



SCAN

SEACOAST
SHORES
ASSOCIATION
NEWSLETTER

Website: www.seacoastshores.com

Clubhouse Phone: 508-540-7411

PRESIDENT'S CORNER

Greetings from Seacoast Shores,
I hope you all had a Happy Holiday season.
Best wishes for a healthy and happy new year.

Things are quiet here with most of the snowbirds gone and all of the summer residents gone. There's so little traffic you can exit the boulevard without hardly a wait. Your Board of Directors however has been busy as you will see from reading this issue of the SCAN.

There is one issue I would like to personally address. The Property Planning Committee is working on plans to create a new recreation area on the Association property. The authority to proceed with this planning was overwhelmingly approved at the membership meeting last summer.

In my conversations with residents I hear that almost everyone thinks it's a great idea.

I also heard, second hand, that someone made some very negative comments.

The Board wants to be open and transparent in its deliberations and decisions. While I believe this project will be great for Seacoast Shores, I realize that not everyone will agree with that. The Board learned a lesson with the beach issue when it acted in what it thought was best for Seacoast, and underestimated the will and desires of the residents.

So, I want to invite you to let your thoughts and ideas be known now.

SEACOAST SHORES ASSOCIATION, INC. PO BOX 768 EAST FALMOUTH, MA 02536

WINTER 2007

After you read the article by the PPC, please email me at joeap540@msn.com, write to me at home or the clubhouse (PO Box 768, E. Falmouth 02536), or post your thoughts on the website (www.seacoastshores.com), and let me know what you think, positive or negative, so that we can consider everyone in this process.

All the best,

Joe Apicella

ADVERTISEMENTS

If you would like your business advertised in the SCAN please send your advertisement or business card and a check for \$25. To SSAI, PO BOX 768, East Falmouth, MA 02536, Attn: SCAN ADS

The advertisement will be posted in the next issue.

If you would like your business advertised on the SSA Website please send your advertisement or business card and a check for \$25. To SSAI, PO BOX 768, East Falmouth, MA 02536, Attn: WEB ADS

The advertisement will be posted on the SSA Website www.seacoastshores.com for 3 months.

Seacoast Member Advantage Program Debbie Greve

Please review all of our Advantage Partners' generous offers below and use the discounts! The program will be successful only if we use it! If you didn't see the awesome positive article by Laura Reckford in the Falmouth Enterprise on December 29, 2006, check it out on our website www.seacoastshores.com!

The rules....

You must show your membership card when purchasing. (Pay your 2007 dues now to get your 2007 card)

Discounts are on regular prices and can't be combined with other offers/ coupons.

AVON – Karen Lane - 1-508-360-2714
10% discount off all AVON merchandise. Call Avon Representative Karen Lane for a free brochure.

Beechwood Mortgage, Inc. – 617-484-7955
x204 www.beechwoodmortgage.com.

- 1.) \$500 off closing costs on your purchase or refinance transaction
- 2.) Free credit improvement analysis report to pinpoint quick, inexpensive steps to drive your credit score up. Call Loan Officer and SSAI member Lilian Malo to find the right mortgage program that is tailored specifically to your financing needs. Beechwood Mortgage can help you find the right program at the lowest available rate. Our personal Seacoast connection is lmalo@beechwoodmortgage.com. MA Broker License MB4435.

Cape Cod Boaters Co-op - 508-563-1330
www.capecodboaters.com.

- 1.) 50% discount – just \$9.95 – for a full year and free next day delivery to Seacoast Shores
- 2.) True discounts ranging from 20% to as much as 60% off marine retail store prices for all your boating needs – cleaning supplies, safety equipment, everyday purchases such as lines, fenders, and even water toys, and for the do-it-yourselfer – all the parts to repair your boat and engine. Your catalogs will contain over 25,000 items for all your boating needs. They also have a growing list of “partners” providing discounts on services – shrink wrap, canvas, boat surveys, tow insurance, etc.

