



SOUTH CAPE
Homeowners Association
2021 Spring Newsletter

Greetings

Welcome Spring!!! We hope everyone had a healthy and safe winter. We are hoping this summer will have limited covid restrictions and we can socialize freely. Please read about our dock permitting efforts, consider running for a board position or join the Road Committee.

Annual Dues

Your board has worked diligently in recent years to manage our expenses while maintaining the common areas and protecting the interests of the association. We have been able to do this successfully without any dues increase in 10+ years. While all non-essential spending has been minimized or eliminated, we are still consuming our reserves year over year. Based on multi-year budget planning and projections for upcoming expenses, the 2021 dues have been set at \$275.00 per home and \$125.00 per lot. Invoices will be sent out shortly.

Annual Meeting and Election of Officers

WANT TO BE PART OF THE DECISION MAKING? Our Annual meeting will be tentatively held Saturday, **July 10th**. A final decision will be made closer to that date. We will post a sign board at the end of Neshobe Road and email owners as to the exact date and time.

At the annual meeting, the election of SCHA Board Members will be held. **4 positions are open.**

- 3 positions each for a three year term
- 1 position for a one year term to fill the remainder of a 3 year term

As per our By-Laws, we especially need year round residents. **Consider running for a board position, please fill-out the application available on our website (schamashpee.com) .**

Annual Picnic

Our annual picnic will be on July 10th. More information to follow.

Roads/Landscaping

Road repairs: The up and down winter with its many freeze/thaw cycles beat up our roads. We have contracted A&A Paving to repair the worst spots.

Town roads: We will continue our discussion about having the town take over our roads at our annual meeting. **You may find an outline of the process on our website. The Board would appreciate anyone who is interested to join the Road Committee.** Please contact the board at info@schamashpee.com

Landscaping: The Board with the help of our association members will continue to replant the common islands. If, you would like to volunteer please contact Roz Rosenberg at rozjerry@verizon.net

Whippoorwill & Metacomet Dock Update

Town and State Dock Permit Renewals:

Our association beach areas and docks are our most valuable assets.

They add significant value to all our properties and provide us recreational areas most neighborhoods in the area do not have. The association has made major improvements to both waterfronts and docks over the past several years. In addition, we are in the process of renewing our 20+ year old dock permits, for both docks, with the State and Town of



Mashpee. This has included renewed engineering plans and document submissions to adhere to all the current requirements. After meetings with Conservation, Harbormaster, Shellfish and other town departments, we have full approval from the Town of Mashpee.

There was some concern from the Harbormaster with the number and size of the dinghies stored at the docks, so please adhere to the dock rules. All submissions have been sent to the State, and final approval is expected this spring.

Dock/Dinghy Permits

Dinghy permits need to be applied for every year. Please visit our website for more information on requesting a permit. Here is a quick link to the Dock webpage, schamashpee.com. The docks are available for all participating members (members who are current with their dues), without the need for a permit, to load and unload passengers.

2021 Dinghy Rules: Rules are on our website under the drop-downs on the top right.

Note 2021 Changes to The Dinghy Policy: The Harbormaster is requiring all owners to display their name and phone number on all dinghies stored on our docks. Additionally, as a condition of dock permitting and maintaining the current number of dinghy permits, we are required to enforce the maximum 11ft LOA (excluding motor). Please reach out should you have any questions.



Kayak Rack Renewals

In 2020 the SCHA maintained a total of 84 kayak racks between our Whippoorwill and Metacomet beach areas. An additional 8 racks will be built at the Metacomet beach. Please check our website (schamashpee.com) to see the current waiting list and more detailed information. Over the winter, multiple kayaks were left on the racks. This puts the racks at risk of damage due to snow and ice load. **For the 2021 winter the board reserves the right to revoke your rights to renewal and will re-assign your storage spot if the kayak is not removed by December 1st.**

Renewal Highlights:

- **Renewals are automatic for 2021...**
- You will be billed for this year's fee with your annual membership dues fee. The annual renewal fee remains at \$10/kayak space.

- As soon as you know you will be giving up your kayak space, please send an email to info@schamashpee.com. It will help us manage the waiting list more effectively.

Program Summary: Racks are allocated to participating members, on a first come-first serve basis.

