

MARTHA'S VINEYARD BuyerAgents

◆ REAL ESTATE SPECIALISTS ◆

WE ARE THE KEY TO FINDING
YOUR VINEYARD DREAM HOME



508-627-5177

WWW.MVBUYERAGENTS.COM
Office: 256 Edgartown Road



◆ REAL ESTATE SPECIALISTS ◆

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How We Operate

Visions of sand dunes and sea breezes conjure up for many the longing to own a piece of Martha's Vineyard. The time has never been better to realize that dream. Interest rates are at an attractive low level and the inventory contains many desirable properties. In addition, buyers now have the opportunity to have **100% representation by their own agent** to guide and aid them through the complicated process of buying a home.

Buyer representation is a partnership. We begin this partnership by having a free consultation session with each prospective buyer. Its purpose is to assess the buyer's objectives and the firm's ability to meet them, to discuss the home buying process and disclose the services to be provided: the firm's compensation policy; the buyer's own rights, pitfalls that are likely to be encountered and to decide whether or not the two parties will formalize their relationship. If an agreement is reached, the buyer is asked to sign a one page Exclusive Buyer Representation Agreement delineating the responsibilities of each party. Upon signing the agreement the buyer becomes our client to whom we have full fiduciary duties.

As Exclusive Buyer Agents, we search the complete inventory of property listed and unlisted. At Martha's Vineyard Buyer Agents we cover the entire Island and work comfortably with all traditional Real Estate agencies and For Sale by Owners (FSBOs). With no allegiance to any seller and only the buyer's interests in mind, the buyer's broker searches to find the property, which will best meet the buyer's wants and needs. We show houses with the buyer in mind, striving to best define their objectives.

When a match is found, we research the property, seller, neighborhood, and town. Information is gathered at the Registry of Deeds, the town hall, sales of comparable homes and, perhaps, from neighbors. All the data is studied to arrive at an opinion of value for the property, or to uncover problem areas, or reasons not to buy. Our value-added service is designed to protect buyers as they make one of the largest investment decisions of their lives.

If the buyer wishes to proceed, we will counsel the buyer in drawing up an Offer To Purchase, which contains terms, conditions, and contingencies beneficial to the buyer. Then we negotiate in favor of the buyer. In every step of the purchasing process, a buyer broker puts the interest of the buyer first even before his own. This is the essence of client-level service provided by a true agent or fiduciary.

During the entire negotiating process the buyer agent continually counsels the buyer with the idea of obtaining the best possible Purchase and Sales Agreement. Our clients become well-informed buyers who are empowered to make sound decisions in purchasing real estate.

After the seller accepts an offer, certified, experienced inspectors conduct inspections. A buyer broker can help interpret results and provide advice on the results of the inspections. The buyer and his agent identify items requiring attention. With the help of the buyer broker, sellers are then asked to repair or replace items that are found defective. Alternately, credits or price reductions are negotiated.

There is no additional cost for this service to the buyer. Like that of other real estate agents, our fee can be included in the purchase price buyers agree to pay. The difference is that buyers now have agents who represent them, thus saving them money in terms of time, advice, and negotiating power.

It makes good sense to contact us for a free consultation session to learn more about the benefits of having an agent on your side. The bottom line is that it's easy to achieve your Martha's Vineyard dream when you have a Martha's Vineyard Buyer Agent on your team.

NOTE: The Massachusetts Real Estate Disclosure clearly describes the undivided loyalty, protection, and legal duties a Buyer Agent has to his clients. For example, it states that the "buyer broker must put the buyer's interest first and negotiate the best price and terms for their client, the buyer."

TYPES OF AGENCY REPRESENTATION SELLER'S AGENT

SELLERS' AGENTS

A seller can engage the services of a real estate agent to sell his property (called the listing agent) and the real estate agent is then the agent for the seller who becomes the agent's client. This means that the real estate agent represents the seller. The agent owes the seller undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put the seller's interests first and negotiate for the best price and terms for their client, the seller. (The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions).

BUYER'S AGENT

A buyer can engage the services of a real estate agent to purchase property and the real estate agent is then the agent for the buyer who becomes the agent's client. This means that the real estate agent represents the buyer. The agent owes the buyer undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put the buyer's interests first and negotiate for the best price and terms for their client, the buyer. (The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions).

