



Spring / Summer 2023

From The President

Dear EPRTA Members,

Greetings,

Although this is always a busy time of the year with graduations and other celebrations, it is the anticipation of summer that brings so much optimism. We can look forward to visits with friends and family, a break from routines and long walks on the beach. Being able to enjoy those things in Eastham is something we all cherish.

We are very excited to be celebrating EPRTA's 50 Year Anniversary this summer, so it is a good time to reflect on all that EPRTA stands for:

- A voice for Eastham's Part-time Residents
- Liaison representation with town officials on pertinent issues
- Support for the Eastham Community and sponsorship of non-profit organizations that serve to improve Eastham.

Incorporated in 1973, we are the oldest part-time resident association on the cape. I can assure you that our commitment to our members is as strong as ever. In fact, we look forward to the many new initiatives we have in the works, so if you have been thinking of getting involved as a member of the board, this is the year to step up! We plan to realign some of our committees to better serve EPRTA. We welcome your input and whatever assistance you can provide.

Please join us at our Member meeting on July 8th and stay for our BBQ lunch celebration. The Eastham Elks will be providing the food and Eastham's own Natalia Bonfini will be providing the music! We will also be sponsoring a food drive for the Eastham Food Pantry that day, so please bring a donation if you are able. (More details on pg. 4). I look forward to seeing you there!

Kind Regards,

Mary

Mary Piekarz
President, EPRTA

SAVE THE DATE

July 8 (Sat) 9:30-11:30 AM: **In Person**, EPRTA Member Meeting at Eastham Elks Lodge **Followed by our 50th Anniversary Barbecue**. See page 2 for more details.

EMAIL REMINDER

If you haven't already please provide us with your email address so you can receive information from EPRTA on a timely basis. You can also receive your newsletter via email which will cut down our postage costs and will allow you to share the newsletter easily with your family and friends.

CONSIDER JOINING EPRTA BOARD

We invite you to consider becoming part of your EPRTA Board and help us continue to make our voices heard by the Town of Eastham.

Interested? Reach out to an officer or board member [via email](#) (information on [our website](#)). Nominees are presented at the first annual member meeting and voted upon in the second annual meeting. One of the EPRTA board members would be happy to lead you through the process.

CONSIDER JOINING AN EASTHAM BOARD

Did you know that there are volunteer opportunities on various Eastham Town Committees for part-time residents? To learn more and apply directly on the town's website <https://www.eastham-ma.gov/>

NEW! EPRTA MERCHANDISE AVAILABLE

Just in time for Summer and our 50th anniversary, the EPRTA store is open. Order apparel, towels, hats, and other items at our online store:

<https://shop.inkdstores.com/epрта/shop/home>



EPRTA 50TH YEAR CELEBRATION



The Eastham Part-Time Resident Taxpayers Association, the first part-time resident association on the Outer Cape, was incorporated in 1973. We believe that 50 years calls for a celebration!

We are having a party and would be delighted if you could attend. We will host a barbecue with live music following our Annual EPRTA Members meeting at the Eastham Elks Lodge on Saturday, July 8, 2023, from 11:30 AM- 1:00PM.

Over the last fifty years our organization has grown to 1400 member households. During this time, we have also seen the Eastham population grow along with major enhancements to quality Town services.

We are very pleased with the collaborative effort of EPRTA and the Town of Eastham to provide a voice for the EPRTA members in the affairs of the town. We are grateful to our town officials for attending our EPRTA Member meetings to share Town updates, answer members' question and listen to our concerns regarding Town issues.

EPRTA is sponsoring a food drive for the Eastham Food Pantry in conjunction with our anniversary celebration and we ask all EPRTA Members to bring a food or personal care item or make a monetary contribution to the Food Pantry. See page 4 of this newsletter for more information on the Eastham Food Pantry.

We hope you will join us in celebrating 50 Years with EPRTA!



EASTHAM TOWN ELECTION

Eastham voters approved over \$8 million in spending for the following.

