



Cape Carancahua
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June 2016
Cape Carancahua Property Owners' Association
Board of Directors
Craig Brooks Tom Chandler Charles Taylor Marie Weakley Dick Wilkinson



Independence Day Celebrations

Parade and Picnic
Saturday, July 2
10:00 a.m. at the Pavilion

Everyone Welcome!

Come one, come all!
Celebrate our great nation's birthday with your neighbors.
Enjoy the sights and sounds of the parade and then feast on hotdogs and all the trimmings

SILENT AUCTION! Lots of neat stuff and goodies have been donated to the Capers. Stroll by and make a bid! You can pick up a real bargain.

(parade staging at 9:30)



Completed and Planned Cape Maintenance Projects for 2016

The Board of Directors and the Maintenance Department have been very busy with many non-routine projects in the Cape this year. Some of these have been completed, some are in progress, and some are contracted to do later in the year. The costs for these projects are shown, to give you some idea of what all these things cost us; they are close but not exact figures. Take a look at some of these, and be sure to thank Dick and his Staff for the great work they are doing for all of us.



Completed/In Progress

Repaired Construction Gate - \$3,700

Survey work on NW bay storm water outfall - \$1,000

Replaced all street signs and poles; adding additional stop signs - \$9,700

Replaced fencing at Pool 1 and Pool 2 - \$9,000

Graded/compacted major gravel roads; added 1,000 tons of new gravel - \$23,000

Repaired parking lots at Pool 1 and Pool 2

Repainted edging at Pool 1 and Pool 2; repairing pads and expansion joints

Purchased/installed ten new picnic tables at the Pavilion - \$1,700

Replaced security cameras at Main Entrance, Office, Maintenance, Pool 1 and Pool 2 and added required new computer hardware - \$9,000

Contracted or Contract In Progress

Grade/compact all major gravel roads; add 1,000 tons new gravel - \$23,000

Replace Main Entrance spike strip system - \$16,000

Survey/engineering pilot study of NW part of Cape drainage system - \$9,000

Repair of storm damage to North Pier at Boat Ramp Park - \$6,000

Remove/replace Carancahua Ave. storm water outfall structure - \$17,000

Remove/replace major culvert crossing West Bayshore at NE bay outfall - \$3,500

Clean culvert ends and unplug culverts throughout the Cape (bid pending)

In case you don't have your calculator, that all adds up to a minimum of \$131,600. Remember, that number does not include any costs for routine maintenance and it does not include any costs for paved road maintenance either.

This is a fair amount of money, but it went to the things most of us find important at the Cape --roads, drainage, pools, piers, security, and safety. If we want to have those things, then we have to pay for them.



Rattlesnakes -- They're Back

Every year about this time, the rattlesnakes make their presence known around the Cape. A few days ago, one was reported by the Park 1 fishing pier. During the week of June 13, maintenance crews killed 13 in one day while mowing the tall grass. One of them had 12 buttons in its rattle. That's a BIG snake.

Be careful! Watch where you put your feet and watch the kiddos. .

WHAT TO DO? WHAT TO DO?

(This is a hypothetical scenario compiled of different issues that have arisen with building permits.)

So what happens if :

You decide to install a storage building on your property,

You call around and find the one you like at a good price

You order it for delivery on a certain date

You remember you must get a permit from CCPOA to make any improvements outside a house

You go to the office, get the forms, fill them out, and submit for the next Architectural Control Committee meeting.



All good -- right? Maybe so, maybe not.

Here are just some of the possibilities:

The ACC cannot review your application because you did not include all the necessary documentation

The permit is denied because location of the building does not meet ACC guidelines.

The ACC meeting does not have a quorum and cannot issue permits that day. (*Remember – the members are all volunteer property owners.*)

The permit is approved by the ACC but the Board of Directors workshop is delayed and, therefore, the Board does not give final approval that day.

So... your delivery is scheduled but you do not have a permit. You must cancel or pay a re-scheduling fee.

Oh, dear; oh, dear. What to do???

PLAN AHEAD. Don't' schedule any work or delivery until AFTER you have your permit in place.

Fact: The ACC is mandated by the Deed Restrictions, Conditions and Covenants that govern all Cape property owners.



The Presidents' Report

Welcome to summer in the Cape, even if it is a bit soggy so far. Even with all the rain lately, there has been lots of activity and lots of work going on. One of the best things about my job as President is that I get to write about the good things at the Cape. So here goes!

The POA Maintenance Department has been very busy indeed this spring. Please take time to thank Dick Wilkinson and the maintenance staff for all their hard work. Both Pool #1 and Pool #2 have had their fencing replaced. It was well past its lifespan and was failing. Both pools are also in the process of having needed repair work done by Staff. The Cape gravel roads have had over 1,000 tons of new gravel added during regular maintenance operations and another 1,000 tons will be added this summer. We hope to be able to make some significant repairs to parts of the paved roads that have failed as well. The security cameras at the Cape have been upgraded and now provide better coverage as well as much-improved resolution. Our aging street signs have been replaced with TXDoT standard reflective signs; they improve the ability of emergency services to find you and also improve the appearance of the neighborhood. Additional stop signs are being added to help improve our street safety. The main entrance gate spike strips and hardware will be replaced shortly; after many years of service they are pretty much worn out.