(NON-AGENT) FACILITATOR

When a real estate agent works as a facilitator that agent assists the seller and buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated owe the seller and buyer a duty to present each property honestly and accurately by disclosing known material defects about the property and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. The role of facilitator applies only to the seller and buyer in the particular property transaction involving the seller and buyer. Should the seller and buyer expressly agree a facilitator relationship can be changed to become an exclusive agency relationship with either the seller or the buyer.

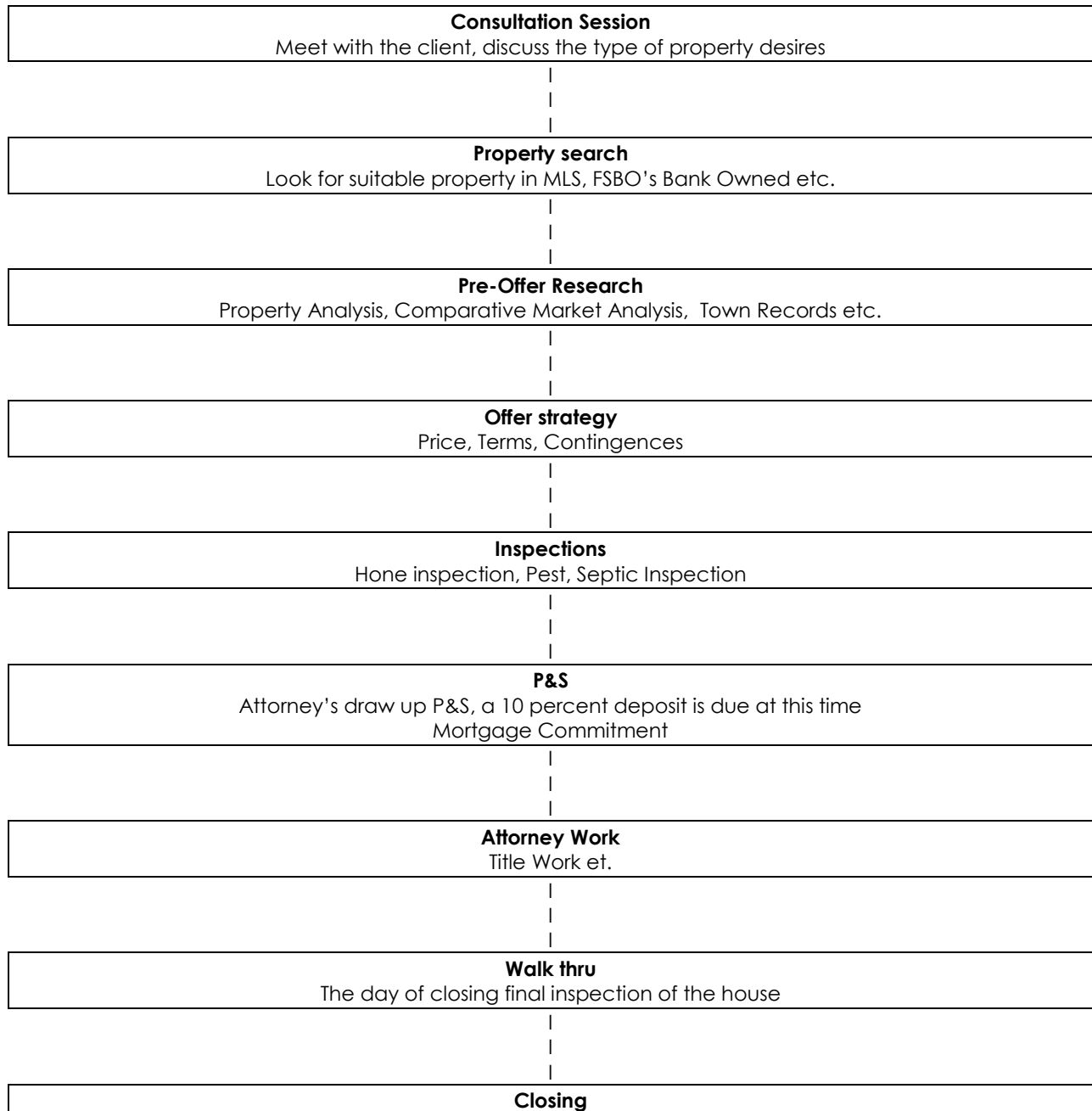
DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate agent can be designated by another real estate agent (the appointing or designating agent) to represent either the buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate agent once so designated is then the agent for either the buyer or seller who becomes their client. The designated agent owes the buyer or seller undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put their client's interests first and negotiate for the best price and terms for their client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer then the appointing agent becomes a dual agent. Consequently a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions which is required of an exclusive seller or buyer agent. The dual agent does not represent either the buyer or the seller solely only your designated agent represents your interests. The written consent for designated agency must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample designated agency consent is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate agent may act as a dual agent representing both the seller and buyer in a transaction but only with the express and informed consent of both the seller and buyer. Written consent to dual agency must be obtained by the real estate agent prior to the execution of an offer to purchase a specific property. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions which is required of an exclusive seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. The written consent for dual agency must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample dual agency consent is available at the Board's website at [www.mass.gov/dpl/re.agency disclosure-exclusive agency5.doc](http://www.mass.gov/dpl/re.agency%20disclosure-exclusive%20agency5.doc)

