

# **PBA Homeowner's 2021 Homeowner's Survey Results**



**June 26, 2021**

# 2021 Survey Results

## **Survey Objectives**

- To learn what issues are important to Popponesset Homeowners
  - To compare changes since the last survey in 2013
  - To determine priorities for PBA Board
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# Background/Methodology

- Online Survey tool called Survey Monkey deployed, with link shared to PBA Homeowners early 2021
  - Survey instrument created originally by 3<sup>rd</sup> party research consultant, pro bono. New questions added in 2021 and all data compiled and presented by B. Reilly
  - Homeowner's given 6 weeks to complete- survey monkey
  - 263 respondents up from 226 last time (16% increase in response)
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# Demographics

Age of respondents	2013	2021
Under 24	0	0
25-34	1%	.38%
35-54	34.2%	29.39%
55-64	32.7%	34.73%
65+	32%	35.5%

While this segment went down it was also the biggest # of people, and the younger end, 35-44 actually went up.  
\* The drop is due to the shift from 45-54 moving into next demo



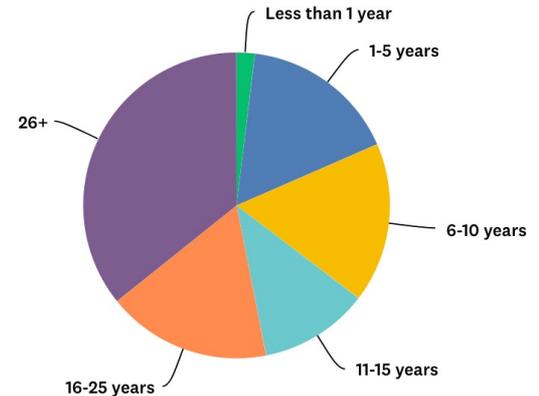
# Length of Ownership is changing

Poppy is seeing more newer ownership, and a decrease in 26+ years years

How long have you owned your current home in Popponesset?

Answered: 260 Skipped: 3

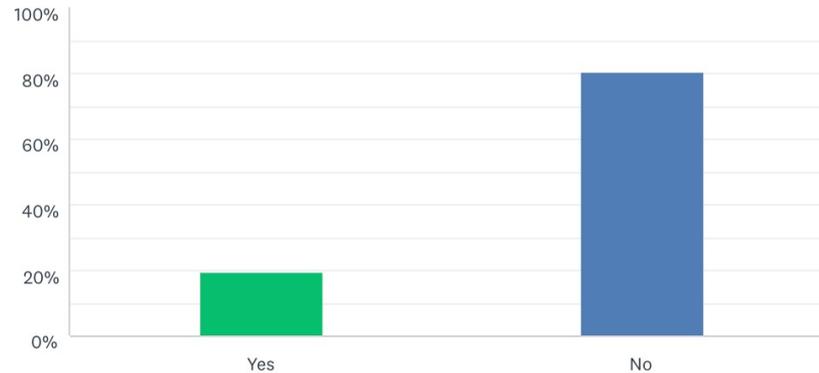
Length of Ownership	2006	2013	2021
Less than 1 yr	--	1.3	1.92%
1-5 years	--	12.4	16.54%
6-10 years	--	11.9%	16.92%
11-15 years	--	11.1%	11.54%
16-25 years	--	14.6%	17.31%
26+ years	50%	48.7%	35.77%



# Primary Residence is changing

Is this home in Popponeset your primary residence?

Answered: 262 Skipped: 1



Primary Residence	2006	2013	2021
yes	22%	21.6%	20%
no	78%	78.4%	80%



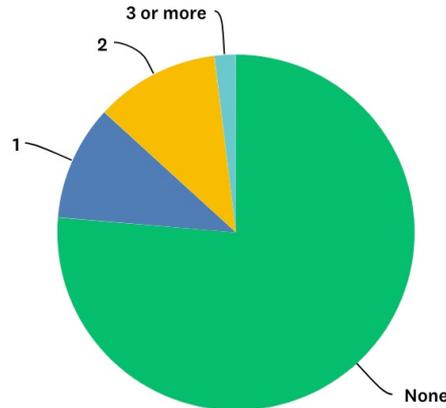
# How many Poppy homeowners are registered to vote here in Mashpee

New Question in 2021

- 76.36% of Homeowners are not registered to vote. Change that we need to happen at Town level is done mostly by voting, or having clout of being a voting resident.

