

Guidelines  
for  
Mason's Island  
Property Owners  
&  
Renters

(revised January 2023)

## Table of Contents

Mason’s Island Fire District . . . . .	3
Mason’s Island Property Owners Association . . . . .	4
Masons Island Company . . . . .	4
Fire Protection . . . . .	4
Roads . . . . .	4
Traffic Control . . . . .	5
Golf Carts, Club Cars, Scooters, Mopeds, Pocket Bikes . . . . .	6
Trash Collection . . . . .	6
PODs, Dumpsters, and Other Storage Containers . . . . .	7
Park, Ponds, Beaches and Recreation Areas . . . . .	7
Docks and Mooring Areas . . . . .	8
Waters around Mason’s Island . . . . .	9
Shooting and Trapping . . . . .	9
Animals: Roaming Dogs, Rabies . . . . .	9
Lyme Disease . . . . .	10
House Construction . . . . .	11
Architectural Review . . . . .	11
Property Maintenance . . . . .	12
Rentals . . . . .	14
The Guard Kiosk . . . . .	14
Emergency Preparedness Tips . . . . .	15
Donna’s Garden . . . . .	15
Mason’s Island Yacht Club . . . . .	15
St Edmund’s Retreat . . . . .	16

This document is intended to provide information on a wide variety of issues pertaining to living on Mason's Island. The success of these guidelines is dependent upon a "good neighbor" attitude and behavior of MIPOA residents and renters. Local Town of Stonington ordinances are sometimes referenced and are enforceable on Mason's Island.

Included are the functions and responsibilities of the Mason's Island Fire District ("MIFD" or the "District"), the Mason's Island Property Owners Association, Inc. ("MIPOA") and the Masons Island Company ("MICO" or the "Company"). Also included is how the entities interact to ensure the continued beauty and distinctiveness of our unique island community.

This general discussion of the functions and responsibilities of MIFD and MIPOA is subject in all respects to the provisions of the By-Laws of MIFD and the Certificate of Incorporation and the By-Laws of MIPOA. Copies of these documents may be obtained by going to [www.mipoa.info](http://www.mipoa.info) or from the Secretary of MIPOA or the Clerk of the District. Information on both organizations' boards and committees are covered on the website along with an archive of recent seasonal newsletters and communiqués.

The annual meetings of both MIFD and MIPOA are typically held on the Saturday morning of Memorial Day weekend at the Mason's Island Yacht Club.

Informational websites:

- MIPOA/MIFD [www.mipoa.info](http://www.mipoa.info)
- Masons Island Company [www.micorealestate.com](http://www.micorealestate.com)
- Town of Stonington [www.stonington-ct.gov](http://www.stonington-ct.gov)

### **Mason's Island Fire District ("MIFD" or the "District")**

MIFD is a legal municipality under the laws of the State of Connecticut. It is part of the Town of Stonington. MIFD encompasses most of the Island lying south of the gatehouse as indicated on the GIS Stonington Fire Districts map:

[https://gis.stonington-ct.gov/web\\_data/MAP\\_GALLERY/FIRE\\_Districts.pdf](https://gis.stonington-ct.gov/web_data/MAP_GALLERY/FIRE_Districts.pdf)

MIFD levies property taxes on real estate and business assets to cover costs for the following: fire protection, maintenance of roads and rights of way (which MIFD is obligated to maintain under contract with MIPOA), maintenance of the Ice Pond, security and traffic control, drainage, and maintenance of recreation areas. Committees appointed by the MIFD Board of Directors administer budgets and contracts for these purposes. MIFD owns the park area located near the north end of the Ice Pond.

All taxpayers owning property with an assessed value of \$1,000 or more on the annual grand list, as well as electors of the Town of Stonington residing in the District, are eligible to vote at annual and special meetings.

