

Please do not reply. This mailbox is not monitored. We welcome your comments and suggestions. Please stop by the office for a suggestion form or send an email to capecarancahua@yahoo.com



Cape Carancahua Property Owners' Association, Inc.
Board of Directors

John Bock Daniel Dittrich Larry Schroeder Charles Taylor Marie Weakley

HURRICANE PREPAREDNESS



In addition to all the standard procedures to prepare for a hurricane, please be aware that Texas offers assistance to anyone with medical needs or a disability who may need assistance. You need to register with the State of Texas Emergency Assistance Registry (STEAR) online at <https://STEAR.dps.texas.gov> or call 2-1-1. Persons who live in evacuation zones and may need extra assistance with evacuation need to register **in advance** of a disaster.

Calhoun County and the City of Port Lavaca have established an automated system to notify residents of emergencies such as Evacuation Notices, Fires, Floods, Missing Persons, Criminal Activity, Boil Water Notices, etc. If you want to be added to their distribution lists, go to www.portlavaca.org and the Code Red Link to sign up. If you want notices that affect all of Calhoun County, sign up at www.calhouncotx.org



BRUSH PIT WOES

It's open...no, it's closed...yes, it's open. Back and forth with this nagging issue. Here are the facts:

The pit was closed for a controlled burn after it became too full for more brush. The wind, weather, and fire department's availability dictated the timing of the burn. As soon as the fire went out, the pit was opened, but the fire re-started spontaneously, so the pit is closed again as of this writing. It will reopen when the fire is out.

The Board has discussed numerous ways to curb illegal dumping. Maintenance crews were finding illegal items from furniture and building material to containers of oil and household garbage dumped illegally into the pit. In an effort to curb this illegal dumping, the Board decided to reinstate the policy of keeping the pit locked, with a key being issued to property owners on request. A form must be completed with the user's name and contact information and a \$10 deposit is collected when the key is issued. The user agrees that he/she is responsible for anything dumped into the pit while the key is in his/her possession and to lock the pit after use. The user also agrees to return the key to the office within two hours. The key will be available when the office is open - 8 a.m. to 5 p.m. Monday through Friday and 9 until 4 on Saturdays.

Yes, it's a pain to have to stop by the office to get a key, leave a deposit, and return the key. This procedure is an alternative to closing the pit permanently. We are open to your suggestions for ways to control illegal dumping that will not cost Cape property owners too much.



To park or not to park, that is the question..... Seriously, parking in the Cape presents some problems. Workmen park in the street blocking traffic, people park in the drainage ditch, swimmers park in the office parking lot, property owners park vehicles in the highway right of way. And the list goes on.

Please remember a few simple parking rules:

- Do not block the street
- Do not park in or drive across drainage ditches
- Parking for Pool 1 is behind the office
- Parking is limited to 12 hours in the parking lot outside the gate

Property owners are responsible for seeing that their their guests and workmen abide by CCPOA rules.

NEW POLICY TO PROTECT PEOPLE AND ROADS



As the Cape becomes more congested and traffic increases, it's become necessary to lower speeds for safety and dust control. Please be a considerate neighbor by abiding by this new policy.

