

President's Message

August 2026

Hi,

Summer is already half over. It is nice that we have been enjoying cool weather so far.

The Dragon Boat festival was on June 21, 2026. The Melody Chorus Society performed for us with their wonderful singing and dancing. We are so lucky to have them perform at our clubhouse.

The 4th of July party was very successful. Fifty-five residents had a good time at our annual celebration with hamburgers, hot dogs, watermelon, chips, salads and drinks. Nat Hanson spoke to us about the "Declaration of Independence" as this was the nation's 250th birthday. We also had birthday cake and ice cream to honor all the July birthdays. After all the cake and ice cream, we had a fun time with different bingo games. I would like to thank the many people who helped put this together; from doing all the shopping for food, setting up and decorating the clubhouse, to cleaning up and putting everything away after bingo. So this is a "thank you" to all of you, as I am sure if I start mentioning all the people, I am sure I would forget someone and I do not want to do that. A special "thank you" does go out for Nat Hanson for offering us some insight on the "Declaration of Independence". Also, another special "thank you" goes to Weizhi Sun and Pong Yeung, who seem to know what needs to be done without us saying a word. It really does take many hands to have a successful event. Thank you.

We do have some special events coming in August. On August 12th, the FBI will be here to deliver some information on "Elder Fraud". The talk will start at 6:30 pm in the clubhouse. They have requested **NO** photographs or recordings. It should be very enlightening. On August 22nd, we will be celebrating Cape Cod Village's 50th Anniversary. There will be a catered dinner by "The Art of BBQ" and smooth jazz by Michael Hendrix for dancing. The cost will be \$10.00 per person. There will be an **absolute** cut-off date of August 13th as we will need to give the cater's our final number of people before the actual party. I hope many of you are able to attend these events.

Peggy Wegner
pawegner12@gmail.com



The 2026 CCVRA Board Members

(L to R) Peggy Wegner, Kitty Etter, Bruce Edmundson, Bill Hines, Eric Hopp, Mary Knoppe, Elizabeth Morrison, Weizhi Sun.

The Cape Cod Whaler is published monthly by MHB Group
for and distributed solely to residents of Cape Cod Village.

Cape Cod Village Residents Association

June 30, 2026 Association Meeting Minutes



Call to Order: The meeting was called to order on June 30, 2026 at 7:00 p.m. There were 11 residents in attendance.

Flag Salute was led by: **Nat Hanson.**

Welcome New Attendees: There were no new residents.

Approval of Minutes: A motion to approve the May 26, 2026 Association Meeting minutes was made by **Elizabeth Morrison** and seconded by **Nat Hanson.** Motion carried.

REPORTS

Treasurer's Report:

As of June 1, 2026 beginning balance was: \$4,919.19

Total Income was: \$180.15

Total Expenses were: \$29.74

Ending balance as of June 30, 2026 is: \$5,069.60

Comments and questions were invited from the floor. The report will be filed subject to audit.

Circle of Care: **Jo Asplund** was not present to report. Please see the Whaler for further details.

Treasure Seeker's Report: We collected \$164.15 for the month of June. The next collection date will be July 5, 2026.

Membership Report: As of June 30, we have 113 members from 75 households.

OLD BUSINESS

Informational Meetings: On August 12, 2026 we will have a speaker from the FBI to discuss Elder Fraud.

Birthday Cake: For the month of July, birthday cake will be with the 4th of July event. Birthday cake and ice cream will be served at 1:45 p.m.

NEW BUSINESS

50th Anniversary Party: It will be on August 22, 2026. The Officers met with **Ryan Jasinsky**, Director of Property Management, **Patricia Davis**, **Nathan Howard** and **Wendy Howard** to discuss the party. It will be a catered event.

