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That Fits We Print



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Riverbay Association Newsletter Summer 2016



Highlights from the Yard Sale



Questions Answered

My family moved into Riverbay, September 11, 2001 (will never forget THAT day!) We were told by our realtor that we had “deeded rights” to the Monomoy River. I remember my husband and I with our three children in tow trying to find our way down to the river over the eastern-most access point- only to land at the river bank in the middle of a briar/poison ivy patch- with the river unreachable. We attended our first Riverbay Association meeting the next month where the majority of the discussion revolved around “access to the river”. This subject has been brought up every annual meeting since- and at every board meeting I have attended during the past four years!

The new bridge and culvert improvements opened up the issue of deeded rights not only for Riverbay residents but the Town of Chatham who was unsure of land ownership. Just who owns the access points? How are Riverbay residents and river abutters effected?

I met with our town assessor and a DPW representative recently, and after intensive research have come away with definitive news. Documentation from May 12, 1975 shows that shortly after the Town of Chatham took ownership of the roads in Riverbay, it took various “park areas” including the three access points and the strips of land along Riverview Drive between the ponds as drainage easements. Riverbay residents retain their deeded access rights to these areas, and abutters are not liable.

Cont....

The May 29th Yard Sale, sponsored by Riverbay Association, was a resounding success! Hundreds of buyers streamed into Riverbay to look over and purchase from 41 Riverbay homeowners. Road maps, yard signs and advertisement was provided by your association.

The next Riverbay Association Yard Sale will take place on May 27, 2017. These comments sum it up:

- We had a great yard sale! I would want to start earlier in the day. I will definitely participate again.
- I set up the tables Friday night and started about 6:30 am Sat. Heavy/steady flow of customers/lookers from 8:30am to 11am. . . . Grossed \$249.
- We did better than expected, had a good number of customers, and we appreciated all the help in putting this together by all who were involved. Thank you!
- I appreciated the excellent organization, the sign being provided, and the advertising. It was the easiest yard sale I have ever had because of that help.
- We had such a good time doing the yard sale. We sold most of everything we put out and enjoyed everyone who came by to see our goods.
- We had a great experience, as expected. Email communications and day-of sign distribution made things very simple. We heard from multiple people that the distribution of maps and addresses was very informative. We look forward to participating again.
- The Sale was very, very well organized and prepared for. The signage was terrific as was the correspondence sent to residents and Yard Sellers.

Cont....

Questions cont...

So where does this leave us in regards to access to the Monomoy River? First, the Chatham Conservation Foundation owns the area along the river (lot 136 on Riverbay maps). At their annual meeting in 1970, Riverbay Association gave the land to the CCF citing liability and policing considerations. Second, the Conservation Commission controls 100 ft. from the high water mark. Third, and most notably, no one has maintained the access points from their inception- in many areas passage is treacherous.

Your Board does not wish to take on the project of river access. The *Articles of Association* state that our purpose is to maintain the character of Riverbay as a desirable residential area and to develop community spirit in the Association. Board focus at this time is to improve the entrances to Riverbay- especially at Park Avenue, and to encourage the socialization of Riverbay residents through our Saturday Socials, the annual yard sale, and an updated directory. The board is in agreement that Jack Knife Cove is the best access point to the Monomoy River.

At our annual meeting on October 22nd, our featured speaker will be Matt Cannon, Land Steward who works for both the Con. Com. And the CCF. He will discuss and answer questions regarding access to the river as well as concerns for the preservation of the ecological integrity of the conservation land along the Monomoy River.

Sally Davol

~ Upcoming Riverbay Events ~

Saturday, August 27 Riverbay Saturday Social

5-7 PM, Location to be announced

Saturday, October 22 Riverbay Annual Meeting

9:30 AM, Chatham Community Center

Thursday, December 8 Riverbay Annual Christmas

Tree Lighting and Carol Sing

5:30 PM Park Avenue entrance

Yard Sale Cont....

- Thought it was great. SO well organized and publicized. All the buyers coming through were extremely complimentary about the sale and its number of participants, the neighborhood itself, and the organization of it.
- Thank you again for a very well organized yard sale event. Many of those who stopped at my house commented on how well advertised the sale was, how helpful the maps were, and that it was run very well. I met some nice folks, got some stuff I no longer needed back in circulation, and made a few dollars. So all in all, I was very happy.
- We want to thank the committee for an excellent job. We had well over a 100 people and just about sold out. It was very successful for us.

**Thank you Dale Eckerman for your organization and attention to detail!
Thanks also to Tom Geagan, Bob Sholz, and Alec Vaughn for their assistance.**

~ New Directory Underway! ~

Members will have a final opportunity to provide information for the directory shortly- please look for and respond to the request.

Or do it today! Send your

- Name
- Address
- Phone number
- Email

to:

membership@riverbay.org

Thank you to the 34 residents that responded to the last membership appeal! It's never too late to pay your dues!

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Riverbay Association offers two ways to enable a member to “advertise” a real estate or a business listing to the entire Riverbay membership through the Riverbay Newsletter and Website. Please note that the nominal fees help defray the costs associated with printing the newsletter and operating the website.



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Disclaimer: The inclusion of businesses does not imply endorsement by the Riverbay Association

REAL ESTATE LISTING

Members who are selling their Riverbay home may list their “For Sale” information on the Riverbay Website. There is no charge for this listing. **Click on the [Real Estate Listing Guidelines](#) link for more information and a submission form.**

A link to the real estate broker’s website (to the page that displays the photos and other information) can be added for a one-time charge of \$50.

BUSINESS ADVERTISEMENT

Members who operate their own business may “advertise” as a Sponsor in both the Riverbay Newsletter and Website. Within a space of 2 x 3-1/2 inches, a business card or similar copy will be printed in the Newsletter. The same information will also appear on the website (under the tab “Sponsors”) for a minimum period of one year. There is a charge of \$50 for each business listing. **Click on the [Business Sponsor Guidelines](#) link for more information and a submission form.**

Real Estate Corner

According to the Cape and Island Multiple Listing Service, there have been 9 homes sold in Riverbay since my last report on March 15th. The nine homes ranged in sale price from \$380,000 to \$725,000 with an average of \$533,000. Days on the market ranged from 15 to 544 and averaged 122. Homes in Riverbay sold on average at 93% of asking price. Currently, there are two homes under agreement.

As of July 6th, there are 13 homes and one lot that are active on the market. This has been a very strong market for Riverbay and clients are beginning to understand the incredible values in our neighborhood. With the opening of the Monomoy River, this should only get stronger as the year goes on. If anyone would like additional information about the real estate market in Riverbay, please feel free to contact me.

Carolyn Otis, Riverbay Board Member

**Riverbay Association
Board members**

President	Sally Davol	945-4023	<u>president@riverbay.org</u>
Vice-president	Edward Boyce	978-273-7853	
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