



The Fountain

Cape Haze Community Newsletter

Volume 10, Issue 2

March 2006

CHPOA President's Column - Issues Update

Since all the key issues facing our Community did not receive full coverage at our January meeting, I am using this opportunity to update everyone. I also want to use this issue of *The Fountain* to update all our residents on the status of roads and sewers as well as to call your attention to the risks posed by the development in our area and to avail all of you with a vehicle for communicating with our elected representatives.

Your CHPOA Board and I will continue to move forward executing our plan to maintain and improve the overall quality of life here in Cape Haze.

SEWERS: At the January meeting there was a discussion about whether or not we want to install sewers in Cape Haze. It makes sense to install sewers if there is an environmental issue. Charlotte County Utilities (CCU) is unaware of any health issue and consequently we are not on their radar scope for sewer installation. Further, the nature of our Community: sandy soil, large lots and absence of full development suggests that the need is not great. These facts plus the extremely limited capacity at CCU indicate that we will not be dealing with this issue for years to come.

REPAVING: The long awaited re-paving of our streets is expected to be completed sometime during the second and third quarters of this year. The contract signed by the county road department gives the contractor flexibility in the timing of the job, hence the variability of the schedule. Related to this, I have also requested that the county road department do a comprehensive study with respect to a traffic signal at the intersection of Placida Road and Cape Haze Drive.

BY-LAWS: Two members of the Board and a former President (Gil Bricault, Marv Medintz and Homer Hoe) have taken a look at the By-Laws which govern our Association. Their recommendations to the Board for updating and rationalizing our By-Laws were approved at our February Board meeting. These changes are designed to allow CHPOA to function more effectively. The new By-Laws have been sent to all members of CHPOA for review and ultimate approval. We have made the approval process as clear and as easy as possible for you by including a proxy form, an explanation of the changes and a return envelope. Our goal is to have them finally approved at our special membership meeting on April 15. Even if you plan to be at the April 15 meeting please consider sending your proxy. We also plan to post our By-Laws on our web site.

**YOUR BOARD RECOMMENDS AND URGES YOUR APPROVAL OF THE
CHANGES TO THE BY-LAWS.**

DEVELOPMENT: One of the major threats to our quality of life in Cape Haze is the development currently occurring and planned in the Placida Road (CR-775) corridor. While your Association and others will express our views on this development (as a group of us recently did with Commissioner Tom Moore), the county leaders respond best to numbers. By this, I mean numbers of voters and residents who strongly express their views on this matter to the County's Development Review Committee and to the County Commissioners themselves.

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Charlotte County is required by both state and federal mandates to have its own Comprehensive Plan for Development. Such a plan does exist; however, many of the proposed developments in our area fail to comply with the plan. It also seems that county officials do not feel constrained by their own plan.

Therefore, unless we all speak up now, what we will likely see in the near future will be higher density multi-story buildings surrounding Cape Haze.

So please write, call, e-mail or even visit your county leaders and tell them that you are opposed to the granting of variances to height and density for the developments planned for our area. Tell them, further, that you expect them to adhere to their own comprehensive plan as well as assuring adequate infrastructure in our area. Below, I've included information on the persons whom you can contact and a suggested letter is on page 3. The more of us who do this, the better our county commissioners seem to hear.

Thanks for your continued support. On behalf of the Board of Directors of CHPOA, I am

Sincerely,

Bill Dahms
CHPOA President

Contact County Representatives

Our Representative for District 3 is:

Thomas G. Moore
Vice Chairman of Board of County Commissioners
Administrative Complex
18500 Murdock Circle
Port Charlotte, FL 33948

e-mail: bcc@charlottefl.com
(same for all county commissioners)

phone: 941-743-1300 (for Mr. Moore)

The representatives for all five Districts are:

District 1: Tom D'Aprile
District 2: Adam Cummings
District 3: Thomas G. Moore (our rep)
District 4: Mathew d. De Boer
District 5: Sara Devos

Phone: 941-743-1200

Address and E-mail are
same as for Commissioner Moore



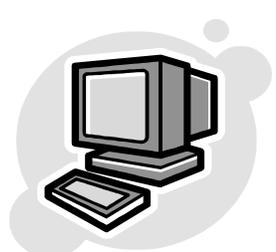
Sample letter is on Page 3

Cape Haze on the Internet



www.capehaze.org

Check it out!