### **Mason’s Island Property Owners Association, Inc. (“MIPOA”)**

Is incorporated under the laws of the State of Connecticut and is a voluntary membership organization of property owners within the District. To maintain the privacy of the roads on Mason’s Island, MIPOA owns the roads. All property owners are eligible and are encouraged to become members of MIPOA. To become a member, annual dues of \$50 must be paid to the Treasurer of MIPOA.

MIPOA has two standing committees: the Architectural Review Committee and the Property Maintenance Committee, whose functions are described below. MIPOA may own property and roads, and has other limited purposes, but has no taxing powers. MIPOA maintains an email list of all property owners and sends out informational emails as appropriate. The association also has a welcoming committee whose members visit new property owners with useful information concerning Mason’s Island.

All members in good standing (i.e., whose dues have been paid) are eligible to vote at annual and special meetings and are encouraged to attend. Multiple owners of a property are entitled to only one vote and owners of multiple properties have only one vote at annual and special meetings.

### **Masons Island Company (“MICO” or the “Company”)**

The Company is a family-owned real estate development company and is the owner of most undeveloped property within the District. It also owns the Ice Pond, recreation areas and certain beaches and docks. The use of these facilities has been deeded to property owners, with a few exceptions.

### **Fire Protection**

MIFD has a contract with a local fire district for fire protection (currently it is Mystic Fire Department’s B.F. Hoxie Engine Company). The fire station is within a short distance of Mason’s Island and is equipped with tanker trucks. Beginning in 2016, Connecticut Water undertook a program to upgrade the water mains on Mason’s Island to eight-inch mains. The new mains carry sufficient water pressure to service fire hydrants. Now that the project is completed, all of the homes within the Mason’s Island Fire District are within 1000 feet of a hydrant. The annual cost for the hydrants is included in the MIFD budget. The cost of fire protection is one of the largest expenditures in the MIFD budget.

### **Roads**

With minor exceptions, all roads and rights of way within the District are the property of the Mason’s Island Property Owners Association. The Roads Committee (with representation by MIPOA and MIFD) is responsible for the maintenance of all roads and rights of way. The Committee is also responsible for the installation of road signs, painted lines and speed bumps. A general contractor is hired to oversee and provide these services when needed.

The Roads Committee coordinated with Connecticut Water to repave the roads after the installation of new water mains in 2017.

A Road Excavation Permit must be obtained from MIFD before any cuts are made in the roads. A Driveway Apron Permit must be obtained from MIFD before any new driveway aprons are installed (any damage to aprons from road plowing is the home owner's responsibility) or any changes are made to existing driveway aprons. Applications can be downloaded from the MIPOA/MIFD website.

Property owners and their visitors are reminded to obey all speed limits and stop signs, keep dogs on a leash and out of personal property planting gardens. These rules apply when visiting Enders Island as well.

### **Traffic Control**

MIFD is authorized by state law to hire police officers but has not done so. The Town of Stonington Police patrol the District.

MIFD hires Traffic Control Officers, who are stationed at the guardhouse during the summer, as well as at other times throughout the year. The Officer's primary duty is to control traffic entering the District and limit traffic to authorized persons. The Traffic Control officer is not a police officer and does not have the power of arrest. Any infractions of the law should be reported directly to the Stonington Police, not to the Traffic Control Officer.

Anyone without a Mason's Island decal on their vehicle is required to give their name and destination to the Traffic Control Officer at the guardhouse. To better enable the Traffic Control Officer to recognize residents at the main gate, residents should display a Mason's Island decal on the driver's side windshield of their vehicles.

Decals may be obtained from MIFD's Traffic Control Representative. The application can be downloaded from the MIPOA/MIFD website. When residents sell or trade-in their cars, they are asked to remove the decal in order to limit access to the Island by non-residents who buy their old cars.

THE SPEED LIMIT ON ALL ROADS WITHIN THE DISTRICT IS 20 MPH. However, the narrow and curvy nature of some of the Island's roads frequently requires slower speeds.

