

CCPOA Newsletter

During January, Jack Frost came to the Cape. Luckily it was just a brief visit. Hopefully we will not be seeing him again this year. Punxsutawney Phil did not see his shadow on ground hog day, so tradition says we will have an early spring. Unfortunately, historically Phil has only been correct in his prediction 39% of the time. Let's hope this year he is correct.

So, what is the news in the Cape?

The Board seats currently held by Pam Stewart and Larry Schroeder are set to expire in March. In accordance with the Cape's by laws, applications for election by the property owners were accepted during December and ballots would have been mailed out in January. As no one challenged Mrs. Stewart or Mr. Schroeder, they were elected to another 2-year term to the seats they currently hold.

For years, swimming pool maintenance has been provided under contract by Gardenland Nursery. For a variety of reasons including service issues and cost, they were notified in January that their service contract would be terminated on January 31. Beginning February 1, maintenance of our pools will be done in-house by the Cape's maintenance personnel. To facilitate this transition, one of the Cape's property owners who is engaged in the swimming pool industry volunteered to help guide us through this transition. Equipment and supplies have been purchased through this property owner at a discount and have been delivered to the Cape. This property owner also arranged hands on training on how to service and maintain the pools that was delivered on February 2, to our maintenance personnel and members of the board. In the course of this training several system deficiencies were identified. Plans are being developed to address these deficiencies and make the needed upgrades.

As everyone knows by now, our planned road project for 2023 did not materialize. Rather than trying to make hasty alternate plans late in the year, it was decided to cancel the planned work for 2023 and bundle it with the planned work for 2024. The work planned for 2024 includes the conversion of Curlew from Carancahua to Buckskin, the conversion of Flint Rock from Buckskin to Bayshore, and the restoration of Carancahua from the main gate to Bayshore. A bid package was developed and sent out to five road contractors. All but one submitted bids for the planned work. The bids ranged from \$231,000.00 to \$257,000.00. Our budget for roads for 2024 is \$280,000.00. Cape maintenance personnel have been and will continue providing repairs to gravel and hard surfaced roads as we work through our long-term plan to improve and maintain our road system.

The culvert pipe delivering run off to the out-flow ditch at Park 1 has been extended to facilitate reconfiguration of the guard rail on the east side of Bayshore and widen the entrance to the Park 1 parking area. The recent heavy rains have exposed some obvious bottle necks in our drainage system. The Cape maintenance personnel have been cleaning out culvert pipes that have become plugged over time with silt and vegetative growth. The water company has also volunteered to help in this effort with their backhoe as time and manpower permits. This effort to improve our drainage system began two years ago. Please be patient as there are 26 miles of drainage ditches in the Cape, not including the outfall ditches and a staggering number of culverts.

While we are not yet into the season of the year when our yards are green and grass is literally shooting up overnight, we have worked our way through two quarters of providing an in-house mowing service. Any property owner wishing to take advantage of this service should contact the Cape's office. The cost of this service can be included at a discount on your maintenance invoice on an annual basis or it can be provided as required and billed monthly.

The recent cold weather has resulted in a number of palm tree casualties. As these dead trees begin to deteriorate, there is an increasing hazard they will collapse. If you have one of these trees on your property, please have it removed.

Invoices for 2024 maintenance fees were sent out in January. Payment of these invoices is due by March 15. For your convenience the option to pay by credit card is still available using PayClix.

Caper's Report

The holidays are always a busy time for everyone. The Capers hosted the annual Christmas party at the Community Center on December 2. We were so pleased at the big turnout! The food was delicious, and everyone had a good time. The New Year's Eve party was also well attended; we had a DJ, and everyone brought appetizers and desserts. About 20 people managed to stay until midnight to toast the New Year with champagne!

In the next quarter we will be hosting the Easter egg hunt at the pavilion on Saturday March 30 at 10 am. We hope it will be warmer than last year! If you would like to donate candy, please drop it off at the Cape office. Our first Bake Sale for 2024 will be Saturday May 25 at the community center library at 10 am. Donated items will be accepted starting at 9:30 am. The funds we receive at the Bake Sale help pay for all of the activities we sponsor in the Cape.

The Capers meetings are now the second Monday of every month (no meeting in August) at 10 am in the community center library. Everyone is welcome! If you are new to the Cape it is a great way to meet your neighbors.

Michele Haile

Carancahua Community Volunteer Fire Department

Your Fire Department finished up 2023 as the second busiest year we've ever had (second only to 2022). We responded to a total of 156 calls for emergency services, and again responded to 100% of the requests made. These included 45 fires (28.8%), 51 medical calls (32.7%), 41 motor vehicle accidents (26.3%), and 19 'other' calls (12.2%); an average of 4.5 personnel responded to each call. These calls were located not only in our 81 square mile response area, but also extended into other parts of Jackson County, and into Matagorda and Calhoun County. We have also completed the addition onto the Station, which roughly doubled the size of the building; no tax dollars were

spent, it was 100% funded by Department raised dollars and grants. We hope to have an open house sometime in the near future so you can see your dollars at work.

Even though no tax dollars were spent on the Station, the taxes you pay to Emergency Services District #2, which supports us, are absolutely critical to our operations. We could not fund emergency operations for you without the tax dollars you provide for those operations. For instance, replacing just one of our trucks today would cost something over \$500,000. Grant money may help, but the bulk of the cost would likely be carried by taxes collected by ESD #2. Simply paying the annual costs to run the Department runs well over \$60,000.

We just voted in Stuart Becker as a new Member of the Department. He comes to us with several years of experience as a volunteer firefighter and first responder. Stuart lives in Boca Chica community; please join me in welcoming him into the Department. Also, Allen Chambers has been voted into the position of Assistant Chief, from Fire Fighter; please congratulate him on his advancement in the Department.

Which brings us to volunteering. Only Edna Fire Department in Jackson County has any paid firefighters. That means that well over 90% of all the firefighters in Jackson County are volunteers. We really do need your help to provide emergency services to the area. What it boils down to is this-if you don't do the job, it isn't going to get done. Period. If you want to be a part of the solution, call me at 713-569-4001 and ask me questions about how to get involved.

Craig Brooks

Chief