

THE HISTORY OF SANDY TERRACES ASSOCIATES – 8/2011

In the early 1940s, a lifelong private nudist purchased 4½ acres of beautiful Cape Cod pond side land and proceeded to personally build a beach, construct a number of flights of concrete steps to connect the various terraces, and put in a road into and through the property as well as clear a parking lot.

After preparing the property, he wrote to the American Sunbathing Association with the hope that they would put him in touch with someone who would be allowed to use the property free of charge for a nudist camp.

The individual that the ASA put him in touch with was given the opportunity to operate a camp on the property for as long as he wished and operations began in 1947. The camp was known as The Pilgrim Health Society. Neither great progress nor sufficient financial rewards were being made which prompted the operator to abandon the operation of the camp after the summer of 1950.

Thus, twelve former members of the defunct camp were called together and they met on the beach on September 16, 1950 and decided that they would organize, with the property owner's blessing, a nonprofit, cooperative club that would become Sandy Terraces Associates.

The previous tenant had done nothing to improve the property between 1947 and 1950. Thus, the Sandy Terraces cooperative members, in the summer of 1951, installed a hand water pump near the beach, built their first outhouse for toilet purposes, and built swings at the far end of the beach for the children.

With membership on the increase, a second outhouse was constructed in 1952. A spring diving board was installed at the beach, a screening fence was built above the entrance to the beach, and a volleyball court was backed out of a dense bull briar area near the parking lot, leveled, seeded, and fertilized.

With the membership exhibiting a fine, cooperative spirit, the landowner suggested in 1952 that approximately 3½ acres of the camp property be turned over to a trust. With one of their members being a trust attorney, a trust agreement was drawn up establishing four self-perpetuating trustees who would hold and oversee the property. The trust agreement and deed were recorded on July 28, 1952. The owner reserved a 60-foot wide strip of land along the southeasterly line of the property.

During the 1953 camp season, the members built a cement block toilet building and a separate cement block pump house and sunk a well to supply water to the flush toilets. The plumbing part of the project was completed in 1954 and electricity was brought into the property to the toilet building and pump house and a gate was installed near the entrance to the camp. By the 1954 season, membership had climbed to 56.

Also during the 1954 season, the 4.86 acres of woodland adjoining our property to the north became available and the club purchased it with a \$4,800.00 bank mortgage on September 23, 1954. The mortgage was partially paid for by voluntary contributions from the members and it was paid off in June 1964, four months ahead of schedule.

-2- Updated 8/2011

In 1956 electric poles and overhead wires were installed throughout the camp and street lights installed on the poles. Sandy Terraces owned all their electrical equipment and was responsible for any and all repairs.

A shuffleboard court was constructed near the beach in 1957. In 1962, a concrete block steam bath was built at the beach.

The year 1966 saw additional overhead wires installed to extend the electrical system and on August 30, 1968, the 60-foot wide strip [approximately one acre] originally reserved by the owner, was conveyed to the Trustees for the sum of \$1,500.00 which now gave STA a total acreage of 9.36 acres in the campground.

In the early part of 1973 it was decided that a house should be built on the camp property next to the entrance driveway for security purposes. After completion, the house was leased on July 1, 1973 to a member couple who remained there until the year 2000.

A concrete tennis court was constructed in 1975 and a new road was built to the clubhouse building, which the club had purchased in 1968 from members who had originally built it as a cottage. The clubhouse building was completely renovated in 1982 with new ceiling, walls, lighting, and a new wood-burning stove. Later a concrete walk to the building was added and a tile floor was installed.

In 1983 STA became a member of the Cape Cod Chamber of Commerce.

Also, starting in 1983, they embarked on a program of updating the water system and electrical system throughout the campground. Water and electricity became available to every campsite on the property.

In 1984, an office building was built just inside the main gate and a new septic system was installed by the son of one of the Trustees to replace the old cesspool for the toilet building. That was the year in which STA started listing the club phone number in the Cape Cod telephone book.

In 1985, the owner of the 6½ acres of undeveloped woodland to the north of the property offered these acres to the club at a price of \$250,000.00. As much as the club would have liked to add these 6½ acres to their present land, they could see no way in which they could commit the club to this sum of money.

