

## From The President

We hope you all had a relaxing summer in Eastham and were not seriously affected by Hurricane Irene. It was good to see many of you at one or both of our member meetings at the Elks Club.

If you missed those meetings you missed informative updates on Eastham governmental issues by Sheila Vanderhoef, Eastham Town Administrator and some members of the Board of Selectmen.

At the August meeting we heard an interesting presentation on the first fifty years of the Cape Cod National Seashore, given by Bill Burke, the park historian.

We look forward to seeing you next summer around town and at our member meetings on July 7 and August 28, both at the Elks Club.

Dick Andrews,  
President

## RECAP OF THE EPRTA AUGUST MEETING

- Bill Burke, the Historian from the Cape Cod National Seashore gave an informative slide presentation of the founding of CCNS from its early discussion years to the time of its inception in 1961. Our thanks to Bill for this excellent presentation!!!!
- Outreach Chair Richard Boyatzis explained the role of the Outreach Committee which, in its broadest sense, is to "give back" to the people and town of Eastham. Their recommendations were to purchase 2 solar trash compactors costing \$4,000 to be placed at Wiley Park and First Encounter Beach and to donate \$200 to the Windmill Weekend celebration. Both were approved unanimously.
- Membership Chair Sue O'Connor reiterated that EPRTA does not share our e:mail addresses and urged members to consider submitting their addresses.
- William O'Meara and Richard Boyatzis were re-elected to the Board of Directors.

## EASTHAM PUBLIC LIBRARY UPDATE

In a letter dated July 14, 2011 sent to the Eastham Public Library, the Massachusetts Board of Library Commissioners informed the Library that the Board voted to make Provisional Grant Awards and Waiting List placements for the 2010-2011 Construction Grant Round.

The Board voted that the Eastham Public Library project be placed on the Waiting List, with a rank of #13 of 15.

When funds become available, a Provisional Grant Award will be in the amount of \$4,331,923 for the Eastham Public Library's construction project.



**Single Family Homes**

- The first 9 months of 2011 had 79 closings, vs. 86 for the same period in 2010, down 8%.
- The average selling price through 9/30/11 was \$452,156, up 1.5% from the same period in 2010.
- The YTD median sale prices, a better measure of the market, grew from \$382K in 2010 to \$413K this year, up 8.1%. Yeah!
- There are 129 single family homes for sale in Eastham, with an average list price of \$549K and a median price of \$448K. (Note: the October 2010 'active' number was 104).
- There are, also, 16 homes that are "Pending" (i.e. have a closing scheduled).

**Condos**

- There were only 8 condos sold through 9/30/11, with an average sales price of \$258K.
- There are currently 15 condos for sale in Eastham. They range from \$98K to \$385K.

**Residential Land**

- Only 2 parcels of land sold in Eastham though the first 9 months of 2011.
- The average sale price of land was \$250K. A year ago the YTD average was \$193K on 4 sales
- There are, currently, 25 residential building lots available, ranging from \$149K to \$559K.

**Commentary**

As I've been reporting, YTD sales have been lagging 2010's sales somewhat. The third quarter sales number, however, was about at last year's number (33 vs. 34). We should probably end the

year at about an even 100 sales. Although not a great number, I'm happy that the bad economic news hasn't totally wrecked the fun.

Inventory seems to have jumped up to the highest level that I've seen in some time. The current 129 active listings are the highest since September 2007. The fall season is underway and there seems to be a fair number of folks 'looking' but, at the current sales 'rate', we have over 15 months of inventory.

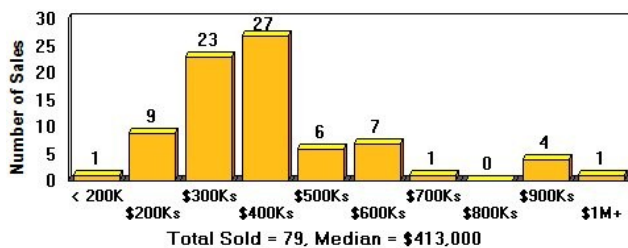
There continues to be great properties and great deals at all price points. Unfortunately, the buyers don't always see it that way. The mid-priced folks (those looking for homes in the \$500K to \$700K range) are largely missing, as are the higher priced buyers (see chart below). A bit discouraging, especially to those who want to sell in that space.