- A debt exclusion of \$1.8 million was approved for dredging Rock Harbor. The debt service will be spread over 10 years. Rock Harbor currently has 20 commercial and 54 recreational slips.
- A debt exclusion was approved for the planning, design, engineering, and permitting of a town wastewater system. The \$6 million debt exclusion will be paid with annual short-term rental tax revenue and not increase the tax rate.
- An override was approved, increasing the median property owner's taxes by \$461. This will fund the educational budget, collective bargaining agreements, and non-union wage adjustments for town employees. Educational expenses account for \$160,000 and bargaining agreements account for \$550,000.

Monica Liliana Montoya-Quintero and Debra Raymond were elected to fill two vacant seats on the Elementary School Committee, replacing Judy Lindahl and Erin Ellis who did not seek re-election.

Arthur Autorino and Aimée Eckman were re-elected to the Select Board, running unopposed.

EASTHAM TOWN MEETING

This year's Eastham Town Meeting was held on May 6th, outdoors on the Nauset High School athletic field since the school is undergoing renovation. All zoning articles passed. Major articles were:

- Article 7B - Clear cutting - discouraging clear cutting of properties
- Article 7C - Setbacks - added/clarified setbacks for pools and accessory buildings
- Article 7D - Intensity - this will be a discussion about house size limits.
- Article 7F - Vegetation - around lot perimeters
- Articles 7G and 7H - Review Standards for the Planning Board and ZBA.

See the warrant & Provincetown Independent article:

<https://ma-eastham.civicplus.com/DocumentCenter/View/2240/Updated-FINAL-2023-04-05--FY24-Warrant>

<https://provincetownindependent.org/featured/2023/05/10/eastham-voters-ok-all-zoning-articles-borrowing/>

Help Wanted: Housing for J-1 Workers!

Every Summer the Cape attracts millions of visitors and part time residents. You have likely seen the impact on service that this influx of customers have on our Cape businesses. Did you know that you can help make things better?

There is a need for host families to the Cape’s J1 students this summer. Christina Arabadzhieva, Workforce Housing Coordinator for the Cape Cod Chamber of Commerce, states that there are so many requests from students who will be working in Eastham and employers, that it’s overwhelming.

"J-1s" are international university and post-graduate students who come to Cape Cod to work under the State Department's Work/Travel USA Exchange Visitor J-1 Visa Program. Their work is essential our local seasonal businesses. So, I am currently looking for families willing to share their homes with one, two or more foreign exchange J-1 students coming to work on Cape Cod this summer! I want to clarify that J-1 student are very hard working young adults and they are responsible for their own transportation, their own food and household products. Hosting an exchange student gives you a chance to learn about new cultures, create lasting friendships and bring the world into your home and community. It's a great summer income opportunity as well- rent is usually around \$150/week per student.

If you are interested in hosting, please fill out this form or contact Christina Arabadzhieva, Workforce Housing Coordinator for the Cape Cod Chamber of Commerce at 508-231-4450:
<https://forms.office.com/r/UYrgUPQBQ2>

Help Wanted: Eastham Town Seasonal Positions can be found here: www.eastham-ma.gov/jobs.aspx

Friends of the Cape Cod National Seashore

Coast Guard and Nauset Light Beaches are the shining lights of the Cape Cod National Seashore and best of all – they are in Eastham! Along with the Salt Pond Visitors Center, with it seashore exhibits and regular programs, the Cape Cod National Seashore is one of the highlights of Eastham for residents and visitors alike.

If you love the Seashore and are interested in helping to assist in improving the Seashore, join the Friends of the Cape Cod National Seashore (FCCNS). You can help in many ways either through your donations or as a volunteer. Most of us probably are not aware of the



many areas where the “Friends” have contributed to the Seashore – just in Eastham alone. Here are a few of the more recent accomplishments:

- Restoration of the Red Maple Cedar Swamp
- Co-sponsorship for the popular, Cape Cod Symphony Orchestra summer concert at Salt Pond Visitor Center
- Contributions to the exterior improvements and painting of the historic Captain Penniman House
- Science at the Seashore Symposium at the Salt Ponds Visitors Center
- Any many more projects in Wellfleet, Provincetown, and other Seashore locations

The FCCNS welcomes volunteers for many projects across the Seashore and at the Salt Pond Visitors Center. If you are looking for a way to meet more folks who love the Seashore, donate to the FCCNS, or just learn more about their activities, check out their website at <https://www.fccns.org/about-us>.

