

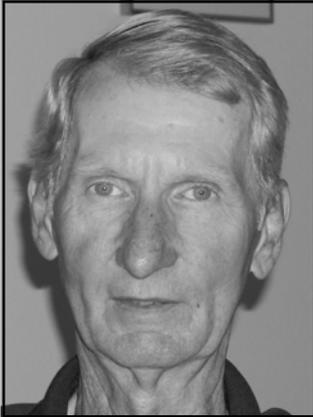


The Fountain

Cape Haze Community Newsletter

Volume 17, Issue 3

November 2013



CHPOA President's Letter

Significant Accomplishments

The past two years have seen your homeowners association face some significant challenges. Happily for the property owners of Cape Haze, the outcomes have been positive.

The Cape Haze Property Owners' Association (CHPOA) has been seen by some as a social club. While there is a social aspect to CHPOA, our main role has been to protect the property values in our Community and assure that the quality of life here is as good as it can be. Cape Haze is a "do-it-yourself" Community. We can expect little in the way of help from Charlotte County especially after the County enacted significant budget cuts in 2009. Thus we are very much on our own and unless we do it, it very often won't be done.

Over the past two years here is some of what has been done, all by **volunteers—your neighbors here in Cape Haze:**

1. Probably the most significant accomplishment was the fight against the installation of sewers in Cape Haze. While we were fully sensitive to the environmental issues in this matter, it was clear that there was no need for sanitary sewers. It was also clear to us that the County was looking for revenues to bolster the finances of the County owned utility. We probably saved each resident property owner \$13,500. Most interesting is the fact that we have been advised that two County Commissioners want to reopen this issue Countywide. CHPOA will again be on the front lines to protect the property owners of our Community.
2. In 2012 in answer to requests of residents we (after lengthy legal review) reinstated the Deed Restrictions that dated back to 1953. We began enforcement and, in general, the response from our property owners has been good. However, in some cases it was necessary to take further legal action. Due to the nature of the legalities some of this will drag out over time. This is, by its nature, an ongoing process and as issues spring up the CHPOA Board will address them. Our goal is purely and simply to protect the quality of life here in Cape Haze.
3. Thanks to volunteers and donations of time, goods, equipment and funds we re-roofed the Community Center, rebuilt its kitchen and generally revitalized this valuable Community resource. The re-roof took place under emergency conditions late this spring following a severe hail storm, requiring immediate response from your Board. The beautiful new kitchen, a joint effort with the Women's Club, was completed on schedule at a cost less than 20% of the original estimate!
4. Also in 2012 we challenged the County's plan to expand and widen Placida Road. Had this occurred the residents along Spaniards Road would have had a major four lane highway right in their backyard and all the residents would have been subjected to a number of years of turmoil. CHPOA, along with a number of groups on the Cape Haze peninsula, accomplished this task when few gave us any chance for success.

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Board Report - Accomplishments - *from Page 1*

5. Working with and thru our MSBU we've kept our taxes as low as possible while assuring that Charlotte County Public Works keeps our roads, sewers and drainage in sound condition.
6. We've facilitated a sustained contribution to our extended Englewood Community through financial distributions and donations of time and goods to the local 501 (c) 3 Kids' Needs.
7. Finally, we haven't forgotten the routine matters like assuring that trees are trimmed, that vacant lots are mowed, that the entrances are neat and clean, that the fountain is maintained, and on and on

These are some major items we've addressed over the past couple of years. We will continue to be vigilant to those issues that could adversely affect the quality of life or property values here. One thing that's sure to become an issue is the real estate market – both good and bad. You can be certain that your association will be there looking out for your interests.

Even though membership has increased this year, sadly, too many residents have chosen not to join CHPOA. Many reasons (excuses?) are given for not joining, but the truth is that in a community like ours we need everyone to pull together to make sure that our little slice of paradise stays as nice as we'd like it to be.

If you are a member, thanks for looking out for your interests. If you are not, please join those who have recognized that a few can't do it alone.

