



Cape Conroe Newsletter

The Official Cape Conroe Newsletter from Sidne Eagan, Editor and Approved by the POA Board
www.Capeconroepoa.com

SEPTEMBER 2021



SEPTEMBER 6TH , LABOR DAY

SEPTEMBER 7TH , ROSH HASHANAH

**SEPTEMBER 7TH , CAPE CONROE LADIES, AT
11:30 AM OLIVE GARDEN**

**SEPTEMBER 8TH , CAPE CONROE POA
MEETING, 7:00 PM**

AT THE CLUB HOUSE, VISITORS WANTED!

**SEPTEMBER 12TH , NATIONAL
GRANDPARENTS DAY**

SEPTEMBER 16TH , YOM KIPPUR

**SEPTEMBER 21ST , CAPE CONROE LADIES, AT
11:30 AM HARVEST MARKET**

Cape Conroe Ladies Lunch

See above for Location



www.ClipartPals.com

Welcome

Make reservation, Please

11:30 am



Visitors

Questions call: Sidne 210-912-0131

Whoo-Hoo!



2295 Woodforest Parkway

Senior Lunch & Bingo

**YOU'RE ONLY
AS OLD AS
YOU REMEMBER
YOU ARE**

You
must
be 65+
to
attend

Cost:
\$5.00
each

Lone
Star



Community Center
2500 Lone Star Pkwy.
2nd and 3rd Thursdays
September 9th
September 23rd

**You can make us the
Best on the Lake!**

**Thank You, to all who have been working in their
yards.**

You made our decision difficult this month!

And the Winner for August is...

215 Cool Cove Congratulations!

Cape Conroe Ladies

School
Days



Keeping
Children
Safe 



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Mark Your Calendar

October 3rd 2021
CAPE CONROE ANNUAL BBQ & MEETING

The Fun Begins at Noon with BBQ!
The Meeting will begin at 2:00 pm.

The Board needs 5 positions filled: 3 Members and 2 Alternates
If you are interested in becoming a Board Member or Alternate:

- You must be a property owner to be a Board Member or an Alternate.
- You may be on a committee without being a Board Member.
- You will need to send a short Bio to Tammy Perry at IMC by September 6th.

Ballots may be mailed or brought to the BBQ.



The Book Nook

Is available for your use.
It is between the doors of the Club House.
Please feel free to borrow, return or add to the books.



Watch Your Speed and Stop at Signs

We have narrow streets,
walkers and
children are in danger.

Please **watch your speed** and **STOP** at stop signs.

Sincerely, The POA Board



The Park closes at 10 pm.

Check Out Cape Conroe Website
www.Capeconroepoa.com

The Newsletter is on this site.
Give IMC your e-mail address, if you want it e-mail

Thank you!



You Made My Day

Stanley Lake M.U.D.

**The Stanley Park and Parking Lot
Look Great!**

You really made my Day!

Sidne



THE POOL IS OPEN
9:00 am – 9:00pm
Tuesday thru Sunday
Closes October 1st

The Cape Conroe Pool is open! The hours are 9 a.m. to 9 p.m. Closed on Monday every week, unless it is a holiday.

*Please make sure if you are going to the pool that you have your pool card to have access and **if you have not paid your Annual Dues, you will not be allowed in.***

Please do not get upset with the guards if you are denied due to nonpayment. They are doing what is asked of them.



CLUB HOUSE

Contact Tammy at IMC for more information and reservations.

IMC 936-756-0032 or e-mail
tammyperry@imcmanagement.net

SECURITY

To report any and all problems
Call: **911** or **936-760-5800**
Montgomery Sherriff's Department.

STREET LIGHTS

Please report any outages of street lights to **Entergy.**
The Board has reported the outages, that we know about.

Please keep calling Entergy to report outages.

You are paying for the lights with your POA fees.

Entergy: 800-968-8243

Frank is also trying to get these repaired.



Please do not hang or tape any sign to the STOP Signs and remove the all signs as soon as sale is over.

BOAT DOCK

The light on the East side of the dock is a motion sensor light and will stay on for a limited amount of time.

Thank you, Frank Skyvara



Increase the value of Cape Conroe by Following the Rules.
Declaration of Restrictions for Cape Conroe
Section I and Section II

ARTICLE 6 GARBAGE AND TRASH DISPOSAL

For all Lots in the Subdivision, including Commercial Lots, all household garbage, trash and landscaping waste shall be removed from the Subdivision and properly and lawfully disposed of at least a week. No Lot shall be used to store rubbish, trash, garbage or other waste.

