



# Cape Conroe Newsletter

*The Official Cape Conroe Newsletter from Sidne Eagan, Editor and Approved by the POA Board*

[www.Capeconroepoa.com](http://www.Capeconroepoa.com)

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## SEPTEMBER 2020

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**POA BOARD MEETING**  
**WEDNESDAY, SEPTEMBER 9<sup>TH</sup>, 2020**

**7:00 PM**

**CLUB HOUSE**

**SPACING 6 SIX FEET IS HONORED.**

**Annual POA Meeting & BBQ**

**Mark Your Calendar**  
**October 4<sup>th</sup>, 2020 at the Club House**

**Lunch at Nbon**

**Meeting at 2:00pm**



**Candidates up for reelection:**

Simon Bandza

Sidne Eagan

Jim Mauch

**2 Alternates are needed**

**You May Run for the Board.**

Please let Tammy @IMC know.

You will need a short Biography of experiences.

**Due to COVID-19 to ensure a safe environment for all:**

**All meals will be carryout. Bring your ballots.** If mailed, Tammy will have a list. Place your order, get a number & carryout!

**Please come back for the Annual Meeting @ 2:00 PM In the Park**

**WE NEED YOUR INPUT** to better serve the community.

**WE LIVE IN A DEED RESTRICTED COMMUNITY**

The Board has been receiving variances request from our property owners. It is very rarely that the Board gives these variances. The restrictions are a legal matter, and we therefore do not feel it is our decision to make changes to the restrictions.

We also have noticed an increase in the number of violations. We are including this part of our restrictions for your review. These restrictions are in place to keep our community safe, clean, and to have a nice place to live.

We, The Board, wish you to know that  
**“WE LIVE IN A DEED RESTRICTED COMMUNITY”**  
for a reason...To increase our quality of life.

*Restrictions, Pages 8 and 9*

### **ARTICLE 3 ARCHITECTURAL CONTROL, COMMITTEE AND BILIDING PERMITS.**

**E. COMMERCIAL USE PROHIBITED.** In no event shall any residential lot be used for any business purpose. Any builder with two or more completed homes for sale may use no more than one such homes as a model home or a temporary sales office. All model homes or homes used as temporary sales offices must be offered for sale, and such homes may not be used as such for more than six months after such homes have been completed.

**F. CONSTRUCTION:** All materials used in the exterior construction of any residence or other structure and all methods of constructing foundations must be approved in writing and in advance by the Committee before any structure may be erected. Only new construction materials shall be used except for used brick, which shall be permitted only as approved by the Committee. No concrete blocks shall be used in the construction of exterior, above-ground walls except the fire wall of a townhouse. Buildings shall be built on a slab, or reinforced solid concrete beam foundation, or reinforced concrete block beam foundation. Townhouses will have a two-hour resistive fire wall for the party wall and a rain water drain pipe will run under the house from the front to the lake. Each house shall have an attached or detached garage designed to hold at least two automobiles. In no even shall any existing house, modular or “manufactured” home built off the site be moved or installed on any lot or lots in the subdivision. The exterior construction of any house, be it the primary residence, garage, porches, or appendages thereto, shall be completed within six months after the start of the foundation, unless extended by the Committee in writing or prevented by force may such extensions shall not be unreasonably withheld. Foundation design must take special precaution if house could flood from steep slopes or nearby ditches.

### **ARTICLE 5 GARBAGE AND TRASH DISPOSAL**

For all lots in the Subdivision, including residential and commercial lots, all household garbage, trash, and landscaping waste shall be removed from the Subdivision and properly and lawfully disposed of at least once a week. No lot shall be used to store rubbish, trash, garbage other waste. All household garbage and trash shall be kept in outside containers, and all such containers shall be kept closed and clean at all times.

Except the days of garbage pick-up, and the evening preceding such days, all household garbage and trash containers shall be kept out of view from the roadways.

## **ARTICLE 6 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;
5. 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, driveable 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.

*Amended, Extended and Merged restrictive Covenants for Cape Conroe, Section I and II.*

## Cape Conroe Ladies

Ladies,

Please let me know your thoughts of how we may meet safely. Are you a yes or a no to meet anytime soon?

In the meantime:



**Dory says: “Just keep swimming”**

**We are always looking for new members.**

**I am making a list of ladies that are interested in joining.**

**If you wish to be notified when we do get together again,**

**text me your e-mail address. To 210-912-0131**

**sidneeagan@yahoo.com**

**Sidne Eagan, President**

**Leave a message or text, I will call back.**

**Sorry, I do not answer numbers my phone doesn't know.**

# POA Board in Actions



The Board has noticed the trees by the fence line at the pool need to be trimmed. We are asking for bids and the decision will be made at the next meeting.



We are also looking for bids to place boards on the dock to stop lower boats from drifting under the deck.



The swings in the park have been repaired.



We are also working on the lighting at the dock. We are looking into a led light with a timer that will turn the lights off when not in use.