The Home Buying Process



BUYER COSTS ASSOCIATED WITH CLOSING

Land Bank Fee 2% of purchase price due in full at Closing -- *This is not a tax.*

Adjustments:

- tax
- fuel
- association dues

Lender's fees (vary from lender to lender)

Attorney's fees range between \$1000 - \$5000 and above

Title insurance - \$3.50 / \$1000.00

Recording fees (buyer) - \$125.00

Ordering municipal lien certificate \$25.00

Recording municipal lien certificate \$65.00

Note: This protects the buyer against any unrecorded liens on the property

Mortgage recording \$175.00

If the property is to be in a Trust

Recording Certificate of Trust \$75.00

Declaration of Trust is \$225.00, but is not used as often any more

The Seller pays for Deed stamps \$4.56/ \$1000.00

Buying a Home Is a Major Event in Your Life!

It is probably the biggest purchase your family will ever make, and it involves many difficult decisions. Selecting a real estate agent is an important decision. As your buyer agent, we will represent you exclusively at no extra cost. Since Martha's Vineyard Buyer Agents does not list any properties for sale, there is never a conflict of interest or a dual agency situation.

As your Buyer Agent, here is how we will guide you through the entire process, from initial conference to closing:

- When you become our BUYER CLIENT your interests are fully represented by our office.
- We provide all the standard services of a real estate agent: Property showings, assisting with financing, providing property data, explaining forms and agreements, and monitoring the closing, plus we promote and protect your interests at all times.
- You will have full access to ALL homes available on the market, including For Sale By Owner, foreclosures, and bank owned properties.
- Our expert local knowledge of this area should be invaluable to you, not just in terms of real estate, but also recreation, neighborhoods, the local economy, and more.
- Every local real estate market has its own trends and opportunities. This can vary greatly, even one neighborhood to the next. It is our job to guide you into opportunities and out of traps.
- What is the true market value of the home you are interested in? Is it priced too high? Is it a bargain that you should not pass up? We help buyers make decisions like this every day, and we will make sure that YOU get the best value for your money, too.
- We will provide you with a free Comparative Market Analysis (CMA).
- Negotiating with sellers can be stressful! We will help you negotiate, so that the final contract includes your best possible terms and conditions. Remember, we are working for you, not the seller.
- You should know everything about the property you are buying! We will view every home that you are interested in, together. And prior to closing we will assist you in scheduling all inspections available to you.
- You should have confidence when signing documents. Contracts are full of complicated terms that can greatly affect your future life in your new home! We will give you the full benefit of our knowledge and experience.

Buyer Representation is rapidly changing the face of real estate. Propelled by knowledgeable home purchasers, legislative action, and consumer watchdog groups, home buyer representation has gained momentum in the residential market in recent years and is now available nationwide.

A buyer representative is a cooperating agent who legally represents the real estate buyer. They generally do so under an exclusive buyer representation agreement, much like a traditional real estate broker represents the seller under an exclusive right to sell listing agreement.

Let us represent your best interests in your search for a new home. While you can see hundreds of homes on the web, the process of actually buying your home is another matter entirely.

Indoor air hazards you should know about:



Moisture and biologicals (like molds, mildew and dust mites).

Sources include excessive humidity levels, poorly maintained humidifiers and air-conditioners, inadequate ventilation and animal dander.



Combustion products including carbon monoxide.

Sources include unvented fossil-fuel space heaters, unvented gas stoves and ovens, and "back drafting" from furnaces and water heaters.



Formaldehyde.

Sources include durable press drapes and other textiles, particleboard products such as cabinets and furniture framing, and adhesives.



Radon.

This is a radioactive gas from soil and rock beneath and around the foundation, ground water wells and some building materials.



Household products and furnishings.

