

The View from the Highlands

Summer 2015 Newsletter

The Highlands at Ocean Point, Manomet Point, Plymouth, MA
<http://highlandsatocceanpoint.com/index.html>

July 3rd Tradition Continues on White Horse Beach



White Horse Beach is widely known for its Independence Day celebrations. The fun starts a day earlier than most Independence Day celebrations with the Third of July celebration on the beach, including large

and small bonfires, barbecues, fireworks, and friendly socializing.

White Horse Beach is the epicenter of the festivities, but bonfires and fireworks light the night sky from Pricilla Beach in the north to well below Manomet Bluffs in the south. The tradition is said to date back centuries, when residents lit bonfires along the beach to celebrate the birth of the new nation. Generations of Manomet residents have become accustomed to getting a jump on Independence Day with parties along the shoreline on the Third of July. Over the years, private fireworks demonstrations have become a bigger and bigger element of the night, with neighborhoods pooling resources for private light shows.

Just get there early to find a good spot and check with local regulations which mostly address alcohol, fireworks, and building of fires.

Depending on the phase of the moon, festivities can go late into the evening. By tradition, the bonfires are extinguished by the rising tide. In recent years, the town Fire Department has begun to request permits for bonfires (non-permitted bonfires are sometimes removed by the Fire Department). Historically, town officials have requested that these fires be extinguished at midnight.



Upcoming Events

July 3

White Horse Beach
Independence Day celebration
Low Tide: 7:19 pm
Sunset: 8:21 pm
Moonrise: 9:25 pm
High tide: 1:05 pm 7/3 and 1:15 am 7/4

July 27

Annual Meeting of Highlands Unit Owners at 7:00 p.m., at the pool clubhouse.

Reminder: Owners Welcome

In response to owners' requests to accommodate more observers at Trustee meetings, all meetings are scheduled to meet at the pool clubhouse, weather permitting.

Community News

New Neighbors

Welcome to new Highlands neighbors **Dan Lane** in 404 and **Candi & John Parry** in 401.

Units 2505, 2510, and 2909 are currently on the market.

How Did the July 3rd Tradition of Bonfires on White Horse Beach Start?

Sources differ as to when the tradition began of residents burning scrap and driftwood on White Horse Beach on July 3rd. Some say this early celebration of Independence Day extends back to the 1800s; others have it going back to 1777.

In either case, Manomet village was just one of many communities in which the first celebrations occurred shortly after the Declaration of Independence was signed and read aloud in various town squares around the new nation.



Flag Rock



At the north end of the beach is a rock sticking out of the water with an American flag painted on. According to local lore, this act of patriotism was performed to cover a Nazi swastika painted on the rock. In the summer of 1941 local teenagers painted the first flag and went on to join the armed forces after Pearl Harbor was bombed in December 1941. The harsh winter storms washed the flag thin so the swastika showed through. The next Fourth of July the tradition of re-painting the flag was born. Ed Fitzgerald, a White Horse resident, was part of that group. When Ed was of age he also joined the military service and left the tradition to his cousins, the Bradley boys of Priscilla Beach. For years they maintained the flag each Fourth of July until 1985 when the family home was sold.

Bonfires were a regular feature of life in the early republic. They may have been lit along the shoreline to celebrate victories, in war or at the polls, or to mark other civic occasions. Certainly, they were lit in New England towns at every available excuse.

One observer described the preparations in Salem, MA: "For weeks, volunteers assembled materials, stacking them into a towering pyramid reaching high into the air. Fat hogsheads on the bottom supported row upon row of oily casks, topped with layers of smaller kegs. The pyramid claimed eight thousand barrels; some years, it had forty tiers. At midnight, a bundle of burning rags was run up to the top on wire pulleys, igniting the pile and announcing 'that the night has turned into the morning of a new year of liberty.'

The flames reflected off the yellow wildflowers blanketing the hillside, and flickered across the faces of the twenty thousand in the crowd."

The pyramids they constructed were not only physically imposing, but also practical. Old barrels were abundant and available, a by-product of the industrial age.



What to Expect on July 3

House parties will abound, as parking for outsiders will be limited. If you expect guests, they should arrive very early. Police generally close all access to Taylor Avenue at 6pm on the 3rd, and enforce a parking ban on all side streets.

Shortly before dark, large and small bonfires will flicker up and down the beach as far as the eye can see. After dark, personal firework displays will go off, not only on the beach, but on the other side of Manomet Point, across Scoax Pond. Some lucky Highlands owners will have a double perspective on the show.

Over the years, the reputation of White Horse Beach's July 3rd celebration attracted out-of-towners to add more excitement than the neighborhood could appreciate. So police from Plymouth and other towns now have a large presence at White Horse throughout the day on July 3 to keep alcohol off the beach and monitor the construction of bonfires. Despite the event's checkered past of drunken gangs of revelers and multiple arrests, the town has worked hard to restore the event to primarily an old fashioned neighborhood gathering.

