

Dear Fellow Cape Haze Property Owner,

For many of us, 2023 was a rebuilding year in the wake of Hurricane Ian. The rebound of our community has been nothing short of amazing. The CHPOA properties (i.e., community center (CC) and Don Pedro dock) sustained damage last year that required repair. The CC had damage to the roof, air conditioners, and doors. The roof and fascia have been repaired, air conditioners replaced, and the dock has been renovated. The CC doors are in process to be replaced shortly and the building should be painted by Christmas.

As we approach the new year, it is a good time to reflect on the community we chose to live in. Many of our common areas need to be managed. These include the three entrances, the fountain, the community center, the dock, and the roundabouts. Could you imagine what these areas, and therefore our neighborhood, would look like if no one in Cape Haze oversaw them? What would happen to *your property value* if these areas were neglected? You will see in your invoice two separate dues. One is the CHPOA membership and the other is Common Area Maintenance (CAM). Why two fees? The CHPOA fee is to support the administration of our community, such as the community center and the dock, etc. This includes maintenance, renovation, expansion, insurance, and utilities. The CAM fee is used to upkeep all the other common areas, such as the fountain, entrances & signs, tree trimming, etc. While we welcome Cape Haze East residents to be part of CHPOA, they have their own CAM fee.

So, what does CHPOA do for me?

- Manages the various CHPOA properties and oversees CAM, including: entrance signage and landscaping; community center; Don Pedro dock and path
- Manages vacant lot mowing so that the neighborhood maintains uniformity and adherence to deed restrictions
- Oversees the annual tree trimming of our streets and common areas
- Manages disaster cleanup and community safety
- Manages the community website (www.capehaze.org), which includes area news and information, member directory and member services
- Monitors and interacts with Charlotte County representatives on area matters such as the ongoing Cape Haze road and water project. CHPOA members also sit on the county's MSBU and provide oversight for Cape Haze; this year, their efforts led to the county removing all the fallen and leaning trees on Gaspar

All these efforts are carried out by residents of Cape Haze, volunteers that want to see our community thrive. Please consider supporting and/or joining *your neighbors* with your time, talents, and resources, to help our community.

We would like to thank all of our residents who have financially supported the community. As we only have about 50% participation in CHPOA, just think what we could accomplish with greater participation. As it was stated by a member at our last membership meeting, "ask not what your community can do for you, but what can you do for your community."

Thank you for your time and consideration. We hope that you and your family enjoy the holiday season. Happy New Year!

Sincerely,

Board of Directors
Cape Haze Property Owners Association