No unregistered motor vehicles of any type may be operated on roads within the District\*. Only persons with a valid operator's license may drive on the roads.

Overnight parking on roads is prohibited including the pavement and unpaved shoulder on either side.

Although the roads are private, all Town of Stonington and State of Connecticut motor vehicle laws and regulations apply and are enforced.

There are no sidewalks on the Island. Pedestrians are required by state law to walk facing oncoming traffic. Bicycles are required to go with traffic. Please wear reflective material and carry flashlights after dark.

\*Exception Golf Carts, Club Carts, Vespas (see next section)

### **Golf Carts, Club Cars, Scooters, Mopeds, and Pocket Bikes**

Golf carts, Club Carts and similar vehicles are unregistered vehicles and are allowed to be operated within Mason's Island Fire District since our roads have speed limits of 20 mph or below. Consistent with state law, the minimum requirements for operation are:

- The operator **MUST** carry his or her valid Connecticut motor vehicle operator's license while operating such a vehicle. **NO UNLICENSED OPERATOR IS PERMITTED TO DRIVE THE VEHICLE WITHIN MASON'S ISLAND FIRE DISTRICT.**
- Each vehicle shall be equipped with an operable horn.
- Each vehicle shall be equipped with a flag that is positioned to assist operators of motor vehicles in observing the location and operation of such vehicles.
- Operation is limited to daylight hours only.
- No authorization shall be granted for operation on any street or highway where the posted speed limit is more than 20 miles per hour.

Any person who operates a vehicle in violation of these requirements, or the violation of any insurance requirement, or any other conditions or limitations outlined above shall be asked to no longer operate the vehicle.

"Motor Driven Cycles" (i.e. scooters, mopeds and pocket bikes) with engine capacities less than 50 cubic centimeters with seat height of at least 26 inches are not required to be registered. They should be driven solely by someone holding a valid driver's license. Pocket or Rocket Bikes look like mini-motorcycles and have seat heights under 26 inches. A driver's license, registration or title is not required to operate pocket or rocket bikes. However, these are **NOT** allowed on Mason's Island roads since they are considered too small to be driven safely. They are allowed only on private property (not MIPOA roads).

ATVs, 3- wheeled vehicles and Go Carts are **NOT** allowed on Mason's Island roads.

### **Trash Collection**

The Town requires that residents separate recyclables from other trash. Special instructions for recycling are available at the Town of Stonington web page <https://www.stonington-ct.gov/solid-waste-and-recycling>. Stonington currently uses single stream recycling with nothing needed to be sorted in the standard recycling bin.

Rubbish and non-recyclables, exclusive of household hazardous waste, must be placed in Yellow Town of Stonington Plastic Bags, which can be purchased at local supermarkets and other stores. Fees from the sale of yellow rubbish bags pay for the

cost of disposal. This “Pay by the Bag Program” is discussed further on the Town of Stonington website.

A private company under contract to the Town of Stonington handles rubbish collection. Collection is generally made early on Thursday mornings (Friday, if Thursday is a holiday). The collector picks up all yellow bags and recyclables at each house. Residents are encouraged to place their trash on the side of the road, clear of the pavement. If you have any problems or questions, contact the town Solid Waste and Recycling department: <https://www.stonington-ct.gov/solid-waste-and-recycling>.

MIFD receives numerous comments from residents whose neighbors leave trash and recycling containers by the road or in full view overnight or longer. Residents are asked to promptly put away all trash and recycling containers. Residents who expect to be away on collection day are encouraged to ask a neighbor to place these objects out of sight.

The Stonington Transfer Station accepts all other refuse, including bulky waste such as furniture, mattresses, appliances, TVs, computer monitors, leaves, yard waste and other items for recycling. Reusable items such as household furnishings, books, and other products can be dropped off at the Reusable Shed at the Transfer Station. For current fees and hours of operation, call the Transfer Station (860-535-5088).

