



The Fountain

Cape Haze Community Newsletter

Volume 10, Issue 4

November 2006

CHPOA President's Column

I hope you all have had a nice summer. Hilary and I are glad to be back and are delighted to see the newly repaved roads.

Before many of us fled to northern climes, a proposal for a new Clubhouse was presented to the membership. While it was a close vote, there was not a significant enough indication of interest on the part of our members to allow us to proceed to the next step. There is little doubt that we will need to replace our aging Community Center in the not too distant future. The only question is how we can go about it most economically and how we'll pay for it. I know this subject will come up again and we'll be working on it as your Board of Directors. I thank Pam Neer and Eva Furner for their absolutely first class efforts in this project thus far.

One of the most serious issues we face as a Community is the threat of unfettered development. Your Associations' position has been that we won't object to the rights of a property owner to develop their property in accordance with applicable laws, statutes and zoning. However, where substantive variances are requested, we believe we have both a right and an obligation to object. Further, where there are infrastructure (roads, sewers and water supply) inadequacies, we believe we must also fight for our Community until such necessary adjuncts are in place.

While we and other groups have had some degree of success in educating our elected representatives and thwarting proposals which would result in significant zoning variances, we face a continuing threat to our way of life in that owners and developers will constantly ask for variances to both zoning codes and infrastructure. While we, as an organization, will press the point, it is very important that all our members keep in touch with our County Commissioners and make sure they are aware of our concerns about the impact that such developments will have on us.

On another note, one of our members has again asked the CHPOA Board to consider the idea of a "Cape Haze Special Improvement District" which would have taxing authority and provide the necessary financial wherewithal to pay for things like a new Clubhouse. (*See article page 2.*) Because CHPOA is a voluntary organization and such a structure would involve taxing all property owners, the CHPOA Board has made the decision that we will not take an affirmative position on this but rather that it should be left up to the entire Community to decide, since any taxes would be levied on all property owners and all the residents would be subject to the same strictures such a structure would impose. I expect we will hear more on this in the future.

Finally, in January, we will have four vacancies on our Board. One of these openings will be to replace Treasurer Gil Bricault who has indicated that he and Pat will not be spending much time here this year due to family commitments. We are looking for a few good men and women to fill these important jobs, so in case you don't hear from our nominating committee in the next weeks, please contact me or any Board member if you'd like to serve your Community.

Thanks for your continuing support and on behalf of the CHPOA Board of Directors,

Bill Dahms, President

Financing Cape Haze Amenities — A Perspective

This spring the CHPOA Board's initiative to replace our Community Center failed to pass. While a number of reasons have been advanced for the failure, I believe it was principally due to too few members "stepping up to the plate." This, in turn, led to a secondary problem — a large mortgage with its large interest payments.

The Community Center is an amenity which equally benefits all subdivision lots. It makes no difference if they are developed or not, or if their owner uses the facility or not. Additionally our original Developer's encumbered deed to CHPOA for the Clubhouse stated it was "to inure to the benefit of 426 lots", which includes all of Cape Haze. These are strong arguments for all lot owners in Cape Haze to belong to one organization in which each member pays his fair share. If you benefit from something, you should expect to pay for it.

There is a better way to finance the Community Center. It is by our becoming a Subdivision Dependent Special District, in which all lot owners are members. There are 46+ of these Districts in Hillsborough Co. (Tampa) area, created by their voluntary property owners associations to solve the same financing problems CHPOA has — all lot owners not paying their fair share. Some of the Districts have been operating satisfactorily for as long as 20 years — definitely a proven system. The reason so many are in the Tampa area is that there were many older subdivisions (like Cape Haze) in Hillsborough Co. Currently mandatory Property Owners' Associations are integrated with the platting of subdivisions. We were one of the subdivisions "left behind" because the necessary state statutes were not in place at the time Cape Haze was platted.

In August, I met with Mary Mahoney, the Special Assessment Coordinator for Hillsborough Co. She said we could use existing paperwork and that she would advise us and our county staffers in an effort to make Cape Haze a District. She and one of the District Presidents would be glad to address our membership and answer questions regarding our becoming a District. All this is without cost. All we need to make it happen is a letter of invitation from our President.

I have much more information on Special Districts, so please call me (697-3694) and I will see that you get it. For now, suffice it to say that you would notice little difference between the District and the CHPOA operation, except that the District, which is for finances only — not deed restrictions, etc. — would be more business like. We would still have an elected Board, be able to choose our own projects, decide how much to assess ourselves each year up to the maximum limit we establish, etc. The major difference is that everyone in Cape Haze would be paying their fair share and that,

due to a guaranteed income stream, we could finance major projects without heavy debt service costs.

