

CCPOA Quarterly News Letter

As the “Dog Days” of summer draw to a close, families are preparing for the start of the fall semester of school. With the start of school be aware of the increase in traffic at the main gate as students make their way to and from the bus stop.

Please take notice of the new look to the mural at Pool 1. What a magnificent job by an all-volunteer crew of property owners. Thanks to Sam and Melanie Mitchell, Allen and Debra Collins, and Melissa Tristan for the beautiful work.

Corner Stone Paving has completed their contracted work for this year. All of Swallow and Bayview between Covey and Starling have been paved. This represents less new paved road than was planned for, but a 50% increase in cost limited the scope of the project. Additionally, the maintenance crew has completed crack sealing and pothole repair for this season. The Cape has had on order for several months asphalt intended for use repairing the shoulders of our hard surface roads. As soon as this material is procured, that work will be performed by our maintenance crew.

The Cape’s law firm has successfully negotiated a reduction in the appraised value of the Cape’s shared property, i.e., Roads, drainage system, community center, office, maintenance building, pavilion, boat ramp, piers, and parks. Unfortunately, this new appraised value is still high compared with other POA/HOA’s in Texas. So, the Cape has entered into an agreement with our law firm to represent the Cape in a court challenge to the Jackson County Appraisal District. The legal costs of this action will be contingent on the ultimate recovery resulting from this lawsuit.

As we all know by now, the water company has made a \$1900 assessment against all property owners including the Cape Carancuhua Property Owners Association. Due to the number of water drops around the Cape in the common areas and the various lots owned by the Cape, the Association was billed for \$31,300, all of which the water company expected to be paid in full at the time of assessment. This fact and the justification given by the water company for the amount of the assessment was the basis for the legal challenge brought by the Cape’s law firm. As there are no commercial properties in the Cape, it was agreed to by the water company that the Association’s assessment could be paid out monthly like all other property owners. While the Association does not agree with the water company’s justification for the amount of the assessment and believe their projections are wildly optimistic, we do support the planned efforts to improve the company’s infrastructure which when complete should position it to deliver safe reliable service to the property owners. Given these statements, the Association has withdrawn our challenge to the assessment.

Two Cape property owners have approached the CCPOA board with a proposal to voluntarily fund the air conditioning of the community center. This is a very generous offer. The board is working with these donors, a contractor, and the Cape’s attorney on a legal framework that will allow this plan to advance while protecting the Association from any financial liability. More information will be distributed to the property owners as we work through this process.

Each newsletter we make an appeal to property owners to take control of reckless unsafe driving on the Cape’s road system. The Cape’s administrative office continues to receive complaints about unsafe driving. Included are observations of speeding, reckless out of control driving, and off-road vehicles being driven through private property. Additionally, underage drivers continue to be a problem.

The next federal holiday is just around the corner. We wish you all a safe and happy Labor Day weekend.

Capers' Report

The Capers continue to host the potluck dinners on the Saturday prior to the quarterly and annual POA meetings; the most recent dinner was Saturday August 13. The food was delicious as always and there were several new residents in attendance. The next potluck dinner will be in November. Everyone in the Cape is invited!

The first Bake Sale of 2022 was held Memorial Day weekend, Saturday May 28. We had a variety of donated items, including cakes, cookies, bread, cinnamon rolls and scones. Thank you to everyone who donated items! The next Bake Sale will be Labor Day weekend, Saturday September 4. Donations can be dropped off at the Community Center beginning at 9:30 am; the sale begins at 10 am. Any homemade food items are welcome, for example you can donate vegetables or fruit you have canned and fresh or dried herbs. The funds we raise at events are used to cover the expenses for Caper functions throughout the year.

We hosted the 4th of July picnic and parade on July 2. The last picnic was in 2019, so it was great to have the parade and the picnic again. We had several county officials present and about 30 decorated vehicles were in the parade. Thank you to Lowe's supermarket in Palacios for giving us a discount for all of the food we bought. Thanks also to everyone who donated items for the silent auction!

We are planning events for the rest of the year. The first Halloween "Trunk or Treat" last year was a lot of fun, so we are doing it again on Saturday October 29th. The adult Christmas party will be Saturday December 3 and the adult New Year's Eve party will be December 31.

The Capers meet on the second Tuesday of every month at 10 am in the Community Center meeting room/library. All Cape residents are invited to attend! We always need more help and it's a good way to meet your neighbors and get involved in the community. We are all Capers!

Michele Haile

Carancahua Community Volunteer Fire Department

First things first. Sorry to say, the Department needs your dollars to support adding on to the existing Station. We are out of room, which affects our ability to help you and all others who need help from us. We have been saving up for this for a number of years, but with the cost of building going up (as you know), we are still short of cash. Right now, we are selling raffle tickets for a brand-new John Deere Z335 zero turn mower; second prize is four Texans tickets plus a parking voucher; the buyer of the most tickets gets a \$200 gift card. There are still tickets available from our Firemen and EMTs; I will have the mower out in front of 1200 West Bayshore on the weekends (6pm until dark) until September 25th; the drawing is October 1st. Tickets are six for \$50. Of course, we gladly take donations to the building fund, and many people have been doing just that. We are a 501(c)(3) corporation, so you may have tax benefits from your donation to us. Please do what you can to help us so that we can help others.

Department News - We have just added another new Member to the Department, Randy Amy, who lives here in the Cape. Randy, like several of our other new Members, has significant firefighting experience that he brings to the Department. Please join me in welcoming them all to the Department. The Department is continuing to have a very busy year. To date, we have had 19 fires, 40 medical calls, 20 motor vehicle accidents, and 14 "other" calls for a total of 93 calls. At this rate, we will respond to 149 calls this year. When I started as a fireman in 2009, we went out to roughly 35 calls per year, so you can see the tremendous growth we have had over the years.

Come visit us - Come to any of our regular meetings; business meetings are usually the first Tuesday of the month at 7pm at the Station. We also have a Thursday training night, usually the third Thursday at the Station, at 6pm. We also have a Saturday training, which is usually the third or fourth Saturday, usually at 9am. Visitors are always welcome!

Craig Brooks, Chief