



Cape Carancahua

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November 2016

Cape Carancahua Property Owners' Association
Board of Directors

Craig Brooks Tom Chandler Charles Taylor Marie Weakley Dick Wilkinson



Best wishes for a **HAPPY HOLIDAY SEASON** from the Cape Carancahua Board of Directors and Staff.



MERRY CHRISTMAS

Celebrate the season Cape-style with prime rib and almost every side dish in the world. Festivities get underway at 5:00 p.m. on Saturday, December 3, at the Community Center.

Prime rib, ham, bread, and liquid refreshments will be provided by the Capers and the vast array of side dishes, salads, desserts, and appetizers will be provided by you! The Capers are a dedicated group of property owners who volunteer their time and efforts to make the Cape the wonderful place it is.



The pleasure of your company is requested!

Please fill out the form at the office to indicate your contribution to the feast. Needed items include appetizers, salads, side dishes, and desserts.



One more Election...

Yep, that's right. Elections are notover. Cape Carancahua elects members of the Board of Directors at the annual meeting on the second Sunday of March each year.

In 2017, the two-year terms will be over for Board members Marie Weakley, Position 1; Charlie Taylor, Position 2, and Dick Wilkinson, Position 4. Each has indicated plans to apply to continue to serve the property owners for the next two years. If you'd like to become a candidate of any of these positions, please stop by the office to pick up an application form to have your name added to the ballot.

The deadline to apply is 5:00 p.m. on December 29, 2016. Ballots will be mailed to all property owners between January 15 and March 1. Ballots will be accepted by U. S. Mail or in person at the meeting on March 12, 2017.

CELEBRATE THE NEW YEAR!

Join your friends and neighbors at the Cape Carancahua Community Center for an evening for festive fun and dance. The Capers have arranged for the same D.J. who provided music last year to once again man the music for your dancing pleasure. Bring your favorite snacks and libations and a \$5.00 donation to help pay for the music. Festivities get underway at 8:00 p.m. on New Year's Eve and last until after 2017 arrives.



November 23 & 24 - CCWSC office closed

November 23, Wednesday - CCPOA office closed from noon until 5 p.m.

November 24, Thursday - CCPOA office closed

There will be no fourth Thursday meeting of the ACC in November

November 25 & 26 - CCPOA office open Friday & Saturday

December 8, Thursday - ACC Meeting at the Library, 9:00 a.m.

December 13, Tuesday - Capers' Meeting at the Library, 2:00 p.m.

December 14, Wednesday - CCPOA Board Meeting at the Library, 6:00 p.m.

There will be no fourth Thursday meeting of the ACC in December

December 24, Saturday - CCPOA office closed

December 31, Saturday - CCPOA office closed at noon

First week in January - Annual statement mailed with due date of March 15

January 10, Tuesday - Capers' meeting at the Library, 2:00 p.m.

January 11, Wednesday - CCPOA Board meeting at the Library, 6:00 p.m.

January 12, Thursday - -CC meeting at the Library, 2:00 p.m.

January 19, Thursday - CCWSC Board Meeting, 6:00 p.m. Water Dept. Office

January 26, Thursday - ACC meeting at the Library, 2:00 p.m.



A BEATIFUL ENTRANCE

Have you noticed the attractive entrance at Cape Carancahua? The meticulous landscaping is the result of loving efforts by Ted Grimes. He donates his time and a lot of labor to keep it beautiful. He doesn't get paid a penny for this labor of love, nor does the Cape pay for the flowers, mulch, tools, or anything else that he contributes. Please shake his hand and tell him how much you appreciate his work.

On the subject of the gate, did you know that, on average, 15 to 20 visitors, deliveries, and workmen seek admission to the Cape each day? In an effort to give office staff sufficient time to complete their assigned tasks, the property owner who invited the driver is responsible for opening the gate. Office personnel do not just "open the gate". In special cases if the property owner is unavailable to open the gate, a driver can call the office for admission but needs to be able to provide the information required. Each phone call requires office staff to record the name, destination, company represented and the time; remind the driver not to "tailgate" another vehicle; and (frequently) provide directions.

Please heed this reminder: the construction gate is for use by vehicles that weigh more than 10,000 pounds ONLY.

Here's another reminder about gate etiquette: DO NOT open the gate for someone who is not your guest or who you do not know personally. **The goal of having a gated community is for property owners to feel confident that everyone who is inside is supposed to be inside.**

Completed and Planned Cape Maintenance Projects for 2016

Work, work, work! 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 will be cancelled or postponed. 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.