Letter to Representatives—Sample

To Charlotte County Commissioner _____:

From:

Re: Condominium Development on County Road 775, Placida Road

As a resident and a voter in Charlotte County, I am writing to express my strong concern about the planned and on-going real estate development along Placida road. I am adding my voice to the many who are speaking out against the “concrete canyons” which are being created along CR 775.

I am also expressing my vigorous opposition to the granting of any variances to the already approved building codes, in respect of height, density and proximity to the water. I further request that you comply with or cause compliance with the county’s own comprehensive plan which recognizes the danger of high density dwellings in an area which is prone to damage from hurricanes and tropical storms.

Unless and until the necessary infrastructure is in place I believe that any new projects should be placed on long-term hold. The roads, sewers, water resources and public safety are currently inadequate for the density these projects bring with them.

Thank you in advance for your support.

Sincerely,

Signed: _____

Address: _____

Empty-Lot Mowing Program

As March blows in, we get closer to our empty-lot mowing season. Each empty lot is mowed six times a season between April/May and November/December.



For the 2005 season the last mowing was done in November to make lots look trim over the winter. Presently we charge empty lot owners \$150 per season plus a \$10 association fee if owners are not members of CHPOA.

Mowing letters with information about our program will be mailed shortly to new owners as well present owners.

If you need further information regarding mowing your lot, please contact us.

Don and Clare Landmann
697-8492

Community Bulletin Board

Thanks to a great rebuilding job by Pete Hayes, our Community Bulletin Board now stands as proud as ever. The Board of Directors has decided to expand the use of the Bulletin Board from primarily real estate listings to also include community postings.

The new layout for the board separates the front portion into two areas. One, will now be for Community news with postings regarding upcoming meetings, social events or basically any information that the Board of Directors, or any CHPOA committee that desires to disseminate information to the Community.

The other half is for real estate listings for sale of Cape Haze properties of CHPOA members (or CAM members if vacant lots).

The rear of the board continues to display a plat map of Cape Haze along with additional real estate listings, if needed, and a section for CHPOA member personal postings, of a classified nature, such as other items for sale, etc.

CAPE HAZE COMMUNITY BULLETIN BOARD RULES & PROCEEDURES

1. All Real Estate listings must be for Cape Haze properties owned by a CHPOA member (or CAM member if vacant lot). The size of the listing information must not be larger than 1/2 of a standard sheet of paper (8.5" wide by 5.5" high").

Property information must be removed when the property sells or is withdrawn from the market. Older, faded-out displays should be replaced with an updated display on a periodic basis.

2. Realtors® who care to display listings of a CHPOA member (or CAM member if vacant lot) properties will be charged a \$50 annual fee to help defray the cost of properly maintaining the board.

3. Realtors® must determine, by contacting the CHPOA Treasurer, whether the member requesting advertising of their property is a bona-fide member of CHPOA (or CAM member if vacant lot).

4. Only CHPOA and its committees are allowed to post information on the board in the Community News section.

5. CHPOA members are allowed to post individual notices on the rear of board under the section "Member Postings". This section is reserved for postings such as "items for sale", "items wanted", etc. The size of the listing information must not be larger than a standard sheet of paper (8.5" wide by 11" high").

Any inappropriate postings will not be allowed and will be removed. No postings of a commercial nature will be allowed.

Information is to be removed when no longer appropriate, as well as updated by CHPOA member if display becomes faded, etc.

6. Anyone desiring posting on the board is to contact George Wolthoff at 697-2320.

Gil Bricault
CHPOA Treasurer



GOLF OUTING & DINNER

Thursday, April 20

Myakka Pines Golf Club

**Save
This Date**

Common Area Maintenance Program

CAM (Common Area Maintenance) includes the following year-long maintenance programs.

