

THE COLEMAN CONNECTION

A Note From Bob

2010 bodes well – activity is up and sales are already ahead of 2009. There are many great homes on the market, and the pricing is for the most part more in line with their assessments, which have lowered. Waterfront/View homes are plentiful, and we are all aware of their value retention.

The shoreline communities have seen many changes in the course of the winter. New construction and renovation have been on-going and numerous. The Ocean House is an incredible achievement, and all we could have hoped for. The rebirth of the Weekapaug Inn (updated in this issue) is much anticipated, and the calendar is full of many events, both on-going and new. The heartbeat is here, and the beauty of our region has been much enhanced.

The most important factor to the local real estate market is the introduction to our area of many people who have never been here before, mainly due to the lure of the newly completed Ocean House. We have on a new face, and the presentation is impeccable. With the hotel's charity showhouses, weddings and special events (already scheduled up to 2 years in advance), elegant dining and upgraded shopping, we feel there will be many people who find the area too enchanting not to purchase a home.

I write this while listening to great music in the lovely new Harbor Park, looking over at the beautiful new Yacht Club and renovated cabanas and Beach Club. It's a perfect summer evening for families to gather. The harbor abounds with picturesque boats, large and small, antique and new. Our summer starts on an upscale note, and I realize we could not be in a more perfect spot on earth. How lucky we are as we look forward to our prime time!

Sincerely, Bob Richins

Double Your Pleasure

Downtown Westerly and Watch Hill seem focused on double – hitters. Vacant spots are filling up, and there's excitement in anticipation. Empty spaces, like empty shelves, just don't make it.

Downtown Westerly is alive with activity. The hustle and bustle demand you visit. The library, best in RI, is beautifully renovated, and its sister park is in full bloom. In early July, partners Dave Parr and Josh Welch plan to open their new restaurant, "Bridge" (formerly "Up River"), featuring a raw-bar and river lounge in a more casual atmosphere. Two new bakeries at opposite ends of town are creating gourmet fare. Vesta Bakery at 47 Railroad Avenue has a proven reputation from its former location on Oak Street, and everything they do is incredible! I strongly recommend their strawberry-rhubarb pie, carrot cake and apple crumb pie. Upper Crust Bakery and Café on Main Street is beautifully remodeled, and runs the gamut from fresh breads and bagels to all-seasonal fruit pies, and anything special your heart desires (plus exclusive Sweenor's Chocolates).

Continuing on the double-up theme, two Saras have moved into 47 High Street. Sara Bynum of Sara's Photography has a prop room and studio specializing in portrait photography. Sara Faella is an artist, designer and stylist who specializes in couture hair pieces and jewelry for weddings and special events. Perry Kellogg has opened a companion store to her Watch Hill Seaport Studio and Seaport Surf called "Seaport Downtown". This has a more trendy feel, with clothing and accessories for fashionable young women.

Moving on down to Watch Hill, two new stores on Bay Street, side by side are #54 Tami-Ann's with ladies clothing, and #56 Fig Lines with a full line of bedding, towels and linen supplies. The Old Firehouse is the new home of "Ocean House Home", with an eclectic collection of up-scale clothing, garden accessories, food and potpourri. The Ocean House hotel has a mini-version of this store within its confines. The previous tenants, Firehouse Antiques, have moved their wicker and furniture to a new Bay Street location, next to The Lily Pad, under the banner of Bay Street Antiques, partnered by John Seidel and Rob Richins.

Hopefully, everyone will get out to welcome these new enterprises, and double your pleasures with new selections!