Art Hanson, President
Cape Haze Property Owners' Association

Vacant Lot Mowing Report

Our vacant lots are being well taken care of and are in good shape for the 2013 season. We have a number of owners who are "self mowers" - either mowing themselves or contracting for mowing. We send out post card reminders to these owners when the other lots have been mowed so they know it's also time to mow their lots.

The Vacant Lot Mowing Program is already in progress for 2014. Owners are asked to identify their intentions on how they want their vacant lots maintained - either by CHPOA's mowing program or by maintaining the property themselves. For the 2014 season CHPOA will charge each vacant lot owner \$180 for all six mowings. We understand that this is a nominal increase in our long standing rates. It reflects our costs in doing business and

the adjustment made to us by the mowing service. However, we offer a \$10 discount if the invoice is paid in full by December 31, 2013.

Usually the program starts in April and ends in November or December. Of course, the weather plays an important part in this program as was seen this year.

The vacant lots are mowed to help keep Cape Haze the PARADISE it is !!! (and to comply with Deed Restrictions)

Thank you,
Clare Landmann and Gerry Schreibman



Cape Haze Happenings

Recently, the CHPOA Board of Directors began sending *Cape Haze Happenings*, monthly Board reports, via email to all on their email list. They plan to send this brief report of Board highlights covering accomplishments,

plans, governance and maintenance issues following each Board meeting. If you wish to be included on the distribution list, please contact CHPOA Board Secretary, Mary Lou Fitzgerald at MLZIGFITZ55@COMCAST.NET.

Charlotte County Property Condition Ordinances

Most of us take pride in living in Cape Haze and wish to protect its appearance. This is occasionally a challenge as not everyone agrees on what a pleasing appearance is, or the value of pleasant surroundings. So we have restrictions to help neighbors understand what's expected. But restrictions aren't the only available tool [visit www.capehaze.org to see Cape Haze Restrictions] – there are also County ordinances which address property appearance. Below is a brief description of those ordinances which most directly apply to our Community's appearance. A public safety ordinance (leash law) is also included. To understand the details of each, please open your browser to www.municode.com/library/FL/CharlotteCounty and follow the links.

- 1. Parking of trucks, trailers, travel trailers* (Part III. , Chapter 3-9., Article III, Sec. 3-9-91)
In general this ordinance defines the size of vehicles which can be parked on a property, and where such vehicles may be parked. Permitted locations generally include the area in which the principal building or accessory buildings are allowed. One boat trailer with no more than four wheels may be parked anywhere behind the leading edge of the house or in the driveway, but not within the triangle of visibility as defined in section 3-9-97.
- 2. Maintenance requirements, Abandoned and Vacant Property* (Part III., Chapter 3-2., Article VI, Sec. 3-2-117)
The owner of any such property is required to maintain the landscaping, including irrigation systems, bushes, grass, etc. in a clean and trimmed condition.
- 3. Signs* (Part III., Chapter 3-9, Article III, Sec. 3-9-95, Para 1.1.5)
Temporary, small signs are permitted announcing such things as yard sales, advertising site construction vendors and For Sale/Rent signs. Interestingly, security signs are not addressed – and these are generally small, but permanent.
- 4. Setback Dimensions* (Part III., Chapter 3-9, Article II, Section 3-9-32 (f))
- 5. Lot Mowing on Developed Property* (Part II, Chapter 2-5, Article III, Division 3, Sec 2-5-70)
Developed Property means a lot with a building. Grass must be kept at a maximum height of 12 inches. Vacant lots are not addressed.
- 6. Visibility at Road Intersections* (Part III, Chapter 3-9, Article III, Sec. 3-9-97)
This is a little complicated to understand, but the intent is to maintain visibility around the corners of road intersections. This effects brush, fences and parked vehicles.
- 7. Dogs Running at Large* (Part I, Chapter 1-4, Article II, Sec. 1-4-31)
Dogs must be on a leash if off the owner's property. Adjacent sections address remedies, etc.