The town will establish a strong presence, setting up headquarters at our wastewater treatment plant. Plymouth police will be joined by Plymouth County Sheriff's deputies, including K9 teams and mounted patrols. The Plymouth harbormaster will patrol the water off the beach, and the State Police Air Wing will monitor the beach with a helicopter equipped with surveillance cameras. Checkpoints are usually established at both ends of White Horse Beach in the early evening, and Taylor Avenue is patrolled on foot and with motorcycle, bicycle and mounted patrols. The Highlands hires a private security guard to patrol our property.

The tides will have an impact on the duration and expanse of the party. Since tradition is that bonfires be extinguished by the rising tide, fires must be constructed below the high tide line. With low tide at 7:19 pm, there will be a nice, wide beach area for partying and the incoming tide won't put a cap on the festivities. At some point, police will determine when to clear the beach, often between 10 and 11 pm.



Longtime summer resident Tedd Rodman, who has enjoyed Manomet's July 3rd celebration since he was a boy, and now enjoys them with his own kids, was inspired to write a song memorializing our July 3rd celebrations called "Manomet (on the 3rd of July)". To listen to the song, visit

<https://www.youtube.com/watch?v=S2MptVCoTyw>

Manomet (on the 3rd of July)

- Tedd Rodman

Manomet on the 3rd of July
A million fireworks lightin' up the sky
People packed like sardines on the beach
No place on God's green earth that I'd rather be
Feels like the whole world is blowin' up tonight
Manomet on the 3rd of July

The rest of the country waits until the 4th
In Manomet we celebrate the night before
Bonfires blazin' up and down the coast
In the name of independence – well,
tonight anything goes
There's a current of excitement runnin'
through the town tonight
Manomet on the 3rd of July

And the beachfront homes are jammed
with people tryin' to get a better view
And down the coast there's a line of
flagpoles streamin' Old Glory's red, white
and blue

And after all the families are gone on home
The beach turns into a battle zone
With gangs of kids and drunken revelry
The cops are out in full force in case the natives get a little too free
There's bound to be some trouble, yeah,
there's bound to be some fights
Manomet on the 3rd of July
Feels like the whole world is blowin' up tonight
Manomet on the 3rd of July
Manomet on the 3rd of July
Manomet on the 3rd of July

Annual HOP Unit Owners Meeting July 27

The annual meeting of Highlands Unit Owners will be Monday night, July 27. At the meeting, the Trustees will report to owners on the management and finances of the Highlands, and owners will vote to elect candidates for vacancies on the Board of Trustees and on any other matters that require owners' approval. This year, we'll also be demonstrating the new Highlands website, which will replace the current website soon after the meeting. A more specific agenda will be sent out and/or posted before the meeting.

This year, one and possibly two vacancies on the Board are anticipated. Please join us at the clubhouse to see the new website, hear the management and financial reports, and help elect one or two Trustees. If you can't attend the meeting, please designate a neighbor or friend to cast a proxy vote for you.

Interested in serving on the Board?

Anyone interested serving on the Board may wish to send a brief statement of interest and background to all unit owners in advance of the election. An email list of all unit owners/eligible voters may be requested for this purpose from the Board Secretary at helenatthebeach@gmail.com.

The Board is comprised of 5 Trustees, chosen by a vote of the Unit Owners. Three of the 5 Highlands Trustees represent us on the Ocean Point Management Trust (OPMT) Board as well. The Highlands Board of Trustees meets regularly every 3 months, adding special meetings in between as needed. Terms of office are 3 years.

Interested candidates are also invited to notify the Board of Trustees at hoptrustees@gmail.com by July 13 if you wish to have your name placed the proxy form and ballot prior to the meeting.

This deadline is only to have your name placed on the proxy form; there is no deadline to announce candidacy, and candidates may be nominated from the floor at the meeting.

Trustees are responsible for the management of the Trust property. This includes the operation, care, upkeep, management and maintenance of the property; employing personnel; obtaining legal counsel and other professional services as needed; maintaining appropriate insurance coverage; budgeting common expenses and collecting condo fees; enforcing the rules and regulations, Master Deed, Declaration of Trust, and By-Laws; litigating on behalf of the Unit Owners when necessary; and maintaining the records of the Trust. Trustees serve until their successors are chosen and qualified at the next meeting of Unit Owners.

Weighted Voting and Beneficial Interest

Why are Unit Owner votes weighted?

The governing documents of the Highlands at Ocean Point, the Master Deed and Declaration of Trust, provide for each Unit to be entitled to a weighted vote equal to the unit's "Beneficial Interest".



What is the Beneficial Interest?

The Beneficial Interest represents the percentage of ownership or interest in the overall Highlands condominium complex that each individual Unit Owner (or couple owning a Unit) owns.