These include volatile organic compounds from paints, solvents, air fresheners, hobby supplies, dry cleaned clothing, aerosol sprays, adhesives and fabric additives used in carpeting and furniture.



Asbestos.

Most homes more than 20 years old are likely to have asbestos. Sources include deteriorating, damaged or disturbed pipe insulation, fireproofing or acoustical material and floor tiles.



Lead.

Sources include lead-based paint dust from removing paint by sanding, scraping and burning.



Particulates.

Sources include particles from fireplaces, woodstoves, kerosene heaters, unvented gas space heaters, tobacco smoke, dust and pollen.



Environmental tobacco smoke.

A mixture of smoke given off by the burning end of a cigarette, pipe or cigar, and the smoke exhaled from the lungs of smokers.



Remodeling byproducts.

Remodeling can provide the disturbance that releases such materials as asbestos, lead, formaldehyde and other hazardous materials.

Home Inspectors

Beacon Home Inspections, Donald Cronig	Vineyard Haven, MA	508-693-9216
Paul Danielle Home Inspections	Edgartown, MA	508-627-7802
Castle Home Inspections, Tom & Tim Borden	Westport, MA	508-636-5946
Griggs & Browne, Michael Griggs	Buzzards Bay MA	508-759-2200
Munsell Group, Inspector	East Sandwich, MA	508-362-4043

Lead Paint Inspectors:

Fred Hemmila	East Sandwich, MA	508-888-8378
Heritage Inspection Services	Westport, MA	800-242-2294

Pest Control Inspectors

Ant Martha's Terminex	Vineyard Haven, MA	508-693-8002
Gremlin Pest Control	Edgartown, MA	508-627-5111

About Septic Systems/Title 5

The purpose of Title 5, of the Massachusetts Environmental Code is to provide for the protection of public health, safety, welfare and the environment by requiring the proper siting, construction, upgrade, and maintenance of on-site sewage disposal systems (septic systems).

Together, DEP and local boards of health regulate septic systems. These systems are used to treat wastewater flows under 10,000 gallons per day from homes and commercial facilities that are not connected to a public sewer. A typical septic system consists of an underground septic tank, distribution box, and soil absorption system.

Septic systems that are not properly sited or maintained are major contributors of pollution of rivers, coastal waters, groundwater, and surface water. Pollutants include harmful pathogens and nutrients that can degrade both recreational and drinking water supplies.

Septic System Inspectors and Engineers:

ENGINEERS

A message about engineers: Engineers are required to be licensed by the Division of Registration of the Commonwealth of Massachusetts. If you have a question about an engineer or engineering firm, contact the Division of Registration at 100 Cambridge St., Boston, MA 02202, (617) 727-9957

ENGINEERS – CIVIL

Ducharme & Wheeler, Inc.	PO Box 1912, Vineyard Haven, MA	508-693-0669
Schofield, Barbini & Hoehn, Inc.	97 State Rd, Vineyard Haven, MA	508-693-2781
Smith & Dowling, Inc.	State Rd, Vineyard Haven, MA	508-693-4150
Sourati Engineering Group, Inc.	107 Beach Rd. Vineyard Haven, MA	508-693-9933

ENGINEERS - CONSULTING

Frank Daly Engineering	Skiff Ave, Vineyard Haven, MA	508-693-2206
Smith & Dowling, Inc.	State Rd, Vineyard Haven, MA	508-693-4150

ENGINEERS - STRUCTURAL

Sourati Engineering Group, Inc. 107 Beach Rd, Ste 202, Vineyard Haven, 508-693-9933

SEPTIC SYSTEM INSPECTORS

Cooper Environmental Services	RR1, Box 306 Edgartown, MA	508-627-9586
Island Septic Inspections	PO Box 640, West Tisbury, MA	508-693-8517

Attorneys:

Geoghan Coogan	Vineyard Haven, MA	508-693-7733
Marcia Cini	Edgartown, MA	508-627-1320
Richard Dubin	Vineyard Haven, MA	508-696-5757
Howard Miller	Edgartown, MA	508-627-3719
Eve Vincent	Edgartown, MA	508-627-9927
Peter Nicholson, Prescott, Bullard & McLeod	Vineyard Haven MA	508-693-3200
Philip J. Norton, Jr., Worth & Norton	Edgartown, MA	508-627-4331
Reynolds, Rappaport & Kaplan	Edgartown, MA	508-627-3711
Arthur Smith	Edgartown, MA	508-627-4101
Martin Tomassian	Edgartown, MA	508-627-3334