Coleman Realtors, 27 Bay Street, Watch Hill, RI 02891

Goings on About Town and Beyond

- July 2 – Aug 1 *Perfect Wedding*** at the Granite Theatre
Thursdays, Fridays & Saturdays 8PM, Sundays
2PM – 401-596-2341
July 29 show benefit for Literacy Volunteers
- July 15** Weekapaug Yacht Club Art Show ***Hidden Talents on the Pond*** 7pm
- July 16** Theater By the Sea ***Little Shop of Horrors***
401-782-8587
- July 16-18** South County Hot Air Balloon Festival 4pm URI Athletic
Fields, Friday Evening – ***John Cafferty and The Beaver
Brown Band***, Saturday Evening - Fireworks
- July 20** Music on the Green Watch Hill Village
Al Copley 6-8 pm
- July 27** Music on the Green Watch Hill Village
Occidental Gypsy 6-8 pm
- July 30** Watch Hill Improvement Society Local
Artist Show. The Watch Hill Chapel undercroft
Opening reception. Show goes through Aug 8
12-4:00 pm
- July 30-Aug 1** Newport FOLK Festival Fort Adams State
Park www.newportfolkfest.net
- Aug 3** Music on the Green Watch Hill Village
Rock & Soul Revue 6-8 pm
- Aug 5-7** Bi-Annual Summer Boutique sale. Watch Hill
Improvement Society
- Aug 6-8** Newport Jazz Festival 401-848-5055
www.newportjazzfest.net
- Aug 6 – Sept No Sex Please, We're British** at the Granite
Theatre - Thursdays, Fridays & Saturdays 8PM,
Sundays 2PM – 401-596-2341
- Aug 10** Music on the Green Watch Hill Village
Scott Gordley Quintet 6-8 pm
- Aug 10-15** Rhode Island International Film Festival
401-861-4445 www.film-festival.org
- Aug 17** Music on the Green Watch Hill Village
Parallel Strings 6-8 pm
- Aug 20-22** Newport Wine Fest at the Newport Yachting Center
www.newportwaterfrontevents.com
- Aug 24** Music on the Green Watch Hill Village
Dan Mills 6-8 pm
- Aug 31** Music on the Green Watch Hill Village
Soul Shot 6-8 pm

MARION MARKHAM AT THE OCEAN HOUSE



Cocktails and Music in the Cabaret Room
Fridays, 9:00 - 11:00 PM

July 9th:	A Century of Song
July 16th:	The Golden Age of Song
July 23rd:	Porter, Gershwin, Hart and Berlin
July 30th:	Elusive Love
August 6th:	Selections from Stage and Screen
August 13th:	Pop, Rock and Jazz
August 20th:	American Songbook
August 27th:	Summer's End

www.marionmarkham.com No Cover Charge! www.oceanhouseri.com

(401) 596-2390 email: watchhill@colemanrealtors.com



Watch Hill Memorial Library and Lighthouse

The Watch Hill Memorial Library and Improvement Society has a variety of events this summer. To begin with, the Library will be open from July 5th – September 3rd from 9am – 1pm. “Story Time” will be every Tuesday and Thursday at 10am. The annual Art Show at the Watch Hill Chapel Undercroft will be Saturday, July 31st – Sunday, August 8th...opening reception on Friday, July 30th at 6pm. The Summer Boutique featuring fifteen vendors will be held at the Ocean House beginning on Thursday, August 5th (1pm – 5:30pm), Friday, August 6th (9:00am – 5:30pm) & Saturday, August 7th (9:00am – Noon). Volunteers will be needed for both of these events. If you are interested please email Regina Livingston at JRLivi@aol.com.

The Watch Hill lighthouse is open to the public Tuesdays and Thursdays from 2-4pm.



Napatree Beach Walks

For all you nature lovers, every Saturday morning at 9 am through September 11th, you can meet and enjoy an educational walk up Napatree Beach. On July 31, starting at 8 am, the walk will be led by Dr. Peter Paton, chairman of the department of Natural Resources Science at URI. Dr. Paton is known for his migratory bird research projects.

The walks begin near the Misquamicut Beach Club. Children ages 8-14 can join naturalist leaders on fun educational walks on Tuesdays and Wednesdays. For more information contact napatreenaturalist@live.com.

July 1, 2010 Status Report on the Weekapaug Inn

The Weekapaug Inn was recapitalized on April 1 by Chuck Royce of Ocean House fame and Lang Wheeler, longtime Weekapaug summer resident. The Buffum family remains involved as advisors to the project, but they no longer have an economic interest in the property.

Several local architects, landscape architects, and interior designers have become involved in an effort to rethink and reduce the scope of the renovation of the Inn. The redesign is almost complete, and the Inn is in the process of seeking regulatory re-approval for the reduced scope, with an intention to start construction in several months.