How many people who live in your Popponesset home are registered to vote in the Town of Mashpee?

Answered: 258 Skipped: 5



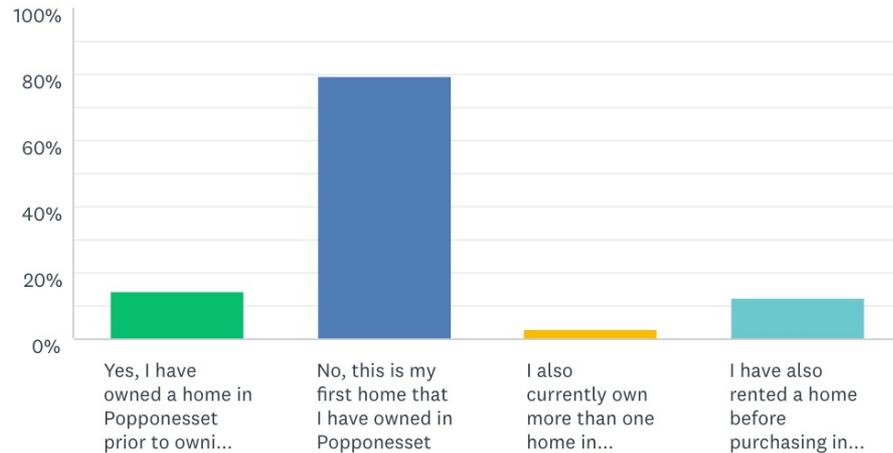
# Have you owned or rented before this Poppy home?

New Question in 2021

- 12.6 % of homeowners rented in Poppy before buying
- 14.5% have owned another home in Poppy before this current home

Have you owned a different home in Popponeset before owning this current home?

Answered: 262 Skipped: 1



# Time Spent in Popponesset is changing

- Only 20% consider Poppy primary residence but 32.44% spend 10-12 months here
- Covid could be a contributor to increase in length of time spent here

Time spent in Poppy	2006	2013	2021
4 months or less	44%	48.1%	27.86%
5-6 months	--	14.8%	25.19%
7-9 months	--	10%	14.5%
10-12 months		23.8%	32.44%



# Usage of Poppy Home

Usage of home	2013	2021	
Family uses summer only	48.1%	35.5%	
Family uses throughout year	14.8%	51.15%	
We rent	21%	11.45%	
We rent but plan to stop renting	63%	97%	
We plan to pass our home to our children	23.8%	27.86%	
Plan to sell non-Poppy home at some point and move to Poppy	23%	24.43%	
Plan to sell Poppy home	10%	2.29%	
We've knocked down and rebuilt	--	12.98%	
We plan to knock down and rebuild	--	1.15%	

# Building and renovating in Poppy

New Question in 2021

- 2/3rds of the homes in Poppy have had significant renovations or have been knocked down and rebuilt
- 2.68% are considering knocking down and rebuilding

In your time in Poppy have you done any of the following?

ANSWER CHOICES	RESPONSES
▼ None of the above	0.00% 0
▼ I have done no renovations to this home	14.56% 38
▼ I have done significant renovations to this home	47.13% 123
▼ I have knocked down and rebuilt this home	16.09% 42
▼ I have been very seriously looking in to knocking down this home and rebuilding on this property	2.68% 7
▼ None of the above	19.54% 51

# Most Important Priority

In 2021, when asked to rank the most important priorities –

these were the top 5 priorities.

- 89% Water Quality** continued monitoring and protect water health  
In 2013 the # 1 priority was beach access monitoring & seaweed removal  
In 2016 the # 1 priority was seaweed removal and roads  
\* Water Quality is new top priority this survey
- 87.4% Security** and keeping our **private access of the beach** for PBA Homeowners private  
\* Security has climbed in importance
- 81.3% Maintaining the beach** itself (stairs, access, jetties, seaweed, etc.)
- 73.28% Security-** noise, crowd management, speeding, drop offs, parking
- 55.34% The Spit-** protecting this asset
- 45.59% Dean's Pond-** protecting long term health of pond

In 2013 the # 1 priority was beach access monitoring & seaweed removal  
In 2016 the # 1 priority was seaweed removal and roads

# Most Frequently Used Services

Homeowners were given a long list of items to rank for usage (non-user, light user, frequent user and heavy user).

