

FALMOUTH HEIGHTS - MARAVISTA IMPROVEMENT ASSOCIATION

P.O. BOX 43



FALMOUTH, MA 02541

June 19, 2000

Dear Association Members and Falmouth Heights Non-Members

Summer is just around the corner. We can again enjoy the Beaches and outdoor activities.

Reservations have been made for our annual meeting. Please mark your calendars for July 9, 2000 at 9:00AM at the Yacht Club. We ask that you attend and voice your opinions. The agenda includes erosion of the Bluffs, which has become increasingly more important. Update on the Casino. Removal of Coyotes, (concern for young children). Increase in the number of granite benches in our Beach Park areas. Street signs that are not consistent. Discussion on FACES (Falmouth Association Concerned with Estuaries and Saltponds). Finally of great importance, the status of Falmouth Heights being designated a "Historic National Register District".

Enclosed is information received at a 8-30-99 meeting sponsored by the Historic Commission. A news clipping is also enclosed describing the meeting. Numerous inquiries have been noted regarding how a vote would take place, for or against. At a Public meeting or by Proxy. The Association inputs direct a vote by Proxy to assist the Historic Commission in determining what are the wishes of the majority of residents (members and non-members) of Falmouth Heights. Enclosed is a Proxy form and a stamped return envelope to make this determination. Please participate and send your vote. Include your name or names and addresses on the Proxy. We will in turn, submit the Proxies to the Historic Commission.

It is considered a honor to be listed as a Historic National Register District. While deliberating the subject, also consider there are regulations, in some cases restrictions. Possible restrictions one (1) involves the local Historic Commission who can determine if your alterations alter the structure's historic significance. Possible restrictions two (2) involves restriction stages. The local Building Commissioner can determine if your alterations are over 25% of the floor space. 25% is the threshold presently. Then the Falmouth Historic Commission will determine if it constitutes substantial alterations. If it does, they can rule on it and cause modifications to your proposed alteration, or, the Commission can refer you to the Cape Cod Commission who will review and make a determination.

Your vote is needed for a fair evaluation of what the Falmouth Heights Residents want.

Sincerely,

Rudy J. Cvitan-President and Chairman of the

Board of Directors of the

Falmouth Heights-Maravista Improvement Association

See you Sunday, July 9, 9:00 AM, YACHT CLUB!

FALMOUTH HEIGHTS - MARAVISTA IMPROVEMENT ASSOCIATION

P.O. BOX 43

FALMOUTH, MA 02541

August 3, 2000



Dear Membership

Sub: Annual meeting follow-up report-Falmouth Heights Coyote problem
"National Register Historic District"

Enclosed please find copies of letters sent to the State Departments concerned with wildlife problems. To date, no response has been received. Further up-date report will be forthcoming.

In regards to the "National Historic Register District", I have received good response to the Proxy vote. 66 responses were in favor. 81 responses were opposed. Approximately 400 addresses were included in the Proxy mailing. There are 335 contributing (Historic Structures) listed in Falmouth Heights.

At our annual meeting, those who attended, voted in favor. These were preliminary indicators only. According to information received since, the final voting will be by notarized letter. Should the State Department receive no notarized letter, they will automatically assume you are in favor.

A few corrections are in order. Correction one: Each person listed on a deed, is entitled to vote. As an example, if Husband and Wife are listed on the Deed, each one of them are entitled to cast one vote. If a son is also listed on the deed, he can cast a vote too.

Correction two: In order to cast an objection vote, it must be a notarized letter and the signing of that letter must be witnessed by the notary. Local banks offer this service and Town Hall.

The area being considered is the area between Grand Avenue, North, on both sides of the street and Grand Avenue, South, including Deacons Avenue.

Correction three: All Deed holders in this area are entitled to vote, not just the designated Historic properties.

This letter is for information only and should not be construed to indicate support or non-support. Should you wish to object, you must act now with a notarized letter. Every owner or part owner in the designated area has the option to cast a vote.

Should you wish more information, feel free to call me at 540-1861 or, 540-8832.

Sincerely,


Rudy J. Cvitan-President

FALMOUTH HEIGHTS - MARAVISTA IMPROVEMENT ASSOCIATION

P.O. BOX 43

FALMOUTH, MA 02541

October 2, 2000



Dear Membership:

Subjects: Coyote problem State response.

"National Historic Register District" for National Register of Historic Places.

Enclosed please find the letter response to my letter to the State dated July 11, 2000 along with Coyote information published by the University of Massachusetts. The information indicates that should you feel your Coyote situation is repugnant, offensive to feelings, hostile, or a public safety concern, you may contact your local Police and the Falmouth Animal Control (Mr. Tom Gowan). As noted in the letter, lethal response is permissible. Also, A letter to the above would be advisable with copy to the State.

Please mark your calendar and attend a Selectmen's meeting Tuesday, October 24, 2000 at 8:00 pm at Town Hall. The Selectmen have set up this special meeting to discuss the "National Historic Register District".

The state regulation procedure states, in order for the process to go forward, the Historic Commission must obtain Selectmen approval before submitting a request to the State for nominating Falmouth Heights to the National Register. This procedure was not in place when a request was submitted to the State. A request for the Selectmen to vote on this issue was made. Should they vote on it and vote no, the procedure will not go forward. Should they vote yes, another hurdle appears to be in place and the situation may be uncertain.

