

Carleton Shores Newsletter

Carleton Shores Association, Inc.

P.O. Box 306, East Sandwich, MA 02537

January 2017

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Please print out and retain this newsletter for important information about the Carleton Shores Association. Visit the CSA website at www.carletonshores.com for updated information and answers to many questions.

*****SEE "CSA: OTHER" (BELOW) FOR IMPORTANT NEWS REGARDING THE CSA TENNIS COURTS*****

SCHEDULE OF 2017 EVENTS

CSA Board 2017 Meeting Dates

January 18, March 15, May 10, June 14, July 19, Aug 16, Oct 18. All meetings begin at 6:30 PM. Contact a CSA Board member for locations and/or to add to the agenda. Minutes available on request.

CSA Family Cook-out

Please mark your calendars for **Saturday, June 3, 1 PM**, at the home of Bruce & Helen Jillson, 10 Carleton Drive East. Watch for more information by email and on the CSA website.

Beach Clean-up

Join in on **Saturday, June 3, at Noon**—right before the Family Cook-out! Bring a large trash bag and a pair of gloves. We'll clean up the beach and parking lot, trim brush alongside the path, etc. Thank you for your participation.

Annual Cocktail Party for Adults

Amy and Jim Rogers, 1 Foxcroft Lane, have graciously agreed to host this year's annual cocktail party on **Saturday, July 15, 4-6 PM**. Again, please mark your calendars and watch for updates by email and on the CSA website.

Annual Business Meeting

The Annual Meeting of the Carleton Shores Association is scheduled for **Sunday, August 27, 4 PM**, at the home of Ed and Kathy Siranosian, 25 Weathervane Lane. A reminder will be sent in August and watch for updates on the CSA website, as well.

CSA: "THE BASICS"

Annual Dues: The annual dues for the year 2017 are set at \$300 per lot. An invoice for the lot/lots you own is being mailed to you. *There is a \$50 late fee for annual dues payments postmarked after April 1st.*

2017 Budget: A copy of the FY 2017 Annual Budget is also being mailed to you and is posted on the CSA website for your review.

REMINDERS:

- All properties in Carleton Shores are subject to the [CSA By-Laws](#), including restrictive covenants, building guidelines, etc.

- From the By-Laws: “No dwelling or other structure shall be moved on to, erected or maintained upon the granted premises, or any portion thereof, and no alteration, addition, remodeling or change in the exterior or outside of the dwelling or any other building on such premises shall be undertaken or made until plans and specifications showing the nature, kind, shape, height, materials, floor plan, location and grading plan thereof have been submitted to and approved by the Area Development and Home Approval Committee.”
- Boats and trailers may not be stored on your property, unless completely hidden from view.
- Homeowners are responsible for maintenance and mowing of grassy areas at the edges of their property.

Sale of Property: If you plan to sell your home or lot, please contact Henry Oheim, CSA Treasurer, so you can obtain the required state form declaring no assessments are due on the property, and so he can update CSA records. Mail notification to Henry Oheim, c/o Carleton Shores Association, Inc., Box 306, E. Sandwich, MA 02537, or send an email to: hvoheim@gmail.com. Note: When you sell your house, all four beach parking tags must be returned before the closing or you will be charged \$25 for each missing tag.

Visit the CSA website at www.carletonshores.com for updated information and answers to many questions.

CSA: THE BEACH AND BEACH PARKING LOT

Beach Parking Lot: Many thanks to all who help monitor the beach parking lot. This all-volunteer effort helps keep our annual dues low and helps ensure that parking is available for residents and guests. To volunteer, please complete the parking form and send it in with your annual dues payment postmarked by April 1.

REMINDERS:

- Cars parked without an approved CSA parking tag are subject to towing. It is imperative that your vehicles and the vehicles of your guests properly display the CSA parking tag *regardless of the season, day or time*.
- IF YOU HAVE RENTERS, YOU MUST PROVIDE PARKING TAGS FOR THEIR USE.

Towing Procedures: If you see cars parked in our beach lot without CSA beach tags, call either Helen Jillson (508-888-1786) or Kathy Siranosian (508-833-4623). They will contact Sandwich Police and the towing co.

CSA Parking Tag Policy: If you need to replace lost tags contact Kathy Siranosian (508) 833-4623. To receive a new set of tags, you must return the remaining tags from your original set of four. You will be charged \$25 for each missing tag. If you sell your house or lot, all four tags must be returned before the closing or you will be charged \$25 for each missing tag.