The most used services (Heavy and Frequent) were:

1. Popponeset Beaches (89.53% Down from 93%)
2. Running/Jogging/Walking (83.91% up from 81%)
3. The Popponeset Marketplace (71.92% down from 74%)
4. The Spit (42.85% down from 53%)

22% mentioned that due to COVID and when they came this year they didn't partake

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# Rating Current Initiatives

Initiative	Positive	Negative	Wasn't Aware	Don't use
Hired a new security company	70%	8.17%	9.73%	12.06%
Added more community events for families and adults	69.85%	5.73%	6.49%	17.94%
5 years ago added a "public invited" to a portion of PBA Board meetings	86.21%	1.92%	4.21%	7.66%
Undergone multi year drainage project	81.16%	4.23%	6.92%	7.69%
Working with a management company to handle monthly finances and annual dues/fees collections	58.37%	19.07%	11.28%	11.28%
Added Easy Access Boardwalks to beach entrances	81.61%	5.36%	5.75%	7.28%
Created several task forces to tackle bigger issues, asked for more volunteers to help	83.72%	3.10%	6.98%	6.20%

# Annual Dues/Fees/Assessments

The Annual Dues/Fees and Assessments have not increased in many years, conversely the issues that cost the most money (drains, security) have grown and cost of goods has increased since the last dues increase.

The PBA survey asked Homeowners to rank if what services they would cut to be able to keep dues the same or if they would support a dues increase.

67.69% support a dues increase

17.31% said they'd support cuts Deans Pond Maintenance

15.38% said they support cuts to Community House and Playground programs and maintenance

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# You Provided Thoughts and Insight

Respondents were given an opportunity in two areas to provide open-ended comments and the respondents provided more than 100 comments. They were coded and a few areas and themes emerged:

- Concerns with safety/security/rules enforcement – not feeling private anymore
  - Protection and passion for our beaches
  - Dogs on beach
  - Desire (and concern) to preserve the community feel
  - Concern about – overbuilding, growth
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# Concerns with safety/security/rules enforcement

Fisherman's parking lot security after hours and crowds/noise on the Spit after dark. Noise from teens on the Spit continues until 3 in the morning every weekend and is loud enough to hear from streets away while inside my home. Also to specify about the community house- the structure is perfect as it is and we do not need to change it, understandably aside from the handicap bathroom issue. The priority should be preserving, not upgrading the house and park. Please do not knock the community house down because it is part of the old-fashioned charm of Popponesset

the amount of people speeding down Shore drive is upsetting the children should have a priority. In my full-time community, the town has put in solar-powered radar reminders and this has been extraordinarily helpful. Though our town's were about \$6k each you can find them on Amazon around \$2,500.

*Worried about crowds stemming from land being developed at the entrance. Overbuilding of the area will likely be detrimental to the peacefulness of our community*

Monitoring of rentals

I would like to see what the new security company does to limit non residents at the beach and remove problem gatherings from the beach.

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# Concerns with safety/security/rules enforcement

UNDERAGED DRINKING and litter pick up not addressed.

During summer months, families are parking at NS marketplace parking lot and passing security at Sandy beach to enter at Beach Road. This is a constant battle

the abundance of renters who are unaware of the rules of this community?!

Why is our beach more and more crowded every year??? New Seabury has their own permanent guard and empty beach - why?! Dogs should NOT be allowed on the beach - this isn't the trashy Outer Banks, NC. I feel like New Seabury is taking over Poppy :(

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# Protection and passion for our beaches

*I think there should be control of fertilizer and pesticide usage - this is a big part of our water quality issues*

*Restrictions on the use of fertilizer and other yard maintenance near the ocean.*

*Sea weed removal & water quality should be the #1 priority. The beaches should be our greatest concern with a majority of the funds devoted to that purpose*

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# Construction, Overbuilding, Growth

The trucks which transport the sand to fill in the spit are interfering with the quality of life on Bluff Ave. As our streets are private and maintained by Popponeset, I do not support the transportation on sand trucks beginning at 7:00 am while I am a permanent resident in Popponeset. How was the route determined? There must be alternatives . Please change that issue. We have many permanent residents living on Bluff Avenue who do not appreciate the traffic on the “off season”.

The fact that the builders rule our community is alarming. Every one of them allows their construction crews to park everywhere , drive fast. When we ask for help we are told to call the police. Have you sent an email out to the top builders here? Have you asked your homeowners to tell their builders how to behave? It starts where the money is and for those of us who live here we are abused regularly but fast driving crews, massive trucks parked in the road, crews that start at 6am. Please step in and help. It's just run by builders and they take the money and run after ruining our lives and our communities. And it never stops. Please author a letter from PBA and send it to homeowners and then to the Foxes, O'Neill's, greys, etc... all the builders and tell them what we expect them to tell their crews. They won't stop unless someone holds them accountable.

