



CAWAJA PROPERTY OWNERS ASSOCIATION

(Established in 1955, Incorporated in 1965)

2025 WINTER NEWSLETTER

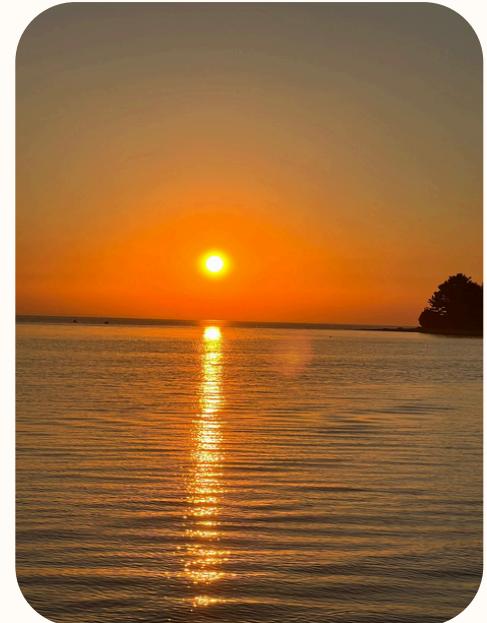
INTRODUCTION & REFLECTIONS ON 2025

As we begin 2026, the Cawaja Property Owners Association extends sincere thanks to all members for their continued support, engagement, and commitment to our community. The past year brought challenges, progress, and meaningful discussions about Cawaja Beach. Here is a brief look back at the key developments that shaped 2025.

The Shoreline Bylaw remained a significant focus for the Board of Directors throughout the year, requiring extensive review, monitoring, and communication. The Board dedicated considerable time to understanding its implications, particularly in relation to the MOU and evolving interpretations from the Township.

At the AGM, a road safety committee was struck, originally led by Leslie Seaborn and Drew Ironstone. They now welcome Elizabeth Fleming, Phil Moreau, and Alex Seaborn to the group. Their focus is on improving safety at the two "S" bends and along Lefaive Road. Also at the AGM, Andy Poprawa presented on the creation of the Memorandum of Understanding. Given Andy's instrumental role in its development, the Board plans to share this presentation every few years.

Environmental concerns presented this year, particularly two drainage issues affecting the beach. The first involves the cove, where persistent mushy sand and standing water continue to impact the shoreline; we are currently gathering quotes to determine the source of the problem. The second relates to spring runoff from Beauremi through Church in the Pines to the lake. The Board joined residents in a deputation to Council, resulting in Township staff now reviewing the issue and a request for a drainage study being considered as part of the 2026 budget. We remain hopeful it will be included and will continue to monitor and update members on both matters.



We were thrilled to bring back Family Fun Day—an outstanding success thanks to our dedicated volunteers. The committee has already grown for next year, and we look forward to seeing what they create. Thank you to Brian Blair, Maggie Carveth, Andrea von Konigsow, Mikaila Kraczynski, Chris Vipond, Andrea Hritzun, Craig Hawkshaw, Jim Curtis, Ken Marks, Alex Seaborn, Ingrid Denda, and Loren Tremblay.

The Environmental Committee also introduced a new water testing process. Summer testing showed good results, and a few initial challenges have been resolved. We will share new findings in 2026. Thank you to Craig Hawkshaw, Elena Kraczynski, Alex Kraczynski, and Mikaila Kraczynski for their work and for mastering the technical submissions to the Water Rangers platform.

Our priority remains timely email updates, seasonal notices, and transparent communication. These tools are core benefits of membership. We ask that shared information remain within our membership community.

The Board of Directors extends heartfelt appreciation to everyone who contributed time, energy, and ideas this year. Our success depends on the support and involvement of our members.

Looking Ahead to 2026

The CPOA remains committed to:

- Enhancing communication with our members
- Strengthening community involvement
- Improving road safety
- Monitoring and understanding the impacts of the Shoreline Bylaw

We look forward to 2026 and encourage all residents to stay connected, share feedback, and participate in our strong and vibrant Cawaja community.

The CPOA extends its sincere appreciation to Tom M. and Leslie S. for their initiative and dedication in creating two new community libraries at the second

and third Beach entrances. These beautifully assembled little libraries provide residents and visitors with free access to books year-round, encouraging a spirit of sharing, learning, and neighbourly connection.