EVENTS

► Monthly Events

- **Exercise Class:** Monday, Wednesday and Friday mornings from 10:00 a.m. to 11:00 a.m. Chairpersons: **Sandy Bain** and **Jon Lichtenberg.**
- **Bible Study:** 2nd and 4th Wednesday from 1:30 p.m. to 2:30 p.m. Chairperson: **Mary Knoppe.**
- **Birthday Cake:** First Saturday of the month from 10:00 a.m. to 11:30 a.m. in the Craft Room. Chairpersons: **Weizhi Sun** and **Pong Yeung.**
- **Zumba:** Tuesday at 10:00 a.m. and Friday at 11:15 a.m. Chairperson: **Laurie Willis.**

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Cape Cod Village Residents Association

June 30, 2026 Association Meeting Minutes



(Continue from page 2)

► June Events

- **Bingo: June 2, 2026, 7:00 p.m.**
Chairpersons: Peggy Wegner and Kitty Etter. We had 17 people attend.
- **Informational Meeting: June 12, 2026, 6:30 to 7:30 p.m.**
Chairpersons: The Board. Senator Wahab to speak on SB 79. Cancelled.
- **Movie Night: June 13, 2026, 6:30 p.m.**
Chairpersons: Bruce Edmundson and Elizabeth Morrison. The movie started at 7:00 p.m. The movie was "Citizen Kane". Drinks and popcorn were provided. Donation and suggestion boxes were out. 7 people attended.
- **Dragon Boat Concert: June 21, 2026, 2:00 to 4:00 p.m.**
Chairpersons: Weizhi Sun and Pong Yeung. Doors opened at 1:30 p.m. Unfortunately we had a low turn-out from Cape Cod Village. It was discussed that in the future, maybe, we should pass out flyers.

► July Events

- **4th of July Celebration: July 4, 2026, 11:30 a.m. to 4:00 p.m.**
Chairpersons: The Board. We will have a BBQ, Raffle, Bingo and Birthday Cake & Ice Cream. We have 55 people signed up. Nat Hanson will speak about the 4th of July. Diane Daley and Kitty Etter will check people in. Eric Hopp will be selling raffle tickets. Weizhi Sun and Pong Yeung will be serving hamburgers and hot dogs. We have approval to leave the side door, by the BBQ open. Bingo will be run by Peggy Wegner and Kitty Etter. And Valentina Stahl, Weizhi Sun and Pong Yeung will cut and pass out Birthday cake and ice cream.
- **Movie Night: July 11, 2026, 6:30 p.m.**
Chairpersons: Bruce Edmundson and Elizabeth Morrison. The movie starts at 7:00 p.m. The movie will be "Air Force One". Drinks and popcorn will be provided. Donation and suggestion boxes will be out.

► August Events

- **Informational Meeting: Elder Fraud presented by the FBI: August 12, 2026, 6:30 p.m.**
- **Anniversary Party: August 22, 2026, 5:30 p.m. to 9:00 p.m.**
Chairpersons: The Board and Brandenburg, Staedler and Moore. Doors open at 5:00 p.m. Dinner starts at 5:30 p.m. It will be catered by, The Art of BBQ.

Comments, questions and additional items are invited from the floor.

The next Association meeting will be July 28, 2026 at 7:00 pm with Meet and Greet at 6:45 pm.

There being no further business, a motion to adjourn was made by: Bruce Edmundson and seconded by Eric Hopp. Motion carried.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Kitty Etter

Secretary

Cape Cod Village Residents Association

Treasurer's Report - June 2026

06/01/2026 Balance Forward **\$ 4,919.19**

Income:

Dues and donations	\$	12.00
Event income		4.00
Treasure Seekers		164.15

Total Income		180.15
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Expenses:

Office/copy/printing	(21.94)	
SNAP/CERT expenses	(7.80)	
Event expenses	0.00	

Total Expenses		(29.74)
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Monthly Net Income (Expense)		\$150.41
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Balance as of 06/30/26		\$ 5,069.60
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Event summary by item (this month)	Expense	Income	Net Income
06/13/26 Movie Night	0.00	4.00	4.00

Brandenburg, Staedler & Moore - Cape Cod Village, L.P. Brandenburg, Staedler & Moore and their respective partners, managers and employees, individually and collectively assume no responsibility for the content of this publication herein and shall be held harmless against any suit, demands or liability arising there from.

All activities arranged for members of Cape Cod Village Residents Association are for the convenience and pleasure of Association members and their guests who voluntarily desire to participate. CCVRA, its officers and members do not assume any responsibility for the well-being or safety of participants and their property in any manner pertaining to said activities. Members of the Association and their guests participate at their own risk and should not expect to hold Cape Cod Village Residents Association or any of its officers or members responsible in any way.