My concern is that many potential buyers may return to a 'wait and see' mode as we head towards the 2012 elections. I'm an optimist – predicting that the average home sale \$ number will be flat (or up slightly) from last year and the median will be up about 8%-10%.

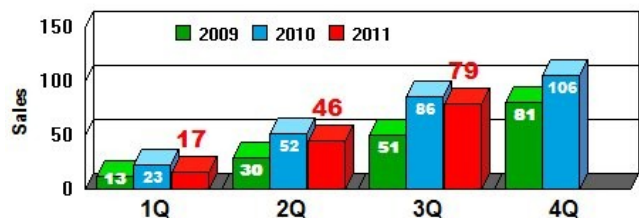
There is more good news in the mortgage rates. Mortgage rates have continued to drop into the very-low 4%<sup>s</sup>. I've seen some teaser rates at less than 4%. This should make for great deals for the buyers who choose to open their checkbooks.

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Sold Prices for Eastham Single Family Homes  
 Jan - Sept 2011



Eastham Year-to-Date Sales by Quarter  
 Single Family Homes



## WHAT'S HAPPENING IN EASTHAM

- Arnold's Lobster and Clam Bar of Eastham has been recognized nationally as a contributor for CNN's "America's Favorite Seaford Dives".
- The Cumberland Farms store at the corner of Rte. 6 and Brackett Rd. will be expanding onto land they own behind the Cape Cod Five Savings Bank.
- Did you miss the Special Election??? Just go to the Video On Demand section of the town's Web site, [www.eastham-gov.ma](http://www.eastham-gov.ma) to see what happened!!!
- Officials considered and passed regulations that would require boat owners who leave their boats on town beaches to register them with the town and to remove them by November 15<sup>th</sup> or have them sold at auction or disposed of under the abandoned boat law. This takes effect next season.
- The abandoned condo project beside the Town Hall was purchased in March 2011 by Eastham resident and Dolphin Fleet president Steve

Millikin. His plans for this parcel are unknown at this time.

- During July there was a dedication of the new bathhouse at Cook's Brook beach replacing the old one that was destroyed by fire. This new station is completely handicapped accessible with four outside showers.

In addition there are three beach chairs for the handicapped, one at Cook's Brook, the second at First Encounter and the third at Camp-ground. Keep this in mind for your excursions to the beach next summer.

- Subway Restaurant is coming to Willy's World. It will be open 7 days a week between 7AM and 9PM.
- Beautiful weather graced the Windmill Weekend celebration this past September. If you watched the parade you might have seen the EPTRA signage on one of the antique cars.



## WHAT'S HAPPENING IN OUR NEIGHBORING TOWNS

### Chatham

Celebrates its 300<sup>th</sup> birthday in 2012.

### Dennis

The Board of Trustees of the Cape Cod Museum of Art voted unanimously to elect Hank Russian of Chatham as the President and voted full support of Executive Director Elizabeth Ives Hunter.

### Orleans

A new group comprised of business people and concerned residents have recently been incorporated as the Community Partnerships with the goal of coordinating events, creating major attractions and adding new services in an effort to

“vitalize” the Orleans village center. Their tag line is “It’s all in Orleans”. They have applied for a non-profit tax status.

### Provincetown

- “Growing and Greening”, the B Street Garden located off of Browne St. operated successfully this past summer as a community garden thanks to the hard work and vision of the Open Space Committee. The 2.9 acre site was purchased in 2009 as open space for the town. There are about 60 plots available with a waiting list.
- Construction on Phase 3 of Provincetown’s sewer project kicked off again on September 6<sup>th</sup>. Crews will be working on Rte. 6A between Snail Rd. and the Truro town line with detours at various times. It is expected to be finished no later than mid November.

### Wellfleet

- Celebrates its 250<sup>th</sup> birthday in May 2013.
- The National Seashore sprayed herbicide on exotic reeds at Herring Pond in an effort to control growth. According to the Seashore a combination of mechanical removal and spraying has been very effective and safe in other aquatic systems in the Northeast.

### Ice Breakers for Your Cocktail Parties

- The National Seashore loses 3 feet of frontage a year on the ocean side.
- Cape Cod Statistics:
  - Population: 220,520 (2010 census)
  - Largest population: Barnstable at 45,193
  - Smallest population: Truro at 2,003
  - Median Age : 49
  - Highest family income: \$100,104, Chatham
  - Lowest family income: \$65,089, Provincetown



### US ENVIRONMENTAL PROTECTION AGENCY

The EPA recently announced that it is now illegal for big boats to release their treated or untreated human waste within three miles of land along the lower and outer Cape’s Atlantic Shore. This means that boats with chemical sanitation treatment capabilities are now prohibited from dumping their treated effluent in coastal waters.