I know many of us are concerned about drainage in the Cape. This has been really noticeable recently due to all

the rain. Some of this is due to the interior of the Cape being really flat, so natural drainage is not very good. Also, our existing drainage system is mostly old and needs work to bring it back to its original capacity. Finally, some of the problems are caused by culverts that have failed or clogged up and by high grass in the drainage ditches. The Board is looking at several short-term fixes that will help, including cleaning out all the culverts. Long-term, the Board is investigating beginning an engineering study of our drainage system to would provide us with the information needed to significantly improve drainage in the Cape.

You've probably noticed the new houses being built in the Cape. We continue to have strong growth in new homes. Older home sales also seem to be doing well, with many new neighbors to welcome into the Cape.

We've already had several fun activities this year. The Capers sponsored the Annual Garage Sale, which had a record number of participants, and was very successful. There has already been a bake sale and we are coming up on the Fourth of July Parade (on July 2nd). This will begin and end at the Pavilion this year; as always it will include floats, food, drinks, local dignitaries, and lots of fun. Plan on being there. The Capers have repainted the Library and new lighting will be installed soon. Go by and take a look and borrow some books.

And now for the less fun... We continue to have some issues with vandalism and misuse of Cape facilities. You may not be aware that vandalism in the Cape cost you something on the order of \$8,000 in damages over the period from October of last year to March of this year. Those are dollars that could have been spent on roads and drainage. It gets worse, actually, since the security camera upgrades needed due to the vandalism set us back another \$8,000 or so. There is a standing reward of \$1,000 for information leading to the arrest and conviction of vandals. Please help us to protect and preserve all the things here in the Cape that you paid for. Also, the north pier at the Boat Ramp Park suffered significant damage during a recent high tide and storm. That, and its advanced age, are likely going to result in expensive work. We are also having to replace several of the major street crossing culverts and replace one of the storm water outfall structures into the bay. Periodic street closures will be required.

While the Cape really is a great place, it could be even better. Please participate in all the things happening here if you can. Volunteer. Go to the POA meetings. Give us your input; let us know what needs to be done better and what you think is done well. The quality of life you have here at the Cape is directly related to your participation.

Enjoy your summer. See you at the Parade!

Craig Brooks
President

Hurricane Season

Hurricane season runs from June first to November. You should already have been thinking about what to do in case of a hurricane in the Gulf, and having to possibly evacuate the Cape. The short nature of this article makes it impossible to detail all that needs to be done, so here is the short list.



Before there is a storm in the Gulf

Make an evacuation kit with all the stuff in it that you will need

Make a list of all the stuff you might want to save, if your home is destroyed (important papers, photos, mementos, etc.)

Decide where you are going to go, if you have to leave

Go on line and get a map of the evacuation routes out of the area

If you cannot evacuate without assistance, sign up for the Transportation Assistance Registry (2-1-1)

Make sure your insurance is up to date

If there is a storm in the Gulf

Pay really close attention to the weather

Make sure that you have all the stuff needed to secure your house

Make sure that your vehicles are in good shape, that your evacuation kit is ready, and that you have a clear idea of what you need to do if you have to evacuate

If the Cape comes within a Hurricane Watch

Fill your vehicle fuel tanks

Secure all moveable objects outside your home

Depending on how long it takes you to put up window and door coverings, you might want to do this.

If the Cape is in a Hurricane Warning zone

Leave. Do all the things needed to secure your home, and evacuate inland; be sure and take all your pets. If it turns out that there is no mandatory evacuation, look at it as a nice vacation in the country. If there is an evacuation, you will have missed hours and hours stuck on the roads with all the other evacuees. Even a minimal hurricane striking the area will likely result in lengthy utility outages, shortages of necessities, travel restrictions, and so forth. Think about no water, no A/C, no lights, and no useable septic system... If there is a mandatory evacuation, you must leave. No one will come to help if you need it during the storm. No peace officers will be active at that time. The Fire Department will have gone to shelter in Edna, and there will be no ambulance service.

Please take a little time on the Internet (invented by Al Gore) and Google detailed information and maps before you really need them. Lots of good info out there for us to use.