No Movie in August

Clubhouse



CCVRA will be presenting an informational meeting on **Elder Fraud**

on Wednesday, August 12, 2026, at 6:30 PM at the Clubhouse.

This forum will be presented by the FBI.

Please note that no photography or recording of the speaker or the presentation will be permitted.

Doors open at 6:15 pm

You Got This?

ZUMBA
gold®

**THIS SPACE IS
JUDGMENT-FREE
AND
JOY-FULL**

Get a great workout!
Zumba Gold® with Laurie
Tuesdays at 10:00 a.m.
Fridays at 11:15 a.m.
Cape Cod Clubhouse

**No Zumba the first
2 weeks of August**

Walking Exercise Class

In the Cape Cod Village Clubhouse

Every Monday, Wednesday and
Friday at 10:00 a.m.

Call: Sandy Bain or Jon Lichtenberg for
details: 408-685-2140



CCVRA Bingo



**No Bingo
in August**

Games \$1.00 per card per game

Cape Cod Bible Study

2nd and 4th Wednesday

1:30 p.m. to 2:30 p.m.

Everyone is welcome!!!!!!

Give us a try!!!!!!!!!! Questions?

Any questions contact

Mary Knoppe@ 1-669-215-3759

bethknoppe@att.net.



Join Cape Cod Village Residents Association
And
Brandenburg, Staedler and Moore
For Our
50th Anniversary Party

Saturday, August 22, 2026

Doors open at 5:00 p.m.

Dinner at 5:30 p.m.

Catered by The Art of BBQ

Tri-Tip, Chicken and Baby Back Ribs

Potato Salad, Mac N Cheese and Green Salad

Cornbread with Honey Butter

50th Anniversary Cake and Ice Cream

Coffee and Cold Drinks

**Smooth Jazz and DJ by
Michael Hendrix**

\$10 per person

RSVP by August 13, 2026

Cape Cod Village 50th Anniversary Party
Saturday, August 22, 2026 Doors open at 5:00 p.m.
\$10 per person

Residents Name(s) _____

Space # _____ # of People _____ Amount Enclosed \$ _____

Please make check payable to CCVRA and return with this slip
to the Association box in the Clubhouse.

Submit your reservation no later than **August 13, 2026**

Reservations received **after** August 13, 2026 will **NOT** be accepted.

Bible Study resumed on July 8, 2026 in the Craft Room from
1:30 pm to 2:30 pm

On the 2nd and 4th Wednesday

Please contact Mary Knoppe at 408-541-1520 or
669-215-3759 mobile, if you would like to join
Mary Jane Lykke, who provides lesson material.

We will order your lesson material.

Currently we have 5 members. Please share this information with
your friends and neighbors.

The Bible verses we will be studying are as follows:

Acts Chapter 1-7

Acts Outline Page 1-3

Page 4 Acts chapter one pg. 1-7

Lesson study questions pg. 4-7

Jesus teaching His Apostles

Thank you, Mary Knoppe



August 2026

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
						1 Birthday Cake 10:00 am 
2 Treasure Seekers 6:30 pm 	3 Walking Exercise Class 10:00 am 	4	5 Walking Exercise Class 10:00 am 	6	7 Walking Exercise Class 10:00 am 	8
9	10 Walking Exercise Class 10:00 am 	11	12 Walking Exercise Class 10:00 am Bible Study 1:30 to 2:30  Elder Fraud Presentation 6:30 pm 	13	14 Walking Exercise Class 10:00 am 	15
16	17 Walking Exercise Class 10:00 am 	18 Zumba 10:00 am CCVRA Board Meeting 6:30 pm 	19 Walking Exercise Class 10:00 am 	20	21 Walking Exercise Class 10:00 am Zumba 11:15 am 	22 Anniversary Party 5:00 pm 
23	24 Walking Exercise Class 10:00 am 	25 Zumba 10:00 am CCVRA Meeting 7 pm 	26 Walking Exercise Class 10:00 am Bible Study 1:30 to 2:30 	27	28 Walking Exercise Class 10:00 am Zumba 11:15 am 	29
30						

