

CCPOA Quarterly Newsletter

Summer is coming to an end as schools prepare for the start of the fall semester. It's still hot and dry, but at least we have not had to deal with the effects of a tropical weather system. We still have another month to go until the threat of a hurricane becomes less likely so, stay prepared.

Our maintenance team has made great progress making repairs to our hard surfaced roads. They will continue to work their way around our road system. Please take note of them as you make your way down the roads where they are working and help us keep them safe. Cornerstone Paving has informed us that they will be mobilizing equipment to the Cape in late August or early September to start our annual road paving project. This year Flint Rock and Curlew are scheduled for paving.

There have been complaints of individuals dumping construction materials in the wetlands area at the South Park. If you observe anyone engaged in dumping anything in this area, please report the incident to the office. A Cape property owner has volunteered to organize an effort to clean up this area.

This year there have been a number of incidents at the main gate involving improper entry resulting in damage to the gate and many flat tires. If you are a property owner gaining entry to the Cape with your gate card, please ensure the red light is on before you scan your card. Wait for the green light to come on before proceeding. If you are carding in a guest, please ensure they understand the proper operation of the gate. Please advise your waiting guests to not block the entrance while waiting to be carded in, and never grant entry to anyone you don't know.

Though a deposit has been made to D & P Coastal Marine to replace the North pier at the boat ramp, we do not have a commitment for a start date. Updates will be communicated as they become available.

The New Dollar General store is open for business. Though they are open, there remains some construction yet to be completed. A 6-foot privacy fence will be erected on the East, West, and South sides of the property.

There are a number of properties in the Cape that are in violation of RCC 1.05 which requires the property to be maintained in a neat and orderly state. If you are the owner of one of these properties, please bring your property into compliance.

Underage drivers are the subject of discussion in every quarterly newsletter. Be advised that several neighboring communities have experienced a fatality where a golf cart being driven unsafely was involved in a collision with a car. All parents are responsible for ensuring the safety of their children and certainly should understand the risk involved in sending unlicensed underage children out on our road system unsupervised in golf carts and UTV's. The Cape receives numerous complaints of speeding and reckless driving by owners of UTV's. Please understand that many property owners and their children walk our road system. Please do your part to keep them safe.

A presentation was made at the quarterly meeting regarding the need for an increase in the annual maintenance fee for the 2024 budget year. Data was presented to justify this increase that include, the high rate of inflation, 25% increase in the cost of contract mowing, 100% increase in the cost of road paving and maintenance, increase in the cost of water at the Cape's 8 water drops, increased cost to run air conditioning in the Community Center, the increased cost of fuel to run the Cape's maintenance equipment, and many other rising costs. In an effort to mitigate the increase cost to provide services to the community, many actions have been taken to reduce that cost and include, legal action against the Jackson County Appraisal District to reduce our tax liability, renegotiated the Cape's insurance policy that resulted in a reduced premium, and a number of other actions that have helped keep the budget fully funded through the end of 2023.

CAPER'S REPORT

During the last quarter, the Capers were involved in a few events. The Bake Sale was on the Saturday of Memorial Day weekend. We received many donated items such as pies, cakes, cobblers, cookies and cinnamon rolls! Thank you to everyone who supported the sale by preparing and donating items to sell and/or buying those items. As usual we were sold out in about 30 minutes! The Bake Sales provide us with funds for our events during the year.

The July 4th picnic and parade on July 1 was wonderful. Not only did we use the air conditioned community center for the picnic but we hired an ice cream truck to sell treats. We served 250 hot dogs with chili and all the fixins and ran out! Next year we'll have more. Thanks to Lowes Market in Palacios for donating the hot dogs and buns. The parade had about 40 decorated carts and other vehicles. Our county sheriff Kelly Janica and our justice of the peace Cyndi Poulton participated in the parade and attended the picnic as well as representatives from the county EMS department and our POA board members. Leading the parade as always was the fire department.

Coming up in the next quarter will be our Bake Sale on the Saturday of Labor Day weekend, September 2. It will be at the community center library starting at 10 am. Donated items will be accepted starting at 9:30 am.

In October we will host Trunk or Treat on Saturday October 28 at the pavilion. More information will be provided as we get closer to the event date. In November we will host the potluck on the Saturday before the quarterly meeting at the community center.

The Capers meet on the second Tuesday of every month (except August!) at 10 am in the library at the community center. Everyone is welcome to attend and participate! We have several new members who moved to the Cape recently; it is a great way to meet your neighbors and get involved in the community.

From Carancahua Community Volunteer Fire Department - Hurricane Preparedness 2023

As you know, we are already in hurricane season, and this area is very vulnerable to severe impacts from hurricanes and tropical storms. These storms can very quickly intensify and require preparation on very short notice. Don't wait until

water is knee deep in your house-prepare early and be ready to do what needs to be done. **Please remember that once we have sustained tropical storm force winds, emergency services will no longer respond to your calls for help-you will be on your own!**

Know your risk; Make a plan; Prepare your home; Build an emergency kit; Pick an evacuation route (and check it beforehand for closures); Don't wait until too late!

General Information/Sign-ups/Disaster Preparedness-

Hurricane and Severe Weather Guide www.weather.gov/hgx/HGX_Hurricane_Guide_2023

National Hurricane Preparedness www.weather.gov/wrn/hurricane-preparedness

Hurricane Safety Tips and Resources www.weather.gov/safety/hurricane

Disaster Planning www.ready.gov

www.211texas.org (sign up for 211 transportation assistance)

Jackson County www.co.jackson.tx.us (sign up for reverse 911 and for general announcements)

Road Closures and Evacuation Routes-

Tx. Department of Transportation www.drvetexas.org (road closures)

Tx. Department of Transportation www.txdot.gov/Driver/weather/hurricane.html (evacuation routes)

Weather-

National Hurricane Center www.nhc.noaa.gov

NWS Forecast Houston/Galveston www.weather.gov/hgx

NWS Forecast Corpus Christi www.weather.gov/crp

NOAA Storm Prediction Center www.spc.noaa.gov

National Storm Surge Hazard Maps www.nhc.noaa.gov/nationalsurge

Remember, you are relying on this information to possibly save the lives of you and your family, so use only information from reliable official sources, not on hearsay and unofficial social media postings.