

Sebago Harbor

Newsletter, Volume XII, Issue 1



Dog Rules

No dog is permitted on the roads and common areas except on a physical leash (eight feet or less in length) and any dangerous dog or other dangerous animal - owned or housed by a Member, renter or guest - must be adequately restrained and confined. Electronic leashes are not acceptable. No dog shall be permitted to roam freely. Association Members are responsible for informing renters or guests of the Association rules. The Board of Directors reserves the right to establish fines for Members who do not observe the leash rules for dogs on the road or in common areas. *Sebago Harbor Association By Laws, Article VII, Paragraph (3)*

Be considerate, please pick up your dog waste on the road and in common areas.

SHA Annual Meeting

The Sebago Harbor Association Annual Meeting is scheduled for July 6, 2025 from 9 am to 11:00 am at the Naples Town Hall.

Property Maintenance

Owners of lots shall at all times keep and maintain their lots in an orderly manner. All refuse, rubbish and garbage shall be disposed of promptly.

Sebago Harbor Association By Laws, Article VII, Paragraph (6)

Avoid Late Charges

SHA Dues Reminder

The Association dues and the water assessment (if applicable) are due by July 31, 2025. To avoid an interest charge, payment must be received by that date.

Milfoil Control

Harvesting Milfoil

Fragmentation of milfoil contributes to its spread in Sebago Cove. Avoid entering areas infested with milfoil.



Diver Flags

Remain at least 100 feet away from any diver flag. Divers are employed in Sebago Cove to remove milfoil, install mats and survey the area.



Milfoil Control

The control of milfoil in Sebago Cove will ensure that access to Sebago Lake is never threatened. Association members should be familiar with and follow all boating rules. Please do not motor through milfoil infested areas; stay away from the shoreline and remain outside of mooring areas. Visit www.maine.gov/ifw/docs/maine-boating-laws.pdf for further boating information.

Donations for Sebago Cove Milfoil Removal

Milfoil update: The new milfoil group got off and running late last Summer and continued progress into the Fall and over the Winter. Any information that comes into SHA, we have forwarded to the membership, but members are strongly encouraged to join the email group themselves. An Association is yet to be formed for this new milfoil group. They are working with LEA, DEP and NE Milfoil Divers. There are 16 very involved people in the milfoil group representing 4 HOA's in the Sebago Cove area. This Spring they plan to have a 5 year action plan available. NE Milfoil Divers and LEA will be in our Cove this summer tackling the milfoil issue. They will work on the channel, not waterfront homes or mooring field areas. This is the latest in an email dated February 2.

From Maine.gov:



Eurasian water-milfoil, a native plant of Europe and Asia, is a serious threat to lakes and ponds throughout the United States. This species of water-milfoil was first discovered in a small pond in Maine in 2003. It is also found in nearby Massachusetts, Vermont, New Hampshire, Connecticut, and the Canadian Provinces.

Once introduced into a lake, Eurasian water-milfoil is virtually **impossible** to eradicate. It grows rapidly and aggressively, reproducing primarily through fragmentation. The introduction of one *single* fragment of this plant can result in the infestation of an entire lake.

The impacts of an infestation have the potential to be devastating. Dense mats of Eurasian water-milfoil impair boating, fishing, and swimming. Reduced lake water quality is another concern along with the potential decline of shorefront property values.

SHA Water System

Three leaks in the water system were repaired in the fall of 2024, and the electrical (and propane) usage has been dramatically reduced as a result of these repairs.

SHA members should be aware that, in accordance with Article VII, Section 8, the Sebago Harbor Association reserves the right to enter upon a Member's premises, in an emergency situation, for the purpose of installing, repairing and replacing any part of the water and/or drainage systems; provided, however, that the exercise of this right shall not unreasonably interfere with the use of the premises.

If members want to ensure that SHA will not fix water leaks and bill them for the repairs, the members should promptly notify SHA of any leaks and repair the leaks as soon as possible. See the Water Shutoff Policy for Sebago Harbor Association posted on the SHA website (www.sebago-harbor.me).