Nantucket Residents Vote Down Proposed Restrictions on Short-Term Rentals

Residents of Nantucket have voted 558-378 on May 6 against a proposal to limit their ability to rent out their homes. The rejected proposal would have prohibited short-term rentals in residential zones unless the owner either lives in the home for at least six months per year or uses long-term rentals more than short-term rentals.

Provincetown International Film Festival is an annual event that has been showcasing independent films since 1999. With over 100 film presentations, including documentaries and animated features, as well as special events and panels, the festival attracts over 10,000 film-goers and art enthusiasts each year. The festival takes place from June 17th to 21st, 2020, at Whalers Warf in Provincetown. [TICKETS](#)

Cape Cod Hydrangea Festival is an annual celebration of the region's signature blue, pink, and white flowers and everything related to gardening. The festival offers exclusive tours of private gardens, workshops, and panels by expert horticulturalists. The specific locations of the private gardens are yet to be announced. The festival takes place from July 10th to July 19th, 2020. [TICKETS](#)

Harwich Cranberry Arts & Music Festival is a two-day event held at the Harwich Community Center. Visitors can enjoy local crafts, cranberry-inspired food and drink, and admission is free. The festival takes place on September 19th, 2020, at the Harwich Community Center in Harwich, Massachusetts. [MORE INFORMATION](#)

MEMBER QUESTION ABOUT SQUATTERS

EPRTA is here to support you - our members! Ask us a question and we will find the answer!

We received this question: Hearing lately much about squatters taking over people's houses around the country that are empty with the legal homeowner having minimal rights to kick them out or having to go through a long civil law process. And, by the time, the legal homeowner gets the house back, many times there is significant damage. What are our rights under the law?



Answer: First the good news - Chief of Police Adam Bohannon reports that “this is a problem that used to happen quite often in our community, many years ago. It is vertically nonexistent now, which I attribute to technology and home security.....and maybe some outstanding work by the Eastham Police Department. Most homes are no longer easy targets, or at least are not perceived to be easy targets.” He further recommends that if you arrive at your home and find an unexpected person there you should make, “a report to the police department as quickly as possible. The police department would handle this as a criminal case with the likely arrest of the perpetrators.” Scott Kerry of Kerry Insurance stated that he has not come across squatter situations.

On the legal front, the response is less clear. EPRTA consulted a Realtor Legal expert, who stated that “MA does not have a clear squatter's rights statute.” and “often when we discuss squatters, it is something more long term, not just a breaking and entering and quick discovery that might be found in a criminal trespass case. In the case of a squatter, there is no particular statute that governs removal outside of the Summary Process/Eviction proceedings.”

Both Chief Bohannon and the Realtor Legal Hotline recommended that homeowners take proactive steps to protect their property when it is unoccupied. Suggestions include having someone check on your home while you are away. There are paid services in the area if you don't have a friend or neighbor who could assist. Security systems or other technology has come a long way and are relatively inexpensive. A small investment may pay dividends. And always secure your properties' entrances, including the windows.

Have a question that you'd like EPRTA to answer? You may submit your questions to:

www.eprta.org

EPRTA CARES: DRIVE FOR FOOD PANTRY

In concert with the July EPRTA member meeting, EPRTA will hold a food drive to support the Eastham Food Pantry.

Founded over 40 years ago by the Eastham Methodist Church, the pantry is now one of Lower Cape Outreach Council's 9 food pantries serving the Lower Cape.

Mark your calendars for Saturday, July 8 at 9:30 for the summer meeting at the Eastham Elks Lodge **AND plan ahead to bring a food or monetary donation to the meeting.** Your donation will help residents of Eastham who need assistance. Your donation to the food pantry during the EPRTA 50TH Anniversary Barbecue would be greatly appreciated.

The Eastham Food Pantry welcomes all of the following types of donations:

- Non-perishable foodstuffs including hearty soups, pasta, name brand cereal (adult and kids), packaged potato products, stews, chili, rice, and other prepared foods.
- Personal toiletries
- Monetary donations that help the Pantry purchase eggs, meat, vegetables, and other perishable food items as well as large quantities of food from the Boston Food Bank.

