional information regarding the annual meeting, the agenda is located on our website.

## **PICNIC**

What a great day we had for our annual picnic. We had over 100 members in attendance. Gerry Seymour out did himself with his fine cooking. Hamburgers, hot dogs, chicken, sausage and peppers and all the side dishes that make a picnic special were available all day long. And the weather



couldn't have been better. If you see Gerry in the 'hood', please be sure to thank him. Check out more pics on our website. P.S. If you see any photos you like, let us know, we can send it to you.

### **KAYAK RACKS**

All kayaks must be removed from the racks no later than December 15th. The kayaks must be removed in order to prevent excess weight from snow and ice damaging the racks. Remember any damaged kayak rack repairs will incur expenses. If you are unable to remove your kayak, send us an email and we will enlist some neighbors to help you out.



### **KAYAK PERMITS**

The SCHA currently has 80 kayak racks - 16 at Whippoorwill and 64 at Metacomet Beach areas. We currently have a waiting list for 17 additional racks - most of which are for the Whippoorwill Beach area. Unfortunately, we do not have space at the Whippoorwill Beach area to allow for more racks to be built. We are investigating several options for adding more racks at our Metacomet location.

### **PRELIMINARY KAYAK ALLOCATION**

The board is developing a policy for maintaining the kayak waiting list to make it fair and equitable for all. Going forward, there will be a 2-kayak limit per member. (The few who already have more than two racks will be grandfathered)

Priority list categories:

Category #1 - Members without a kayak rack

Category #2 - Members requesting a second rack

Category #3 - Members requesting more than 2 racks will only be available on a per year basis if all Category 1 & 2 requests have been satisfied.

The highest priority member will be offered an available space no matter which location the rack space is located and will have two options

- Accept the rack space
- Opt to defer, but maintain your place on the waiting list.

We should also note that Kayak racks are not deeded to properties. If a member sells their property, the new owners do not inherit their rack space. They must

submit their own kayak request application. We will publish the kayak waiting list and finalized kayak policies later this fall.

### **MEMBER DIRECTORY**

If you would like to keep in touch with your neighbors all year round, add your information to the Member Directory. Just go to the link on our website and follow the instructions. The Member Directory is available for use only to the people listed in the directory. You must sign in and have a password to view the information in the directory.

### **WELCOME TO THE NEIGHBORHOOD!**

Mark and Stephanie O'Neil	17 Whippoorwill Circle
Tim and Dina Rassias	105 Whippoorwill Circle
Richard and Karen Touzos	172 Whippoorwill Circle
Dennis Flaherty	92 Whippoorwill Circle



### **IN MEMORIUM**

Our condolences to all those who have lost loved ones especially the George Malloy family at 110 Whippoorwill.

### **ALWAYS GOOD TO KNOW:**

**SCHA Website:** [SCHAMashpee.com](http://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.

To communicate with members of the board of directors send an email to [info@SCHAmashpee.com](mailto: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.

Property owners must be considerate with pets, outdoor fires, noise, etc.

Mashpee Animal Control      508-539-1442

Mashpee Fire Dept      508-539-1454

Mashpee Police Dept

508-539-1480

Local authorities are accountable for enforcing town bylaws and ordinances.  
Please call them as necessary.

Please pick up after your dog.



Also, please refrain from blowing leaves or dumping brush on vacant lots unless you have permission from the owner.



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.