**Pool Opened May 15<sup>th</sup>**  
**The Pool Will Close October 1<sup>st</sup>**

Please limit your visit to 2 hours so everyone can enjoy the pool since we can only be at 50% capacity (approximately 60 people) and adjust to the 6ft apart rule. The Pool hours will be 10 AM- 9 PM, Tuesday-Sunday.

**Cape Conroe POA, Tammy Perry, IMC and Pool Guards**

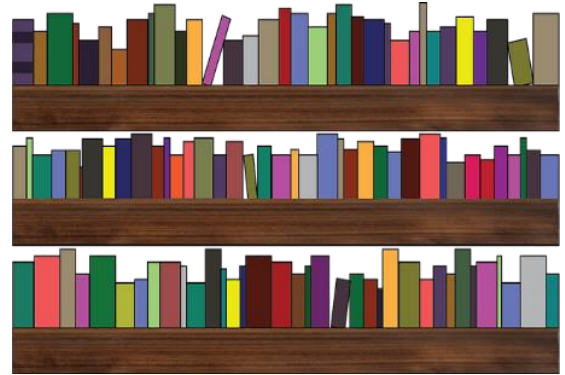
## **The Book Nook**

**Is available for your use.**

**It is located by the doors of the Club House.**

**Please feel free to borrow & return or add to the books.**

**New books have been added.**



**Enjoy!!**



**Check Out Cape Conroe's Website**

**[www.Capeconroepoa.com](http://www.Capeconroepoa.com)**

**The Newsletter is on this site.**

**Give IMC your e-mail address if you want it e-mailed.**

# CLUB HOUSE IS OPEN

Contact Tammy at IMC for more information and reservations.  
IMC 936-756-0032 or e-mail [tammyperry@imcmanagement.net](mailto:tammyperry@imcmanagement.net)

## Security

To report any and all problems  
Call: **911** or **936-760-5871**  
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.  
**You must report them!**  
You are paying for the lights with your POA fees.  
**Entergy: 800-968-8243**





# POA Board in Actions



**Pool Opens May 15<sup>th</sup>  
Will Close October 1, 2020**

**Please limit your visit to 2 hours so everyone can enjoy the pool since we can only be at 50% capacity (approximately 60 people) and adjust to the 6ft apart rule. The Pool hours will be 10 AM- 9 PM, Tuesday-Sunday.**

**We ask Cape Conroe Members/Residents to please be patient and understanding as we try to implement these new regulations and rules based on COVID-19 to ensure a safe environment for all.**

**Cape Conroe POA, Tammy Perry, IMC and Pool Guards**

QUARANTINE HAS MADE ME REALIZE ONE THING...  
TEACHERS ARE SERIOUSLY UNDERPAID.



# Cape Conroe POA Board

2019 - 2020

## Officers:

|                       |                              |  |
|-----------------------|------------------------------|--|
| <b>President</b>      | Paul Rex                     |  |
| <b>Vice President</b> | Jim Mauch                    | 936-689-9898   |
| <b>Secretary</b>      | Kerri Bushman                | <a href="mailto:kerribushman@yahoo.com">kerribushman@yahoo.com</a> |
| <b>Treasurer</b>      | Frank Skyvara                |  |
| <b>Directors</b>      | Simon Bandza                 | 936-672-0707   |
|                       | Jim Allen                    |  |
|                       | Sidne Eagan, please text me. | 210-912-0131   |
|                       | Robert Rosenfield            |  |
|                       | Rose Ann Zolka               | 936-582-6107   |
| <b>Alternates</b>     | Amber Keyser                 | 281-883-8981   |

## Committee Chairs

|                              |  |  |
|------------------------------|--|--|
| <b>Architectural Control</b> | Jim Mauch  | 936-582-6107   |
|                              | Chad (Assisting only)  |  |
| <b>Clubhouse/Pool</b>        | Simon Bandza   | 936-672-0707   |
|                              | Kerri Bushman  | <a href="mailto:kerribushman@yahoo.com">kerribushman@yahoo.com</a> |
| <b>Deed Restrictions</b>     | Robert Rosenfield  |  |
|                              | Simon Bandza   | 936-672-0707   |
| <b>Maintenance</b>           | Jim Allen  |  |
|                              | Robert Rosenfield  |  |
| <b>Newsletter</b>            | Sidne Eagan, please text me.   | 210-912-0131   |
|                              | Amber Keyser   | 281-883-8981   |
| <b>Parks &amp; Pavilion</b>  | Amber Keyser   | 281-883-8981   |
| <b>Public Relations</b>      | Terry Callenius  | 713-419-5089   |
| <b>Security</b>              | Paul Rex   |  |
| <b>Special Projects</b>      | Jim Allen  |  |
|                              | Robert Rosenfield  |  |
| <b>Utilities &amp; Roads</b> | Simon Bandza   | 936-672-0707   |
|                              | Frank Skyvara  |  |
| <b>IMC Account Mgr.</b>      | Tammy Perry  | 936-756-0032   |
|                              | <a href="mailto:tammyperry@imcmanagement.net">tammyperry@imcmanagement.net</a> |  |