Falmouth Bait & Tackle Co. - 508-457-0700
10% off all tackle at the Upper Cape's premier full-service tackle shop offers SSAI members! This includes the best selection of rods, reels and shellfish rakes, & live, fresh & frozen bait. This is their 7th year serving you!!! Open all year...with convenient summer hours from 5am – 9pm. Easy to find at 258R Teaticket Highway, Rte 28 – opposite from McDonalds.

Havey Studio, Photographers since 1980 - 508-540-5667 www.haveyphotostudio.com
10% discount off ALL photography services! This includes weddings, family beach portraits, Christening, Communion, Bar/Bat Mitzvah, Mother's Day portraits, Easter Bunny & Santa Claus portraits at Mahoney's Gardening Center, legal photography, and special order albums and frames. For the past 27 years, Ron Havey has been an active photographer on Cape Cod, specializing in Weddings and Family portraits.

Mahoney's Gardening Center –
10% discount off most regularly priced merchandise when the SSAI Membership Card is presented at the register.

Pizza 1 & Subs 2, East Falmouth, Rte 28, 508-457-1212
10% off all eat-in and take-out orders! You must show your SSAI membership card at the register (no exceptions and not valid on delivery orders). Please know this generous 10% SSAI-Member-Only-Discount CAN'T be combined with any other offers or coupons. Check out their menu and other offers anytime at www.pizza1subs2.com.

Rockland Trust, East Falmouth – 508-732-3744 (Dan Picha) www.RocklandTrust.com
1.) 10% discount off its published Investment Management Group fee schedule for investment management services.
2.) Waiving of the \$1,000 minimum checking account balance requirement! Open a free interest bearing checking account with no minimum balance required, including free ATMs and special mailings on their best Certificate of Deposit and loan rates. Visit Rockland Trust online, call Dan Picha or visit the local E Falmouth branch office.

Rocky's Gym & Fitness, Rte 28, 508-540-0018
22-33% off of the individual pricing, depending upon your selected payment plan! Seacoast Shores Association is considered a Group for membership pricing. Rocky's brand new facility with top notch cardio equipment & free weights also offers aerobics, personal training, health & wellness, yoga, boxing, massage therapy and much more.....Sign up today.

The UPS Store, 775 East Falmouth Hwy, E Falmouth, 508-540-5100

10% off all regularly-priced services! Whatever you need in shipping, postal, copying, printing, supplies, 24-hr mailbox and other business services, you'll find it conveniently around the corner at The UPS Store.

* * * * *

Besides promotion, one of the benefits we offer our local Advantage Partners is EXCLUSIVITY for their type of service. If your company would like to receive more information or if you have suggestions, please log onto the SSAI website, www.seacoastshores.com and submit an email of interest to the Membership Committee for consideration.

Throughout the fall we sent email updates to Members when new Advantage Partners signed up... if you would like to receive updates in 2007, be sure to include your email address on your 2007 application. Our Partners will also be listed on the website, so be sure to frequent it often...

www.seacoastshores.com

SCHOLARSHIP

The 2007 Jack Way Memorial Scholarship Fund

The SSA Scholarship Committee is very excited to be posting a \$1,000 association scholarship to a deserving son or daughter of one of our members. This will be the third year of our association's successful educational endeavor. Thanks to SSA funds, donations from many generous members, and proceeds from the Striped Bass Fishing Tournament, our scholarship fund is thriving. It recognizes and encourages students in our neighborhood to strive for academic excellence and contribute services to our community.

Did you know that the Seacoast Shores Jack Way Memorial Fund honors the memory of one of our former SSA Presidents? Jack Way strongly believed in civic responsibility and was a man who made things happen, because he loved our neighborhood and believed in making

life better for all of the people in Seacoast Shores. His wife, Priscilla Way, of Edgewater Drive East, is currently one of the Scholarship Committee Members.

The scholarship is a fine tribute to Jack. By financially helping students to further their post-high school education, it supports tomorrow's leaders. As examples, our winners for the past two years, Lisa Marie Rodger of Bayside Lane and Katrina Vidal of Churchill Drive demonstrated both high academic achievement, as well as community involvement. They are currently enrolled in four-year degree programs striving to become successful adults.

