

Cape Carancahua Quarterly Newsletter

Summer has passed, school is back in session, and hurricane season has come to a close. An eventful quarter is in the record books. Fall is here and preparations are being made for the holidays.

After many weather-related delays, Corner Stone Paving finally made it to the Cape. A total of 2.9 miles of mostly gravel roads are now paved including Bayview, Calumet, Buckskin, and parts of Flintrock, Stovall, Curlew, and Mollnar. Repairing the Cape's road system is a long term project. Plans for next year include Swallow, Mollnar, and others to be determined. Cost estimates for next year have already been submitted by Corner Stone, locking in the maximum cost to the Cape for next year.

Reckless driving by adult and underage drivers in the Cape has been a problem without a suitable resolution since the founding of our community. To mitigate this problem, speed limit signs and stop signs at busy intersections have been installed. These traffic signs are routinely ignored resulting in hazards to all property owners including, walkers, bicycle riders, runners, and drivers of cars and golf carts. The next logical step was to install speed bumps at strategic locations in the hopes of encouraging drivers to comply with posted traffic signs. The Cape has no enforcement mechanism to force compliance with common sense traffic restrictions. While there have been a number of negative responses to these speed bumps, there has been a much greater number of property owner requests for additional speed bumps. Safety is of far greater importance than the relatively small inconvenience caused by these measures and the Cape BOD would be negligent not to take all logical measures to ensure safety on our road system.

The Cape's maintenance department with help from volunteers and day labor, performed road maintenance with the new equipment purchased this year for that purpose. While there was a learning curve involved in understanding the best use of this equipment, significant repairs have been made to existing hard surfaced roads. This will extend the life of those roads and become a routine part of the maintenance department responsibilities.

The Cape is experiencing a growth spurt with numerous new homes under construction. With this growth our road system is exposed to accelerated wear and tear due to the heavy traffic that is always part of construction projects. With this additional traffic, it becomes ever more important to restrict this traffic to our truck route to the extent possible. The office makes every effort possible to direct this traffic to the truck route, including sending truck route maps to the relevant contractors by certified mail. Unfortunately, heavy trucks routinely disregard our request to utilize the truck route. Property owners share a responsibility to help enforce this policy and we ask that they do what they can.

Thanks to Deborah Collins for the beautiful mural painting at pool 2. She is leading an effort to restore the mural at pool 1.

It has been observed that some property owners are mowing grass onto the road surface along their property lines. While the Cape appreciates the effort to keep property properly maintained, please refrain from mowing grass onto the road surface.

It has been reported that there are businesses being operated within the Cape. This is a violation of “Restrictions, Conditions, and Covenants” Cape Carancahua Subdivision Section One, *1.03. No manufacturing or commercial or professional enterprise or enterprise of any kind for profit shall be maintained upon or in connection with any lot, nor shall said lot in any way be used for other than **strictly residential purposes.***

It has been reported that several property owners are using part of their homes for the purpose of weekend rental. This practice is in violation of “Restrictions, Conditions, and Covenants” Cape Carancahua Subdivision Section One, *1.01. Except as may be indicated on the recorded plat of the subdivision, each and every lot therein shall be used for **single-family residential purposes only and for no other purpose.***

Two CCPOA board positions will be up for election at the end of the current term. Anyone interested in running for either of these positions can obtain a Filing Form from the office starting December 16. Deadline for filing will be December 29. Letters will be sent out December 16, 2021 announcing the openings.

Carancahua Community Volunteer Fire Department

Your Fire Department has continued to be active, both in providing emergency services and in other activities supporting the communities we serve. So far this year, we have responded to a total of 112 calls for service. This includes eighteen fires, thirty-eight medical calls, forty-one motor vehicle accidents, and fifteen "other" calls. Not only do we respond to our own area, we also help provide emergency services into other areas of the County, and the Counties which surround us. Of course, we also get assistance as needed from those same Departments which we assist. It's what neighbors do. We also helped sponsor the annual Flu Shot Clinic at the Fire Station, provided the polling place for the last vote, participated in National Night Out, and provided a truck for the Jackson County Youth Fair Parade. Of course, we have to have dedicated First Responders to make all the things we do happen. People are our most critical need. People who will dedicate the time and effort to put aside what they are doing, to help neighbors in need, to do the right thing. The world is full of spectators and bystanders but has very few folks who actually bring something to the picnic. Join the Fire Department and help make a difference.

Along those lines, join me in welcoming our newest Member of the Fire Department, Randy Walcik. Randy lives here in the Cape, and in Fayetteville, where he also volunteers for the Fayetteville Fire Department as Assistant Chief. He retired from the City of Houston Fire Department after a long career with them. He brings years of experience and training into the Department, and we are very lucky indeed to have him join us. His two sons are also career firefighters with the Houston Fire Department.

When you want to talk about volunteering, call me at 713-569-4001 or email me at craigbrooks1@tisd.net.

Craig Brooks, Chief

CAPER'S NEWSLETTER

The Capers hosted Halloween Trunk or Treat on Saturday October 30 at the pavilion. Thanks to all the people who handed out candy from their carts and cars. We had about 35 children who participated in the activities including pumpkin decorating and face painting. We also had a fortune teller on hand. In addition to candy, we served corn dogs, popcorn, and juice. We look forward to next year!

The holidays will be here before you know it. We are hosting the adult Christmas party on Saturday December 4 at 5:30pm. It will be a potluck and we are providing prime rib and ham.

We will also host the New Year's Eve party on December 31 starting at 8pm. Bring snacks and your favorite beverage; a DJ will be on hand to play all kinds of music. We will provide champagne for a midnight toast!

The Capers meeting occurs on the second Tuesday of the month, 10am at the library. Please join us!