Inn guests will enjoy gracious guest rooms with more spacious, contemporary bathrooms. The Inn’s classic parlors and dining room will be historically recreated to provide serene views across Quonnie Pond for Inn guests and the dining public. A comprehensive fitness facility will overlook the Pond and offer exercise machines, free weights, a cardio / Pilates / yoga studio and a 25-yard lap pool. Current plans call for the Inn to be operated six months a year but consideration is being given to year-round operation as a bed and breakfast during the off-season.

Created within the wings of the Inn will be five year-round, two-bedroom residences with private entrances, kitchen, living room, dining room, and (in some cases) a den. These units will have floor space between 1200 and 2000 square feet, and will enjoy both easterly views down Quonnie Pond and westerly views and breezes. All of the Inn’s amenities will be included with the residences, plus a garage space and a mooring for a boat in front of the Inn.

If you wish to learn more, please contact a member of our Coleman Realtors team at 401-596-2390





Matunuck is his Oyster!

When Perry Raso purchased the restaurant on Charlestown Beach Road on July 1, 2009, he had no idea it would be as successful as it has become. He even had a back-up plan to use it as his residence if all else failed. But the Matunuck Oyster Bar, previously The Sea Gull, Fish Stories, Willies, and Lido Deck (all of which went out of business) is now one of the most popular restaurants in the shore line area. Owner and entrepreneur, Perry Raso, was in need of a commercial dock for his booming oyster farming business. That was the impetus for purchasing the vacant real estate. The farm was growing and successful, the economy was in dire straights, and Perry was able to purchase the restaurant at a price that could make it all work. He wanted to create a restaurant where people could enjoy fresh, local food from RI, and he has succeeded! Aquaculture is defined as the cultivation of aquatic animals and plants, especially fish, shellfish, and seaweed in a natural or controlled environment. The Matunuck Oyster Farm, a seven acre commercial aquaculture lease on Potter Pond in East Matunuck, abutting the restaurant, was started in 2002. This is where the shellfish nursery, maintenance, marketing, packaging, and distribution of Perry's oyster business takes place.

Perry is known as a pioneer in the aquaculture industry. After having grown up in South County, he graduated from URI with a major in the field and received a grant from the Reed Initiative, giving him 1.3 acres of an estuary where he took students to increase their knowledge of aquaculture. Perry advocates the positive attributes of oyster farming and other types of sustainable agriculture. Not only does the business provide jobs and food, it also brings awareness to the environment, and how we treat our bodies of water. As the oysters feed on phytoplankton and zooplankton, they take the nitrogen particles out of the water and release oxygen into the water benefitting other living organisms under the sea, thus aiding the whole food chain. Perry sees aquaculture having great potential in third world countries where they have the resources, and could certainly benefit economically. Today, underwater agriculture accounts for one half of all sea food consumed in the world. The industry is growing rapidly while the wild fish stocks are declining.

If you decide to take the 15 minute drive up Route 1 to the Matunuck Oyster Bar (and you should), you will find an outdoor deck to enjoy lunch or dinner, and look out at part of the serene estuary that makes up the farm. Inside is an oyster bar like no other, where a variety of fresh oysters are shucked right before your very eyes. You can quench your thirst with a variety of refreshing draft beers, or choose a nice wine from their list of many. Attractive young waiters and waitresses will be at your service. Jamie Pierce, a CCRI student, loves her job at the restaurant, its clientele and popularity: "It has been amazing to see the change from last year to this year, the appreciation people have for the restaurant and its growing reputation", and Jamie says Perry is the nicest boss one could have. After you dine on fresh scrod, lobster, or oysters, you may even get a taste of Perry's mother and grandmother's home baked desserts! Maybe that is the secret ingredient to the success of the business.

The day I met Perry for the interview, he had just returned from a quick trip to Cape Cod for a restoration project he is working on. The Cape Cod Water Resources Restoration Project is a plan to help restore waterways at 76 sites throughout the Cape, where the poor water quality has dramatically affected the salt marshes, shellfish beds, and herring runs. The estimated cost of the project is 30 million dollars, 23 million of which will be federally funded. For more information on this project go to www.capecodcd.org Perry is also part of the Ocean State Shell Fish Co-op. He sells oysters at farmers' markets, but the majority of his business is selling wholesale to large distributors, one hundred to two hundred oysters at a time.