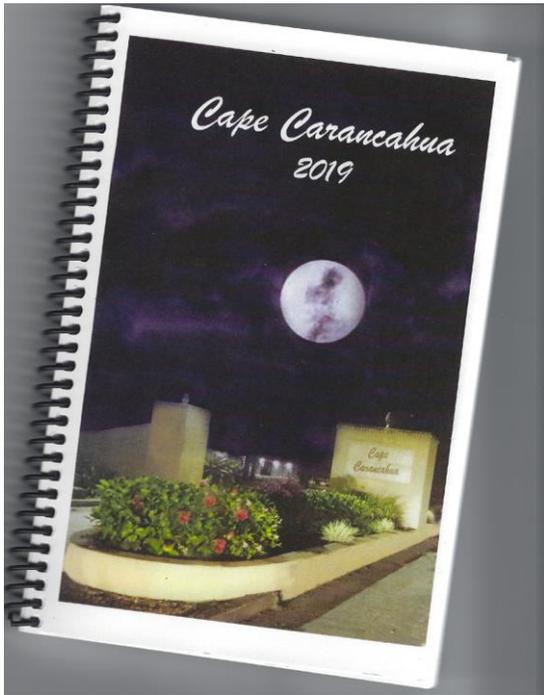
ACC PERMIT CHANGES

Recent changes in permitting policies by the Architectural Control Committee make it easier to get your work done. Permits are no longer required for repairs in-kind, other than repair or replacement of roof, bulkhead, and pier. These changes are reflected on the Cape website at www.capecarancahuatexas.com Here's a list of items that require a permit:



- New Home Construction
- New Mobile Home
- Replace Existing Mobile Home
- Addition to existing home
- Bulkhead construction/replacement/repair
- Pier construction/replacement/repair
- Garage, Shop, Metal Building
- Carport
- Concrete slab
- Storage building
- Culvert
- Driveway
- Septic system
- Deck
- In-ground pool
- Fence

Extension of Existing Permit
Roof Replacement



**2019 CAPE CARANCAHUA
PHONE BOOK**

Stop by the office for your copy of the 2019 Cape phone book. This compilation of information about Cape residents is a labor of love from the Capers organization every three or four years. It also has advertisements from area businesses that want your custom.

There is one important correction: please change the CCWSC Emergency number in the back to 361-648-1157.

If you already have your copy, thank a Caper!



- August 8 - ACC Meeting at 9:00 a.m. in the Library
- August 8 - CCPOA Board Workshop at 1:00 p.m. in the Library
- August 10 - POTLUCK DINNER at the Community Center at 5:30
- August 11 - CCPOA Board Meeting at 1:00 p.m. in the Community Center*
- August 11 - CCPOA Property Owners' Quarterly Meeting at 2:00 p.m. in the Comm. Center*
- August 16 - CCWSC Board Meeting at 6:30 at the Water Department
- August 22 - ACC Meeting at 9:00 a.m. in the Library
- August 22 - CCPOA Board Workshop at 1:00 p.m. in the Library
- August 31 - CAPERS' BAKE SALE at 10:00 a.m. in the Library
- September 10 - Capers' Meeting at 10:00 a.m. in the Library
- September 11** - CCPOA Board Meeting at 6:00 p.m. in the Library
- September 12 - ACC Meeting at 9:00 a.m. in the Library
- September 12 - CCPOA Board Workshop at 1:00 p.m. in the Library
- September 20** - CCWSC Board Meeting at 6:30 p.m. at the Water Department
- September 26 - ACC Meeting at 9:00 a.m. in the Library

September 26 - CCPOA Board Workshop at 1:00 p.m. in the Library
October 8 - Capers' Meeting at 10:00 a.m. in the Library
October 9** - CCPOA Board Meeting at 6:00 p.m. in the Library
October 10 - ACC Meeting at 9:00 a.m. in the Library
October 10 - CCPOA Board Workshop at 1:00 p.m. in the Library
October 18** - CCWSC Board Meeting at 6:30 p.m. at the Water Department
October 24 - ACC Meeting at 9:00 a.m. in the Library
October 24 - CCPOA Board Workshop at 1:00 p.m. in the Library

* May change to Library depending on weather

** Date subject to change

CCPOA PETITION TO JACKSON COUNTY by Robert Johs

No doubt some of you are curious about the status of the Petition to Jackson County Commissioner Court seeking help with our infrastructure. As of today, 207 petitions have been returned signed. That includes 348 signatures. Yesterday Commissioner Court confirmed our appearance to present this petition on August 13, at 9:00 AM. If you have not submitted your signed petition, there is still time to do so. For those of you who have, thank you for your participation.

Carancahua Community Volunteer Fire Department

A little known fact for you: even though we are 'CCVFD', that does not stand for Cape Carancahua Volunteer Fire Department, but Carancahua Community Volunteer Fire Department.



