



# The Fountain

Cape Haze Community Newsletter

Volume 9, Issue 1

January 2005

## President's Column

Dear Fellow Cape Haze Resident:

A lot is happening in Cape Haze these days.

At the annual meeting of the Cape Haze Property Owners Association (CHPOA) held on Saturday, January 15, the members elected Gil Bricault, Peter Hayes and Karen Irvine as new Directors of the Association. They will replace Pat Bricault, Homer Hoe and Charles Merrill whose terms expired. Homer, who served as President, and Pat, who served as Treasurer, did an absolutely first class job in their positions. They also added tremendous value in the jobs they did working toward the successful Rezoning of Cape Haze. This effort was also materially aided by the outstanding support of Bill Snyder. We thank them for all the time and effort they give our Community.

The membership unanimously voted to increase CHPOA dues to \$400 and the Common Area Maintenance (CAM) fee to \$100. It was felt that both these increases were sorely necessary in order to cover the increasing costs of maintenance. CHPOA supports preservation and updating of our aging Clubhouse and pool and CAM supports maintenance of the entrance signage and fountain as well as common area landscaping and lighting.

Homer Hoe gave a presentation on the trend in revenues, which have been flat over the past few years, versus costs, which have been steadily increasing. The result of the trends has been that we are left with limited funds in reserve. Thus, this new level of dues and CAM charges will cover the increasing costs we face as well as allowing us an opportunity to build our capital reserves in order to provide for funding expenditures that may become necessary in the future.

The members also voted to spend up to \$3,000 in an effort to find and repair the pernicious leak in the pool. If we can find and fix this leak, we should be able to retain this asset at a reasonable cost.

In the future we hope to bring ideas to the Community at large on how we can improve the overall ambience of Cape Haze.

An organization called the "Friends of the Cape Haze Peninsula" was recently formed. Initially this organization, which is a "super homeowners association" comprised of 18 such organizations on the mainland as well as the barrier islands, is banding together to fight the proposed high-rise hotel on Placida Road. However, there will undoubtedly be other issues where the collective voices of 10,000 voters can be brought to bear in order to preserve and protect our values and our way of life.

The CHPOA Board urges all residents of Cape Haze to contact our county commissioners and voice your opposition to the granting of a height variance for this hotel and to demand that the commissioners assure that there will be an adequate infrastructure of roads, sewers and water for any building that may take place. (See more on this issue on page two and a sample letter inserted between pages two and three.)

*Continues on Page 2*

## **Continued from Page 1 - President's Column**

The board elected the following members to the indicated positions:

President:	Bill Dahms	Vice President:	Don Landmann
Treasurer:	Gil Bricault	Secretary:	Angela Curley

In addition the board members have taken on the following primary responsibilities:

Common Area Maintenance:	Don Landmann
Neighborhood Standards:	Gil Bricault
Membership and Social Chairperson:	Karen Irvine
Long Range Planning:	Marty Rosen
Pool and Don Pedro Property:	Peter Hayes
Fountain (at entrance):	Gil Bricault
Clubhouse:	Pam Neer (scheduling will still be done by Jeanne Corbin)
Entrances:	Peter Hayes
No Wake and ICW issues:	Paul Wunsch
Legislative Liaison:	Marty Rosen
Financial Planning:	Bill Dahms
"Friends of the Cape Haze Peninsula" Liaison:	Bill Dahms

I look forward to working with the Board of Directors and the Community to assure that Cape Haze remains a very desirable place to live.

Sincerely,

Bill Dahms  
CHPOA President

## **High-Rise Hotel Opposition**

The facing page is a letter to our county commissioners asking them to reject any efforts to grant a height variance for the proposed high-rise hotel on Placida Road. It could well be that once an exception is granted, a long list of developers will apply for similar and potentially more damaging variances.

If you agree that granting a variance for this development would negatively impact the values of our Community we strongly urge you to send this letter to each of the commissioners.

To paraphrase Smokey the Bear—"The values you save may be your own".

Thanks.

## **Road Paving Begins**

The time has finally come. There is a contract and a schedule for the re-paving project in Cape Haze. The contract, awarded to Ajax Paving, says the job will be completed during this calendar year and the schedule suggests the job begins within the next month. The roads will remain the same width, however there will be some radius changes at the cul-de-sacs.