It would be helpful to have resource for Zoning issues with the raise and replace that has been approved. This community was never meant to be community for multi-million dollar homes that impact the environment.

PBA having more oversight on building and construction.

We need to address the fact that New Seabury are building 200+ more houses and Poppy is not prepared for it

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# Construction, growth continued

## SLOW THE GROWTH

Construction work needs to begin at 8:00 a.m. and be completed by 4:00, just too much noise and confusion.

noise is an issue when a house is being built next to you. I believe there should be rules to stop or dramatically reduce the construction and associated noise in July and August.

Focus on environmental issues not "security issues" to exclude people. look at the big picture ie long term. at one time there was a footprint rule for additions - now every house is a mansion straining resources - putting extra stress on the environment/ septic systems- and they add a lot more people - ie lots of people fit in a 5 bedroom 5 bathroom house- crowding the beaches. creating more "green lawns" that just damage the environment. it is time to control the growth. popponesset is being destroyed by INSIDERS not "outsiders"

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# Dogs on Beach- a hot topic

- In 2013, 36.4% of Poppy Homeowners owned a dog. 67% of Homeowners did not want dogs allowed on the PBA Beach.
  - In 2021, 45.42% of Poppy Homeowners own a dog. 55% of Homeowners do not want dogs allowed on the PBA Beach (vs. 36.02%). Interestingly 17% are dog owners.
  - Two big themes emerged in the comments section:
    - Because people are ignoring the rule, the lack of enforcement is causing issues and placing the burden on homeowners who do not want dogs on beach
    - The inconsistency with the rules on the Spit and NewSeabury and Wilsons Grove are confusing and for new people (and some not new) they don't understand that they are different, or why they are different.
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# Dogs on Beach

*I have had a dog for years while being in Poppy and do not believe there should be a reversal of the policy. I do believe there could be a dog park somewhere that would give people a place to go. But what bothers me most is it is not enforced and it leaves the burden to people who are on the beach to confront the many who break the rule or suffer in silence. It's just not right. And it's complicated that even our own homeowners are confused by the Spit rules being different than the PBA rules. I wish the board would seriously address this. It's only gotten worse. Ignoring it for those of us who deal with it is not right. I respect the list of things you have on your plate is huge and you are volunteers and you do so much good, but make this a community task force- engage people, educate people, put signs up, whatever it is please DO something!*

I have a dog and I believe dogs should not be on the beach!

My only concern is that some people leave their dogs poop on the beach and don't care to pick it up. I otherwise have no problem with dogs on the beach. I think it's great to let them run the beach in the off season. But seeing people are the way they are I think we have to restrict the access unfortunately.

It seems reasonable to me to have some restrictions, such as during peak beach hours during the summertime.

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# Dogs on Beach

According to the laws of Massachusetts called the Massachusetts Intertidal law the land between the low tide line and the high tide line BELONG to everyone in the state. No one can be stopped for fishing or fowling or navigating. The current imposed rule is ILLEGAL. Everyone in Popponesset has a deeded beach right. Everyone in Popponesset has the right if they can access the beach to be between the high tide and the low tide and walk their dog. It is about time that this Massachusetts law from the 1600's is observed! I plan to challenge the PBA if their improper rule is kept in place. There is every legal right for a dog owner to be respectful and early in the morning or night to observe the Massachusetts intertidal law.

I have been attacked several times by dogs often off their leach on the beaches. I have almost completely stopped walking the beach for fear of dogs attacking me.

Dog owners are bringing their dogs off leash from New Seabury almost daily during summer months and told us that they do not care about the rules in Popponesset.

*Not a dog owner, strongly believe there should be NO DOGS on the beach. Unfortunately too many dog owners do not respect the boundaries of people and the possible fears/historical issues people may have with animals. I understand this is disappointing to dog owners, but human safety (mental and physical) should be the priority.*

*I am a dog owner and I feel the dogs should be allowed on the beach in off season. Oct 1st to May 1<sup>st</sup>*

I am a responsible dog owner but sadly, I think I am in the minority. I think it is fair to allow dogs on the beach ONLY outside of core hours. Between 9am - 5PM there are too many people on the beach June - Aug to permit dogs during this time. In the off season, dogs should be allowed on the beach. This only works if we enforce. Expecting residents to police each other get very dicey. I'm to old to be arguing with my neighbors!

