

Cacapon South News

August 2026 Summer Edition

POA Board email:

directors@cacaponsouthpoa.com



Photo courtesy of Donna Bender

June Picnic

This year's picnic was a big success with 68 residents attending. Thanks to everyone for your delicious contributions!

Thanks to Mary Regensberger for organizing such a terrific event!



Photo courtesy of Donna Bender

The Book Box

Are you looking for some new books to read? In case you weren't aware, or maybe have forgotten, did you know that there is a Mini Library Book Box in the neighborhood?



Photo courtesy of Johannah English

It was lovingly built and installed by Cacapon South residents. You'll find it on Montevideo, near the intersection with Prado Way. Take a book or leave a book. You'll never know what you'll find there to read.



Some Important Information

Cacapon South Utility Overview

If you'd like more insight into our sewer utility, the Cacapon South

Utility overview document has been updated. If you would like a copy for your files, contact the Board. Thanks to Justin Cowles (our unofficial Cacapon South historian) for the depth of knowledge that he is always ready to provide to our community!

Annual Meeting Reminder

You'll receive formal notice later, but as a reminder, our **Annual Meeting on November 7 at the Cacapon Resort Lodge** will be here

before you know it. Here are some items to keep in mind:

September 1 is the last day for nomination forms to be submitted and received. If there is someone you would like to nominate, email the Board (directors@cacaponssouthpoa.com) to get a nomination form.

Your Maintenance Team at Work

While it may not seem obvious, the work continues that keeps our

neighborhood maintained and looking its best. Most recently,

- Fallen branches in the roads were cut up and removed
- Fence sections along Rte 522 that fell were repaired
- New post installed and stained for the gatehouse speed limit sign
- Neighborhood watch and speed limit signs were refreshed
- Autumn olive bushes that partially blocked the view of cars on Montevideo are being trimmed.

Thank you to the Maintenance Team
for taking such great care of our
community!

Remember!

If you're getting ready to do **any**
work or improvements on your
property, be sure to contact the
Architectural Committee (ARC) and
submit the appropriate forms.

Thanks Everyone!

Overall, we are a community that's
committed to maintaining our
properties in compliance with our

Covenants and being considerate of neighbors! The Board is thankful for cooperation, and while we are not perfect, it's "almost heaven" when we all work together! Remember that the Board is always available to answer questions or listen to concerns.



Photo courtesy of Johannak English

A Haiku...

Golden days unfold,
Fields breathe out their green
gladness —
Hope grows in the heat.

Important dates....

September 1 - The last day for
Nomination Forms to the Board

Early October – Official Annual
Meeting notification goes to all
association members with all issues
to be voted, proxies and election
ballot for Board of Directors
vacancies.



**November 7 – Annual Meeting at
Cacapon State Park Lodge in the
Rumsey Room**



**Thanks for reading the Cacapon
South News.**

**Email any questions or concerns to
the Board at**

directors@cacaponsouthpoa.com