Who would have guessed that a young teenager who harvested shellfish in the summer to make some money would eventually be a very successful owner of an extremely successful oyster farm, a restaurateur and a pioneer in the field of aquaculture? You can come take a look for yourself by joining a group tour of the Oyster Farm, and enjoying a delicious meal at the Matunuck Oyster Bar!

Matunuck Oyster Bar, 629 Succotash Road, South Kingstown (401) 783-4202 www.rhodyoysters.com

ROBIN KNISLEY

Other fun facts about oysters:

- there are over 50 species of oysters
- Oysters are like warm blooded animals, they are either male or female. They have gonads (the most delicious part of the oyster) that generate eggs as well as sperm, so they change sex at least once in their life time.
- Oysters are VERY good for you. They contain vitamins C, D, B1, B2, and B3. If you eat four oysters a day you will get the recommended daily allowances of calcium, copper, iodine, iron, magnesium, manganese, phosphorous, and zinc.
- Oysters can be roasted, steamed, fried, scalloped, stewed, baked, stuffed, broiled, marinated poached, and sautéed.
- Yes they have been known to improve your love life. Possibly because they contain a lot of ZINC, which the lack of has been linked to male impotency. Casanova, in 18th century Rome used to eat 50 oysters every morning to increase his virility. I'll leave you on that note!

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New Cabanas

A few years after the hurricane of 1938 wiped out the public and private pavilions and the private houses on Fort Road, a few dozen cabanas were constructed on the present site. Those structures were added during the late 40's and 50's, and completely rebuilt after the hurricane of 1954 wiped them out. Many Watch Hill families swam at the "new" beach club, which has since been replaced a couple of times, but some enjoyed the independence the cabanas afforded. The "fifties" cabanas served their owners well, but with the new century came new concerns about leases, septic systems and aging pilings. It was time to replace the 1950's structure with a beautiful new building, similar in design to the Watch Hill Yacht Club which had been rebuilt a few years earlier.

Let's hope they last another fifty years like their predecessors, and provide swimming facilities for generations to come!

JOAN MCCORMICK



Weekapaug and the Farmers' Market – 2010

The Weekapaug Fire District and Weekapaug Green are sponsoring a **Farmers' Market** every Friday morning from **8:30 - 11:30 a.m.** in the Weekapaug Fire District parking lot on Wawaloam Avenue, next to the Innlet Sandwich Shop. The market dates are now through September 3, 2010.

The Weekapaug Farmers' Market once again features locally grown and mostly organic food from such local vendors as Hidden Brook Gardens, Narragansett Creamery, Studio Farms, Pleasant Acres Nursery, Dipollinos Bakery, May-Ger Farms, and Achinback Farms. Items will include fresh vegetables, baked goods (including fresh bread), delicious locally made organic cheeses, fresh eggs, honey, herbs, cut flowers and annuals, and a new bonus this year, beef and chicken. Be sure to use your beautiful 2010 Weekapaug Green bag or bring your own, so we can all do our small part to save the planet.

Follow DeeDee Buffum and Robin Knisley on Facebook at [WeekapaugLife](#) and on the web at www.WeekapaugLife.com for more news and events in Weekapaug and the community.



The Mermaid Café

The Mermaid Café is now open at the Viking Marina, on the banks of the Pawcatuck River, at 19 Margin Street in Westerly. Step back in time to the era of Steamships that once were built on the Pawcatuck shore, and ferried passengers to points west.

Our menu is based on fresh, seasonal and regional foods, with a focus on seafood from local waters. We are a family-friendly restaurant with a mission to provide excellent customer service and wholesome cuisine that is prepared with love and care.

Join us for breakfast and lunch Tuesday through Sunday. Dinner is served on Friday and Saturday evening- weather permitting, al fresco dining is available on our spacious deck overlooking the Pawcatuck. Visit us at www.mermaidcaferi.com for more information.



Calvary Music School

Calvary Music School of Stonington, CT brings music to and makes music within our community. Serving over 150 students in the southeastern Connecticut/southern Rhode Island corridor and celebrating its Tenth Anniversary year, the Calvary Music School offers One to One Individual Lessons; 2010 Summer Camps include a weekly Music Together for Infants to 4 year olds; a one week Musical Journey for Instrumentalists and Singers in Grade 4 through 9; and the popular one week of Rocking Out!, with Jeff Mortrude for 13-17 year olds. Coleman Realtors agent, DeeDee Buffum, serves on the board of CMS and invites you to contact them at (860)535-3631 or calvmusicschool@aol.com for more info on camps or lessons.