At the August 31, 2000 meeting, at the Lawrence School, notarized letters representing approximately 70% of the Falmouth Heights district residents stated opposition to the nomination. A map was presented showing all the locations of those in opposition. It indicated a clear majority were opposed. The State representative present stated prior to the 70% letter objections, that the nomination would not go forward if a majority opposed by notarized letter. That was also stated in previous meetings. The verbal commitment is significant. We understand that the State could override the majority notarized letters and proceed with the nomination. That would cancel out the wishes of the majority.

The importance of the Selectmen meeting now is amplified because of the override possibility. Please attend the meeting to assure your position is recognized.

Sincerely,

Rudy J. Cvitan

Rudy J. Cvitan-President and Chairman of the Board of Directors

cc: Town of Falmouth Selectmen

cc: Mr. Peter Boyer-Falmouth Town Administrator

(over)

FALMOUTH HEIGHTS - MARAVISTA IMPROVEMENT ASSOCIATION

P.O. BOX 43



FALMOUTH, MA 02541

January 29, 2001

Dear Members:

The unexpected resignation of our president necessitated a Directors' meeting in November. At this meeting, I was elected President (Pro Temp) and Daniel Carrol was elected Vice President. At our spring meeting, nominations for directors will be made. If you, or someone you know, would like to be nominated, please contact any officer, as we need "new blood".

At the Y2K Spring meeting, three (3) concerns were brought to the floor by members:

1. Coyotes
2. The application to be nominated to the "Historic Register" and
3. The Wharf/Casino.

Mother Nature seems to have taken care of #1, as we have had no reports of recent sightings. After a summer of acrimonious debate, harsh words and hard feelings, #2 was decided by the Board of Selectmen. In the face of well-organized and well-financed opposition, they decided to withdraw their support of the Heights nomination. Hopefully time will mend the divisions and heal feelings. As to #3, due to the "non-action" by the new owners, the property remained vacant for the entire summer season. Peace and quiet reigned in the neighborhood and residents were happy.

Looking forward to Y2K+1, two articles in Tuesday's (1/9/01) Enterprise caught our attention. The first was very disturbing as it referred to "hate mail" being sent to proponents of the Historic designation in the form of "Christmas Greetings". There are some very sick people out there!!

The second article indicated that the new owner of the Wharf/Casino is ready to unveil his plans for the property. Your directors are trying to arrange a meeting with Mr. Ament, who has been designated as his attorney. More to follow on this.

I close with the hope that our organization remains strong and vocal in our efforts to maintain the Heights.

Sincerely,

William J. O'Brien
President Pro Temp

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FALMOUTH, MA 02541

August 13, 2001

Dear Members,

We hope your summer has been a happy, healthy one, and you will be able to attend our ANNUAL MEETING scheduled for Saturday, August 25, 2001 at the Gus Cauty Community Center, 790 Main St., Falmouth, Room 1 (upstairs, elevator available), at 10:00 a.m.

Agenda Items will include:

1. Election of Directors
2. Status of improving street signage.
3. Progress in defining one-way signs throughout area.
4. Discussion on replacing stone seats with wooden benches.
5. Current status of Messina Enterprises restaurant and Condo development.

We hope to see you on August 25, 2001, and encourage you to invite a neighbor as a guest.

If you have not already done so, you may pay your dues to Treasurer Kevin Smith at the meeting.

We want to inform you that Bill O'Brien, who accepted the presidency on a pro tem basis, is recuperating nicely from an operation.

Looking forward to seeing you on August 25th!

Sincerely,

Daniel H. Carroll,
Vice President

DHC:cm

FALMOUTH HEIGHTS - MARAVISTA IMPROVEMENT ASSOCIATION

P.O. BOX 43



FALMOUTH, MA 02541

August 17, 2001

Dear Neighbor,

The Falmouth Heights-Maravista Improvement Association is holding their Annual Meeting on Saturday, August 25, 2001 at the Gus Cauty Community Center, 790 E. Main St., Falmouth at 10:00 a.m. in Rm. 1 (upstairs, elevator available).

We would like you to join us as a guest and meet your neighbors!

The Falmouth Heights-Maravista Association has for many years led the neighborhoods in efforts to preserve our beautiful, unique areas.

Our membership includes summer and year-round residents of Maravista, Falmouth Heights, and the Jericho Path area. For over one-hundred years we have been striving to maintain and improve the residential character of our neighborhoods.

The Association worked hard to establish a peaceful atmosphere during the evening hours, but always welcoming the special events that take place, such as the Falmouth Road Race, the July 4 celebration. We persuaded the Town to eliminate many parking meters along Grand Avenue and to close the beach parking lots at 8:00 p.m. On a positive note, we added crosswalks and had installed speed limit signs. Our Association provides an annual scholarship to a Falmouth High School graduate, and contributed to the Falmouth Fire Dept. Special Camera Fund.

Whether or not you join -- please come to our Annual Meeting on Saturday, Aug. 25th at 10:00 a.m. ENJOY REFRESHMENTS AND MEETING NEW AND OLD FRIENDS AND NEIGHBORS.

Sincerely,

MEMBERSHIP COMMITTEE, JAMES W. HALEY, CHAIRMAN
FALMOUTH HEIGHTS-MARAVISTA IMPROVEMENT ASSOCIATION