Dogs on the Beach: Dogs must be leashed, whether they're in the neighborhood or on the beach... and please clean-up after your pets!

Respect Your Neighbors, Respect the Beach: RESIDENTS AND THEIR GUESTS, RENTERS, ETC. HAVE A RESPONSIBILITY TO KEEP OUR NEIGHBORHOOD AND OUR BEACH SAFE AND PEACEFUL. If you have a party on the beach, clean up afterward –and tell your children, your guests and your renters to do the same. Broken glass bottles make the beach hazardous, and charred logs from beach fires are constant eyesores. In addition, **please stay off the dunes!** Our Cape Cod landscape is fragile.

Remember . . . The CSA beach is not “your” beach; it is OUR beach.

CSA: OTHER

Tennis Courts: Two courts located on Lost Meadows are for all CSA members and their guests. Please respect the rules of play outlined on court signage. Court usage is on a first come, first served basis. Enjoy!

*****IMPORTANT UPDATE ON CSA TENNIS COURTS*****

The Carleton Shore Association leases the tennis courts from the owner of 2 Lost Meadows for \$1,800 per year. Last year, the owner decided to sell the lot that includes the tennis courts and listed it at \$329,000. The lot is still for sale at the \$329,000 list price.

CSA's lease runs through August 31, 2019, and the owner of the lot—existing owner or new owner—must legally honor that lease agreement. CSA has an option to renew the lease for a five-year period at the end of the lease term, but only upon agreement with the Owner. The owner (current or new) is under no obligation to renew it. He or she can negotiate a new lease agreement, keep the tennis courts for personal use or remove them.

After the 2016 Annual Meeting, several CSA residents volunteered to be part of a committee to explore the Association's options for retaining the tennis courts. The committee has created a survey to gather opinions from CSA residents. The survey is strictly anonymous. CSA will see total results only and will not be able to attach responses to any individual resident.

Please fill out only one survey per lot you own.

You can begin the survey by clicking [here](#).

Security: Our neighborhood is under the jurisdiction of the Sandwich Police, but we need your help to keep Carleton Shores safe and peaceful. As we mention every year, if you see something awry, please say something! Also, ask a neighbor to keep an eye on your home if you will be away... and please lock your doors!

Email List: We make every effort to contact residents via email so we can improve communication and save mailing costs. Please include your current email address on the annual dues invoice. *Your email address will not be shared, and it will be used only for correspondence from the CSA Board.* Thank you!

Volunteers: The Board welcomes your suggestions and participation on committees. You need not be on the Board to get involved. Many of you have specific areas of expertise (financial, legal, construction, etc.). From time to time, the Board might need help with a specific project and will send an email at that time seeking volunteers. Please consider offering assistance where you can to help us keep our costs down. For more information, contact any Board member.

Remember to join the "Carleton Shores Neighborhood Association" group on Facebook!

CSA CONTACT INFORMATION

2017 CSA Board of Directors and Officers

Bill Curran	wjcurran@gmail.com
John Dashuta	jbdashuta@comcast.net
Marianne DePamphilis	marianne@jspinelli.com
Peter Fondulas	pfondulas@gmail.com
Beth Houlihan, Clerk	ebhouli@gmail.com
Helen Jillson, President	jillson@capecod.net , 508-888-1786
Mike Myers	myersm615@yahoo.com
Kathy Siranosian, Secretary	kathysdesk@comcast.net
Kandi Zarba, Vice President	blackpurlsyarn@yahoo.com
Henry Oheim, Treasurer	hvoheim@gmail.com

CSA COMMITTEES

If you need assistance or have suggestions, contact the chairperson of the appropriate committee:

Area Development & Home Approval:

Ed Siranosian, Chair, (508) 888-7408, easmail@comcast.net

Barry Hall, Jeff Clancy, Joel Magrini

Roads & Grounds:

Mike Myers, Chair, (508) 888-4749, myersm615@yahoo.com

Kent Darsch, Bruce Jillson

Beach Parking Lot Volunteers: Mike Myers, (508) 888-4749, myersm615@yahoo.com

Kandi Zarba

Beach Tags: Kathy Siranosian, (508) 833-4623, kathysdesk@comcast.net

Website: Carleton Jillson, jillson@gmail.com