Banks on Martha's Vineyard

Bank of Martha's Vineyard/Sovereign	508-696-4400	www.sovereignbank.com/
Martha's Vineyard Savings Bank	508-627-4266	www.mvbank.com
Edgartown National Bank	508-627-1100	www.edgartownnationalbank.com

Banks/Mortgage Brokers

Dave Sullivan	Citizens Bank	781-752-8364
Tammy King	Cape Cod Five	508-696-5903
George Johnson	Wells Fargo	617-897-3487

Homeowners Insurance Providers:

Brown W S Insurance Agency, Inc .	Oak Bluffs, MA	508-693-1900
Tashmoo Insurance	Vineyard Haven, MA	508-693-4000
Helm Insurance Agency, Inc.	Vineyard Haven, MA	508-693-3999
Island Insurance	Vineyard Haven, MA	508-693-1254
Martha's Vineyard Insurance Agency, Inc.	Edgartown, MA	508-627-7111
Mone, Lawrence & Carlin Insurance Agency, Inc.	Vineyard Haven, MA	508-693-9111

**IMPORTANT ISLAND CONTACTS
FOR NEW HOMEOWNERS
ALL TOWNS**

Electric

Eversource 1-800-592-2000

Gas

IPI (Island Propane) 508-696-6122
Rymes Propane 508-696-0005
Vineyard Propane 508-693-5080

Oil

Island Fuel 508-696-5959
Packer Fuel 508-693-0900

Cable

Comcast Cable 1-800-266-2278

Satellite

Direct TV 1-800-280-4388

Phone

Verizon Residence 1-800-870-9999
Verizon Business 1-800-941-9900

Septic

Anthony's Excavation 508-627-9108 (installation only)
Rogers' Russell Excavation 508-693-0614 (installation and service)
TP Excavation & Septic Service 508-693-6038 (installation and service)

INDIVIDUAL TOWNS

Rubbish/Garbage

Oak Bluffs OB Highway Dept. 508-693-0072
Tisbury Tisbury. Dept Public Works 508-696-4220

NOTE: Town pick-up in certain areas of Oak Bluffs and Tisbury Only Other towns:

TRASH HAULERS

ABC Disposal 508-693-5659
Bruno's 508-693-5454
Jimmy B. Hauling 508-693-6798

Water

Oak Bluffs Water Dept. 508-693-5527
Tisbury Water Dept. 508-696-4230
Edgartown Water Co. 508-627-4717

NOTE: West Tisbury, Chilmark & Aquinnah utilize wells. Requires contact first w with town Board of Health to obtain permit, etc.

BOARD OF HEALTH NUMBERS

Aquinnah 508-645-2300
Chilmark 508-645-2105
Edgartown 508-627-6120
Oak Bluffs 508-693-5502
Tisbury 508-696-4290
West Tisbury 508-696-0105

About the Martha's Vineyard, Massachusetts Area

Martha's Vineyard, the largest island in New England, lies seven miles off the coast of Cape Cod. The Island is nine miles wide and 23 miles long and has 124.6 miles of tidal shoreline. There are three up-Island towns, Gay Head (Aquinnah), Chilmark and West Tisbury and three down-Island towns, Vineyard Haven, Oak Bluffs, and Edgartown.



Aquinnah: At the far western end of the Island, the town of Aquinnah boasts spectacular Atlantic Ocean beaches with beautiful towering cliffs of red and orange clay. Formed by years of erosion, the cliffs have astonished visitors and scientists alike, with history told by an amazing array of ancient fossils. Its legendary lighthouse stands majestically above the cliffs, with fascinating tours of its interior a popular tourist attraction.

Chilmark: One of three towns located in the area known as "Up Island", the town of Chilmark offers some of the most breathtaking views of unspoiled land, rolling meadows, and brilliant sea. The town center is marked by a lovely church, as well as a general store featuring a spacious down-home porch where visitors and natives alike gather throughout the day to feast, chat and share the latest local tidbits.



Edgartown: The streets of Edgartown, the Island's first colonial settlement, are lined with upscale shops, art galleries, fine restaurants, and historic churches. The stately houses, many of them carefully restored sea captains' homes, are surrounded by well-manicured lawns and blossoming gardens. Some have lovely views of the Edgartown harbor. Built in 1843 at the height of the whaling industry, the famous Old Whaling Church with its six majestic columns commands Main Street and now serves primarily as a performing arts center. Directly south of Edgartown is an area known as Katama, featuring contemporary vacation homes and a three-mile public barrier beach called South Beach, with surf on one side and protected salt pond on the other.