1. Maintenance of both sides of the Cape Haze Drive Entrance - including weeding, trimming, mowing and controlling the watering system. Electrical lighting and timer repair are also included. When Cape Haze signs need repair, CAM will also cover that expense.
2. On-going maintenance of the fountain and the surrounding planted area, cost of water and weekly treatment and cleaning. CAM funds were also used to purchase and install the new fountain.
3. Lawn and gardens on the north side of the fountain - includes weeding, trimming, fertilizing and mowing, including the road area up to the bridge.
4. North and South Entrances - trimming, weeding, fertilizing, mowing, general clean up.
5. Replacing the American Flag at the bulletin board area when required.
6. Trimming around Ibis and Eagle Islands - major trimming is done every five years to insure

unobstructed safe passage of boats. Touch-up trimming is done annually.

7. Trimming trees along roads of empty lots. This is done once a year. Cuttings are mulched and left around those trees to control weeds.
8. Miscellaneous clean-up along roads is done when and where needed.
9. Residents also help out in various areas (roadside pickup, etc.) when needed. This is all volunteer help.

CAM should be considered a mini "Department of Public Works" aimed at maintaining Cape Haze as a trim and beautiful Community.

Some of this work should be done by the county, however, their work loads and our goals do not always coincide.

We like our canopied trees lining some roads, but this may not be the county's desire.

Don Landmann

The Community thanks Don for all his hard work and efforts to keep us looking great!

Welcome New CHPOA Members

Thanks to all who have paid their CHPOA dues and have contributed to CAM. If you haven't yet, please do so as soon as possible so we can update the Residents' Directory.

We welcome new CHPOA members and hope to see you soon!

Tobi Adorjan & Mike Bowles
375 Capstan Dr.

James & Patricia Hopp
100 Spaniards Rd.

Scott & Tamara Ittersagen
455 Green Dolphin Dr. S.

Peter Johnson Jr. & Johanna Ameroso
295 Green Dolphin Dr.

Ralph & Pat Matherly
320 Anchor Row

Phillip & Beverly Meuse
295 Capstan Dr.

Fred & Sandy Moore
265 Green Dolphin Dr.

George & Charleen Shaginaw
305 Capstan Dr.

Joan Voell
225 Spaniards Rd.

Robert & Carolyn Watterson
155 Spyglass Alley

Matthew White
245 Capstan Dr.

If anyone needs information on joining CHPOA, please contact Karen Irvine at 697-8883.

Karen Irvine, CHPOA Board

Cape Haze Women's Club

The Cape Haze Community Center continues to be **the** place to be these days. The aerobic dancing class is in full swing with new songs and fun routines choreographed by our instructor, Karen Irvine, for a low-impact, high-energy workout. Classes are held Monday, Wednesday, Friday and Sunday mornings at 8:15 and are open to all CHPOA members.

On Tuesday mornings, our yoga class led by Ann Lallman provides an excellent stretching and strengthening routine for all ability levels. The 1½ hour class begins at 8:30. Students are asked to bring a mat or towel for floor work and to wear loose, comfortable clothing. We can't guarantee inner peace, but you will be both relaxed and energized by this enjoyable class.

If thought-provoking discussion is what you seek, check out the Cape Haze Book Club meetings on the first Tuesday of the month at 10:00 a.m. at the Community Center. The next selection for discussion on April 4 will be *The Namesake* by Jhumpa Lahiri. The group will select books for next year's discussions at this meeting so come help us with this. *The Secret Life of Bees* by Sue Monk Kidd will be the subject of the May 2nd meeting. Join us for interesting conversation and good company!

February brought much fun for the ladies of the club on our Valentine's Day outing to Venice. We shopped in the antiques district and had a delightful luncheon in a Victorian tea room. Our thanks go to Jan Hayes for organizing a great trip.

An Evening in Margaritaville on Saturday, February 25 brought 66 people to the Community Center for margaritas, beer and Mexican hors d'oeuvres. We thank Gil and Pat Bricault for providing the music and Hal Johnson for serving as our margarita mixologist. Joyce and Bob Glau, Clare Landmann, Lin Johnson, Jan and Peter Hayes,

Karen Irvine and Debbie Armitage all provided much appreciated assistance for this fun party.