If you know a student who is the child of one of our association's residents, encourage him/her to apply. The scholarship criteria are available on the association web site. The application may also be downloaded from our association website, completed, and returned to the association's address by April 17th, 2007. Scholarship Committee members will thoughtfully review each application and decide upon a winner within a month.

Perhaps you know teens not quite old enough to apply for the scholarship. Encourage them to become involved in our many SSA activities that will give them an opportunity to meet neighbors and make new friends, develop responsibility and self-esteem, and provide them with positive experiences overall. They can help at our association cookouts, assist leaders during the Estuary's Explorer's summer classes, or lend a hand during the "School's Out Party." They can also help with litter patrols, write for the SCAN, or even participate in our association meetings.

Members may donate to our scholarship fund in a number of ways:

1. Send in a donation with your yearly dues;
2. Give a memorial in honor of a loved one;
3. Donate for a special occasion, such as a birthday or anniversary;
4. Enter the summer Striped Bass Fishing Tournament, spearheaded by President Joe Apicella and sponsored by the

Falmouth Bait and Tackle Shop.
Proceeds will go towards our fund.
Finally, thank you to our many contributors who make this effort possible.

Kathleen Casey
The SSAI Scholarship Committee

SCHOLARSHIP FUND DONATION
Please consider donating to the scholarship fund. Fill out this form and mail it to: SSAI, PO BOX 768, East Falmouth, MA 02536, Attention: SCHOLARSHIP FUND
Your support is appreciated.
Please accept my donation for the amount specified, my check made out to SSAI is enclosed.
 \$25.
 \$50.
 \$75.
 \$100.

SCHOLARSHIP FUND DONATION

AROUND THE PENINSULA

Bob Barker

HOMES BEING EXPANDED

Several Seacoast Shore home owners are obviously putting-down deeper "roots." Recognizing that property in the Shores is well-worth additional investments, several homes are undergoing significant expansion. Judging by the almost constant traffic on the boulevard from contractors, painters, carpenters, landscapers, etc, it's safe to say that most residents are here for the long-haul. Drive around and see for yourself!

SAILBOAT ADRIFT

A 'tired' 22-25' sailboat broke from its mooring on Eel River East during a late fall storm and beached itself on the west side of Washburn Island. This boat had been tied to the same mooring without interruption for at least the last 24 months including all of last winter. Finally Mother Nature took charge and the mooring

line broke.
Boats are like children, they demand regular care and attention. Would you forget about your child? Of course not. Then why would the owner of this neglected sailboat walk away and place the burden of responsibility on his neighbors? One of the many advantages to membership in the SSA, If you have problems [boat or otherwise] call and we'll do our best to help!

NEIGHBORHOOD WATCH

It has been a pleasure to serve as the Chairman for the past year. Working with Falmouth Police Sgt. Brian Reed made the year enjoyable and helped to increase attendance for our monthly meetings. He was able to line up speakers for several of our meetings as well as having a demonstration by the Sheriff's Canine Unit on one occasion.

Seacoast Shores is the largest concentration of residents in Falmouth but it enjoyed one of the lowest crime rates in the Town according to Sgt. Reed. This is certainly a reflection of the desire of our residents to maintain a high quality of living for all of us to enjoy. That is not to say that we as a community didn't experience some undesired activities during the year ranging from a firearms incident to the usual complaints of dirt bikes and speeding cars. As was repeated many times by Sgt. Reed and our guest speakers it is very important for all of us to get involved and report to the police any activity that should be brought to their attention in a timely manner. Our goal for the coming year is to increase attendance at our monthly meetings that are held on the third Tuesday at 7 P.M. at the clubhouse. If anyone has any suggestions for future speakers please let me know and every effort will be made to accommodate your request.

Residents are the eyes and ears of the community and we encourage you to call your local police with concerns about suspicious activities, illegal dumping, and unauthorized use of community assets, speeding vehicles, unregistered vehicles or other reportable offenses.

Call the non-emergency Falmouth Police phone number

508-457-2527

For true emergencies like a heart attack, car accident, fire, drowning....etc. call "911"

Frank Gorgone

POLICE FUND DONATION

Please consider donating to the POLICE FUND. Fill out this form and mail it to: SSAI, PO BOX 768, East Falmouth, MA 02536, Attention: POLICE FUND

Please accept my donation for the amount specified, my check made out to SSAI is enclosed.