Completed/In Progress

Repaired Construction Gate - \$3,700
Survey work on NW bay storm water outfall - \$1,000
Replaced all street signs and poles; added additional stop signs - \$11,000
Replaced fencing at Pool 1 and Pool 2 - \$13,000
Repainted edging at Pool 1 and Pool 2; repaired pads and expansion joints - \$1,000
Installed additional drains at both pools per new State law - \$3,300
Repaired parking lots at Pool 1 and Pool 2 - \$1,000
Graded/compacted major gravel roads; added 2,000 tons of new gravel - \$43,000
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
Replaced Main Entrance spike strip system - \$26,000
Survey/engineering pilot study of NW part of Cape drainage system - \$12,455
Repaired storm damage to North Pier at Boat Ramp Park - \$7,800
Removed/replaced Carancahua Blvd. storm water outfall structure - \$21,275
Removed/replaced major culvert crossing West Bayshore at NE bay outfall - \$3,500

In case you don't have your calculator, that all adds up to \$158,730 . 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 is for 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.

NO DUES INCREASE IN 2017

Results of the vote by property owners to increase annual CCPOA dues from \$135 to \$200 per lot show property owners would rather live with the status quo than pay a little extra to move forward with infrastructure improvements in the Cape. The vote count was 166 in favor of increasing the fees to 683 against.

FISHY PROBLEMS

The timers for fishing lights and electricity-on-demand at the fish cleaning stations are wonderful amenities for the anglers among you. BUT.... some inconsiderate users do not leave the fish cleaning table in a decent condition. This is rude and unacceptable. How would you like to bring your catch to the table only to discover that the last user left an indescribable mess? Please "do unto others" when you use it.



Another serious problem is bait and fish leavings being dumped into Cape trash cans. THIS IS NOT ALLOWED. Dump your unused bait and fish cleanings back into the bay. They are 100% recyclable there, but create a terrible stink in a trash can. We don't want to take away the trash cans and have you take your trash home with you, but that may happen if the problem persists.



THE PRESIDENT'S REPORT

Summer is over, and winter (or what we call winter) will be here soon. We've had a lot of activity in the Cape since the last Newsletter.

Significant work has been done since then by the POA Maintenance Department. Both pools have had repair work done to help keep them both going for a bit longer. Both pools have also been brought up to code by the installation of bypass drains, making them much safer for us to use.

We did a second gravel road maintenance and added another 1000+ tons of new gravel. The drainage outfall into the bay at the south end of Carancahua was rebuilt due to a major failure; major culvert work was done elsewhere, again due to a significant failure. The front gate spike equipment was replaced, due to ongoing failures and old age. Even though there were some early problems with the equipment and the supporting software, hard work by both Maintenance and Office have worked through the issues to get a new, reliable security gate in place. Both piers at the boat ramp had repairs done, one significantly repaired, including lighting. We hope to extend the life of the north pier for another five years or so. I'm sure that you are also aware of the ongoing work to replace many of the power poles here in the Cape. It's being done by an AEP contractor, and they hope to be finished before the end of the year. Something like a quarter of the 500+ poles in the Cape are to be replaced.

Both the Fourth of July Parade and activities and the Halloween Party were smashing successes. We had very good participation by many folks here in the Cape. Hats off to the Capers for the work they do for all of us. If not for their efforts, we would have much less

going on in the Cape than we do. Please plan to go to the upcoming Christmas Party and the New Years' Eve Party, both put on by the Capers.

As you probably know, the issue to raise the annual dues in the Cape was defeated; for the Cape, it was very unfortunate. The result is that we do not have the funding to continue providing services at the current rate and the level of services must be reduced. Fiscal Year 2017 will see only one gravel road maintenance (instead of two), probably done in the late spring. Mosquito spraying funding will be reduced 50%. No significant work on drainage will be done, other than for catastrophic failures. No significant paved road work will be done, other than filling potholes. The Maintenance staff has been reduced by half of a person, so general Maintenance work will be reduced by 20%. Since we had to borrow money from one of the dedicated funds to afford some work, that money must be repaid, which of course comes out of the budget. If we have any sort of major failure, the money to fix it will have to come from other items in the budget or from one of the dedicated funds (which then have to be repaid). Due to the amount of effort and will involved, it is not likely that a new dues proposal can be placed in front of you before some time in 2018, which means that the earliest we could see needed funding will be in Fiscal Year 2019. Until we see increased income into the POA, we will see belt-tightening and a less nice Cape for us all. I wish I could give you a rosier report, but that is the way it is.

We are coming up on election time for the Cape. This next year we will be selecting three of the five Board positions. Each Board member serves a two year term. In effect, the Board acts as mayor and city council for the Cape, since we are not incorporated. These are important positions. If you are interested in running, be sure to fill out the forms that are available in the Office. The cut-off date for filing is 5:00 p.m. December 29

Please have a happy and safe holiday season, whatever holidays you celebrate.

Craig Brooks, President



Cape Carancahua Water Supply Corp.