August 1	Birthday Cake	10:00 am
August 2	Treasure Seekers	6:30 pm to 7:00 pm
August 12	Elder Fraud Presentation	6:30 pm
August 18	CCVRA Board Meeting	6:30 pm
August 22	Anniversary Party	5:00 pm
August 25	CCVRA - General Meeting	7:00 pm



August Celebrations

Happy Birthday

4 Cui Ju Duan	18 Linda Brandewie
8 Judie Aquino	19 Maria Eloisa Abaya
8 Claris Bozzini	21 Jimmy Vinh
9 Ronnie Sendaydiego	26 Nancy Rice
13 Daniel Schwartz	28 Lisa Dee
	Koushal Kishore
	Ping Yan

Anniversary Congratulations

No Anniversaries in August

August Directory Updates

Kevin Yan	Spc 69	Pages 4 and 20	1-408-431-4697	fuhher@gmail.com	New
Ping Yan	Spc 69	Pages 4 and 20	1-408-799-6399	pingyan1566@gmail.com	New
Please update your directory and take a moment to make sure your entries are correct. If not, please submit changes on the CAPE COD VILLAGE INFORMATION FORM printed in this Whaler and deposit in the CCVRA mailbox in the clubhouse.					

CAPE COD VILLAGE RESIDENTS ASSOCIATION INFORMATION FORM

Please **PRINT** all information

Date: _____ Space # _____

Name 1: First _____ Last _____

Phone (only 1 per person) _____ Birthday: (mm/dd) _____

Email _____

Name 2: First _____ Last _____

Phone (only 1 per person) _____ Birthday: (mm/dd) _____

Email _____

Anniversary: (mm/dd/yyyy) _____

Please fill out this form and place it in the CCVRA mailbox in the clubhouse.
***** **Updates and additions will ONLY be accepted on this form.** *****
*** *This information will be published in the Whaler, and used to update the
CCVRA Phone Directory, (unless requested otherwise).* ***

***** For Official Use Only *****

Date Received _____ Date Entered: _____ By _____

Code: Anniv Birthday Delete Email Moved New Phone Spelling



Sandy Mendoza spent several days in the hospital and is now home recovering.

Nina Kramer suffered a fall and has recovered nicely.

Please let our friends know, they are in our prayers and thoughts for a fast recovery and return to good health.

*A reminder from Co Chair Jo Asplund and Vicky Lawson to all residents.
Please contact either of us to report any information about a friend or neighbor
who may need get well wishes or condolences.*

*Please collect pertinent information concerning the individuals for correct spelling
of their name and correct space number.*

Questions directed to co chairs will be answered as quickly as possible.

Help us bring a small amount of comfort to those involved.

Thank you so much!

Jo Asplund 408 205-1159

Vicky Lawson 408-230-2551

Healthy regards to all residents from Cape Cod Village Residents Association

Chinese Dragon Boat Vocal Concert

旋歌端午节音乐演唱会

Performance by the
Melody Chorus Society



You can find these and other event photos on the CCVRA Website
<https://www.danielsart.com/CCVRA/Welcome.html>

Thank You

The Cape Cod Village Residents Association would like to thank the Melody Chorus Society for the Dragon Boat Festival presentation on June 21, 2026. The singing and dancing was wonderful, especially when Valentina Stahl joined in. The residents of Cape Cod Village are blessed to have you perform at our clubhouse. Again, a very special thank you goes to **Weizhi Sun** and **Pong Yeung** for organizing and coordinating this for our enjoyment.

Safety Reminder #1

Please walk facing traffic and wear light colors and use a light when walking at night.

Safety Reminder #2

Do not exceed to posted speed limit and always yield to people in the street.

CCVRA Contact Information

Name	Function	Number	eMail
Peggy Wegner	President/Events	1 (650) 303-4072	pawegner@gmail.com
Bruce Edmundson	Treasurer / Flyers and Copying	1 (408) 307-6810	bruceedm@gmail.com
Jo Asplund	Circle of Care	1 (408) 205-1159	jvasplund@gmail.com
Vicky Lawson		1 (408) 230-2551	—
Kitty Etter	Whaler	1 (408) 744-0789	ketter63@yahoo.com
Elizabeth Morrison	Library	1 (650) 678-8069	elizabethmorrison123@gmail.com
Eric Hopp	Medical Equipment	1 (408) 593-4439	—



August 2026

Changes to the MRL in 2025 that went into effect in 2026

What is the MRL?