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# Desire to preserve “Community”

*Please stop the Encroachment of Popponesset/Conservation property by oceanfront home owners seeking to enlarge and add more privacy to their lots at the expense of others.*

*We need a strong relationship with our neighbors not walls*

Thanks to each of you who work hard to keep Poppy so special!

As neighbors and friends we just need to protect the beautiful area and educate our younger generation of what is done now is for their future.

We appreciate all you do to keep Poppy the family-friendly neighborhood it always has been!

I love The strong sense of community and the efforts of all the volunteers who work hard to preserve the commitment to family community values. 1) family orientation 2) private beach 3) great neighbors and friends 4) community house events

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# Desire to preserve “Community”

My home is a magnet for my family to relax and enjoy all that Popponesset has to offer.

I love The community spirit of the homeowners and the desire to keep Popponesset vibrant.

Treat ALL homeowners fairly and equitably and not be hesitant/afraid to deal with difficult homeowners who continually threaten to sue both the board and it's members.

It's always been about memories with my family and friends, and the tight knit community. It's changing. I wish it wasn't. But I do love this place because it's a throwback in time

Really enjoying the old-fashioned ways of Poppy. Would like to see that flourish and not the large growth of big money and low-community-minded folks.

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# Summary/Implications

- The composition of the PBA Homeowners is changing
  - Beach and security are biggest concerns – still – but getting worse
  - New issues but all related to growth
    - Rental issues
    - Overcrowding
    - Growth in New Seabury putting a burden on PBA
    - Construction has a long impact on other areas (traffic, drains, water)
    - Water Quality overall
    - Impact on “community”
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# Summary/Implications

- There is passionate polarization and it's tough to please everyone.
  - Some of this is driven by the personal implication/proximity
    - people close to beach care deeply about nodrop offs
    - people who use the spit are passionate about the Spit and Security on Wading Place
    - people who own dogs are passionate about having a flexible dog policy (and picking up poop)
    - people who live on Dean's Pond care about vista pruning and preservation of the pond
    - people with kids/grandkids care about the Community House
  - The “sue PBA” mentality never ends- over encroachment monitoring, dogs, life preservers, dues, etc.. This is a community and it's shared by all. Everything you do impacts all.
  - With a self-projected increase in holding on to homes, retiring here, using all year, there may need to be future planning for more year -round services and worry about impact to environment
  - More people need to vote in Mashpee to affect real change
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# Speaking of rental issues

- All homeowners renting their home out, need to register with the Town of Mashpee
  - Several homes have been flagged by the Town as renting but haven't registered
    - If you are currently renting or going to be renting your property you must register with the Town of Mashpee, see link <https://www.mashpeema.gov/home/news/important-notice-short-term-rental-property-ownersoperators> .
    - If you have any questions you can contact Joseph Callahan, he can be reached at [Jcallahan@Mashpeema.gov](mailto:Jcallahan@Mashpeema.gov) or 508-539-1400 X8596.
  - Neighbors – if there are disturbances or issues, contact the Town or PBA.
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# A note on Annual Dues/Fees/Assessments

The Annual Dues/Fees and Assessments are \$1.37 per day per homeowner. The median house price currently is \$614K in Mashpee (according to realtor.com). Annual Dues in neighboring New Seabury begin at @\$600/yr and go up from there depending on the community and do not include beach access in their deeds.

PBA dues cover in part:

- keeping roads driveable – everyone uses and must be kept this way for your insurance for your home to be accessible
- keeping beaches maintained – which helps maintain the value of your home
- preserving community house which has been a mainstay in building memories for our kids and keeping that special community spirit
- keeps security on the beach to be able to help protect this private access

# And last- a big thank you to the PBA Board

106 additional responses were offered and the majority of them were sharing appreciation to the Board for the work they do as volunteers and members of our community.

*The PBA Board has done an excellent job and should be commended!*

*I recognize that this is a volunteer board and truly appreciate how you are listening to the community and working hard to implement what the community has identified as priorities.*

*I think you are doing a terrific job and really appreciate all you do. Thank you!*

*THANK YOU for all your efforts to keep Poppy a special place!*

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**THANK YOU!**  
**ANY QUESTIONS?**