You may drop off food during pantry hours or at the Eastham Public Library.

The pantry is located at 3200 State Highway, Eastham, at the back of the Methodist Church.

The hours of the Eastham pantry is:

Monday 4 PM to 6 PM

Tuesday 10 AM to 12 Noon

Thursday 2 PM to 4 PM

The addresses and hours of other Cape pantries are:

<https://easthamfoodpantry.com/about-us>

If you'd like to volunteer at the Eastham Food Bank and make a real difference then please call 508.240.0694 to find out more.

You may donate funds here:

<https://lcoutreach.org/contact/>

Let's show one small way that EPRTA makes a difference for Eastham!



FRANZ KAFKA'S CONNECTION WITH EASTHAM

By Jeff Benjamin

Franz Kafka, widely regarded by literary scholars and critics as one of the greatest writers of the twentieth century, never came to the United States. Yet, based on circumstances I will describe, he now has a unique connection to Eastham. All of Kafka's great works, which include "The Metamorphosis," "The Trial," "The Castle," "Amerika" and others, were written in German, as he was born into a German-speaking family in 1883 and lived in Prague most of his life. Prague, now capital of the Czech Republic, was then part of Austria-Hungary. At the time of Kafka's death from tuberculosis in 1924 at the age of 40, he was not well known, since the vast majority of his works were published posthumously. Kafka had asked his closest friend and fellow writer, Max Brod, to burn all of his papers when he died. Had Brod obeyed, the world would have been deprived of Kafka's indelible works, including "The Trial," "The Castle" and "Amerika," but Brod defied Kafka's wishes and published them so that future generations could share in the agony, frustration, passion, and anxiety conveyed in Kafka's literature.

Since Kafka never traveled to the United States, how can we explain his special connection to Eastham? Of course, bookstores and libraries everywhere, including Eastham and other locations on Cape Cod and throughout the U.S., have English translations of Kafka's novels, novellas and short stories. But Eastham's connection with Kafka is unique. By way of background, although he had a full-time job as an attorney working for an insurance company and wrote prolifically at night and on days when he didn't need to be at work, Kafka also kept a personal diary. This diary and many other personal notes were among the papers he asked Max Brod to destroy upon his death and which Brod did not. As may often be the case with personal diaries, Kafka's was informal and filled with misspellings, repetition, starts and stops and passages that many would regard as personally embarrassing. But before publishing his diary, Brod revised the diary converting its helter-skelter "fits and starts" quality to a more conventional narrative, deleting salacious and other potentially embarrassing content and yielding a more readable but inaccurate and incomplete rendition of Kafka's entries.

Until recently, the only English translation, which followed in 1948-9, was based entirely on Brod's recreation rather than what Kafka actually wrote. All of that changed with the publication of a new

complete and unexpurgated translation in January of this year. This translation was written over an eight-year period by a young American man who first began to learn German during his junior-year spring semester abroad in Prague. His German education continued during his senior year at Vassar followed by a year on a Fulbright scholarship in Berlin, during which he became fluent in the language. Over the course of the past fifteen years, his translations include Friedrich Holderlin's *Hyperion*, Kevin Venemann's *Close to Jednew*, Clemens J. Setz's *Indigo* and Daniel Kehlmann's *Tyll* and *You Should Have Left*. His translation of Franz Kafka's diaries, replete with detailed notes explaining and providing context for many of Kafka's entries, was met with critical acclaim, including in reviews that appeared in *The New Yorker*, *The New York Times*, *The New York Review of Books*, and *The Wall Street Journal*.

And so, before beginning to sound overly Kafkaesque, what exactly is Franz Kafka's connection to Eastham? The answer is that it is there, and more specifically at our wonderful Eastham Public Library, where after many years of painstaking effort, the translator of the first accurate and complete translation of Kafka's personal diaries finished his first draft, overcoming some of the agony, frustration and despair that characterizes Kafka's work. Undoubtedly, this translator drew inspiration looking out over his laptop through a window at Depot Pond as he sought to convey as precisely as possible in the English language the words and thoughts expressed by Kafka in a diary the great author likely presumed no one would ever read after his death.