June 14, Tuesday - Capers Meeting, 2 p.m. in the Library

June 23 Thursday - ACC Meeting, 9 a.m. in the Library

July 2, Saturday - Independence Day Parade and Picnic, 10:00 a.m. at the Pavilion

July 12, Tuesday - Capers Meeting, 2 p.m. in the Library

July 13, Wednesday - CCPOA Board Meeting, 6 p.m., at the Community Center

July 14, Thursday - ACC Meeting, 9 a.m. in the Library

July 28, Thursday - ACC Meeting, 9 a.m. in the Library

No Capers meeting in August

August 11, Thursday, ACC Meeting, 9 a.m. at the Library

August 13, Saturday - Pot Luck Dinner, 5:30 p.m. at the Community Center

August 14, Sunday - CCPOA Board Meeting, 1 p.m., at the Community Center

August 14, Sunday - Quarterly Property Owners' Meeting, 2 p.m. at the Community Center

August 25, Thursday - ACC Meeting, 9 a.m. at the Library

September 3, Saturday - Capers Bake Sale, 10 a.m. at the Library

September 8, Thursday - ACC Meeting, 9 a.m. at the Library

September 13, Tuesday - Capers Meeting, 2 p.m. at the Library

September 14, Wednesday - CCPOA Board Meeting, 6 p.m. at the Community Center

September 22, Thursday - ACC Meeting, 9 a.m. at the Library



MOSQUITO CONTROL

You've probably seen the spray truck spewing a fine mist around the Cape killing mosquitoes. The maintenance crew does a good job keeping them under control, but there's no way to eliminate the little pests completely. YOU can do you part to help. The mosquitoes (*Aedes aegypti* and *Aedes albopictus*) that spread dengue, chikungunya, and Zika viruses breed in artificial containers. Dump any water from artificial containers every few days to keep them from hatching.

The larval cycle is about six days. If you have standing water in any type of artificial container longer than that, you're apt to have tons of mosquitoes at your place. Female mosquitoes lay several hundred eggs on the walls of artificial containers that hold water. The eggs stick like glue and remain attached until they are scrubbed off. When water covers the eggs, they hatch.

Protect Yourself, Your Family, and Your Community

At least once a week, eliminate standing water in artificial containers and scrub them out. Tightly cover water containers such as rain barrels. Make sure your septic tank has no cracks or gaps. Cover open vents and plumbing pipes with wire mesh that has holes smaller than a mosquito.

Use Repellent

A higher percentage of the active ingredient in repellent provides a higher level of protection. Effective ingredients in repellent are DEET, Picaridin, KRB2023, Bayrepel, Icaridin, IR3535, OLE, and PMD.

(This information courtesy of the US Centers for Disease Control)

Carancahua Community Volunteer Fire Department

Department Activity and Emergency Responses - Your Fire Department made a total of 82 responses in 2015; so far this year we have made 34 responses. This includes 7 fires, 20 medical calls, 6 motor vehicle accidents, and 1 'other'.



Department News - The Department was awarded a grant from the Texas Forest Service to purchase a skid unit for #878, the brush truck located at the Station. This will allow a significant upgrade to the truck. The "skid unit" is a self-contained firefighting unit that will be placed on the bed of the truck and will convert the truck from a water-only unit to one that can use water, foam, or compressed air foam (CAFS). The grant pays 90% of the cost of the unit, so our out-of-pocket cost will be about \$2,800.

9-1-1 Stuff - The Cape Office and the Department both have free 9-1-1 signs for you to use. These are nice, attractive, and reflective signs that really do make a difference in our ability to find you in a hurry. Since you did call 9-1-1, I assume that you really do need us in a hurry... If you do not have some sort of reflective address sign on your house, it is almost as bad as not having any sign at all.

2016 Fund Raiser - The Raffle Drawing will be held at the Station on June 9th; two non-Fire Department members will handle the actual drawing for us. As always, 100% of the monies raised will go into the Fire Department (after paying for the prizes). We always appreciate your support, and work hard to make your money work hard for you.

Training in the Cape - The training exercise we held at Pool #2 went very well. We were able to draft water from the pool into our tanker, move the water by road, dump it into our portable tank, draft it out with the pumper, and deliver it onto a simulated fire. This is exactly the way that a large fire here in the Cape would be handled, so it was very valuable practice for us. We hope to have a similar but larger exercise at Pool #2 this winter. Both Pool #1 and #2 have been set up with a dedicated gate for Fire Department use; this makes it much easier for us to use the water in the pools for firefighting.

Volunteers Needed - As always, we need volunteers for the Department. We just never have as many folks as we need to do the jobs we have to do. The Fire Department provides critical services to the Cape and our larger community. If we don't have enough (or any) people, the jobs don't get done. A couple of examples - to properly fight a house fire, you really need six firefighters at a minimum; if a rescue is involved, that number could easily double. A two vehicle accident at Highway 35 and 172 is going to need four people to control traffic, one to two EMTs, an incident commander, and if there is fire or people needing to be extricated, four to six more people to do those jobs. We need your help; your neighbors need your help. Join the Department and be a part of the solution. Come visit the Station during a meeting night, or call me at 713-569-4001 to answer your questions.

Be safe,
Craig Brooks, Chief

Please do not "reply" to this email. The Cape's TISD account is used to send bulk emails only. Please address any correspondence to capecarancahua@yahoo.com