- \$25.
- \$50.
- \$75.
- \$100.

POLICE FUND DONATION

Paid advertisement



In the insurance business since 1879, we offer:

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 - ◆ Annuities / Life Insurance
 - ◆ Drug Discount Cards
- John F. Holmes
Licensed Agent

Mashpee Commons 508.477.2800 ext. 237
04-10-10 Health Insurance: our agents are connected with the U.S. Government for the Federal Medicare Program.

WINTER AT THE BEACH

- Only two new items to report this winter.
- (1) We have made application and expect approval from the United States Coast Guard to place some regulatory buoys warning both swimmers and boaters in the channel of our beach. We hope to have them in place for the summer of 2007.
 - (2) It appears that someone is placing rocks in the water on the Bayside northern edge of the beach. This is forbidden by the Falmouth

Conservation Commission, and if observed should be reported to the Falmouth Police. The placement of rocks could affect our beach nourishment project. That is all for now.

Tom Rodgers - The Beach Committee

BEACH DONATION

Please consider donating to the beach fund. Fill out this form and mail it to: SSAI, PO BOX 768, East Falmouth, MA 02536, Attention: BEACH FUND

Your support is appreciated and all monies collected will be used to maintain this beautiful asset.

Please accept my donation for the amount specified, my check made out to SSAI is enclosed.

- \$25.
- \$50.
- \$75.
- \$100.

BEACH DONATION

PROPERTY PLANNING COMMITTEE

The PPC has made progress on its mission to prepare a plan to develop the clubhouse area property. The PPC has retained the services of Falmouth Engineering to develop an existing "as built" site plan. The plan of our existing structure and surrounding area was completed by mid-October. This plan was taken to Town Hall for an informal meeting with the Building/Planning Department to discuss various options for enhancing the benefit the association members get from the property.

We quickly discovered that the current building location was very limiting. Because the property is in the flood zone, the improvements are constrained to 50% of the appraised value of the existing structure. The building may be worth \$200,000 from an appraiser (currently it is assessed by the town for \$149,200). This

would result in our ability to spend approximately \$100,000 on any improvements.

If we spent over \$100,000 we would be required to make the whole building conform to flood regulations which would eliminate the use of the current space and use it as a foundation for a structure on the second floor due its low elevation. This new space would have the same total square footage, but potentially less usable square feet because of the stairway and likelihood that we would need to put in an elevator for handicap access. Another very important limiting factor is that many of the amenities we are contemplating would require variances due to a by-law that does not permit pools and other structures to be in "front lawns". Because of the way the building sits on the lot, most of our usable land would likely be viewed as "front lawn."

As a result of these limiting factors and review of costs to modify the current building the Planning Department recommended moving the clubhouse to the North East corner (closer to Seacoast Shores and Fenwick Road) of the lot where the grassy area is now. This location is higher and out of the flood zone. The recreational amenities we are contemplating would be considered in the "back yard" and we would not require any variances for any of the plan. The committee has taken the town's recommendation and is currently awaiting a new site plan from Falmouth Engineering with the building and amenities relocated.

Concurrent with the process described above the PPC has been interviewing architects in order to make a selection for the building design. When the location and size of the building are determined by Falmouth Engineering and the PPC an architect will be hired to design conceptual plans for a new clubhouse.

Our mission is to have a plan ready for review by the BOD in the spring 2007 so

that the membership can review it and be able to vote on the plan at the July annual meeting. Despite some "curve balls" we are making good progress. We will continue to work to deliver the plan on time so that the entire neighborhood can benefit from the improvements being contemplated.

I would like to thank the members of the PPC team for their participation, enthusiasm and hard work. Also the Falmouth Building/Planning Departments for their guidance.

PPC

David B. Smith

Membership Dues for 2007

Please save your Association the administrative and postage cost of mailing out dues statements! You can download the 2007 membership application from the website or use the copy that is being sent to you with the Membership Directory. Thank you in advance for renewing your membership. Our community is stronger with you as a Member.