January 20, 2005

To The County Commissioners  
Charlotte County Administration Center  
18500 Murdock Circle  
Port Charlotte, FL 33948

Dear County Commissioner,

As a resident of Charlotte County and a registered voter in the county, I am writing to add my voice to the voices of 10,000 voters on the Cape Haze peninsula in opposition to the high-rise hotel proposed to be built on Placida Road.

Not only am I highly opposed to turning the Cape Haze peninsula into a junior version of Miami Beach but I also am very concerned about the inadequacy of the existing infrastructure to handle a project of this size.

Further, the dredging requirements for the proposed marina will damage the sensitive ecosystem of our community and will do irreparable harm to the economic values and quality of life of what is now a pristine area.

However, I am most concerned about the granting of a variance to the existing height restrictions which have helped to define this area as an attractive place to live. We came to Charlotte County or have lived here understanding that a height limit of 60 feet would ensure a certain positive character of our area. To now grant a variance as requested by Juan Pablo Bayona would, I feel, violate the trust that has existed between our residents and the governing body of the County and would negatively impact the value of our community.

I strongly urge you to NOT grant the height restriction variance and to assure that any building permits granted are done only if there is an adequate infrastructure.

Sincerely,

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(name and signature)

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(address)



## A New Fountain?

Is there a new entrance fountain in our future? At the suggestion and request of neighbors, your association has established a committee to look into the possibility of redesigning the current fountain, which is the "signature" centerpiece of Cape Haze. The committee is chaired by Gil Bricault and includes Cindy Creadon, Bill Gillan, Mark Gumula, Homer Hoe, Karen Irvine, Nancy Snyder and Paul Wunsch.

This committee is currently reviewing various proposals which include some additional improvements to the landscaping surrounding the fountain area. As part of the review, they are looking at ways to improve the north and south entrances as well.

Once the analysis phase is complete and a design is chosen and approved, it will be necessary to raise construction funds. Since the fountain and any additional entrance improvements benefit us

all, not just the members of our homeowners association, support will be solicited from each and every one of us who reside in Cape Haze. When that time comes and you are asked to support this project we hope everyone will participate.

The old expression "first impressions are the most important" is also very true in real estate. Our entrances, and most particularly our signature fountain area, are the first introduction to our Community. Often these are the only areas the public identifies with our neighborhood.

With full Community support we can make sure that this impression is a positive one that reflects what we think about our neighborhood and the pride that we all share from having the privilege of being a resident of Cape Haze.

Gil Bricault  
Committee Chair

## Entrance Circle Concerns

There have been several complaints about signs placed on the area around the entrance fountain. Please do not post 'Open House', 'Garage Sale' or other signs on the traffic circle which houses the fountain. Residents complain that even one advertisement there is unattractive and there are often several postings flanking the fountain.

In addition, residents are reminded that the 'One Way' signs at the circle are there for safety. There have been a few near misses as a driver seeking to

take a short-cut has almost collided with someone obeying the law. As there are more walkers and cyclists, we must all be more aware of them as well.

As our population grows we may have to remind ourselves to respect the common areas and help preserve the beauty we came here to enjoy.

Thank you.

## Vacant Lots—No Dumping

As we wait for spring to arrive and our empty lot mowing season to commence we are again being reminded to be "good neighbors" and not put our yard trash/cuttings on empty lots in our Community.

It has been brought to my attention that "someone" is dumping trailers of yard waste on an empty lot on Spaniards Road. If anyone sees this violation,

please report the license plate number to me. The proper authorities will be notified.

*Community Neighbor Watch* very often helps solve problems.

Clare Landmann  
Vacant Lot Mowing Chair  
697-8492

# Cape Haze Women's Club

If you haven't attended the Women's Club functions lately, you've missed a good time. Just ask any of those who have turned out. We've been especially pleased to see new faces at each function. What a wonderful way to get to know each other better!

About 70 attended the **Welcome Back Party** in mid-November. As usual the food was delicious and it was good to see those who have been away for the summer.

We've held two book review meetings – in November and January.