Comparing this cost of a new Community Center with the Board's plan, assuming 90 members volunteered to pay for the project. With the District Plan using the Board's \$1,000 one-time assessment and a one-time annual dues increase of \$522/year, we could start construction immediately and pay cash for the \$460,000 project. The dues then could be reduced to \$256/yr., a \$766/yr. reduction. But the Board's plan would keep dues at \$1022/yr. for 19 years. The District Plan would also eliminate paying \$370,000 interest. There is a marked improvement when you have 293 participants instead of 90.

I requested that the Board invite Ms. Mahoney and a District President to address one of our regular meetings, but they are "not interested". I believe they think it would be unfair to "force" non-CHPOA residents of Cape Haze into an association against their will.

Most issues have two sides. In this case the flip side of the fairness coin is — is it fair for our non-CHPOA neighbors to expect us to pay for their share of the amenities, amenities which add value to their lots? Presently we, as CHPOA members, pay our share, plus that of 1.15 other lots whose owners pay nothing.

Over 46 subdivisions in the Tampa area found their answer to be "everyone pays their fair share." Can anyone give an example of any voluntary subdivision association with unanimous membership? If so, why do geographical areas govern simply by the will of the voting majority?

I respect the Board, but I don't think they should let their views dictate what the membership hears. I believe the District Plan is the best, and currently the only viable plan, for Cape Haze to keep up with the times and upgrade its ageing infrastructure.

I also believe the Board, whose job it is to serve the membership, will respond to you, the members, if you ask them to invite Ms. Mahoney, an expert on Subdivision Districts, to speak to us. You are fully capable of deciding if the District Plan is right for Cape Haze.

I am not advocating any particular amenity or expenditure, but one thing is certain, and that is Cape Haze will not progress until a viable financing plan is adopted.

John Scholten (697-3694)

(This article was condensed by *The Fountain* editor, and neither CHPOA nor *The Fountain* has confirmed its contents.)

Learn Yang Style Tai Chi Chuan

Tuesday Evenings, 7:00 – 8:00 PM
Community Center

This class is for all ages, children to elders and families are encouraged to attend. The first class is complementary, then \$5 per person/per class. Wear loose-fitting, comfortable clothes.

Yang style tai chi is characterized by balanced, flowing movements and the harmonious and seamless way that the transition from one movement to the next is carried out.

Sifu Ed Hicks is an experienced teacher who has studied the art of tai chi in depth for 15 years with Grand Master Pu Chan from China.

Tai Chi improves balance, promotes flexibility, tones the body and, some say, encourages longevity.

Women's Club Booklets

The 2006-2007 Women's Club Booklet listing all the Community and Club activities and events has been printed and is ready for members.

If you are not a member of the Women's Club and would like to join, call Clare to register.

If you are a member and haven't received your booklet, call Clare Landmann to arrange to pickup your copy.

Don't miss the fun, check out the Women's Club report on page 4!

Clare Landmann, 697-8492

Lot Mowing

While some were gone and some did stay,
T'was lots of work most every day.
We weeded, washed, trimmed, painted some
So we'd look good for everyone.
We hope you're pleased with all we've done
And thanks to those who worked in the sun –
(Martha C., Cindy C. Pat & Moe S., and Linda W.)

Now if a weed you chance to see
Just pluck it out - It's free, you see!
If each of us our share do do
Then we will give our thanks to you!

Clare Landmann

Activities for Everyone

Social Hours, Bridge, Golfing, Book Discussions, Dinner Dance, Boat Parade, Aerobics, Tai Chi, Shelling, Crafts, and much, much more. Join the fun. Contact a Women's Club member for more information.

Brain Aerobics

Unscramble the letters of the words below. They all relate to weather. The first letter is given as a clue. Answers below, left.

REOFACST:	F _____
MUTREAREEPT:	T _____
AFHERNHTIE:	F _____
MSOPEAHRET:	A _____
IAELCMT:	C _____
HGTUISNL:	S _____
ODTROAN:	T _____
RRUHIANCE:	H _____
TSLEEITAL:	S _____
RTROABMEE:	B _____

Brain Aerobics — Answers

*Forecast, Temperature, Fahrenheit, Atmosphere,
Climate, Sunlight, Tornado, Hurricane, Satellite,
Barometer*

Cape Haze Women's Club

Hurray!!! So far so good, no Hurricanes this year.

Friends, it's "the season" once again, our snowbird neighbors are arriving and Community events are beginning. Once again the Women's Club has a variety of events planned for everyone.

First is our **Welcome Back Party** on **Saturday, November 18th at 6:00 PM.** This is BYOB and an hors d'oeuvre to share. Our neighbor, Tom Black, will entertain us with his music. Remember, this is the same day as the 10:00 AM CHPOA membership meeting.

Community Lighting will be December 5th - TIME TBA, but probably will commence in the morning. This will involve decorating the Community Center, our entrance on Cape Haze Drive, and probably the fountain area. We are also encouraging people to decorate the exterior of their homes, along the canal, and boats in preparation for the boat parade.