Items classified as Household Hazardous Waste are identified on the Town of Stonington website. The communities in Southeastern Connecticut schedule several days each year when they accept Household Hazardous Waste at various collection points. To find out the date and location of the next Hazardous Waste collection, call the Stonington Solid Waste Office (860-535-5099).

**PODS, Dumpsters and Other Storage Containers on Properties** While we understand the need for PODs (Portable On Demand Storage), Dumpsters, or other Storage Containers on properties during building and renovations, property owners are asked to minimize their use and inform MIPOA’s Property Maintenance Committee Chairperson of the approximate duration for such equipment. This addresses the concerns neighbors have expressed about the process and timeline of removal.

### **Parks, Ponds, Beaches and Recreation Areas**

All park and recreation areas are either the property of the Company or the District, and are maintained and operated by the District. In addition to the defined areas, there is a five-foot wide footpath right of way around the shores of the Ice Pond and across private properties for the use of property owners. The District maintains this path. Skating on the pond is at the risk of the individual, parent or guardian.

NOTE: The small pond on the south side of the causeway south of the Ice Pond is owned by adjoining property owners and does not have a right of way around it.

In 1995 the Company and The Nature Conservancy of Connecticut, Inc. entered into a conservation easement which prohibits development on a 46.5 acre tract of land abutting the east side of the Great Salt Marsh, including 17.5 acres of marsh land. Residents of the District are permitted to walk along trails and paths on this land and to enjoy the beauty of the woods and marsh.

The Company owns several beaches. Most of these areas are open for use and enjoyment by residents within MIFD. One issue that becomes troublesome is when people are trying to enjoy the area and dogs are left loose to romp in the water or freely roam the beach and rocks. This is particularly a concern when the beach is small (e.g. at the end of Skiff Lane). The animal owner may not understand how this adversely affects others. In order to allow enjoyment of these areas without adverse conditions, we will have the following guideline at the beach at the end of Skiff Lane: No dogs are allowed on the beach between May 1 and the day after Labor Day between the hours of 8 a.m. and 6 p.m.

### **Docks and Mooring Areas**

Designated docks and waterfront areas within the District are the property of the Masons Island Company. Certain property owners are given the right in their deeds to use such docks pursuant to the fees and regulations set by the Company. There is also access to the water at the end of all MIFD roads that lead to the water's edge.

The Company's docks are located off the east end of Allyn's Alley, at the foot of Plover Lane, at the end of East Forest Road, and at the bulkheads in Poggy Bay and the Great Salt Marsh. The Company permits residents to dock small boats and rents outhaul space to residents on a seasonal basis. It is the responsibility of the boat owner to provide and properly maintain appropriate dock lines, outhauls, blocks and ladders. Residents interested in dock space or outhauls should contact Masons Island Company. Small boats, dinghies and kayaks may be stored at Allyn's Alley beach upon application to the Company for a permit.

The East Forest Road dock is owned by The Company. By agreement between The Company and the East Forest Road families; the families pay annual expenses related to the dock; the families have exclusive use of the outhauls on the dock. There is no change in the access/usage of the dock by deeded property owners.

Swimming beaches are not to be used for boat storage. A condition of the dock permit issued to the Company by the Connecticut Department of Environmental Protection prohibits storage or placement of boats on marsh areas.

There are official mooring areas off the east and southwest sides of the Island as shown on U.S. Coastal Charts. In 1995, a comprehensive harbor management plan was approved by the voters of the Town of Stonington which, among other things, sets specifications for moorings and ground tackle and grants authority to the Harbor Master to (1) assign mooring locations, (2) issue mooring permits, (3) collect an annual fee per mooring and (4) remove illegally placed moorings. It is the responsibility of boat owners



to frequently check their ground tackle and mooring pennants for chafe and wear. Please note that the waters of the Town of Stonington, including the Mystic River, are a “no discharge” area. Application for a Mooring Permit is made to the Masons Island Harbor Master. <https://www.micorealestate.com/mooringsanddockage>