We provide service to and cover the southern 81 square miles of Jackson County, not just the more or less one square mile of the Cape. If requested, we also respond into the rest of Jackson County, and the surrounding counties as well. Last year was our busiest year ever, with a total of 118 requests for emergency services. This included 25 fires (21%), 52 medical calls (44%), 24 vehicle accidents (21%), and 17 'other' calls (14%). All of this service is provided to you by a small group of dedicated volunteer neighbors.

Department News - All of the trucks are fully operational and in good shape. We continue to integrate the new equipment purchased last year into our operations and training. The Department is continuing to work with Jackson County to provide additional communications ability by the installation of a new dedicated radio antenna on the County tower. This should allow us to communicate County-wide using our hand-held radios. Our Members are continuing to prepare for a wide variety of emergencies by training in CPR, traffic control and management, continuing education for our EMTs, general firefighting, and much more. Since the last newsletter in October, we have lost a total of seven volunteers, all through moving from the area. Three of these will be particularly missed; Beth and John Griner and Larry Obenhaus, all from the Cape and experienced Members of the Department. We have had a new Member join from the Cape; Lucas Haynes is an industrial fire fighter and is working on becoming an EMT.

Community Outreach - We continue to have 9-1-1 signs and smoke detectors available for you, at no charge. These are purchased by ESD2, and provided through the Department. Department news and meeting/training information is available both on our Facebook page and on Nextdoor.

Future Plans - The Department is working with ESD2 to improve our services to the greatest extent possible. We hope to start up a Department website which could provide more information to you, and allow a better interface with all of our customers and neighbors. Long term, we are in the planning phase of expanding the Station to better serve you. The Station was originally designed around the trucks we had in the late nineties, which were smaller than the new trucks. As a result, we have very little space in the truck bays for storage, work on the trucks, and so forth. Our office area is now too small as well and does not provide sufficient space for meetings, training, or staging for disaster relief. We intend to add a much larger truck bay for the

tanker, and roughly double the size of the office. As soon as plans are finalized we will go out for bids and then develop a funding plan based on those bids. We will keep you informed as this project develops.

Volunteers - In order to meet our commitments to the community and to our neighbors, we need a sufficient number of trained, capable, and committed volunteers. This is our biggest challenge as a Department. There is no one else who will show up for immediate emergency aid if you need it. We need people who are committed to service, willing to spend the time to become trained, and who will respond when an emergency strikes. We do have a good time (mostly) and it is fun to be around a team of such dedicated hard working men and women. But we are not a social club; we are organized to provide emergency services and protect and preserve life and property whenever possible. It is a serious job that we think is important and needs to be done. Come to the meetings and meet people, or call me at 713-569-4001 or email me at craigbrooks1@tisd.net and find out how to join.

Craig Brooks, Chief



9-1-1 Calls and Address Signs

OK folks, pay attention. This is a life or death situation for people, which could mean you or your spouse, or child or grandchild. If someone dies because you couldn't be bothered to put up a proper sign or tell emergency responders how to get to your location, you will have to live with that for the rest of your life. Things are much easier if you do it right.

9-1-1 Signs - All emergency services in the United States are dispatched to a 9-1-1 address if one has been assigned. It's how we find you. If you don't have a good visible, reflective sign put up where it is easily seen by responders, we will be delayed or we might not find you until it is too late. Many homes or locations with assigned 9-1-1 addresses here in the Cape do not have a useable address sign, or even have no sign at all. Dark numbers on a dark post, light numbers on a light post, or numbers which are hidden from view are worse than useless. They make you think we can find you, when they are actually invisible to us. There is no excuse for this, period. The proper signs are free for the asking through the Fire Department and ESD2. The Cape Office has them as well. If you want, you can buy a set from Walmart for about \$11. Please, get this done before you need us.