However, the owner did find a purchaser and the new owner cleared the acreage preparatory to building new homes on the property. Therefore, in 1985 STA decided upon a program of fencing in the entire property on all sides with six-foot tall stockade fence to protect the camp from view from the outside.

As a matter of fact, in 1987 Sandy Terraces was awarded the ESA Land Improvement Grant of \$2,000.00 towards this project and in the same year they completed the task and the entire 9.36 acres are totally enclosed by fencing.

It should be mentioned that all of the labor for all of the projects which have been carried out at Sandy Terraces over the years, with the exception of the overhead wiring and poles and construction of the house near the entrance, has been done on a voluntary basis by the membership at no cost to the club except for materials.

-3- Updated 8/2011

In 1980, a new deep well with a submersible pump was installed and in 1994 another new pump was installed. In 1988, a water heating oil burner was installed to replace the electric hot water tank for the supply of hot water to the shower. In all of Sandy Terraces' years of existence since 1950, six successive managing directors who were all appointed by the Board of Trustees have managed STA and all have served without compensation. Two of these are still active members, two are deceased, and two have resigned.

Over the years, starting in 1952, nine cottages have been erected by members on the property [one of which was sawed in half and left on a flatbed truck; one was struck by lightning and burned down]. Four cottages and one permanent trailer have been purchased by the camp. One cottage and one permanent trailer are still owned by members.

On August 19, 1991, Hurricane Bob came to visit. In doing so, it completely destroyed our electrical system and all our fencing on the beach. As always, the members of Sandy Terraces, and outside contractors, pooled their resources together and made all necessary repairs. New telephone lines were installed at no cost to STA. It was at that time serious negotiations were started with Com Electric to take over our new upgraded electrical system and telephone poles. Finally, in 1995, this was accomplished.

In 1994, the members of STA built a much-needed pavilion near the cooking pit situated near the bathrooms. No longer did they have to rope up a tarpaulin when it began to rain for meetings! Members use it on Saturday nights to get together and have a cookout when there is nothing else on the schedule.

In 1995, it was found that our stockade fence on the north side was not adequate, due to the fact that 2 and 3 story homes were being built on the land adjacent to STA. So the members proceeded to put up a 10-12 foot privacy lattice fence a hundred feet within our property line to make sure that you could not see into the camp from the outside. This was accomplished in 1996.

Also in 1995, money was borrowed on the existing house mortgage to have improvements made to the house for a more attractive future rental. A new oil heating system was installed; new driveway; shingles over one layer on the roof; and landscaping around the house were added. We also had a rubber roof installed on the clubhouse. The chimney in the clubhouse was also redone.

On Labor Day in 1996, Hurricane Edouard paid a visit. It was a good test for the new fence and also the trees. STA came through it with flying colors. Just lost a couple of trees and no damage to any personal property. It did close the camp down to visitors for the rest of the season because of all the debris it left behind.

In 1997, this campground has been in existence for 50 years. Sandy Terraces Associates was actually formed in 1950. In late 1952 the by-laws were written and were ratified in 1953 and STA became a cooperative club. In 1953, the first annual meeting was held. In 1959, the by-laws were revised. Also in 1997 a rubber roof was installed on Journeys End.

In 1998, a kitchen was added to the pavilion. Also a sunning deck was added to the beach fence. After getting a permit, a second driveway was installed leading up to the gate to make it easier for larger trailers and motor homes to navigate into the campground.

In July of 2000, a new chain link fence was contracted and erected on the north side to replace the old wooden fence on the property line. A new oil tank was also installed at the bathroom.

Members added a second shower to the bathroom during the month of September. The Boat House was vinyl sided by the members in September too. A new roof was installed on the sauna building in the Spring of 2000.

In May of 2001, the Doll House was vinyl sided by the members.

The members of STA began the work on building a new bathroom near the tennis court in 2007. A septic system was installed that year. The second bathroom was completed by the year 2009. In 2008, Journeys End was vinyl sided and some new windows were installed.

In October of 2009, the four Trustees signed for a loan to build a 20' by 60' swimming pool. The pool was in operation the summer of 2010. It is located near the tennis court and adjoins the new bathroom.