Member Call on Me Program

We have two neighbors signed up for the "Call-on-me" program and we have secured volunteers to call on these neighbors during or just after severe storms. If you would like to be a part of this program, either a call-ee or call-er, call Debbie at 540-9020

Paid advertisement

617 . 484 . 7955 x204
lmalo@beechwoodmortgage.com
Lilian Malo
Vice President

BEECHWOOD MORTGAGE

For SSA Members:
- \$500 off closing costs for your Purchase or Refinance
- Free Credit Improvement Analysis

130 Trapelo Road • Belmont, MA • 02478
www.beechwoodmortgage.com MA, Lic #4435

THANKS

This is the time of the year I usually reflect on the accomplishments of your Association over the past year and think about our goals for the coming year. Nothing would be accomplished without the dedication and work of you the members.

I particularly want to thank VP Bob Barker for the leadership role he has taken and for picking up a lot of the slack left by personnel changes. Bob has a great deal of energy and initiative that he provides to the SSAI.

Thanks Carole Dembkowski for the great job that you are doing as treasurer and the great deal of work you are doing to get us into the computer age. And to Sally Greymont, always willing and able to do almost anything, but especially for her support and for being secretary.

Debbie and Tim Greve, your efforts on behalf of the Assoc. have been terrific. From running social programs to cleaning and painting the clubhouse, you have been an inspiration. And, as an added bonus, you are raising 3 wonderful future Assoc. leaders. Special thanks to Thom Greve for taking over the website (he settled for this when he couldn't be Pres.)

Jimmy DeCecco, thanks for all your help and inspiration in creating our little waterfront picnic area behind the clubhouse, and especially for your generous contribution of the picnic tables. They are appreciated. I also want to thank many members who helped with this project, especially Wayne Lewis who donated his landscape crew and equipment.

Our scholarship program was a great success this year thanks to Kathleen Casey's leadership. I think Tom may have had something to do with it to, but I'm not sure. Thanks to you both and to the Scholarship Com. Speaking of Tom, we all owe him big thanks for printing the SCAN. Trish Smith, thanks for the great job with Estuary Explorers and the social events. If only you can get Dave more involved! Just Kidding, Dave, thanks for keeping us focused on membership and property planning. It's a tough but worthy goal. And Dan Frawley, great presentation and leadership on the PPC.

And while I'm thinking about youth programs, thank you Diane Rodger for kids Bingo. You should get some special reward for longevity! Another area of great success has been Neighborhood Watch. Frank Gorgone has used his professional expertise here to really do a great job both with the committee members and the Falmouth Police. He has increased membership participation and even provided a K-9 demo. Did you know that Seacoast Shores is one of the lower crime areas in Falmouth? Thanks Frank!

Dick Sette. What can I say? Ask Dick to do something and it gets done. He has picked up the slack on the website and is now doing the SCAN again. All this in addition to running the landscape Com. Although we all know Arlene Schubert does all the work here. She and her crew have done a remarkable job in keeping up our entrance. What a great first impression for visitors.

I can remember when I first took this job the biggest issue was Right of Ways. Thanks to Jay. Fabbio's leadership and diligence, I hardly ever get a complaint. He has put up all the rules signs, and monitors the ROWs faithfully. Thank you Jay.

Tom Rodger and Ed Grace, you did a great job on the beach and the beach party this year. The access is much better, the beach is much cleaner, and it seems like the sand isn't leaving too soon.

Last, but certainly not least is the victory we had in our appeal to reverse an erroneous Falmouth ZBA permit approval. I want to thank the Rose and Mark Sullivan for having the courage to stand up to the ZBA. Our favorable ruling will set a precedent for denying future multi family dwellings in Seacoast Shores. We couldn't have done it without them, or without your generous contributions. (By the way, we still owe the lawyer more \$\$\$, so keep the contributions coming.)

Well, you can see, it takes dedicated people to keep us moving forward. I know there are many more members who have contributed in many ways. Your hard work is for a good cause, and

greatly appreciated. If I left you out, I apologize for my failing memory. We have had some members move away, and some members step down after years of service. Thanks to Eleanor Bouvier, Maureen Touhey, and Rich and Christine Serani for stepping up and joining the Board.