It is the Civil Code or Laws that govern people who live in Mobile Home Parks. They are different for us than for those who live in apartments and stick-built homes

The Mobilehome Residency Law, like provisions of conventional landlord-tenant law, is enforced by the courts; that is, the disputing parties must go against one another in a court of law.

Updated Civil Codes Relating to Mobilehomes:

There are [three \(3\) Assembly Bills and one \(1\) Senate Bill](#) relating to mobile homes that have been signed into law by the Governor to become effective January 1, 2026. The MHPHOA has updated its online California MRL to reflect these updates. You can read them on their website <https://mhphoa.com>

Sections that were affected

§798.14	Delivery of Notice	3
§798.44.2	Cooling Systems	35
§798.56	Seven Authorized Reasons for Termination of Tenancy	42
§798.64	Disaster Assistance	54
§798.73.5	Home Upgrades on Resale	57
§798.74	Management Approval of Buyer; Credit Rating Refund	58
§798.74.4	Mobilehome Resale Disclosure to New Buyer	60
§798.75	Rental Agreement Required for Park Occupancy	62

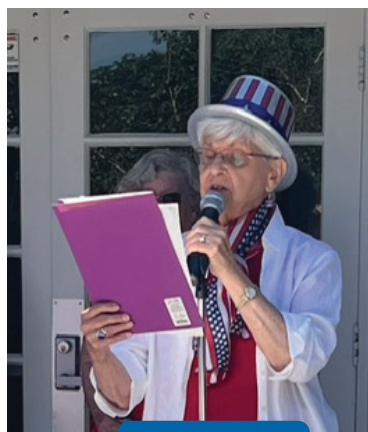
Where to view a copy of the MRL.

<https://www.gsmol.org/mrl-handbook-2026/>

<https://mhphoa.com/mrl/html>



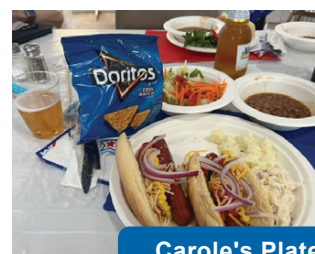
Alice & Paul



Nat



Adrienne & Bob



Carole's Plate



Ardi, Del & Nat



Linda, Vicky, Adrienne, Carole, Joan



Jan & Richard



Joan w/ raffle win



Eric & Christy



Pong, Weizhi & Kitty

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Kathy & Susan



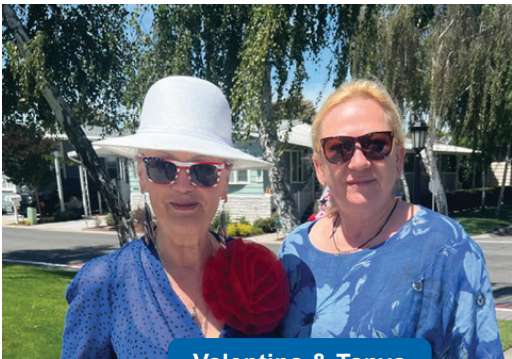
Robert, Amy, Mary, Carole



Mary & Sandy



Patricia



Valentina & Tanya



Bruce & Elizabeth



Jim & Dorothy



Andrea w/ raffle win



Jon w/ raffle win



Angel & Joe



Art & Kathy

(Continues on page 16)

(Continue from page 15)



Andy, Robert, Sam, Amy, Lisa, Liyan



Angel w/ raffle win



Sandy w/ raffle win



Ginger & Mary



Jim w/ raffle win



Sam w/ raffle win



Kathy, Susan, Tanya, Art, Judy, Mary, Paul, Del





**Must Place Your “Treasures” Out By
6:00 PM
on Sunday Evening.**

**Only
the First Sunday
of each month.**

A few tips to help you (and the Treasure Seekers Crew)

- Be sure to place your recyclables in a container (plastic, paper or reusable container that we will return to you).
- Place your containers at the end of your driveway - Not in the street or in the rain gutter.

Could use a few more volunteers in helping to collect, sort and deliver the treasures. Please contact Bruce at 1 (408) 307-6810 or bruceedm@gmail.com.