Friday, December 8th, our Holiday Dinner Dance will be held at BOCA ROYALE GOLF AND COUNTRY CLUB commencing at **6:00 PM.** The cost will be \$50 per person. Come have your picture taken in front of their beautiful Christmas tree, compliments of the Women's Club. (This has become a Cape Haze Tradition.) Paid reservations are a must so watch your mail for the invitation highlighting the details. This is a fun evening out with your Cape Haze Neighbors.

"**A Yankee Swap**" will be our program for the **Women's Club Meeting Monday, December 11th at the Community Center.** Coffee & Socializing begins at **9:00 AM,** with our business meeting at 9:30 AM. Swapping will be at 10:00 AM. Bring a \$5 wrapped gift and a large plate of cookies (we'll set half aside for the Friday Boat Parade and swap the other half). Everyone goes home a winner! Come and join in the fun of seasonal swapping.

The **Cape Haze Boat Parade,** will be on **Friday, December 15th at 5:00 PM.** Get into the holiday spirit by decorating the canal side of your house and/or your boat. Boats will assemble in Capstan Cut near the Sabourin's house (three houses north of the bridge) at 5:00 PM. Non-boaters who want to take the canal tour will assemble at the Community Center at 5:00 PM and walk across the street to the Sabourin's dock (175 Spyglass Alley). After a parade through all the canals of Cape Haze, we'll end up back at the Community Center to continue the fun. Please bring a hearty hors d'oeuvre or main dish for a Potluck Dinner. Coffee, tea, and holiday cookies will be provided. BYOB if you choose.

A **New Year's Eve Party** is scheduled, for (guess when) New Year's Eve. It will start at **9:00 PM** at the **Community Center.** BYOB and hors d'oeuvres to share and let's ring in "Baby 2007" together. We need volunteers to help organize this event, so call Penny Rieley, 697-9811, to offer your help.

January 1st, 2007 New Year's Day Brunch 11:00 AM at the Community Center.

It's a potluck luncheon with the Women's Club supplying baked ham, Bloody or Virgin Mary's and Mimosas. We need to know how many are coming so RSVP to Clare Landmann 697-8492 or Joye Scholten 697-3694.

Friday Night Social Hour 5-7 PM, January 12th, at the Community Center. BYOB and an appetizer to share. Your hosts are Ann & Keith Lallman and Jean & Don Libby. Bring your neighbors and come and socialize.

We will head out to **Palm Island for shelling and lunch at Rum Bay** Restaurant on **Monday, January 15th.** We will meet at the Community Center at 9:45 AM, following aerobics, and car pool to the island ferry. This is a fun event and we hope you can join us.

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Upcoming Events

- November 18** **CHPOA Annual Membership Meeting**
10:00 AM - Community Center
Coffee at 9:30 AM
- November 18** **Welcome Back Party**
6:00 PM - Community Center
- December 5** **Community Lighting**
TBA - Community Center
- December 8** **Holiday Dinner Dance**
6:00 PM - Boca Royale Country Club
- December 11** **Women's Club Meeting - Yankee Swap**
9:30 AM - Community Center
Coffee at 9:00 AM
- December 15** **Boat Parade & Potluck Dinner**
5:00 PM - Sabourin's Dock
- December 31** **New Year's Eve Party**
9:00 PM - Community Center
- January 1** **New Year's Day Brunch**
11:00 AM - Community Center
- January 12** **Friday Night Social**
5:00 - 7:00 PM - Community Center
- January 15** **Women's Club - Shelling and Lunch**
9:45 AM - Meet at Community Center

Continued from Page 4 - Women's Club

Crafting is scheduled at the **Community Center** on **Monday, January 29th at 10:00 AM**, following aerobics. This may involve those shells we found on Palm Island.

That sums up the scheduled events through the end of January 2007. A Super Bowl Party will be

February 4th at 5:30 PM, so mark your calendars and watch for details in the January *Fountain*.

Remember Aerobics, every Monday, Wednesday and Friday, 8:15 AM at the Community Center. All CHPOA Members are welcome.

Bev Martin
Women's Club Correspondent

Answers to May 2006 Trivia Quiz

1. 100 years ago 8% of U.S. homes had a telephone.
2. 100 years ago the American flag had 45 stars.
3. Karen Irvine is our local shell craft guru.
4. The most common Charlotte County code violations are abandoned vehicles, unkempt lawns, and junk in the yard.
5. The inability to smile may indicate someone has suffered a stroke.
6. Will Rogers said, "Good judgment comes from experience, and a lot of that comes from bad judgment."
7. Sandy Johnson is from North Reading, Massachusetts and Pete Johnson is from Middleton, Massachusetts.
8. The Links in Rotonda/Windward is the golf course that used to be part of Cape Haze.
9. Medal play is another name for "stroke play" in golf.
10. Florida became a state in 1845.

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.

**January Deadline is
January 10, 2007**

The Fountain

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

**CHPOA Special Meeting
Saturday, November 18 at 10:00**

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