### **Waters around Mason’s Island**

Slow/no wake regulations were passed by the Connecticut State Legislature for the Mystic River in 2012. The slow/no wake zone with its 6 MPH restriction consists of two specific areas. Area 1 is located between the entrance to the Mystic Harbor and Red Navigation Buoy No.22. The entrance to Mystic Harbor is defined in detail in the Connecticut Boater’s Guide as a line beginning at the southernmost tip of Mouse Island along the north shore of Ram Island to the southernmost tip of Mason Point. Area 2 extends from Red Navigation Buoy “26” northward to Green Navigation Buoy “53”. These areas will be marked with floating signs provided by the DEEP. The area between Navigational Buoy “22” to Navigational Buoy “26” maintains the original no wake designation with speed restrictions within the proximity of other boats and docks. The intention is to allow the performance trial runs for engine maintenance. The harbor master and local police will still enforce issues of safety and damaging wakes in this area.

The Connecticut Boater’s Guide published each year by the Department of Energy and Environmental Protection is a digest of boating laws and regulations: Part One – Mandatory Boating Education and Certification; Part Two – Registration; Part Three- Safety Equipment Information; Part Four – Boating and Environment Awareness; Part Five – Boating Regulations; Part Six – Boat Launch Information & Digest of Local Regulations; Part Seven – Rules of the Road and Navigation; Part Eight – Safety Information.

For more information contact the Mystic River Harbor Master or the Mason’s Island Harbor Master.

### **Shooting and Trapping**

State Law prohibits the discharge of firearms within 500 feet of a dwelling or place of public gathering. This applies to the water as well as the land. In addition, the Company strictly prohibits the discharge of firearms, setting of traps, or any use of a bow and arrow on any of its property without its written permission and a State Hunting Permit. Infractions of these rules should be reported to the Stonington Police.

### **Animals: Roaming Dogs, Rabies**

Roaming dogs are a nuisance and generate a considerable number of complaints by residents. Under State Law all dogs are required to be kept on a leash when off its owner’s property. Complaints about roaming dogs should be made directly to the Stonington Dog Warden or the Stonington Police Animal Control Officer. Upon receiving a complaint, the Dog Warden will take a loose dog to the pound at Greenhaven Road. The owner can retrieve the dog by paying a redemption fee. Redemption fees escalate significantly for subsequent infractions.

Barking should be controlled to avoid disturbing others. Residents who are sufficiently disturbed by barking dogs can notify the Dog Warden. Excessive barking is treated as a nuisance under Stonington laws and owners are subject to fines. Subsequent violations are treated as misdemeanors and require a court appearance.

One common complaint is barking of dogs left unattended while the owner leaves the premises. MIPOA strongly recommends neighborly conversation with the offending dog's owner if a problem arises. Many times the offending dog's owner is not aware that this occurs during their absence.

Dogs are not allowed on the grounds of the Mason's Island Yacht Club.

Dog owners are also subject to substantial fines for failure to maintain a dog's current license, and for failure to maintain a current rabies certificate, and for biting.

Many residents and visitors to the Island have dogs, and dog waste has become a considerable nuisance and health hazard. There is a Town ordinance regarding animal waste. The Town of Stonington has a "pooper scooper" ordinance, which requires dog owners to pick up after their pets and imposes a fine of \$35.00 per occurrence for failure to do so. PLEASE CARRY A BAG TO PICK UP AFTER YOUR DOG.

Raccoons, skunks and other nocturnal animals may be rabid. The appearance of these animals in daylight is a likely sign of rabies, and the Police should be called immediately. Animal bites, when the skin is broken, should be referred to the Stonington Health Officer or a physician.