PIRATES *of the* CARIBBEAN

In 2017, if you blinked at around the 28-minute mark of *Pirates of the Caribbean: Dead Men Tell No Tales*, you missed one of the most quietly layered moments in blockbuster movie history.

A grizzled, bearded pirate prisoner is sitting in a jail cell on the island of Saint Martin, philosophically awaiting a beating. He's singing to himself. Then Jack Sparrow is escorted past the cell, hears the singing, and turns — expecting to see his father.

Instead, he sees his uncle.

"Uncle Jack?"

"Jackie Boy! How's it going?"

"Can't complain, really."

"I've been waiting all morning for a beating. But the service is terrible."

The uncle is played by Paul McCartney. The song he's singing is "Maggie Mae."

Most people watching the scene recognized McCartney and laughed. Fewer recognized the song. Fewer still understood why the combination of those two things — that man, that song, in that setting — was so perfectly constructed it almost certainly wasn't an accident.



"Maggie Mae" is a traditional Liverpool folk song of uncertain but old origin, passed down through the docks and pubs and shipyards of one of Britain's great maritime cities. The song tells the story of a woman who robbed sailors returning home from sea — a cheeky local legend, the kind of character that port cities breed and celebrate. It was the music of working-class Liverpool before the Beatles were born, before anyone outside the city had much reason to pay attention to what was being sung there.

The Beatles recorded it in January 1970 during the *Let It Be* sessions. It's barely 90 seconds long — a fragment, a throwback, a piece of musical shorthand between people who had grown up hearing it. John Lennon and Paul McCartney didn't record it as a polished track or a serious creative statement. They played it the way you play something you've known since childhood, something that doesn't need to be explained because it's already inside you.

McCartney grew up in Liverpool. He grew up in the city where that song was born, in the culture that produced it, near the docks that inspired it. When he suggested singing "Maggie Mae" during his *Pirates* scene, he wasn't choosing a random folk song from a costume department music library. He was reaching back into something personal and placing it inside a Hollywood film about pirates.

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A pirate. Singing a sailor's song. In a jail cell. The song that Liverpool dock workers sang before any of the sailors from the song had been born.

The character himself carries an additional layer of personal meaning that most audiences never knew. Uncle Jack — Jack Sparrow's uncle and namesake — was named after Paul McCartney's own real uncle, John "Jack" McCartney. The role had originally been written for Keith Richards, who had played Captain Teague, Jack Sparrow's father, in the previous films. When Richards couldn't make the shoot due to a tour conflict, the directors sat down with Johnny Depp to figure out who could replace him. They made a short list. McCartney was at the top of it.

Depp texted him. McCartney texted back. The lingo got increasingly pirate-y. The directors, watching the exchange, realized this was going to happen.

McCartney kept his Liverpool accent throughout the scene — a deliberate creative choice that the directors were happy to leave in. The man who grew up on Forthlin Road, who learned guitar in a front room in Allerton, who heard "Maggie Mae" before he heard almost anything else — played a pirate with his own voice, singing his own city's song.

The Beatles had, in a roundabout way, always been connected to the sea. Liverpool is a port city — built on maritime trade, shaped by the movement of sailors and ships and cargo, steeped in the culture of people who worked the docks and drank in the pubs near the water. "Maggie Mae" is that culture distilled into 90 seconds of ramshackle joy. It's the music of people who worked beside the ocean for generations before the city became famous for anything else.

When the Beatles recorded it in 1970, they were four men in a London studio reaching back toward something they'd nearly lost touch with — the Liverpool of their childhood, the working-class humor of the docks, the songs that didn't need arrangement or production because they already knew every word.

When McCartney sang it in a Pirates film in 2017, he was doing something similar. He was, for a moment, not Paul McCartney the global icon but Paul McCartney the Liverpool boy, singing the song he grew up with, in a setting that fit it perfectly.

A pirate. Waiting for a beating. Singing a sailor's song.

Most people didn't catch it. The directors said they still meet people who don't notice McCartney is even in the movie, even though he sings.

But if you catch it — if you're sitting there watching a Disney blockbuster and you suddenly recognize "Maggie Mae" and understand what it is and where it comes from and who is singing it and why — the moment becomes something the film never quite earned by itself.

One man, one song, one jail cell, three hundred years of Liverpool sailors.