County enforcement can be frustrating to achieve – County enforcers are very busy! If at all possible, it is likely to be much more effective for neighbors to try the “nice approach”, that is to first discuss the matter with the non-compliant owner/occupant before escalating to a more formal (and threatening) enforcement protocol. But sometimes nice simply doesn't work So,

The County maintains a web page where the complaint process is explained open your browser to www.charlottecountyfl.com/BCS/codeviolations.asp. Complaints can be made through the County's web portal <http://apps.charlottecountyfl.gov/citizenaccess/>, by calling 941.743.1201 or by emailing shawn.horton@charlottefl.com. Emailed complaints are of public record and reveal the email address you used to file the complaint – so be careful. Those filed through the web and over the phone reveal nothing about you. To file a complaint be prepared to describe the violation, to identify the property address and to possibly identify the property owner.

Only one case of a kind (there are several kinds) can be open against a specified property at a time. While the case is open, additional matters of that kind, or reports reinforcing the original complaint, can be placed by phone. The status of any complaint can be reviewed by clicking to the web portal noted above, selecting “Search Cases and Records” under the heading “Code Enforcement”, and then entering the property address.

Welcome Back Party



Complimentary Heavy Hors d'oeuvres
Professional Drummers & Belly Dancers

Saturday, November 16, 2013

After CHPOA Meeting



Bring An Un-wrapped Toy or Gift for a Local Child Age 5-18
To Help *Kids' Needs* Provide a Happy Holiday for Needy Families



Holiday Gala

Dinner and Music

Thursday, December 12, 2013
Boca Royale Golf & Country Club

Open to Everyone - Bring Your Outside Community Guests
\$50/person - Festive Attire

Presented by The Cape Haze Women's Club

Hallow Dog Costume Parade



The parade and party were a howling success with a great turn-out.

Gabe Layne and Max, left, took third place and Diana Runyon and Daisy Crocket, right, took first. Not shown, Shartrina White and Winston came in second. Thank you to Shartrina for sharing her great photographs.



Meet Your Board Member



Bill Blasdell has been on the CHPOA Board since 2010 and has been managing Common Area Maintenance since. We can all thank him for keeping our entrances lighted, the fountain running, trees trimmed, and for countless other neighborhood maintenance duties that are only noticed when something goes wrong.

Bill grew up in Evanston, Illinois, received his Electrical Engineering degree from Purdue University, and went to work for General Electric in New York. His career with GE is a fascinating story (you should ask him about that and his patents sometime). Having worked on big systems involved with US Defense Electronic Radar and Sonar, to detect and track aircraft and submarines, Bill later moved to GE's Corporate division with a mission to develop computer based control systems. Here he developed a tagging system attached to pallets of munitions so they could be tracked from the time they left manufacture until they were deployed. Believe it or not . . . until this time the government had not always been able to find munitions (even tanks) or know what or how much they had. Now, an officer could find munitions anytime, anywhere, even in the desert.

Sometime along the way, Bill completed his Masters in Computer Science from Syracuse University, New York. He subsequently moved to California engaged in computer aided design with companies GE acquired. He also worked with subsidiaries of Raytheon and Westinghouse, worked on radio frequency identification standards with MIT, and with logistics tracking for several other companies, most often training them in this technology.

While in the San Jose, California area, Bill first met Sharon at a newcomers meeting and they remained acquaintances. After a few years, they bumped into each other again and the rest is history. The couple was visiting friends in Rotonda when they discovered they liked the area; they especially liked the water and beaches available for walking with their dogs. Since most of Sharon's family is east coast and Bill's is spread out all over the country, Florida seemed a good location so they started the search, stumbled on Cape Haze, and relocated in December 2008.

Bill has two grown daughters, two grown sons, six grandsons, and three granddaughters; Sharon has two grown sons (one very recently married), so they have quite a combined family. The children are scattered in California, Seattle, Reno, New York, and Boston.