Oak Bluffs: With something for everyone, the unique town of Oak Bluffs features whimsical Victorian "gingerbread" cottages built in the 1800s, which vie with one another for charm and originality. In the 1800's, before it was known as Oak Bluffs, the area was a center of revivalism among members of the Methodist and other religious faiths. Hundreds flocked to the Island to enjoy sermons and sunshine, pitching tents for temporary shelter. Over time, these tents were replaced by permanent cottages, most of which circle the open-air and recently renovated Tabernacle. Oak Bluffs has a wonderful harbor. The beach stretches from the entrance to the harbor all along Seaview Avenue to Hart Haven.

Vineyard Haven: Also known as Tisbury, the town of Vineyard Haven is an active commercial center throughout the year. Home to delightful inns, large and small, it opens its welcome arms to the influx of travelers arriving by ferry to the Island. Vineyard Haven's Main Street includes a variety of eateries and an array of shops catering to the tastes of any visitor. The Vineyard Haven harbor is an active and lovely sight and was once one of the most heavily sailed ports in the world. At the top of Main Street, one can enjoy the serene passage of sailboats from Owen Park, with its charming small beach, playground equipment for the tots, and the Liberty Pole landmark.



Menemsha: The unique fishing village of Menemsha is classic New England. A boat nesting in the harbor is the real thing with a quick glance one sees that vessels berthed in Menemsha Harbor are workhorses, bringing in the freshest of seafood to the Island. Featuring a pleasant beach and eye-catching sculpture of a harpooner standing out on the horizon, Menemsha is also well known as the location for many scenes from the blockbuster movie "Jaws" and "Sabrina".



West Tisbury The region of West Tisbury is rural and unspoiled, with stonewalls, farms, and vineyards. It hosts the popular Farmers' Market twice a week from mid-June to mid-October, as well as the increasingly popular Agricultural Fair every August. West Tisbury also boasts some of the Island's more unique and lovely beaches.