The next **Book Review** will be on Tuesday, February 1 at the Clubhouse at 10 a.m. Because only two were able to attend in January, Betty Leach will present At Home in Mitford by Jan Karon. We will not be reviewing the February book Miss Julie Takes Over. There is a correction for the March 1 book Small Change - the author is Belinda Yarnall. Clare Landmann will lead the discussion. This group is open to any interested person - you don't have to be a "regular." Meeting dates, book and author names are posted on the bulletin board at the Clubhouse.

As promised, "**An Evening of Elegance**" was just that. Over 60 attendees enjoyed fancy hors d'oeuvres and drinks in a lovely setting before dinner. The band "Quiet Fire" provided music for dancing the evening away. It was fun to see neighbors and friends in their finery - we sure do "clean up well."

The "**Yankee Swap**" holiday exchange produced a few coveted items that changed hands several times. Turnout, as always, was good for this meeting.

Hats off to the **New Year's Brunch** crew, who organized the Mimosas and Bloody Marys and ham. Forty-five attendees toasted the New Year and enjoyed the potluck luncheon.

Thanks to Karen Irvine who lent her expertise in **Shell Crafting** to our regular meeting on January 17. Thirty enthusiastic women had a lot of fun creating works of art!

At the meeting we decided to do a **Roadside Clean-up** on Saturday, January 22 at 9a.m. Both men and women are encouraged to attend – there'll be plenty to pick up.

Our next social event is a **Wine Tasting** event on Saturday, February 19 at 6 p.m. at the Clubhouse. Look for a flyer in the mail. Seating will be limited so reservations are on a first come basis.

On Monday, March 21 we will have a business meeting at the Clubhouse, then carpool to Cedar Point Environmental Center for a **Sea Grass Adventure**. We'll learn about plants and animals living at the edges of Lemon Bay and, hopefully, net a few for observation before returning them to their homes. If you want to see a live sea horse up close and personal, this will be your best opportunity!

Because of the Easter holiday, we've pushed **Spring Fling** into April. On Saturday, April 9 we'll meet for dinner and dancing. We're still in the planning stages, but we can assure another fun evening with a live band.

To round out the end of our winter/spring activities, we'll have a **Boat Rendezvous** on Wednesday, April 20 and our final event for the season will be a **Golf Tournament** on Thursday, April 28. Flyers in the mail will have the details.

I look forward to seeing all of you at the upcoming events and am always interested in ideas for new and different events. As always, I want there to be "something for everyone"!

Penny Rieley, President  
697-9811

# Up-Coming Events

- January 22      Roadside Clean-Up  
9:00 AM—Clubhouse
- February 1      Book Review—*At Home in Mitford*  
10:00 AM—Clubhouse
- February 14      CHPOA Board Meeting  
9:00 AM—Clubhouse
- February 19      Wine Tasting  
6:00 PM—Clubhouse
- March 1      Book Review—*Small Change*  
10:00 AM—Clubhouse
- March 14      CHPOA Board Meeting  
9:00 AM—Clubhouse
- March 21      Women's Club— Sea Grass Adventure  
9:30 AM—Clubhouse  
Coffee at 9:00 AM
- April 5      Book Review—*House of Sand and Fog*  
10:00 AM—Clubhouse



## Women's Club Outing

Cape Haze Women's Club shelling on Palm Island. It was a beautiful and very successful day.

Answer to photo question on Pg 6.  
What kind of shell did Mary find?

*Junonia—rare find for the beach  
sheller. A great addition to any  
collection.*



Mary Koppersmith, shelling at Palm Island with the Cape Haze Women's Club, found a rare and unusually large shell of what type?

See page 5 for the answer.

## ***The Fountain***

is published January, March, May, and November.

All articles, letters, and "Upcoming Events" received by deadline will be considered for publication.

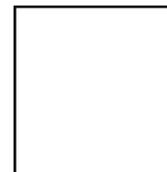
Submissions should be Microsoft Word files attached to e-mail and forwarded to NancyBue@aol.com.

Hard copy submissions will also be considered.

**March Deadline is  
March 15, 2005**

# *The Fountain*

Cape Haze Property Owners Association  
P. O. Box 690 Placida, FL 33946



*Inside this Issue:*

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- ◆ **CHPOA Elects New Board/Officers**
  - ◆ **High-Rise Resort/Hotel Opposition**
  - ◆ **Cape Haze Roads to be Re-Paved**
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*The Fountain* is produced by Nancy Buechler Cape Haze Florida