In addition to his CHPOA volunteer activities, Bill enjoys golf and tennis, and a new puppy (Pippa Middleton). When asked why he volunteered to be on the CHPOA Board, Bill replied that when recruited, he accepted because he "wanted to contribute and it seemed a good way to meet people." Bill feels, "Cape Haze is a nice, friendly, beautiful area, and we need to do whatever we can to maintain and improve on this."

We're fortunate to have people like the Blasdells in our Community, both Bill and Sharon have stepped in to help on behalf of all of us. I'd like to take this opportunity to thank them for their service to Cape Haze.

Need Cape Haze Information?

Just about everything you need to know about our Community is readily available either in the *Cape Haze Residents Directory*, distributed to every resident, or on the Cape Haze website, www.capehaze.org.

Cape Haze Happenings, a brief update of CHPOA Board actions, and any new important information that pops up,

are emailed to everyone on the confidential email list by the CHPOA Board Secretary. This list is not shared with anyone, is not used frivolously, and all emails are sent blind carbon copy so no one sees your address.

If you'd like to be added to this list, contact Mary Lou Fitzgerald at MLZIGFITZ55@COMCAST.NET.

Cape Haze Women's Club

The Women's Club has lots of fun activities planned for this season so be sure to join us for as much as you can. Men are invited to everything - so maybe we'll have to change our name!

Watch your emails and check the Cape Haze website, www.capehaze.org, to see what's new.

We worked hard over the summer to freshen up the Community Center and remodel the kitchen. The October Friday Night Social saw a huge turnout and everyone agreed it was worth the wait as it looks like a new building.

The Hallow Dog Costume Parade on Halloween was a huge success and lots of fun, be sure to check out the photos by Shartrina White to see if you're featured or to see what you missed.

The Welcome Back Luncheon at Leverock's was a great official beginning to our season and we enjoyed catching up with our snowbird friends.

Some On-going Events at the Community Center are:

Aerobics led by Cheryl Clark meets Mondays, Wednesdays, and Fridays, 8:15 am - sharp.

Bridge Classes will be taught by Mary Glidden, Mondays, November 11 through December 2, 1:00 - 3:00 pm.

Book Club meets most second Tuesdays, but this year due to conflicts some meetings are third Tuesdays (check the bulletin board or the website for date and book selection) 10:00 am.

Friday Night Socials will be February 14, March 14, and May 9, 5:30 pm. Bring an appetizer to share and your own beverage.

Events for 2013-2014, at the Community Center unless otherwise noted, are:

Welcome Back Social, Saturday, November 16, following CHPOA meeting. Complimentary hors d'oeuvres, bring your own beverage; drum and belly dancing entertainment. No charge, but bring an

unwrapped Holiday toy or gift for a child aged 5-18 to donate to *Kids' Needs*.

Decorating the Community for the Holidays, Inside and Outside, on Monday, November 18, 10:00 am, men and women needed.

Holiday Gala, Thursday, December 12, 6:00 pm, Boca Royale Golf and Country Club. Full dinner, music, lots of fun! Cost \$50.

Native Plants, Birds, Butterflies, Tuesday, January 14, 9:00 am. More information to come, men encouraged to attend.

BBQ Dinner, Saturday, January 18, following CHPOA Meeting. Cost \$18.

Take Down Holiday Decorations, Monday, January 20, 10:00 am. We need all hands on this one and we'll make it fun!

Flats Fishing One-on-One, Tuesday, February 4, 4:00 pm, open to everyone. Cost is a donation to *Kids' Needs*.

Sarasota Orchestra Fashion Show and Luncheon, Tuesday, February 11, 11:00 am, Gasparilla Inn, Boca Grande. Carpools will be arranged. Cost \$50.

Palm Island Shelling and Luncheon, Monday, February 24, 9:15 am, meet at Community Center. Cost \$25.

Meeting and Reid Nutrition Presentation, Monday, March 24, 9:00 am meeting and speaker at 9:30 am. More information to come.