## REGIONAL ITEMS OF INTEREST

### Big Brothers Big Sisters

Hadley Luddy of Orleans has been named the new Executive Director of Big Brothers Big Sisters of Cape Cod and the Islands. If you are interested in volunteering for this agency you can call 508-771-5150 or go to [hluddy@bbbscci.org](mailto:hluddy@bbbscci.org).

### Cape Light Compact's Home Energy Assessment

This company provides free compact fluorescent light bulbs, free air sealing and will cover 75% of the cost up to \$2,000 to install recommended insulation for eligible homes. Call 1-800-797-6699 to schedule your free home energy assessment or go to [www.capelightcompact.org](http://www.capelightcompact.org). There are also various "energy efficient" rebates available through GasNetworks to [www.gasnetworks.com](http://www.gasnetworks.com).

### Cape Cod Symphony Orchestra

This orchestra will celebrate their 50<sup>th</sup> anniversary with a gala on February 1, 2012 at 7:30 PM at the Barnstable Performing Arts Center in Hyannis. Famed cellist Yo-Yo Ma will make his first appearance with the orchestra as they honor the memory of Bernard Greenhouse. A portion of the proceeds will be donated to the Outer Cape Health Services which was a favorite charity of Mr. Greenhouse.

### Nauset Neighbors

This group was established earlier this year as a non-profit to help seniors remain independent and in their homes as long as possible by providing transportation and household help for a yearly fee of \$175 per individual and \$225 for two. At this point there is a waiting list because the demand has far outpaced the number of volunteers needed. If you want to volunteer call 508- 514-7067 or go to [www.nausetneighbors.org](http://www.nausetneighbors.org).

### Nauset Regional School District

The district is seeking funding from the State and the four towns that make up the school district to replace old windows, outer doors and the roofs at

the Nauset Regional High School. Each of the four towns must approve their share of the cost at special town meetings. If approved by all four towns, bids would go out in January or February with construction during the summer of 2012.

All work must be completed by December 31, 2012. The costs (without interest expense) and town meeting schedules for each of the towns are listed below:

The total cost: \$6,492,686  
State Contribution: \$2,423,070

Brewster's Share- \$2,892,169. Scheduled Town Meeting on November 7<sup>th</sup> with a General Election on November 8<sup>th</sup>.

Eastham's Share- \$1,142,699. Town Meeting met on September 20<sup>th</sup> and approved Eastham's share on a voice vote. At the September 21<sup>st</sup> election, 15% of the registered voters approved the article 456 for and 176 against.

Orleans's Share- \$1,149,304 Scheduled Town Meeting on October 17<sup>th</sup> with a Special Election on October 25<sup>th</sup>.

Wellfleet's Share- \$717,389 Scheduled Town Meeting on October 24<sup>th</sup> with a General Election on October 25<sup>th</sup>.

### Did You Know???

- In Eastham there is a hostel on Goody Hallet Drive.
- Cape Cod was originally named this by Bartholomew Gosnold, an exploring sea captain. In 1602, Bartholomew caught a ton of cod near this cape and thusly named it. He even set up a fur trading station here, to trade with the locals.

## NATIONAL SEASHORE

### HAPPY BIRTHDAY!!!!

As many of you know the National Seashore celebrated their 50<sup>th</sup> anniversary on August 7, 2011. On that date 50 years ago President Kennedy signed legislation to create the Park.

Celebrations were held at the Salt Pond Visitor Center in Eastham, the Province Lands Visitor center in Provincetown and Highland Light in Truro.



Senator Edward Kennedy and Senator Leverett Saltonstall arriving at the opening of Salt Pond Visitor Center May 1965

### THE WAY IT WAS!!!!

Below are photos from the archives of the Cape Cod National Seashore provided to us by Bill Burke, their historian.

Coast Guard Beach parking lot and bathhouse - 1960s was destroyed in the Blizzard of 78 and subsequently replaced by Little Creek shuttle parking lot in the late 1980s.