### **Lyme Disease**

Like many coastal communities, Masons Island has been a prime habitat for deer ticks, the carriers of debilitating and deadly diseases such as Lyme disease, ehrlichiosis, and babesiosis. The Mason's Island Fire District (MIFD) Board of Directors has been very proactive in tackling this problem and has developed a Lyme Disease Prevention Program designed to protect our residents from tick borne illness to the extent possible. The Program encourages universal tick control by providing residents with tick control options attractive to constituents based on effectiveness, affordability and ecological neutrality.

In addition to our annual tick control program, MIFD has further participated in multiple scientific studies in conjunction with The Center for Disease Control and Prevention, The CT Department of Environmental Protection, and the CT Agricultural Experiment Station to further develop tick control programs and to evaluate their effectiveness.

These studies have been implemented in conjunction with tick scientists from across the country including Dr. Kirby Stafford, Vice Director and Chief Entomologist with the CT Department of Entomology and the CT Agricultural Experiment Station, Dr. Thomas Mather, the Director of the URI Center for Vector Borne Diseases and Dr. Mat Pound,

Research Entomologist for the Knipling-Bushland US Livestock Insects Research Laboratory out of Kerry Texas.

We continue to research the entire issue of Tick Control with the goal of developing the best possible community-wide program. Specifics on the MIFD Lyme Disease Prevention Program and the latest available results from ongoing scientific studies are available on the MIPOA website [www.mipoa.info](http://www.mipoa.info) under the Lyme Disease Prevention link. The website is updated annually in May.

As Mason's Island residents, you are encouraged to actively participate in the MIFD Lyme Disease Prevention Program as well as take personal precautions to protect yourself and your family as well as your pets from all tick borne illnesses. Good tick management techniques include:

- Wearing protective clothing, and showering after working outside.
- Treating pets with tick control products.
- Checking yourselves, your children and your pets frequently for ticks and tick bites.
- Eliminating tick habitats from your properties by removing leaves, brush and debris.
- Keeping areas under bird feeders clean.
- Refraining from feeding deer.

### **House Construction**

Before a new building or addition is undertaken, it is recommended that the Owner and/or Architect meet with the Town's Planning & Zoning and Building Officials to understand the many Code related issues that, among other things, affect setbacks, septic systems, access and height. In addition, the requirements of the Owner's Land Deed should be reviewed and Masons Island Company deed restrictions understood and adhered to. It is the responsibility of property owners to obtain all necessary permits regarding construction from the Town of Stonington.

### **Architectural Review**

MIPOA's Architectural Review Committee seeks to preserve the aesthetic charm and natural beauty of Mason's Island. To this end, its function is to recommend approval or disapproval of new construction and changes to existing property, including additions, modifications, outbuildings and fences.

The Architectural Review Committee considers the suitability of new construction to its lot, the immediate neighborhood and the community. For this reason each building is considered individually. The style of a house is secondary to pleasing proportions and suitability to the site. It is important to know that the Committee has no enforcement power; it serves in an advisory role to homeowners and the Company. All property owners are encouraged to discuss their plans with the Architectural Review Committee.

When property owners decide to build a new house or remodel an existing one, they should obtain a copy of the detailed guidelines for building in the District. This information is available from the Company or the Chair of the Architectural Review Committee. The deeds for most properties within MIPOA's boundaries provide that any construction plans be drawn by a registered architect and be approved by the Company. Owners of such properties are required to submit preliminary plans to the Company for approval. Preliminary plans are reviewed by the Company and by the Architectural Review Committee. The Committee submits its recommendations regarding such plans in writing to the Company and the Company in turn will provide written approval or disapproval to the property owners.

Although both the Company and the Committee endeavor to move quickly, review of construction plans can take a week or two in the best of circumstances. Disagreements are generally resolved through discussion between the owners, Company representatives and the Committee Chair, but inevitably consume additional time. Property owners should take this process into consideration when planning their projects.