- Currently all rack space is in use and we are maintaining a waiting list.
- The initial year for a rack space is \$75, non-refundable. Subsequent years are renewable at the annual rate of \$10.
- Upon sale of a property, any rack space owned by that owner will be allocated to the next person on the waiting list.
- Kayaks must be removed for the winter season.

Mashpee Town Meeting

If you are a Mashpee resident the Board encourages you to attend Town meeting. Many warrant articles affect our community, such as a sewerage article. This article will impact our water supply and our rivers.

Vote on May 8th!!

Welcome To our Neighborhood

Marek and Magdalen Milun (43 Neshobe road)

Ed and Michelle Krug (2 Samoset road)

In Memoriam

Dennis Budd

Jay Hardiman

Ben Lofchie

Frank Venuto

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

Important Information from The Town of Mashpee

From the Conservation Commission:

The Conservation Department implores all residents to refrain from docking or storing their boats on the beach or salt marsh at the South Cape Homeowners Association property. Over time, the storage of boats results in loss of vegetation and compromises the integrity of these areas to function as wildlife habitat and buffer to wave action. Any boats found to be stored along these areas will be considered a violation of the Wetlands Protection Act and Chapter 172 Mashpee Wetlands Bylaw.

If you are planning to perform tree removal on your property and you are in the A, AE, or V flood zone, please contact the Conservation Department at (508) 539-1400 ext. 8539.

Katelyn Cadoret/Assistant Conservation Agent

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**. Short-Term Rental property owners/operators should visit the Town website at www.mashpeema.gov, select "Health" under Departments, and choose "Online Permitting" from the blue tabs on the left side of the page. There you will find a link to the "Online Permitting Instructions", which explain the registration process in detail. You will also find links to the Rental Property Bylaw and Short-Term Rental Regulation, which provide definitions, set occupancy limits, specify owner/operator responsibilities, describe enforcement and penalties for non-compliance, and answer a number of common questions. If you do not operate a short-term rental property, but have a particular concern or suspect that a violation of the Bylaw or Regulation has occurred, you may contact the Code Compliance Inspector, Joseph Callahan, at 508-539-1400 x 8596. 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>

Fees:

Initial Waitlist Fee – increased from \$5.00 to \$20.00

Wait list Renewal Fee – increased from ZERO to \$15.00

Dinghy Rack Waitlist Fee - increased from ZERO to \$10.00

Dinghy Rack Fee – increased from ZERO to \$40.00

Removed “Out-Hauls” from the rules and regulations

Upgraded Mooring Equipment – All required mooring equipment has been upgraded to match industry standard.

Billing Period – Changed from 31st of April to 31st of March.

Winter Sticks - Changed dates from “early October to May 31st” to 1st October to May 31st.

Dinghy Rack –all dinghies are removed from Town Dinghy racks by the 15th of November

Anchoring – prohibits anchoring beyond 8 days without permission of the Harbormaster

Mooring Placement – The Harbormaster is the sole authority for the placement of all mooring permits.

Insurance Requirements – Permittee agrees to maintain in full force and effect during the term of the mooring permit and thereafter for so long as Permittee is in occupancy of the mooring location liability insurance issued by a reputable insurance company qualified to do business in the Commonwealth of Massachusetts, evidencing: (a) customary “all risk” hull insurance to insure the full declared value of the boat/vessel and related equipment from damage or theft for the full insurable amount thereof, such insurance to include wreck removal coverage, (b) public liability insurance in the amount of not less than \$500,000 per occurrence or in the aggregate, (c) fuel spill coverage, in the amount of not less than \$500,000 per occurrence or in the aggregate.

If you have any questions or see violations, please contact the Harbormaster.

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

Member Directory

Member Directory: If you haven't already done so, please enter your information on our website. 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 Website and Email

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 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.

Board of Directors

Darien Homer, President
Mark Burtis, Vice President
Roz Rosenberg, Secretary
Craig Robert, Treasurer
Paul Michienzie
Paul Marino
Carl Strazullo
Betsey Pratt

Only participating members (those current with their dues) and their renters and guests may use the Docks and Recreation areas. The following guest information sheet is for participating members.

South Cape Homeowner 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