



## CACAPON SOUTH NEWSLETTER November 2024

**Ho-Ho-Ho it is that time of year again!** The Holiday Entrance Decorating Committee needs a few more volunteers and some financial donations as we create a new festive look for 2024. The remaining schedule is as follows:

- **November 22 at 1 p.m. – decorating day at the gatehouse**
- **November 30 at 3 p.m. – at the gatehouse for final decorating touches and lights on**

Please contact Patti Philips at 240-354-5140 with questions, to volunteer and/or to make a donation!

**Annual and Special Community Meetings** - The annual meeting of the Cacapon South Property Owners Association took place on November 2, 2024 at Cacapon Resort State Park. The highlights of the meeting included election of board members and the Association's financial status. In that regard, Carol Wiles and Dale Kirchner were re-elected to the Board of Directors, while Brad Davis was elected to fill the seat vacated by Craig Thibaudeau. Bruce Anderson, the Association's Treasurer, reported on our financial condition which included no significant changes from the previous year's budget. As a result, the annual property owners fee will remain at \$600 total (same total as last year) with the change that the dues will be apportioned to \$400 for operating expenses and \$200 for the road reserve. The \$600 fee is due by January 31.

Right after the annual meeting a special meeting of the Cacapon South Property Owners Association was conducted to vote on the proposed Amended and Restated Covenants, Conditions and Restrictions, and two proposed amendments related to minimum square footage for new houses being constructed and the approval and use of architectural guidelines and revised Bylaws. Time was provided for questions and concerns prior to the vote for acceptance of the revised documents and their amendments. By paper vote, delivered in person or by proxy, the new Covenants and the amendment to reference ARC Guidelines passed overwhelmingly. The proposal to increase minimum square footage for new homes was defeated. The revised Bylaws also passed overwhelmingly.

**Burn Bans** - Due to extremely dry conditions, as of November 4th the Governor has banned open air burning in West Virginia. The ban, which will remain in effect until further notice, makes it unlawful to engage in outdoor burning, including fires built for camping, the burning of debris or warming.

**Questions?** Reach out to us at [directors@cacaponsouthpoa.com](mailto:directors@cacaponsouthpoa.com)

**Thanks to each of you for making our community a wonderful and safe place to live here in  
ALMOST HEAVEN!**