

CCPOA Quarterly Newsletter

Spring is here, and summer is just around the corner. With summer comes summer vacation from school. That means more children in our neighborhood and the need for adults to be more alert as they drive around our neighborhood. Please be respectful of the traffic signs in our community including stop signs and speed limits. Give the right of way to walkers and bike riders, their safety is in your hands.

With the changing of the seasons, we are also approaching hurricane season. The Cape is reviewing hurricane preparedness plans and property owners should also consider doing the same. There remains a number of palm trees in the Cape which were victims of the last winter freeze. As these dead trees deteriorate, they become a threat of falling on whatever is in their immediate area. This risk increases dramatically with winds that are associated with hurricanes. If you have one of these dead trees on your property, please take steps to have it removed.

Mosquitoes are also one of the downsides of the changing of the seasons. In recognition of this, maintenance has begun spraying operations. Be aware that the effectiveness of this spraying is very dependent on the weather. That means that spraying in the rain or high wind is not effective and costly chemicals would be wasted. At this time of the year, there are only 2 small windows of opportunity when the wind is within the limits that allows spraying to be effective. Those windows are generally early in the morning and early evening. Please be patient as we attempt to provide effective mosquito control.

This is also the time of year when we receive the appraised value of our property from the Jackson County Appraisal District. No doubt many in our community were surprised at the increased value of our properties. The good news is that the Cape's shared properties saw a very small increase in appraised value, and only the lots that make up the brush pit were affected. The bottom line is that the hard-fought protest, and legal arbitration from 2 years ago is effectively still in place.

The Cape's maintenance group has taken over the care and maintenance of our swimming pools. Many needed improvements have been made and the water chemistry in both pools is very good. Be aware that vacuuming of pool 1 is conducted on Monday, pool 2 on Tuesday, and both pools on Thursday each week, requiring the closing of the pools while this activity is taking place. This is the first item of the day on the maintenance work schedule on those days, so the pool closures will be from 7:00 AM until 10:30 AM. Bringing this work in-house has not only improved the operation of the pools but has also decreased the cost of those operations.

This year's road contract has been completed by Kazmir Construction out of Edna. Carancahua, the Cape's main street has been restored, Curlew has been converted, and the balance of Flint Rock has been converted. As an added benefit the materials for the road work were staged at the Community Center, and as a result the parking lot was dramatically expanded. Of the 13 miles that make up the Cape Road system, 10 miles are now hard surfaced. Next year there will be no conversion of gravel roads as we begin planned maintenance to our existing paved roads. Staying within our existing budget, it will take several years of maintenance to existing roads before we can resume conversion of the 3 miles of remaining gravel roads.

Capers

This quarter has been fairly quiet for the Capers. We hosted potluck dinners in February and March on the Saturday prior to the Quarterly Meeting and the Annual Meeting. If you haven't been to a potluck lately you are missing a great meal and catching up with your neighbors.

We also hosted the annual Easter egg hunt at the pavilion on March 30. Thank you to all who donated candy, eggs, and eggs stuffed with candy! We stuffed more the day before the hunt, then distributed over 1200 eggs for the children to find. There were about 40 children who participated! Robert and Mendy Grissom provided handmade wooden toys and the children chose their favorite animal. Thank you to the Grissoms for donating them! Carancahua Community Fire Department donated 2 gift baskets for the jellybean contest; the boy and girl who had the closest guess to the number of jellybeans in a jar won the baskets. The third winner won the jar of jellybeans!

We will be kicking off the summer with the Memorial Day weekend Bake Sale on Saturday, May 25, at the Community Center Library. Donated items will be accepted beginning at 9:30 am and the sale will start at 10 am. We usually have a line of customers waiting at the door and sell out by 10:30 a.m. so get there early!

The biggest event every year is the 4th of July parade and picnic which will be held on Saturday July 6. Last year was the first time we held it in the Community Center, and we had a huge turnout! We are planning to have more hot dogs this year after running out last year. There will be more information posted as we get closer to July. If you are interested in helping with the preparations for this event, please attend the Capers meeting on Monday June 10 at 10 a.m. in the Community Center Library. If you can't make the meeting please contact me at 512-940-1884. We can always use more volunteers.

Michele Haile

Carancahua Community Volunteer Fire Department

Your Fire Department held an Open House at the newly expanded Station on April 20th. We had well over 100 guests come to see our improved house, and everyone seemed to be having a good time, judging by the amount of hot dogs and other goodies that were eaten. Thank you all for coming to visit! Thanks again for the countless hours of volunteer time and all the dollars freely given in support; without you, none of this would have been possible.

We just voted in the second new Member in 2024. Please welcome Ryan Budde to the Department. Ryan and his family live in Boca Chica; he now makes the second new Member from Boca Chica this year. Having Members resident in that community will make a difference, since we will be able to get first responders trained there in less time. One of the big advantages of having trained first responders in the neighborhood is that they can get to the scene of an emergency in the least possible time.

Fire departments were not an American invention, but the idea of a volunteer fire department probably is an American thing. There is a wonderful quote that goes something like “I can think of no more stirring symbol of man’s humanity to man than a fire engine”. Volunteering your time, efforts, and skill toward helping others in need is a wonderful thing to do. It can be a challenge in many ways, but the rewards are many. Be a better person. Come and join us. Call me at 713-569-4001 or talk to any of our members.

We are coming up on the start of hurricane season, which is June the first. Forecasters are telling us that this is likely to be a very, very active season. I will get out a newsletter on preparation for you shortly. In the meantime, start making your plans, and take a look at the many good sites available on the internet.

Craig Brooks

Chief