ARTICLE 7 NUISANCES

A Definitions. At all times, each lot in the Subdivision, whether residential or commercial lots, shall be kept free of nuisances, which means, but is not limited to, the following:

1. Objectionable, detrimental, offensive, dangerous or unattractive conditions, as determined by the Board of Directors of the Association in its reasonable discretion;
2. Open pits abandoned wells, and ponds that are not cared for and which become havens for insects and other pests;
3. Grass, weeds and wild brush more than one foot in height except for state protected wild flowers;
4. Privy, cesspool, outdoor toilets (except during construction), untreated septic and gray water drainage are expressly prohibited on Lots.
5. No animals, livestock, poultry of any kind that are kept, raised, or bred on any lot except for ordinary household pets, such as dogs and cats. All pets shall be kept within a fenced or walled enclosure and not allowed to run loose;
6. Oil and gas exploration and development operations of every kind and character, oil refining, quarrying or mining operations of any kind, including wells, tanks, tunnels, derricks, pumps and the like;
7. Construction equipment and machinery, trucks larger than one-ton, tractor-trailer rigs, commercial trucks and delivery vehicles not being actively used in home construction and street repair in the Subdivision, parked on the streets of the subdivision;
8. Operation of recreational, off-the-road- vehicles including all-terrain vehicles (ARV's), off-road motorcycles, and other off-road vehicles such as "go-carts", "dune buggies", and the like, anywhere in the Subdivision, whether on the lots or on the roads of the Subdivision, unless operated by properly licensed drivers and registered as an over the road vehicle;

9. Parking or storing on any lot or roadway any trailer, whether commercial or otherwise, except those designed and used for recreational purposes, specifically boat trailers (whether with or without a boat), personal water craft (whether with or without a personal water craft), recreational camping trailers, such as “pop-ups” tent trailers and,
10. No vehicle may be parked in the streets or in any drive way, lot or reserve unless such vehicle is in good, drive able condition. No vehicle shall be parked in such a manner or at any location that poses a hazard to normal traffic, such as blocking normal traffic visibility.

New Project:

The Board is working on budget items and a possible increase in fees.

We also are looking for bids to pave the parking lot. You must be bonded and insured to place a bid. Bids go to Tammy at IMC.

Thanks to all our volunteer Board Members!

And



**Our Residents,
For Making this a GREAT Place to Live.**

ROADS We Need Your Help!



Our roads are showing wear (under statement). If you are aware of problems in the neighborhood, Please contact the Montgomery County.

Robert C. Walker, Precinct 1, 936-539-7815 phone, 936-539-7874 fax.

If you contact the County, **please get an order number. Keep ONE COPY for yourself and report to IMC YOUR REQUEST NUMBER.** We wish to tract all the calls made and where they are located.

You should report **pot holes** as well as **surface repairs.**

The Board is also working on this and will also report to the County what we see. We need to be a squeaky wheel to get this done.

Cape Conroe POA Board

Officers and Board Members 2020-2021

President	Paul Rex	
Vice President	Simon Bandza	936-672-0707
Secretary	Rose Ann Zolka	936-582-6107
Treasurer	Frank Skyvara	
Directors	James Callenius	713-344-8433
	Jim Allen	
	Sidne Eagan, please text me.	210-912-0131
	Robert Rosenfield	
	Jim Mauch	936-689-9898
Alternates	Terry Callenius	713-419-5089

Committee Chairs

Architectural Control	James Callenius	713-344-8433
	Jim Mauch	936-689-9898
	Chad, Chair	
	Simon Bandza	936-672-0707
Clubhouse/Pool/Park	Terry Callenius	713-419-5089
	Paul Rex	
	Robert Rosenfield	
Deed Restrictions	Robert Rosenfield	
	Simon Bandza	936-672-0707
Maintenance	Robert Rosenfield, Chair	
	Jim Allen	
Newsletter	Sidne Eagan, please text me.	210-912-0131
Public Relations	Simon Bandza	936-672-0707
Security	Paul Rex, Chair	
	Jim Allen	
Special Projects	Robert Rosenfield	
	Jim Allen	
Utilities & Roads	Simon Bandza	936-672-0707
	Frank Skyvara	
IMC Account Mgr.	Tammy Perry	936-756-0032

tampyperry@imcmanagement.net