The Massachusetts Condominium Act (MG.L. Chapter 183A) specifies that each unit owner shall have the same percentage interest in . . . [the condominium] . . . association provided for in the master deed . . . as his proportionate interest in the common areas and facilities.

The Beneficial Interest, expressed as a percentage, determines your condo fee, as well as the weight of your vote at meetings of Unit Owners.

How is my unit's Beneficial Interest determined?

Each unit's Beneficial Interest is determined from the approximate relation between the fair market value of each Unit and the aggregate fair value of all Units. At the Highlands, the Beneficial Interest ranges from 0.8560% for a smaller unit to 1.9157% for a unit with higher market value.

Where can I find the Beneficial Interest that applies to my unit?

Your deed should include the Beneficial Interest that pertains to your unit. For your convenience, the Highlands Beneficial Interest list is also available on the Highlands website owner's page, under "Miscellaneous Documents".

The legal reference for the Beneficial Interest can be found in the Master Deed, as currently amended and on file in the Plymouth County Registry of Deeds. The last amendment to the Master Deed, amendment #6, was recorded at the Plymouth County Registry of Deeds on October 16, 2000.

News from Around the Highlands

The boardwalks were repaired by early May, and in some ways are better than they were before. It's nice to step down onto sand now, instead of all those rocks.

The first week in May, repairs to the first tennis court began. By Memorial Day, the court was back in use.



We're told that OPMT plans to repaint one of the courts for pickle ball. If it gets a lot of use, they may convert one of the courts into 2 pickle ball courts.

Highlands Cleanup Day

Along with crocus and other early spring blossoms, spring revealed a winter's worth of trash around our property. On April 25, Janice Brodil, Nancy Carini, Mark Wells, Jerry Lacasse, Donna Crone, Rita Potocksy, Tom and Marie Yong, Mal Marvill, and Helen Jones joined Rick Cash outside picking up trash around the property. A short hour of teamwork made a world of difference!



Highlands "Tailgates" at the Priscilla Beach Theater

On June 13, ten Highland residents "tailgated" on the grounds of the [Priscilla Beach Theater](#) before seeing [The Fantastiks](#). The next PBT outing is July 25 for [Fiddler on the Roof](#), then we'll finish out the season with [Chicago](#). Call the PBT at (508) 224-4888 for tickets, and join us!



PBT OWNER BOB MALONE
CHATS WITH HIGHLANDS
"TAILGATERS"



News from the June 4 Trustees Meeting

- Trustee Lesley Pitts is looking into options to bring solar energy to the Highlands by leasing our rooftops to a solar company. The benefits? No installation costs, ongoing lease income to the Association, and reduced electricity rates. Stay tuned.
- The Board will be meeting with building 4 residents on Thursday, June 25, to get input on a pending decision regarding building security. Anyone from the other buildings who is interested in the issue is also welcome to attend.
- If you heard the fire alarm in building 24 go off on Saturday night, May 30 it was nothing serious. Although it took the fire department awhile to track down the cause, it turned out to be a heat detector inside a unit
- Chair Rick Cash also announced that he does not intend to run for another term when his term expires this summer. Jan Zabriskie indicated that, since he and Mary have sold their condo and moved, he is considering resigning from the Board this summer.
- Dryer vent cleaning in buildings 24, 30 and 4 are completed, with the exception of 2 units; buildings 25 and 29 will be finished soon. Washing and sealing of decks with mold is completed on building 29, and almost done on building 25. Earle will be returning to building 4 to finish those decks. Repairs to the damaged sidewalk and driveway at building 4 are underway. Trim painting on building 24 and inspection of soft spots on building 4, have begun.
- Nancy Carini gave attendees a preview of the new Highlands website; reactions were enthusiastic. Check it out at <http://www.highlandsoceanpoint.com/ocean-point-mgt-trust.html>.

Didn't Get Your Statement?

If you are one of the several people who have not received a statement for the special assessment, you may call **Lorell Management at 508-222-1220** to request your statement. We have until the end of the year to pay it.

Summer Reminders

- For everyone's health and safety, please respect OPMT's pool rules posted on the pool fence. Note that children still in diapers are not allowed in the pool at any time. This includes the kiddie pool.
- As we enjoy summer gatherings outdoors, let's remember remove to empty bottles and trash from our decks to keep up the appearance of our property.



Requesting Maintenance

The best way to request maintenance is to use the link on the Highlands Owners webpage.

Click on the "Owners Only" tab, and log in with your user name and password*. When you click on this link and fill in the requested information, an email is automatically sent to the maintenance coordinator, Donna Crane, with a copy to you. This way, you have a record of the date and details of your request, in case there is any question later.

Of course, in an emergency, you should call Donna Crone directly at 508-454-6891.

For new Highlanders who haven't met Donna yet, she is a unit owner here, and lives in building 24.

***Don't have a user name and password yet? Just click on the link provided at the Owners Only Page to request one.**