Picnic, Saturday, April 5, following 4:00 pm CHPOA Meeting. Cost \$15.

Spanish Point Field Trip, Monday, April 7, more information coming. Everyone invited.

Installation of New Officers and Catered Lunch, Monday, April 14, Noon. More Information coming.

Cape Haze Women's Club Board
(Cindy Howell, Karen Irvine, Jan Hayes, Lee Ann Tobin, Penny Rieley, Elaine Fisk)



Mark Your Calendars

Upcoming Events

Unless otherwise noted, events take place at the Community Center

- November 11 Bridge Classes Start - 1:00 PM - 3:00 PM
- November 12 Book Club - 10:00 AM - *Unbroken*
by Laura Hillenbrand
- November 16 CHPOA Special Membership Meeting - 4:00 PM
Community Invited
- November 16 Welcome Back Party - Drum Circle Entertainment - Food
All Welcome - Following CHPOA Meeting
Bring toy or gift for child age 5-18 for *Kids' Needs*
- November 18 Holiday Decorating - 10:00 AM - All Welcome
Decorate the Community Inside and Out
- November 18 Bridge Class - 1:00 PM - 3:00 PM
- November 25 Bridge Class - 1:00 PM - 3:00 PM
- December 2 Bridge Class - 1:00 PM - 3:00 PM
- December 10 Book Club - 10:00 AM - *What Alice Forgot*
by Liane Moriarty
- December 12 Holiday Gala - 6:00 PM - Boca Royale Country Club
Dinner, Music, Fun! All Welcome
- January 14 Women's Club Meeting and
Native Plants, Birds, Butterflies Presentation
9:00 AM Meeting & 9:30 AM Presentation - All Welcome
- January 18 CHPOA Annual Membership Meeting - 4:00 PM
Community Invited
- January 18 BBQ Dinner - Following CHPOA Meeting
\$18 - All Welcome
- January 20 Holiday Un-Decorating - 10:00 AM - All Welcome
- January 21 Book Club - 10:00 AM - *Dead End Gene Pool*
by Wendy Burden * Meeting at Nancy Buechler's Home

Remember Aerobics - Monday, Wednesday, Friday - 8:15 AM Sharp

Check your email and www.capehaze.org for up-to-date information

Kids' Needs Update

The Cape Haze Women's Club has selected *Kids' Needs-Greater Englewood, FL, Inc.*, as its charity focus for the past few years and the Community has stepped up to help this local 501(c)3 with its mission to keep local children safe and in school. Kids' Needs thanks you all.

Currently, almost 60% of Englewood students are on free and reduced cost lunch programs, approximately 2000 are considered low income, and 49 are identified as homeless.

Kids' Needs provides school supplies, shoes, clothing and toiletries as well as camp scholarships, tutors, a college scholarship, and many other programs to help children who need a hand up.

Our Cape Haze Community Center has a donation box to collect new school supplies and toiletries, and new or like-new shoes and clothes for boys and girls, all sizes. We are now collecting toys and gifts to make the holidays a little brighter for qualified families. Financial donations also gratefully accepted and all donations are tax-deductible.

To learn more, visit www.kidsneedsenglewood.org., like them on facebook, or call Nancy Buechler, 697-0885.

The Fountain

is published January, March/April and November.

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

Text submissions should be Microsoft Word files.

Photographs should be .jpg files of at least 400kB in size.

Text and photographs should be attached to e-mail with "Fountain Submission" in the subject box, and forwarded to *** nancybue1@gmail.com ***

Hard copy submissions may also be considered.

**January Deadline is
January 21, 2014**

The Fountain

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

**CHPOA Meeting & Hors d'oeuvres Party
Saturday, November 16 - 4:00 PM**

Inside this Issue:

- **Significant Accomplishments**
- **County Ordinances**
- **Social Season Begins**

The Fountain is published by Cape Haze Property Owners Association
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