### **Property Maintenance**

MIPOA's Property Maintenance Committee has established guidelines to encourage District property owners to maintain the appearance of their houses and grounds to a standard appropriate for the area. It also facilitates dialogues between property owners and conducts other activities to help accomplish its goals. Property owners who believe they have a grievance are expected to address their issues directly with their neighbors as the first step and, the Board believes, is the best route to problem resolution. If this approach fails to produce acceptable results, MIPOA, upon request, stands ready to clarify.

### **The Property Maintenance guidelines are:**

#### **1. NOISE**

- Loud, disturbing and excessive noise is not allowed before 6:00 a.m. and after 10:00 p.m. on Monday through Saturday and before 8:00 a.m. and after 10:00 p.m. on Sunday. Clotheslines are not to be visible from neighbors' properties or roads.
- Construction and renovation projects are limited to the hours between 7:00 a.m. and 6:00 p.m.
- Use of power lawn mowers, leaf blowers, chain saws and similar equipment are to be limited to the hours between 8:00 a.m. and 6:00 p.m. If possible, please limit noise on Sundays.
- While many of the water sports (i.e. kayaking and sailing) are typically quiet and slow, Jet Skis, Personal Watercraft and Sea Doos are completely the opposite. While we appreciate the diversity and endless fun on the water, excessive noise is something that remains a distraction from our tranquil environment. Limited use of jet skis near our shores would be greatly appreciated.

2. Garage Sales, Estate Sales, Tag Sales and similar sales are prohibited.
3. Posting of ALL SIGNS is prohibited, including but not limited to realtors' "open house" and "for sale" signs, workmen's signs (builders, renovators, painters, roofers, etc.) and political advertising.
4. PROPERTY APPEARANCE
  - Reasonable property appearance, landscaping maintenance and neatness of grounds are to be sustained.
  - Raked leaves should be kept from blowing onto neighbor's property
  - Sometimes material (i.e. telephone books) is left by the mailboxes as a means of distribution. We understand why it has been done; however, if these items are not claimed within one week of their distribution, we would suggest removing them.
5. Landscaping overgrowth should not block neighbors' views. Property owners are reminded that as neighbors' views become obscured, enjoyment of their properties may diminish and property values may be adversely affected.

Property owners are advised to document by photograph and by written description their views (in each season) as soon as possible after acquiring their property as the basis from which to address matters involving future maintenance of those views.

A provision in many deeds permits the Masons Island Company to enter those properties for the purpose of pruning trees and bushes in a reasonable manner to maintain views from adjoining properties. The deed provisions also require Company approval for plantings along road lines.

Property owners are encouraged to contact the Company when planning landscaping projects. From time to time the Company clears the rights of way and the roadsides. Please contact the Company if you have a request regarding maintenance of a particular location.

When dealing with disagreements between neighbors regarding view maintenance, the Committee and the Company will always attempt to strike a balance between view maintenance and privacy concerns. The Chair of the Committee will advise all parties in writing as to the suggested course of action.

6. Effective January 1, 2013, Senate bill, SB440 addresses the application of fertilizers containing phosphorus on established lawns. Property owners are strongly encouraged to make every effort to minimize use of chemicals on their lawns, trees, yard plantings and gardens. Most pesticides are harmful to the environment, and chemical fertilizer run-offs accelerate the growth of undesirable algae in the Ice Pond and the ocean.

7. Boats over 20 feet in length, house trailers, recreation vehicles, tractors and backhoes, farm equipment, business vehicles and inoperable autos are not to be stored on properties. The Board recommends that all boats and trailers be stored in garages or boat yards or a commercial storage facility. If boats of less than 20 feet in length are stored outside, the Board recommends they be stored off the road and out of sight from neighbors to the extent possible and that their covers be of dark green or brown (not bright blue or white).
8. Exterior house lights should not shine into neighbors' windows or create any unnecessary glare. If possible, use a timer and be mindful of your neighbors wanting to enjoy the evening skies without the glare of lights.
9. It is nice to feel that leaving a bike or wagon unattended for hours is safe on Mason's Island. Items should be labeled and identified with the owner's name. When items are left for extended periods of time, it is very helpful to know to whom the item belongs.
10. Kayaks and other watercraft left at the Skiff Lane dock area should be marked with a resident's name and phone number and neatly placed on the storage logs provided.