This year there will be more people retiring from the Board after years of service. Their positions need to be filled so we can keep moving forward. The job doesn't pay much, but you get the satisfaction of giving something to improve your community. If you would like to become part of the leadership team, please contact me or any Board member.

All the best,
Joe

SSAI President

ZBA Legal Costs Summary

Thanks to your support and the courage of Rose & Mark Sullivan, we have won the appeal of a ZBA permit issued for multi family housing in Seacoast Shores. This victory will make it much more difficult for anyone to convert their single family house into a multi family house, and hopefully stop people from profiting at the expense of our single family community and the environment.

The Sullivan's have been billed a total of \$11,800. by their attorney for the successful ZBA appeal.

At the SSA Meeting in July 2006 the association approved spending up to \$5000. from Assoc funds to help the Sullivan's with their appeal.

This money was given to the Sullivan's for the payment of their lawyers fees.

Donations for the ZBA appeal totaled \$3200.

This money was also given to the Sullivan's for the payment of their lawyers fees.

The Sullivan's have paid \$1800. of their own money for attorney's fees.

This leaves a balance of \$1800. that has not been paid.

The association BOD encourages its members to provide additional donations now to help the Sullivan's pay this final amount. Their willingness to appeal this decision is a great

benefit to all Seacoast Shores residents, and they need our support.

Please cut out the donation slip below and send it in with your check, or send your donation in with your membership dues.

SSA BOD

LEGAL FUND DONATION

Please consider donating to the legal fund. Fill out this form and mail it to: SSAI, PO BOX 768, East Falmouth, MA 02536, Attention: LEGAL FUND

Please accept my donation for the amount specified, my check made out to SSAI is enclosed.

- \$25.
- \$50.
- \$75.
- \$100.

LEGAL FUND DONATION

SSAI WEBSITE OVERHAUL

Thom Greve

This month a temporary committee consisting of Dick Sette, Rich Fox, and myself has begun a process in which we will transfer the SSAI website to a new website hosting server, and revamp the layout of the current site in order to make access and readability convenient to the end user.

The 'committee' has already contacted our current website management company and requested their assistance in smoothly transferring our site to a new host. We are now working on signing an agreement with our site management company.

We have received content updates from all of our committees and laid out a preliminary version of the new website.

Our goal is to have the newly refurbished website online by early Feb 2007. We'll send you an email update when it is ready!

SIDEWALKS

I am the mother of 3 children ages 14, 13, and 8, and we live in Seacoast Shores in East Falmouth. My kids are neighborhood-bound, because of the lack of sidewalks on Route 28. If sidewalks are extended from Kenyan's Plaza to the Waquoit Bay Estuary Reserve, it would open up so many opportunities for us. My oldest wants to be a lifeguard, and she could safely bike or walk to Menauhant Beach. Our family would have bike access to shopping, beaches, the East Falmouth library, Smitty's Ice Cream, and safer access to long rides into the center of town. My children have participated in Waquoit Estuary Reserve programs, and we could walk to future events. All of this is not possible for us today, because Route 28 isn't safe. The shoulder is non-existent in many places, and the traffic fierce.

In addition, I am a runner, and looping around the neighborhood is nice, but sure gets old. A couple times a week, I venture out onto Route 28 for a short distance to sneak into a side road for some new scenery. I'm tiptoeing on rocks, sliding, and am forced to run on the white line at times while cars zoom by at 50 mph. It is very scary and unsafe for me, and I'm sure I'm terrifying drivers too. We really need these sidewalks!

Please advocate for sidewalks on Route 28.

I believe Seacoast Shores has the densest population in Falmouth, and sidewalk installation would benefit so many people.

Please help make this happen!!

Write to our Selectmen:

Kevin Murphy, Chairman
Virginia Valiela, Vice Chairman
Carey M. Murphy
Ahmed Mustafa
Catherine Bumpus

And our State Senator and State Representative for Falmouth

Senator Therese Murray:- all precincts
Representative Matthew Patrick:- precincts three, four, seven, eight and nine

Also write to:

State Highway Dept, c/o Mr. Bernard
McCourt, District Highway
Director, 1000 County St., Taunton, MA 02780-3749

Kristine Copley

EDITORS NOTE

As we go to press we have heard some favorable comments about Rte 28 sidewalks from Beacon Hill. However, please follow Kristine's recommendation and continue to write those letters to our elected officials.