For the benefit of your perspective in evaluating the objectivity of this article, you should know that the translator I speak of is my son, Ross Benjamin, who like his proud mom, dad, wife, children, and sister, are part-time residents of Eastham. Finally, to mark the milestone achievement of his having completed the first draft of Kafka's diaries at the Eastham Public Library, Melanie McKenzie, the Library's Director, invited Ross, on May 27th, to speak and be interviewed by the prize winning author David Means, who is also a part-time resident of Eastham. Ms. McKenzie's team also arranged for copies of Ross's translation of the diaries to be available. What a nice confluence of events.

For more information about Ross's translation of Kafka's diary and other works, attached is a link to his website: www.rossmbenjamin.com

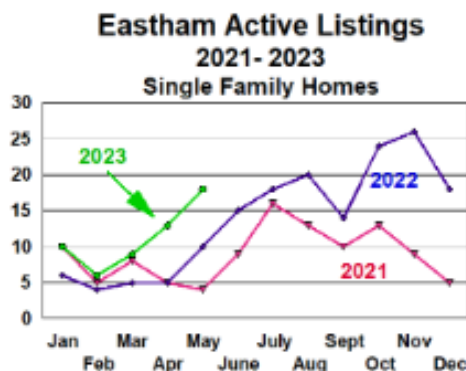
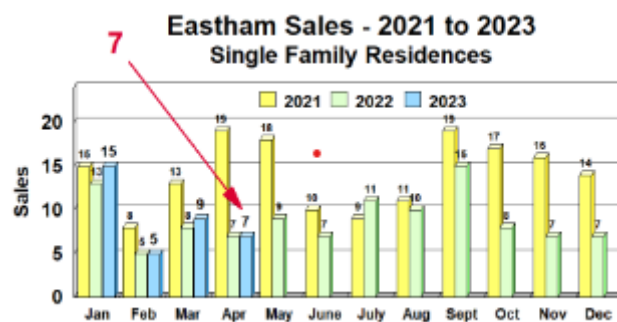
EASTHAM REAL ESTATE SPRING 2023 (AS OF APRIL, 2023) UPDATE REPORT

Single Family Homes....

- April had 7 closings, same as last year.
- The average selling price for April was \$925,571.
- YTD we've had 36 closings, up 9.1% from last year. The YTD median price was \$719,250, down 3.2% from the 2022 full-year median of \$743K.
- With 9 new listings in April, we currently have 18 single family homes for sale in Eastham, with an average list price of \$977,856 and a median price of \$837K. (Note: last year there were 10 active homes at this time.) There are 13 homes in the 'Pending' status.

Condos...

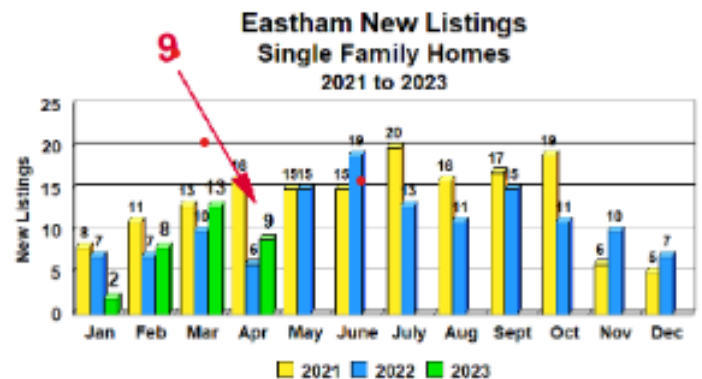
- There were 2 condo sales in April - a 1 bedroom unit at Cedar Banks and a 240sqft studio at Cranberry Cottages, \$690K and \$190K, respectively. .
- There are 14 condos for sale in Eastham. Ranging from a \$369K for a 408 sqft 1 bedroom half-duplex unit to \$730K for a new-build Cedar Banks condo.



proved weather has brought out some Spring (summer?) Buyers. I saw 18 groups of folks at a recent Open House. Mortgage interest rates seem to be steady at the 6% level. Many potential Buyers have swallowed that news and are simply moving on.