### **Rentals**

Mason's Island is a desirable area for rentals. However, one of the major conflicts to rentals is the need for the renters to know the guidelines and respect the community atmosphere. Therefore, it is important for all landlords to provide a copy of the Guidelines for Mason's Island Property Owners & Renters to their occupants (regardless of length of stay).

### **The Guard Kiosk**

MIPOA has jurisdiction over the posting of any notice on the Gatehouse. Individual notices by MIFD, MIYC, and MIPOA can be posted for a limited time. Notices of special interest, for example Mason's Island Yacht Club events or information on missing animals, may be posted with approval from MIPOA. Once their purpose has been served, all notices should be promptly removed by the individual who posted them.

The Gatehouse has two cameras and a license plate reader that provide a record of vehicles coming and going on to Mason's Island. In the unlikely event of an incident, this record will be made available to law enforcement.

## **Emergency Preparedness Tips**

We should all have a basic emergency plan that can be used for any emergency. The three basic preparedness steps: Get a Kit, Make a Plan, and Stay Informed.

Particulars can be found on the Town of Stonington web page [www.stonington-ct.gov](http://www.stonington-ct.gov) in the “Emergency Management” section, with information about Disaster Management, Hurricane Preparedness, American Red Cross, etc. The State of Connecticut’s Department of Emergency Services and Public Protection also offer help at <http://www.ct.gov/despp>.

At times we lose electricity, and it is imperative for everyone to contact Connecticut Light and Power (CL&P) at phone number 1-800-286-2000 to be included on its list. Even during times of massive outages do not assume CL&P is aware of the situation; we have learned from experience that having more residents report outages will get us higher on CL&P’s list for attention. Downed wires and poles are safety hazards and must be reported as emergency situations. In the case of downed wires, please call 911 in addition to CL&P to report the problem as a life threatening situation. Today’s power lines carry significantly higher voltage than those of the past and electrocution is a serious concern. Do not assume wires are dead or attempt to move them, and stay away as the ground may be charged.

## **Donna’s Garden**

Donna’s Garden is a community garden located behind the Masons Island Company shed on Schoolhouse Road. Involvement is voluntary and open to all property owners.

## **Mason’s Island Yacht Club ([www.masonsislandyachtclub.com](http://www.masonsislandyachtclub.com))**

The Mason’s Island Yacht Club (MIYC) is located on the southeastern end of Masons Island. Founded in 1928, MIYC is a private, family oriented club that provides social and athletic events for its members and guests. Athletics include instructional and competitive programs in sailing, swimming, tennis, and bocce. Mooring access and out hauls are available.

Most MIYC programs are held in the summer months but the Club is open throughout the year.

Please obey the stop signs at each entrance to the property and watch for children at all times.

Membership in MIYC is by sponsorship. All property owners within the boundaries of the Club are eligible for Active membership or summer privilege. July, August, or full Summer Privilege memberships are available to immediate family members of current members and to renters of property within the MIPOA.

**St. Edmund's Retreat ([www.endersisland.com](http://www.endersisland.com))**

St. Edmunds's Retreat is located on Enders Island which is connected to Mason's Island by a short causeway south of MIYC. The Edmundite Brothers have the deeded right to operate a retreat for priests and novitiates on Enders Island and have expanded their efforts to include alcohol and drug rehabilitation programs. Large groups attend programs on Enders Island in the summer. Visitors to Ender's Island can use the right-of-way along Chippechaug, East Forest, and Yacht Club Roads for travel only to and from Ender's Island. Residents of Mason's Island are invited to enjoy the grounds of Enders Island. Property owners and their visitors are reminded to obey all speed limits and stop signs, keep dogs on a leash and out of planting gardens.