Coast Guard Beach parking lot and bathhouse - 1960s



Blizzard of 1978 destroys Coast Guard Beach

**FOR CHANGES & NEW MEMBERS ONLY**

(Please print) **E-mail: (Please print carefully)**

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Town: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Changes or New Members Only!**

**Dues: \$20.00**

Make Checks Payable to:  
**EPRTA, PO Box 122, N. Eastham, MA 02651**

**New Member:** Yes \_\_\_ No \_\_\_

**Note: cut on dotted line to include your address label on back of this page.**

**KUDOS TO OUR NEIGHBORS**

**Robert Finch** is a Wellfleet author who does a weekly radio program on the Cape Cod and Islands NPR station WCAI. It is called “A Cape Cod Notebook”. Each episode is three-and-a-half to four minutes long and covers a variety of local topics. In response to requests from listeners he has released a pocket-sized book of 52 essays, one for each week of the year and appropriately titled “A Cape Cod Notebook”.

**Joanne Scotti Finnegan** has been named the new principal of The Eastham Elementary School and started in September. She comes to Eastham from Hopedale, MA. where she was an elementary principal.

**Paul Niles**, an Eastham resident has been named as the new Director at the Cape Cod Lighthouse Charter School.

**Rex Peterson**, the current Assistant Town Administrator in Wellfleet has been named as the new Town Administrator in Truro.

**Liz Simmons** was presented with the Grand Marshal’s sash at Windmill Weekend by George Price, the Superintendent of the National Seashore. She was recognized for her 18 years as a volunteer at the Cape Cod National Seashore’s Captain

Penniman House in Eastham as well as her long record of civic volunteerism in town in her capacity as a member of various committees and boards including the recreation, housing, windmill weekend and community preservation among others.

**Don Sparrow and Elizabeth Pratt** were both named this year’s honorees at the Windmill Weekend celebration. Both individuals are active volunteers and have lived and traveled all over the world but their passion and love for Eastham brought them back and the town is a lot better because of them.

**LET YOUR FINGERS DO THE WALKING**

**Informative Web sites**

- EPRTA..... [www.eprta.org](http://www.eprta.org)
- Eastham Library ..... [www.easthamlibrary.org](http://www.easthamlibrary.org)
- Town of Eastham..... [www.eastham-ma.gov](http://www.eastham-ma.gov)
- Eastham Chamber of Commerce  
..... [www.easthamchamber.com](http://www.easthamchamber.com)
- National Seashore ..... [www.nps.gov/caco](http://www.nps.gov/caco)

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## IT'S ALL ON THE LABEL

If your address label has an "11" (including quotation marks) on it, your dues are up to date for 2011. Thank you.

If your label has a "10", your 2011 dues are past due. Unless we hear from you (using the enclosed pre-addressed envelope) we will assume that EPRTA no longer fulfills your needs and you no longer wish to receive future newsletters. If this is the case, this Newsletter will be your final Newsletter. Thank you for your past support.

Also on the label you will find an e-mail status code. An "E-Yes" means your e-mail address is in our file and is accepting our periodic e-alerts. An "E-X" means that we have an address for you but our last e-mail alert was returned to EPRTA as undeliverable. An "E-No" indicates that we do not have an e-mail address for you. If you are in the "E-X" or "E-No" category, the surest way to update your e-mail address in our database is to send an e-mail to [rgrady2@comcast.net](mailto:rgrady2@comcast.net).

Sending an e-mail to this address will do two things. First, we will avoid typo errors at this end as we transcribe your address into the database. Secondly, your computer will henceforth recognize

[rgrady2@comcast.net](mailto:rgrady2@comcast.net) as a friendly source (as against a spam sender), and will allow our e-mails to register on your computer. We continue to receive complaints from those who have advised us (2 and 3 times) of their new e-mail address. We enter these changes when we receive them but unless you add the address ([rgrady2@comcast.net](mailto:rgrady2@comcast.net)) to your "address book" or "friends list," your computer may continue to block our e-mail.

Please note that the Dues Payment form on the previous page of this newsletter is for address and other data changes, and for new member's data only. When you cut out the dues payment form to send along with your dues, your mailing label will be on the reverse. We will identify your dues payment from the mailing label. If you need to update the mail label, you can enter the changes on the form (ditto for new e-mail addresses). If your label is correct and your e-mail address is up to date, you need only write "No Change" on the form and mail it with your dues using the enclosed envelope.

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