Looking Forward ...

I continue to see demand outpacing supply. The fact that new listing Open Houses get so many visitors tells me that we continue to be supply constrained. In my Open House, there was one winner and 17 others who didn't win. (no - I didn't get 18 offers, but there were several). For Sellers, this means better sale prices in shorter times-on-market. For Buyers, it means competing for any house that you might like. The fact that the number of active homes has ticked up is hopeful. The YTD sales is up a bit from last year's dismal performance - maybe better weather and more new listings will drive the sales up a bit more. Here's hoping!



Residential Land...

- April had only one land sale, an acre lot on Campground Rd sold for \$405K. .
- There are only 4 residential building lots available, ranging from \$269K to \$725K. The more expensive parcel is 1.4 acres, deep in the Seashore, off Cable Rd.

Commentary:

The supply constrained marketplace continues to keep up with sales, even getting a bit more ahead. The im-

Bob Sheldon, Realtor, e-PRO, ABR, RSPS
Broker-Owner, **RE/MAX Coastal Properties**
Primary: **508-237-9545**
BobSheldon@remax.net
www.RobertSheldon.com



JOIN OR RENEW EPRTA MEMBERSHIP Dues \$20.00 per year

(Please print)

First Name: _____

Last Name: _____

Eastham Street Address: _____

Eastham [] No. Eastham []

Off Cape Street Address or
Eastham PO Box or Mailing Address: _____

City/Town _____

State: _____ Zip: _____

E-mail: (Please print carefully) _____

Do you want your EPRTA Newsletter by e-mail?
Yes [] No []

Use **PayPal** to pay your membership: go to www.eprta.org then click on the "Join/Renew Membership" button, OR

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

New Member: Yes ___ Renewal: ___

Cut on dotted line



SAFETY

BICYCLE SAFETY

Bicycling is one of the best ways to stay in shape, see the sights, save money on gas and reduce pollution. However, bicyclists must take extra precautions.



- Wear a helmet: Cyclists who wear a helmet reduce their risk of head injury by 60%.
- Cyclists must follow the same traffic rules as motorists
- Ride single-file in the direction of traffic, and watch for opening car doors and other hazards
- Use hand signals when turning
- Before entering traffic, stop and look left, right, left again and over your shoulder
- Wear bright clothing and reflective clothing at night
- Make sure the bike is equipped with reflectors on the rear, front, pedals and spokes
- A horn or bell and a rear-view mirror, as well as a bright headlight, also is recommended

<https://www.nsc.org/home-safety/tools-resources/seasonal-safety/summer/bicycles>

BECAUSE YOU ASKED...

Transfer Station (Dump)

Address: 555 Old Orchard Rd, Eastham, MA

Hours: Saturday - Wednesday
7:30 AM - 3:30 PM

Closed: Thursday and Friday

Summer schedule starts in July:

Hours: open Friday-Wednesday
(same times as above)

Swap Shop Hours:

Hours: Sat, Sun, Wed
9:00 AM - 2:00 PM

LET YOUR FINGERS DO THE WALKING

Informative Web sites

EPRTAwww.eprta.org

Facebookwww.facebook.com/groups/eprta

Eastham Librarywww.easthamlibrary.org

Town of Easthamwww.eastham-ma.gov

National Seashorewww.nps.gov/caco

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MEMBERSHIP DUES

For those members receiving their newsletter by US mail:

If your address label says “2023 Dues Paid”, your dues are up to date for 2023. **Thank you for your support!**

If your label says “2023 Dues Due”, your 2023 dues are now due. Please consider paying your dues using PayPal, or if you choose, use the enclosed pre-addressed envelope.

Also on the label you may find an email status code.

A “Bad Email” means that we have an address for you, but our last email alert was returned to EPRTA as undeliverable.

A “No Email” indicates that we do not have an email address for you.

If you are in the “Bad Email” or “No Email” categories, the surest way to update your email

address in our database is to send an email to memberservice@eprta.org.

Changes to your name and address or to receive your newsletter electronically can also be sent to the above email address.