HOMES FOR SALE

WATCH HILL



35 Foster Cove Road

WATCH HILL



15 Ocean View Highway

WATCH HILL



7 Wapan Road

WATCH HILL



6 Overlook Drive

WATCH HILL



5 Camelback Way

WATCH HILL



38 Bay Street Condo

WATCH HILL



118 Bay Street Condo

WATCH HILL



225 Watch Hill Road

WATCH HILL



4 Camelback Way

AVONDALE



26 Champlin Drive

AVONDALE



37 Avondale Road

WESTERLY



20 Leeward Drive

HOMES FOR SALE

WEEKAPAUG



9 Chapman Road

WEEKAPAUG



12 Chapman Road

WEEKAPAUG



12 Williams Avenue

WEEKAPAUG



15 Morris Road

WESTERLY



335 Shore Road

WEEKAPAUG



18 Meadow Avenue

WESTERLY



22 Urso Drive

AVONDALE



112 Avondale Road

STONINGTON



111 River Road

RENTALS STILL AVAILABLE IN AUGUST

HAVERSHAM



SHELTER HARBOR



MISQUAMICUT



AVONDALE



AND SEVERAL IN WEEKAPAUG AND WATCH HILL IN CHOICE TIME PERIODS

Coleman Realtors, 27 Bay Street, Watch Hill, RI 02891

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Wednesday Evenings along Watch Hill Harbor

Each Wednesday evening from now until Labor Day, the Watch Hill Yacht Club's fleet of Watch Hill 15 sailboats gracefully sails out to the starting line in Little Narragansett Bay. Look for the Race Committee aboard "Watch Dog" to set the course and fire the starting gun at 6:30 PM. On the starting line, you will often see Hi Toots, Goose, Bahama Gal, Windward, Hussy, Diva, Superstitions, Tsana, Emphyrean and more. Watch for our agents, DeeDee Buffum and her husband, Jim sailing aboard the brightly colored Cactus Pie. Wednesday night races finish in front of the WHYC clubhouse, between the green marker and the club. Grab a St. Claire's ice cream and sit on the sea wall at about 7:15 – 7:30 and watch the boats finish.



The Surf School at Fenway Beach, Weekapaug, RI and on Surf Adventures in August 2010



FOUNDER
JASON BORTE

Jason Borte has taught surfing since 1992 and is a former pro champion. He is also a middle school teacher and author of the Kelly Slater bio *Pipe Dreams* as well as many surf magazine articles. He lives in Virginia Beach, Virginia with his wife and children.

The Surf School is a Billabong Surf Camp and has operated in Weekapaug, Rhode Island for two sessions per season for over 5 years as of 2010. It is a summer favorite with Weekapaugers! Jason and his talented surf team will be back in Rhode Island for a second 2010 camp from August 2 to August 5.

Youth Surf Camp at Fenway Beach, open to Weekapaug beach button holders and their guests:

4-Day - 7:30 am-10:30 am - fee of \$345

Advanced Surf Academy, open to Weekapaug, Watch Hill, and area youth

3-Day - 2:00pm - 5:00pm - fee of \$345. This camp includes travel to various Rhode Island surf spots and coaching on maneuvers, competition, equipment, and sponsorship. Great for teens and youths that can surf comfortably on their own.

Visit their website at www.thesurfschool.com for more details.

Our Office and Agent Websites

To search Watch Hill, Rhode Island and area Summer Rentals, plus Sales opportunities, visit www.WatchHillRentals.com. Our Agency maintains www.ColemanRealtors.com and even has a new mobile app for use on your mobile phone. Broker Dottie Nigrelli maintains her agent site at www.propertiesbydottie.com. Associate Brokers DeeDee Buffum and Robin Knisley have created the community information website known as WeekapaugLife, they can be found on the web at www.WeekapaugLife.com and on facebook at "WeekapaugLife". Be sure to stop by for a look on the web, join our mailing lists, or become a fan on Facebook. We strive to work hard, have fun, be current, keep you informed, and be connected.



High Street Yoga
44 High Street
Westerly, RI 02891
(860) 501-8970