Dick Sette

E-MAIL ADDRESSES

When you fill out your membership renewals starting in January please provide us your e-mail addresses. The association will use them to keep the members updated on current events. The association will never provide e-mail addresses to anyone outside the association.

Seacoast Shores Property

(from Oliver Muldoon, 508 566-4045)

For Sale 1 Jan 07

LOT Winchester Dr	\$179,876
LOT Ovington Dr	\$199,900
27 Churchill Dr	\$207,900
14 Berkeley Dr	\$234,900
18 Sachem Dr	\$249,900
48 E'water W	\$249,900
34 Ellsworth	\$259,000
15 Hampden Rd	\$259,900
29 Atwater Dr	\$279,900
15 Marshall Dr	\$288,000
61 E'water W	\$299,900
5 Churchill Dr	\$299,900
LOT 28 Ashley Dr	\$325,000
29 Woodside Dr	\$329,900
221 E'water E	\$359,900
47 Seaspray Dr	\$369,000
45 Harvard Dr	\$399,900
4 Ellsworth Dr	\$425,000
129 E'water W	\$489,900
152 E'water W	\$549,000
7 Ormond Dr	\$750,000

151 E'water W \$794,900
 12 E'water E \$1.1M
 337 E'water W \$1.99M

Under Agreement 1 Jan 07

LOT Columbus Dr \$139,900
 14 Atwater Dr \$194,900
 36 Harvard Dr \$249,900
 13 Ellsworth Dr \$279,900
 17 Winchester Dr \$285,000

Sold 1 Sep – 31 Dec 06

15 Berkeley Dr \$207,500
 2 Churchill Dr \$207,500
 100 S-Shores \$224,000
 LOT 43 Fairfield Dr \$229,000
 67 E'water W \$249,700
 127 S-Shores \$252,500
 203 S-Shores \$300,000
 63 Ellsworth Dr \$372,500

Cape Cod Real Estate...Boom or Bust?

There are signs that the decreasing trend of the market may be starting to level out. The Registrar of Deeds is quoted recently as saying that while the 2006 market overall was down significantly from 2005, the pace of decline has slowed and may be on its way to a rebound.

False Dawn or the Real McCoy? Only time will tell, of course, but for the Seacoast Shores owner in particular, the following seems supportable by the evidence at hand:

* Baby-boomers continue to drive the market. While many have postponed retirement or lowered their expectations, the sheer number of them/us means continued demand for properties near the water...just like Seacoast Shores.

* While the second-home demand has been hit by market uncertainty, recent gains on Wall Street suggest that the macro-economy is holding its own and that eventually more of that extra wealth will start to find its way to properties near the water.

While prices may not recover to 2004 levels just yet - I expect more like 2008-2009 for that - those who bought their homes in the last century are certainly ahead of the value curve. The good news for those who bought in the last 3-5 years, however, is to keep in mind that Cape Cod is a brand name, known all over the world, and demand will inevitably bring values back

up. To put it in perspective, how many people do you know who work hard and save their pennies just to be able to retire in - just to take a casual example unlikely to malign anyone's home town - Muldoon, Texas?!

FROM: Oliver Muldoon, Cape Cod RE/MAX
Agent olivermuldoon@yahoo.com
Phone: 508 566-4045 Fax: 866 408-7010 Web: www.OliverMuldoonRE.com

GREAT RECIPES

HEARTY LENTIL AND HAM SOUP (paula sette)

Here is an almost effortless soup. Everything goes into the pot at once, and the finished dish is ideal on a cold winter day.

