

SEABROOK VILLAGE HOMEOWNERS ASSOCIATION

Mashpee, Massachusetts

August 1, 2026

Dear Neighbors,

As my term as President of the Seabrook Village Homeowners Association comes to a close, I wanted to take a moment to say thank you — and to share a few thoughts before I step aside.

It has been an honor to serve this community for the past three years. When our board took office, we inherited Bylaws and Covenants that had lapsed, and much of our term has been spent working to correct that: drafting renewed governing documents, coordinating with counsel, and preparing our petition to the Massachusetts Land Court. I'm proud of the work we've done, even though it hasn't always been visible from the outside.

Where Things Stand

Our initial petition for renewal was rejected because only one property in the Association — our common land, the tennis court, and the mailbox kiosk — was properly registered. To move forward, we need homeowners to sign on in support of the renewed Bylaws and Covenants. Without enough owners on record, we cannot complete the renewal, and Seabrook Village would be left without enforceable governing documents at all.

That is the single most important thing I can ask of you as I leave this role: please sign on to accept the new, streamlined Bylaws and Covenants when asked. It costs you little, but it matters enormously to the future of our neighborhood.

You're Invited: Annual Meeting

We invite all homeowners to attend the Seabrook Village Association Annual Meeting, 10:00 AM to Noon on September 12, 2026. Among other business, we will discuss the transfer of the wetlands owned by our Seabrook Village community, which adjoin Seabrook Village. Local representatives from the Town of Mashpee will be in attendance to discuss the transfer and answer any questions you may have. Your attendance and your voice are both welcome.

Why This Matters

I know HOAs aren't everyone's favorite topic, and it's fair to ask whether we really need one. Having spent three years close to the details, I can tell you the answer is yes — and here's why:

- **Property values.** Homes in communities with active, well-run associations consistently hold and appreciate in value better than those without any governing structure. Buyers and appraisers view enforceable standards as a sign of a stable, well-managed neighborhood.
- **Consistent property conditions.** Covenants are what keep one neighbor's overgrown lawn, unpermitted structure, or derelict vehicle from affecting everyone else's home and quality of life. Without them, there's no shared standard — and no way to ask a neighbor to fix a problem that affects the whole street.
- **Protection and maintenance of common areas.** Our tennis court, common land, and mailbox kiosk all depend on the Association for upkeep, insurance, and liability protection. Without valid governing documents, there is real question as to who is legally responsible for these shared assets — and who pays when something goes wrong.

- **Insurance costs and coverage.** A properly constituted Association can carry master liability and property insurance on our common areas, often at better rates than individual owners could secure on their own. Without valid Bylaws, our current coverage — and our ability to renew or claim against it — is at risk, potentially leaving individual homeowners personally exposed for incidents on the tennis court or common land.
- **Resale and disclosure requirements.** Massachusetts law and standard purchase-and-sale practice require sellers to disclose HOA status, dues, and governing documents to prospective buyers. A lapsed or unenforceable set of Covenants can complicate closings, raise questions from buyers' attorneys and lenders, and in some cases affect a buyer's financing or title insurance. Valid, recorded Bylaws make every resale in Seabrook Village smoother and more marketable.
- **A structure for resolving disputes.** Bylaws give us a fair, established process for handling disagreements between neighbors, rather than leaving people to work it out informally or, worse, through litigation.
- **A voice in your own community.** An HOA, imperfect as it is, means decisions about our shared spaces and standards are made by residents, through a transparent process — not left to chance, or to whoever happens to complain loudest.

Without valid Bylaws and Covenants, Seabrook Village would have none of this: no enforceable standards, no clear authority or insurance coverage over the common areas, and no protection for homeowners when it comes time to sell. That's not a risk I'd want for a community I've come to care about.

Get Involved: Board & Committees

None of this happens without volunteers. As my term ends, we have openings on the Board, and we are always looking for neighbors willing to serve on special project committees — from the Land Court renewal to common area maintenance and beyond. You don't need prior experience, just a willingness to pitch in. If you're interested in running for the Board or joining a committee, please reach out to any current Board member or plan to raise your hand at the Annual Meeting on September 12th. Seabrook Village runs on the time our neighbors are willing to give it.

Thank You

Serving as your President has been a privilege. Thank you to everyone who attended meetings, volunteered time, served on committees, or simply took a moment to ask how things were going. Thank you especially to my fellow board members, who did far more of this work than any homeowner ever sees.

I'll be watching with pride as the renewal moves forward, and I hope you'll each play your part in getting us there. Seabrook Village is worth protecting.

With gratitude and best wishes,

Chris Geatrakas

President, Seabrook Village Homeowners Association
2023–2026