This past week marked the first of our **Cape Haze Happy Hour** parties on March 3. Thirty CHPOA members gathered at the Community Center for a casual cocktail party around the pool. As always, the shared hors d'oeuvres were great! We are planning to continue this event on the first Friday of every month, so call your neighbors, and be there for the next party on Friday, April 5 from 5-7 pm.

Our next CHPOA social event will be the **Spring Fling Hoe Down on Saturday, March 18** at the Community Center. The fun begins at 6:00P.M. Get out your blue jeans and cowboy hats and come enjoy a night with a Western flair! We'll have barbecue, beer, wine, soft drinks and great company. This is a catered event so **reservations are a MUST**. Tickets are \$21 per person and checks may be made payable to the Cape Haze Women's Club. Call Hilary, 828-0447, by March 14.

Among the events still to come are the **Boat Rendezvous** scheduled for **Wednesday, April 19** and the **Spring Golf Outing** scheduled for **Thursday, April 20**. Call Pat Sabourin at 698-5722 or Pat Bricault at 828-0154 for golf information. Watch for news of both these events in your mailbox and on our website, www.capehaze.org.

A regular meeting of the Cape Haze Women's Club will be held on Monday, March 13. Mr. Tom Cookingham, Charlotte County Planning Services Manager will discuss growth and development issues in the Cape Haze area. This program should provide an opportunity to gather information and address questions concerning our Community. The program will begin at 10:00 a.m. following a brief business meeting at 9:30 a.m.

Continues on Page 7

Up-Coming Events

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|----------|--|
| March 14 | Reservation Deadline for Hoe Down
Call Hilary Dahms at 828-0447 |
| March 18 | Spring Fling Hoe Down
6:00 PM—Community Center |
| April 4 | Book Discussion— <i>The Namesake</i>
10:00 AM—Community Center |
| April 5 | Cape Haze Happy Hour
5:00—7:00 PM—Community Center |
| April 10 | Women's Club Luncheon/Installation
11:30 AM—Community Center |
| April 15 | CHPOA Special Membership Meeting
10:00 AM—Community Center
9:30 AM—Coffee Social |
| April 19 | Boat Rendezvous
TBA |
| April 20 | Spring Golf Outing and Dinner
TBA—Myakka Pines |
| May 2 | Book Discussion— <i>The Secret Life of Bees</i>
10:00 AM—Community Center |
| May 5 | Cape Haze Happy Hour
5:00—7:00 PM—Community Center |

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The final Women's Club meeting of the season is our annual potluck luncheon on Monday, April 10. At this time, we will install the new Board Officers and present program ideas for 2006-2007. Suggestions for events, programs

or activities are always welcomed by your Board. Please contact any of the officers listed in the CHPOA residents' directory with your suggestions. Your club is what you make it—let's hear from you!

Hilary Dahms, Women's Club President

CHPOA Board for 2006-2007

The membership elected Bill Dahms and Marty Rosen to second terms on the CHPOA Board. Marv Medintz, who had come in to fill a vacancy, was elected to continue on the Board.

CHPOA Board Members and Officers for 2006-2007 are:

Bill Dahms, President
Don Landmann, Vice-President
Gil Bricault, Treasurer
Pat Bricault, Assistant Treasurer (not on the Board)
Marv Medintz, Secretary
Paul Wunsch, Assistant Secretary
Peter Hayes
Karen Irvine
Pam Neer
Marty Rosen

Please check the Cape Haze Directory for more information on how to contact Board Members.

A special thank you to all these neighbors for all they do for our Community.

The Fountain

is published January, March, May, and November.

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

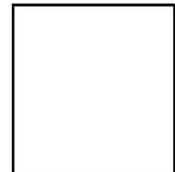
Submissions should be Microsoft Word files attached to e-mail and forwarded to NancyBue@aol.com.

Hard copy submissions will also be considered.

**May Deadline is
May 5, 2006**

The Fountain

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



Inside this Issue:

- ◆ **County Development and Code Variances**
- ◆ **CHPOA Officers for 2006-2007**
- ◆ **Golf Outing Coming April 20**