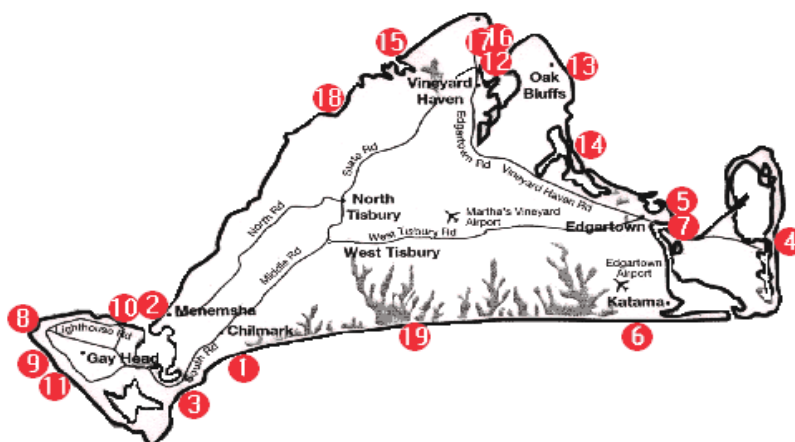
Things to do on Martha's Vineyard

- **Cottage Museum**
Visitors to the Cottage Museum can view the interior of a Campground cottage, complete with period furnishings. Also on display are vintage photographs and other documents relating to the history of the Campground. The cottage Museum is located on the grounds of the Martha's Vineyard Camp Meeting Association in Oak Bluffs and is open Monday through Saturday during the summer season.
Tel. 508.693.7784 www.mvcma.org/
- **Community Sing**
A community sing is held each Wednesday at 8:00 p.m. in the Tabernacle in Oak Bluffs. Included on the program are folk songs, spirituals, rounds, and patriotic songs. A free-will offering is taken.
Tel. 508.693.0525 www.mvcma.org/
- **Polly Hill Arboretum**
A Martha's Vineyard horticultural and botanical landmark developed since the 1950's by the legendary horticulturist, Polly Hill. Established as a not-for-profit institution in 1996, the arboretum aims to research and grow hardy plants for the Vineyard.
809 State Road, West Tisbury
Tel: 508.693
- **Annual Fireworks Display**
In mid-August the Oak Bluffs Fire Department puts on a fabulous fireworks display at State Beach, which is on the Road to Edgartown. It gets very crowded so come early.
- **Play a round of Mini-Golf at Island Cove Mini-Golf**
Tel: 508.693.2611
- **Edgartown Regatta**
In July, one of the premier yacht racing series on the East Coast takes place at the Edgartown Regatta
Edgartown Yacht Club, Edgartown
Tel: 508.627.4361
- **Edgartown Fourth of July Parade**
begins around 5pm, Fireworks a day or two before or after, Old Whaling Church barbecue 3pm.
- **Find a great Sunset**
Menemsha
- The broad, rippling currents in the channel, the fishing fleet and boathouses along the docks make an active foreground for sunsets. A great spot for your picnic basket.
- **Gay Head Cliffs**
Aquinnah has a high, unbroken view of the western horizon. The lighthouse stands beside you. Below are the: Gay Head Cliffs and beaches. Across the water lie the Elizabeth Islands and the rest of America. Sailboats and fishing vessels parade around the cliffs toward Menemsha, as seagulls float happily in glistening waters.
- **Sengekontacket Pond**
Along Beach Road between Edgartown and Oak Bluffs, this quiet pond makes an amazing mirror for a good sunset. The sun drops behind trees, and the sight is best on calm days
- **South Beach**
Edgartown. The sun will set over land but the colors in the western sky are sure to please. On a clear night, you can stare up at the Milky Way under a canopy of stars and relax in the cool sand, listening to the crashing surf.
- **Chappaquiddick Point**
Just across Edgartown the Harbor. Turn around when you exit the Chappy ferry and watch the sunset develop over Edgartown. See the lights in town come up one by one, as the sky grows dark, extending the appeal of sunset to its last colors.
- **East Chop Lighthouse**
Oak Bluffs. Take Commercial Ave to East Chop Drive and follow to the lighthouse. Park your bike or car and stroll to the cliff's edge to watch the sun setting over West Chop and Vineyard Sound.
- **Go Camping - Martha's Vineyard Family Campground**
265 Edgartown Road, Vineyard Haven
Tel: 508.693.3772 www.campmvfc.com/
- **Go to the beach!**

- **Illumination Night**
During this century-old tradition in Oak Bluffs, each gingerbread house in the Camp Ground area is hung with a myriad of Japanese lanterns, creating a fairyland of twinkling lights. The tradition originated to signify the closing of the Camp Ground for another season. It takes place in mid-August.
www.mvcma.org/
- **Martha's Vineyard Agricultural Fair**
In August, enjoy an old time county fair, at the Martha's Vineyard Agricultural Fair in West Tisbury. There is a musician's and woodsman's competition, plus horse pulls, livestock shows, dog shows, arts and crafts from around the Island, and many other exhibitions. Merry-go-rounds and Ferris wheels entertain all.
Tel: 508.693.4343
www.vineyard.net/org/MVAS/
- **Martha's Vineyard Striped Bass & Bluefish Derby**
Scheduled to coincide with the fall migration of large game fish from the south (mid-Sept-mid Oct). As one of the largest fishing derbies on the East Coast, it's not unusual for world records to be set.
Tel: 508.627.8342
www.mvderby.com/
- **Possible Dream Auction**
This has become the most hilarious and popular charity event during the summer. In a ten-gallon hat, chomping a cigar, auctioneer Art Buchwald sounds forth with his rapid-fire wit. The auction, which benefits Martha's Vineyard Community Services, takes place in early August by the swimming pool at the Harborside Inn in Edgartown. The admission is \$10.00.
- **Road Races**
An exciting event for runners and spectators alike is the **Martha's Vineyard Road Race** in May and the **Chilmark Road Race** in August.
- **Take a Ride on The Flying Horses**
Oak Bluffs - Hand-carved in 1876, this is the oldest operating carousel in the country. With its wooden horses, carved saddles, and real stirrups, the colorful carousel enchants children of all ages. Open Memorial Day-Labor Day, daily 10-10. Open weekends until Columbus Day.
Tel: 508.693.9481
www.vineyard.net/org/mvpt/carousel.html
- **Tisbury Street Fair**
The main street in Vineyard Haven converts to the Tisbury Street Fair in early July to host a festival filled with music, specialty foods, merchant specials, games, balloons, and lots of fun.
- **The Trustees of Reservations**
Do something outdoors
www.vineyard.net/org/trustees/
- **Visit the Gay Head Cliffs**
This 150-foot promontory is listed in the Register of National Landmarks. The cliffs jut up from the Island's western-most-end, displaying colorful stripes of clay, gravel and compacted sand, which formed 100 million years ago by glaciers.
- **Vincent House Museum Tours**
Guided tours of the Dr. Daniel Fisher House, the Old Whaling Church, and the Vincent House are available May 1 through Columbus Day. For the current tour schedule please call.
Tel: 508.627.8619
www.vineyard.net/org/trustees/
- **Watch a Play**
The Vineyard Playhouse
Tel: 508.693.6450
Trinity Park Tabernacle
- **Weekly Band Concerts**
From mid-June until Labor Day, Weekly Band Concerts take place alternately at the Ocean Park Gazebo in Oak Bluffs and the bandstand at Owen Park in Vineyard Haven on Sunday evenings.

