

SPLASH! Newsletter - Fall 2019

P.O. Box 964 Forestdale, MA 02644-0708
www.santuitpondestates.org



Message from the President

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"Hello fall,

So many things to enjoy this time of year. The leaves are changing, the cranberry bog will be harvested soon, fall is officially here!

Over the summer we got to enjoying doggie socials,volley ball, kids crafts and clean up days where we reclaimed the bulletin board at the beach lot (keep an eye on it for postings of current happenings in the neighborhood).

Our fall semi-annual neighborhood meeting is fast approaching. Please join us for elections of the following positions: President, Vice President, Secretary as well as street reps for Mayflower, Cranberry, Bayberry and Fawn. If you would like to run for any of these positions please contact our current vice president Shirley at vicepresident@santuitpondestates.org. All candidates running will be posted on the facebook page 2 weeks prior to the meeting.

-Nancy McDermott, President

SPEA Membership Meeting- Saturday, November 2nd 4 PM

**Please join us for our Association meeting at 19
Bayberry Drive**

Agenda will include election of street reps & officers,
neighborhood clean ups, alternate uses for the old tennis court
etc.

Treasurer Report:

The association checkbook is currently at \$6,962.29

Upcoming bills: fiscal year 2020 taxes, November taxes, monthly web hosting for October, November and December.

***Dues payment is currently at 33% for 2019.
We ended 2018 at 45% so participation is still down.***

"Making Our Little Corner of Mashpee Better"



CLARIFICATIONS ON THE OWNERSHIP OF THE COMMON PROPERTIES:

There has been quite a bit of discussion surrounding the ownership and handling of the common properties. The board thought some clarification on this subject might be helpful.

Q. Can we sell a piece of common property to help pay for the others?

A. No. We all have deeded rights to the common areas through the association. The property can not be sold.

Q. Can we just donate the land to the town for conservation so we don't have to pay to take care of it?

A. No. Ownership of the common properties cannot be transferred unless the association were to dissolve. If the association did dissolve ownership of ALL common areas would be decided by the judge overseeing the dissolution and distribution of assets. Those who live in the neighborhood would have no say in what was done with it.

Q. Can the neighborhood pass donation of the common areas with a majority vote?

A.. All homeowners have deeded rights to the common areas through membership in the association. A majority vote cannot undo the deeded rights of others in the association.

Q. Why don't we stop paying taxes on the common property. Then the town will seize it and it can go to auction. Any interested abutting neighbors could then buy the property.

A. This is a multipart question. To start simply failing to pay the taxes is not an option. The association is a legal entity and is legally bound by state law to care for these common properties to the best of its ability. If the association failed to act ethically the next legal step would be for the neighborhood to vote in new officers, if no one came forward to be the new officers then the association would be forced to go through dissolution. Part of disolution would mean that the presiding judge would determine what happened to any existing assets including the land. There is no way to make the judge transferr ownership to the town for the purpose of sale. There is also no guarantee that even if the town was given the property that they would auction it and certainly no guarantee that owners of abutting neighborhood properties could win the auction.

The board is well aware of issues with the hill leading to the field, the poorly kept beach and the tennis court that is falling apart. However these are all products of neighbors failing to pay their dues. Every homeowner has deeded rights to these common areas and the neighborhood was established in such a way that our annual dues would facilitate maintence. Years of poor dues participation has left the association with only enough money to do the bare minimum of maintenance. Our clean up days have made some progress but the larger problems require professional fixes that we don't have the money for. Please pay your dues. They are only \$75 a year, so inexpensive compared to other associations. If everyone paid we could make some serious headway on these areas.

“Making Our Little Corner of Mashpee Better”

Ways to Pay Dues:

- Mail a check to: SPEA P.O. Box 964 Forestdale, MA 02644-0708
- Make an ACH payment from your online banking portal
- Turn a check into a board member
- For those with financial hardship an installment plan of \$6.25 a month is available. Just contact Deb Cole our treasurer (treasurer@santuitpondstates.org)

Please note: E-pay option coming in 2020!

Welcome to Our New Neighbors!

Colleen & Corey on Deerfoot Circle

Mary on Bayberry Drive



Upcoming Event:

Doggie Social at the ball field

Sunday, October 27th 10am

Costumes for the dogs and their humans are encouraged. There will be a prize for best costume.



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