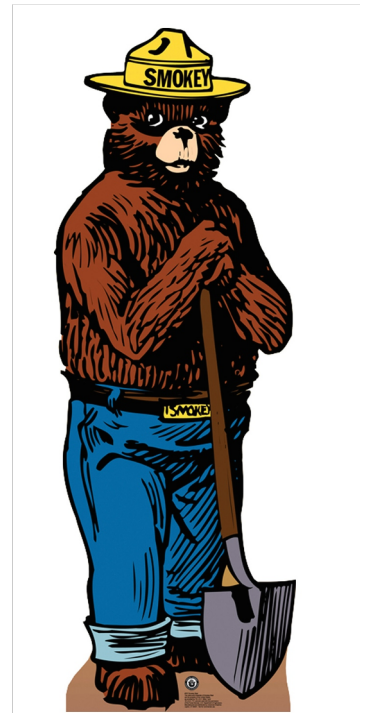
Excessive water leaks are considered to be an emergency situation.

SHA water is tested throughout the year and no problems have been detected.

Burn Permits and Information for Open Fires

Maine State law requires a written burn permit be issued for all open fires. You must be the owner or have the owner's written permission to burn. Permits are issued on Class 1 and Class 2 days only. Naples is located in weather zone 3 on the state fire danger map.

Naples Fire and Rescue
1100 Roosevelt Trail
Naples, Maine 04055
Non-Emergency: (207) 693-6852
Emergency: 911



Town of Naples Contact Information

TOWN OFFICE

- **Telephone:** 207-693-6364
- **Fax Number:** 207-693-3667
- **Address:**

Town of Naples
15 Village Green Lane
PO Box 1757
Naples, ME 04055

- **Office Hours – Clerks and Administration:**

Tuesday through Friday: 7:30 am – 4:30 pm

Mailboxes

The SHA Board of Directors continues to work on upgrading the mailboxes on Harbor Road. If there are SHA members who would like to be added to the mailbox when it is replaced, please let a member of the SHA board know.

Address Number

Homeowners are encouraged to display their Harbor Road address prominently on their house or property.

Road Maintenance

Road maintenance continues to be the largest expense in the SHA budget. In an effort to reduce the road expenses, SHA members are encouraged to keep the ditches clear in front of their properties. In an effort to keep expenses down, the SHA board may discontinue the spring cleanup of the ditches.

Roads and Ditches

In the spring of 2025, the SHA roads will be graded to provide a consistent base to the entire road. Additional gravel will be added to areas most in need. The road will be crowned for proper drainage and compacted using a roller.

Please do not use your neighbor's driveway as a turnaround; use the turnaround at the end of Harbor Road.

Parking on Harbor Road

Any and all vehicles parked in violation of the bylaws are subject to being towed at the lot owner's expense. Roadside parking of a motor vehicle or trailer is not permitted during snow removal months of November through April. Please be considerate and do not block the road with a car or trailer year round. In accordance with the Land Use Rules for Common Land, overnight parking on private property (including but not limited to campers and tents) is not allowed in roadways or rights-of-way.

Trash Pickup

There is no trash pickup on Harbor Road unless paid for by the homeowner.

CASCO – NAPLES TRANSFER STATION

449 Leach Hill Road, Casco

207-627-7585

Wednesday, Thursday, Saturday, Sunday

Transfer Station: 7:00 am to 5:00 pm

Bulky Waste: 7:00 am to 5:00 pm

Closed all legal holidays

The Casco-Naples Transfer Station is for the use of Casco and Naples residents with permits or stickers.

Permits and stickers are available at the Town Office during regular business hours.

Due to the State of Maine Law (LD1309) you must separate all (pressure treated and creosote) covered building materials. By separating these materials we can be assured that you will always have a place to dispose your demo wood.



Sebago Harbor Newsletter Spring/Summer 2025



This is not an official publication of the Sebago Harbor Association.

Quality of Life

Although this should not need to be mentioned, all camp and homeowners in Sebago Cove are entitled to a quality of life. Homes and camps are situated close to each other and noise is further propagated over the water. Loud noises and disruptive activities between the hours of 10 pm and 7 am (**quiet time in accordance with the State of Maine noise ordinance**) should be curtailed. Furthermore, SHA Board Members expect all members of the association to be considerate to their neighbors by adhering to the bylaws.

Residents have the right to quiet enjoyment and if you don't get results by asking the noisemakers to quiet down (or are uncomfortable confronting people), contact the Cumberland County Sheriff (non-emergency number: 207-893-2810) to have them shut down the noise. Remember, disorderly conduct is intentionally or recklessly causing annoyance to others by making loud or unreasonable noises.

Please observe and obey the 15 mph driving speed limit on all association roads. This applies to all vehicles including ATVs and UTVs.