Martha's Vineyard Beaches

Courtesy of the Martha's Vineyard Chamber of Commerce



The unspoiled charm of Martha's Vineyard is probably best exemplified by the many scenic beaches located here. Some beaches are open to the public without restriction, while others are reserved for residents and summer visitors who are staying in the towns where the beaches are located. To use these town beaches, one needs a parking and/or beach permit. Permits can be obtained by contacting the town hall in the appropriate community.

CHILMARK

1. **Lucy Vincent Beach:** Chilmark section of South Shore. Surf, bluffs. Chilmark residents only.
2. **Menemsha Public Beach:** Next to Menemsha Harbor. A gentle beach with the clear, bright water that is typical of the North Shore. Open to all.
3. **Squibnocket Beach:** Chilmark section of South Shore. A surf beach. Chilmark residents only.

EDGARTOWN

4. **East Beach (Cape Pogue Wildlife Refuge and Wasque Reservation):** Located on Chappaquiddick Island. One of our best. Open to all; however, subject to regulations of The Trustees of Reservations.
5. **Fuller Street Beach:** At the end of Fuller St. near Lighthouse Beach. Open to all. 6.
6. **Katama Beach (South Beach):** Three miles of barrier beach on the South Shore at the end of Katama Road. Fine surf on one side, protected salt-pond on the other. Open to all. Vehicles with permits allowed on marked trails.
7. **Lighthouse Beach:** A harbor beach at Star-buck's Neck, off North Water St. near the center of town. Open to all.

AQUINNAH

8. **Gay Head Cliffs and Beach: Off-limits.** The Gay Head Cliffs are a National Landmark and are seriously endangered by climbing on the cliffs and removal of clay (both prohibited by law).
 9. **Gay Head Public Beach (Moshup Beach):** Surf beach off Moshup Trail. Extends from Philbin Beach to just before the cliffs. The beach is approximately a ten-minute walk from the parking lot on a cleared trail. There is a \$15 parking fee in summer.
 10. **Lobsterville Beach:** Two miles of beautiful Vineyard Sound beach and dune land along Lobsterville Road. Includes a seagull nesting area, and is a favorite fishing spot. Open to all, but parking is prohibited on Lobsterville Road.
 11. **Philbin Beach:** Surf beach off Moshup Trail. Gay Head residents only.
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OAK BLUFFS

12. **Eastville Beach:** At the bridge between Oak Bluffs and Vineyard Haven. Open to all.
13. **Oak Bluffs Town Beach:** Calm, shallow water. The beach begins near the Steamship Authority dock. It terminates at the first jetty heading towards Edgartown, located at the end of the breakwater and marked by a fence. The beach continues again about one mile southeast of the small inlet flowing into Sengekontacket Pond, and ends at the state beach (next listing). Open to all.
14. **Joseph Sylvia State Beach:** Two miles of clear, mild beach along Beach Road between Oak Bluffs and Edgartown. (The section in Edgartown is called Bend-in-the-Road Beach.) Accessible by bicycle path. Open to all.
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VINEYARD HAVEN

15. **Lake Tashmoo Town Beach:** At Herring Creek on Lake Tashmoo. Open to all.
16. **Owen Park Beach:** A harbor beach off Main St., near the center of town. Open to all.
17. **Tisbury Town Beach:** End of Owen Little Way, next to the Vineyard Haven Yacht Club. Open to all.
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WEST TISBURY

18. **Lambert's Cove Beach:** Considered by many to have the finest sand and clearest water on the North Shore. **Open to West Tisbury Residents only.**
19. **The Trustees of Reservations, Long Point Wildlife Refuge:** Surf and solitude. Open to all 9-5 year round. Parking fee in summer. Beach passes and memberships to The Trustees available, call 693-3678.