How to make a 9-1-1 call - You might think "how hard can it be; you just pick up the phone and dial"? Well, not so much. In the olden days when everybody had a land line, the Dispatcher knew exactly where you were, because the phone number was tied to a street address. Not anymore, thanks to the wonders of modern technology. Now, your phone number is not tied to an address and the communications network your phone hits might even be in another County. It is absolutely critical that you provide good information to the 9-1-1 Dispatcher. So, if you have an emergency, this is what you need to do: Take a deep breath and gather your wits about you; don't panic; dial 9-1-1

When the Dispatcher answers:

- Make sure you speak plainly and understandably
- Identify yourself
- Identify the nature of the emergency as best you can
- Give a good description of your location, using your 9-1-1 address if possible
- Be sure to let Dispatch know what County you are in
- Calmly answer any questions that Dispatch has for you

- Follow any directions given

An example might be something like this. You make the call, Dispatch picks up as says '9-1-1 Dispatch. What is your emergency?' You say 'I'm Joe Smaklic. My wife has fallen down a flight of stairs; she is unconscious but breathing. I am at 221-B Baker Street in Cape Carancahua, Jackson County'. Dispatch will have some more questions for you. Do the best you can to answer them. Remember, the only information he or she will have to give us is what you have provided.

If possible, have someone go to the front of the property to show the responders where the emergency is. If it is at night, turn on all the lights, especially any front lights.

Thank you for helping us to help you. We hope you never need it.

Craig Brooks, Chief

MESSAGE FROM PROPERTY OWNER MARIO SCORZA

I am Mario Scorza and I have been a Cape Property Owner for 17 years and a resident for 4.

As most of you know, Cape Carancahua is one of the most scenic coastal locations between Corpus Christi and Houston. As cities across Texas expand in infrastructure, crime, traffic, property tax amounts and population, there will be continued movement to this area. Last year saw a record number of new homes built here with several more large, beautiful homes under construction. Consequently, the stress on the Cape's infrastructure is increasing daily.

There have been attempts over several years to improve the quality of Cape infrastructure so it will bring even greater pride and value to us and our many guests. However, I (along with others) instead see the continued exponential degradation of our infrastructure. This directly affects the quality of the Cape's scenic beauty and natural grandeur of Carancahua Bay. I refer to it as "Silver Bay", since it sparkles like silver in the sunlight and at even at night, when the moon is positioned right.

Over the years, one of the most degraded parts of our infrastructure of the Cape are our asphalt roadways. They have, in many places, become unfit for even the many golf-carts so pervasive here. Those of you who live here know the road erosion is awful. Most of the time vehicles must move over onto the grass to allow another vehicle to pass. This causes the road material to peel off and over time has become unacceptable. While some of the Property Owners who rarely come may not see any reason to consider these conditions, I would say that, perhaps (like me) you may wish to live at the Cape in the future, as many others have. This is now our permanent home and other than the roads we are very proud of what we have here and we should not feel embarrassed to bring guests who witness our road's "Chisholm Trail" conditions.

Last year, I sold a neat townhouse in Waco and moved permanently to our home on West Bayshore Dr. The townhouse was fairly small in a subdivision nowhere as scenic as what we enjoy here. The HOA fees were \$176.00 PER MONTH for that house on very small lot! That is over \$2100.00 PER YEAR. And for that, all the HOA did was mow the grass. Those prices are even cheap when compared to condos are over \$1000.00 a month not too far from the Cape.

Cape Carancahua's \$135.00 Maintenance Fees, per Lot, PER YEAR...YES, PER YEAR is unsustainable! Even if the fees were doubled that would only be \$270.00 PER YEAR. Good gracious folks, is that being unreasonable?

Many of us know most of the Cape's Board of Directors and attend the Board meetings. We see their stressful concerns and frustration as they cannot keep our beautiful Cape a great place to live with such paltry operating funds. Funds whose value DECREASES every year due to inflation. For a little perspective: a correctly reworked asphalt road costs \$85,000 per mile. Bayshore Drive is approximately 3 miles. The Cape's ENTIRE current Maintenance Fees total approximately \$200,000 annually. With these funds the Board of Directors must operate, repair, insure the Cape and pay its employees. A quick crunch of these numbers reveals we CANNOT repair our current asphalt roads, much less pave some of the gravel ones. There have been numerous elections for residents to vote an increase in Maintenance fees, the last attempt defeated by only 7 or 8 votes. Close, but not enough! WE MUST DO BETTER!! My Heaven's folks, \$135.00 PER LOT is a shameful amount for a lovely gated resort community!

Mario Scorza

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