LETTER FROM CAPE CARANCAHUA WATER SUPPLY CORPORATION PRESIDENT JOE WYATT

Well, it looks like we've made it through another hurricane season unscathed. The CCWSC has had a busy and productive year with a lot of projects still to be completed before the end of the year.

First, let me take a moment to praise Philip Holbrook, Jr., for undertaking the task of getting his Class C certification. Now, he is able to expand his duties as set forth by TCEQ regulations and requirements. He's taken some of the burden off of the office staff along with the Board of Directors by dealing with some issues regarding TCEQ. So, if you see him on the backhoe or Mule, give him a thumbs up. He puts in a lot of hours behind the scenes to keep our water quality up to the highest standard set by the State of Texas.

Philip Jr., along with the help of part-time employees Philip Holbrook, Sr., and Mike Labay, has been working to replace isolation valve manifolds that have gone without repair for some time now. The crew has already completed two of the manifolds with hopes of doing a couple more before the end of the year. The overall cost is between \$5,000 and \$6,000 per manifold. With these in place, we will be able to shut down certain areas of the Cape to do repairs as needed

without shutting off water to the entire Cape. Believe it or not, the shutting down of the water plant on November 1, 2016, was the first time in over 2 1/2 years that the whole Cape was without water, and then for only three hours.

Maintenance has also installed a number of blowdowns in areas that we determined were needed to be able to purge the water mains of silt, thus maintaining quality flow of clean water to all customers.

In September, we were required by TCEQ to take a sampling of water from various locations throughout the Cape and then send the samples to a lab in Houston to check for copper and lead contamination. The results came back giving us a clean bill of health; therefore, this process will not need to be repeated for another three years.

Now, I need to give an update on our current status concerning our much-needed plant expansion. As of now, Mercer Engineering has submitted our plans and specifications for adding another 5,000 gallon pressurized tank to TCEQ for approval. Projected date of approval is mid January. After that, Mercer will file for the needed permits in conjunction with getting at least three bids from qualified contractors for the CCWSC Board of Directors to agree on.

The Board has decided to fund the project in-house without seeking outside financing. The goal is to take it one step at a time and pay as we go. It will take a little longer to complete our goal of updated our water system, but well worth the time when, at the end of the project, the CCWSC will not be faced with the worries of having to pay off a large debt. Hopefully, this process of paying as we go will be the best way. We should be able to fund the first phase of the installation of the 5,000 gallon pressurized tank. Once the tank is installed, it will bring us to the level of being able to have up to 500 customers, which is well within TCEQ requirements. This year, we have already installed 8 new water taps, bringing the total to 414 paying meters.

Last, just a reminder that if you sell your property, please have the new owners come to the CCWSC office to process the needed paperwork for transfer of ownership. Too many times, new owners will assume that once they leave the CCPOA office that everything has been done. WRONG! They will still need to go to the CCWSC office to complete the transaction of ownership.

If you have any questions or concerns regarding the WCS, please feel free to call the water office at 361-972-0929 from 9 a.m. to 3 p.m. Monday through Friday.



Carancahua Community Volunteer Fire Department

Department Activity and Emergency Responses - The Department has made a total of 63 responses this year to date, compared to a total for 2015 of 82 responses. We have responded to 10 fires, 36 medical emergencies, 14 motor vehicle accidents, and 3 "other" emergencies.

Department News - On a sad note, the Department lost long-time firefighter Frank Krpec recently. Frank passed away after a short illness; he will be sorely missed by all of us. On a happier note, two new Members have joined; James Post from right here in the Cape, and James Carr from Sunrise Bay. They have both started training with us, and James Post has

just taken a class at a wild land fire training academy at Camp Swift. Michael Gonzales, also from the Cape, has been elected to the position of Assistant Chief of the Department. Michael brings skills as an industrial firefighter and paramedic to the job. We had the new skid unit installed on unit #878, which significantly improves its abilities.

9-1-1 Stuff - As always, we have free 9-1-1 signs for you to put up. Unbelievably, there are still houses here in the Cape that have no address signs on them at all! I guess the folks living there don't plan on needing any emergency services... If you do need to call 9-1-1, please be sure to give a good address, including the County, since it is not unusual for cell phone calls to end up in Calhoun County.

Fund Raiser results - While we did in fact make money at the 2016 Fund Raiser, the results were pretty poor compared to prior events. We tried a different approach this year, and it just did not work out for us. As always, though, the dollars brought in will go toward the many things needed to support the Department and emergency services here in our community.

Volunteers Needed - As always, we can use dedicated folks who want to serve the community and make the world a little better place. If you already have experience as a fireman or an EMT, that would be nice, but not required. There are lots of opportunities to get the training you need, both locally and at formal schools-the State and CCFVD pick up most of the costs for things like that. What we really need are men and women willing to give their time and effort for the common good. Give me a call at 713-569-4001, or come by the Station whenever we are there to get more information.

Be safe,
Craig Brooks, Chief

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