- 1 leftover smoked ham bone or 2 smoked ham hocks
- 1 pound lentils (about 2 1/2 cups), picked over and rinsed
- 1/2 pound mushrooms, chopped (about 3 1/2 cups)
- 3 onions, chopped coarse
- 1 cup chopped carrot
- 1 cup chopped celery
- 1 large can of crushed tomatoes
- 3 1/2 cups beef broth
- 8 cups water

In a 6- to 8-quart kettle combine all ingredients and simmer soup, covered partially, stirring occasionally, 1 1/2 hours. Discard bay leaf and remove meat from bone or hocks. Chop meat and stir into soup. Season lightly with pepper. Makes about 3 1/2 quarts.

IRISH SODA BREAD (maureen touhey)

2 cups milk and 2 T. vinegar
 (Combine these 2 and let set for 10 min or use 2 cups buttermilk)

- 4 cups flour (I use 2 c. white and 2 c. whole wheat)
- 1/2 cup sugar
- 1 t. baking soda
- 2 t. baking powder
- Sift together then add 2 T. butter
- 2 t. caraway seeds
- 1 cup raisins

Stir with fork till granular. Then make a well and add milk. Mixture will be thick.
Pour into buttered round cake pan
Pour 1 t. melted butter over top, spread.
Sprinkle 2 t. sugar and make cross in center of top.
Bake for 10 min. in preheated 375 degree oven.
Lower to 350 degree and bake for 50 min more or till brown on top

RICOTTA CAKE (maureen touhey)

2 lb. Ricotta cheese
1 2/3 cup sugar
1 tea. vanilla
¼ cup white crème de cocoa
½ cup mini-chocolate chips
3 pkg. lady fingers
Beat first 4 ingredients till fluffy – about 5 minutes.
Fold in chips.
Line bottom and sides of spring form pan with lady fingers and pour in ½ of cheese mixture.
Place remainder of lady fingers as middle layer and pour in rest of mixture.
Refrigerate for several hours with clear wrap over top.

GOAT CHEESE APPETIZER (maureen touhey)

Place plain small roll of goat cheese in center of oven proof dish. Cut up pitted calamata olives and halve cherry tomatoes. Combine and place this mixture around the outside of dish. Drizzle olives and tomatoes with olive oil. Bake for 20 minutes in preheated 400 degree oven. Serve with sliced and toasted baguette or crackers.

APPETIZER BREADS (maureen touhey)

Thaw frozen bread dough. Spread out on greased pan to app. 9 X12.

1. Layer about ¼ lb. sliced pepperoni over top and then ¼ lb Swiss cheese.
Sprinkle oregano over this and fold dough as a French loaf. Cover with plastic wrap and let rise for over 1 hour. Remove wrap. Bake in 375 degree for app. 20 min. Till lightly brown.
Remove, let cool and slice to serve.
2. Or layer with 2 pkgs. thawed, squeezed dry frozen spinach and ½ pkg. peppered cheese. Sprinkle with 2 T. olive oil and garlic powder. Fold dough over, pinch to seal, cover with plastic wrap and let

rise. Remove wrap. Bake 375 degree for 20 minutes or till brown.

GREATEST INVENTOR - Thomas Edison

He tested over 3000 Filaments before he came up with his version of a Practical Light Bulb. As shocking as it may seem, this was not his greatest invention.

The miracle of the millennium was providing light and power to the masses. The first to envision, design and construct a successful model for achieving this extremely challenging goal was Thomas Alva Edison.

HISTORIANS VIRTUALLY IGNORE THE EVEN GREATER SIGNIFICANCE OF WHAT HAS BEEN CALLED HIS FIRST MODEL OF A COMPLETE CENTRAL POWER STATION, IN BROCKTON, MASSACHUSETTS that was ultimately copied world-wide.

LANDSCAPING

What do we do next? The clubhouse area is on hold while the PPC completes its plans for presentation to the membership at the July meeting. Should we do some landscaping at the beach entrance on Bayside? Let us know your suggestions. Should we add plants of sea grass and/or Montauk Daisy's to the front entrance?

Dick Sette

LANDSCAPE FUND DONATION

Please consider donating to the Landscape Fund. Fill out this form and mail it to: SSAI, PO BOX 768, East Falmouth, MA 02536, Attention: LANDSCAPE FUND

Your support is appreciated.

Please accept my donation for the amount specified, my check made out to SSAI is enclosed.

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