Thanks to Tom and Leslie's hard work, these beach-side libraries are already becoming a welcoming feature of our community spaces. Their efforts demonstrate how small, thoughtful projects can make a meaningful difference in enhancing the experience of everyone who enjoys our Cawaja Beach. We invite all members to visit the new libraries, borrow a book, or leave one behind for others to enjoy.

A NEW CHAPTER FOR CAWAJA BEACH



New beach-side community libraries at the second and third Beach entrances.

CPOA FAMILY FUN DAY 2025

The Family Fun Day took place on Saturday, July 26, 2025 and ran from 12 to 3pm. A good turnout from members of all ages. The weather was perfect – albeit rather hot! The iced drinks that were available were very welcome. We served hot dogs, which were also well received- some people seemed to have hollow legs and ate 4 or 5 of them at a time...

Activities included, corn hole, face painting, rock painting, and a sand castle competition. Members of all ages participated in all the activities. The enthusiasm that was evident with the various sandcastle building teams was worth noting. The live music was a great addition to add to the overall fun atmosphere.

This event would not have been a success without the efforts of the many volunteers who gave their time and effort to bring this all together. If you are interested in helping out in the 2026 Family Fun Day, please email secretary@cpoa.ca and your information will be passed onto the Family Fun Day committee.





It felt so good to look at our beach that day and see so many neighbours together and so many happy faces, especially the kids!

Looking forward to the 2026 Family Fun Day. More details to come...

UPDATE ON CPOA FACEBOOK PAGE

The CPOA Board recently made the decision to remove the CPOA Facebook page. After reviewing usage, we found that only a small number of members were using the page. It was decided that using our other means of communication was preferable:

- Contacting CPOA through the increasingly more dynamic website that we are developing
- Eblasts sent directly to the CPOA community
- Sending emails to secretary@cpoa.ca

Our focus remains on providing effective communication and resources for all members, and we believe this decision allows the Board to dedicate more time to initiatives that benefit the wider CPOA community.

We thank everyone who participated on the page and encourage members to continue engaging with us through the other communication channels mentioned.

REMEMBERING MEMBERS OF OUR COMMUNITY



Grace Lily Adams

It is with heartfelt sadness that we share the passing of Rev. Grace Lily Adams, who went to be with the Lord on January 27, 2025, at the age of 83. Grace was a devoted wife, mother, grandmother, sibling, and friend. She was predeceased by her beloved husband, Glen Adams.

Grace was a woman of deep faith and unwavering dedication to her community. A steadfast supporter of the CPOA, she was always ready with a warm smile and was known for checking in on friends and neighbours throughout Cawaja. She never hesitated to lend a hand—whether helping to remove phragmites or contributing countless hours to the Church in the Pines Sunday services.

Her kindness, generosity, and commitment enriched our community in countless ways. Grace will be deeply missed.



Joseph Tobola

We are saddened to share the passing of Joseph Tobola on October 30, 2024, surrounded by his loving family. Joseph was a devoted husband to Maria for 58 years, a caring father to Helen, Margaret, and Mark, and a proud grandfather to five grandchildren.

A proud Polish-Canadian, Joseph found joy in travelling, tinkering, and spending his summers at Cawaja Beach—a place he held close to his heart. His warmth, humour, and generous spirit touched many and will be deeply missed by all who knew him.



Denis Combaluzier

It is with great sadness that we share the news that Denis Combaluzier passed away on Sunday, October 26, 2025, at the age of 77.

A lifelong resident of Cawaja Beach, Denis was well-known in the community for his warmth, kindness, and ever-present smile. Many will remember him as "Mr. Cawaja" or "the Frito-Lay Guy," and for his passion for antique cars.

Denis was a devoted husband who walked hand in hand with his beloved wife, Kathy, for 45 wonderful years. You could often see the two of them together on the beach or along the roads, always ready with a warm smile and a friendly hello. Denis was the proud and loving father to Amy and her husband Christopher Greppmayer. BEST Grandpa to Alexis and Logan who he loved very much and was so proud of.



The CPOA extends heartfelt gratitude to Denis for his dedication, countless hours of service, and lasting contributions to our community.



Mark Your Calendars

Beach Clean Up:
Saturday, May 2 at
9:00 a.m. – 1:00 p.m.



Phragmites Dig:
Saturday, June 13 at
8:30 – 10:00 a.m.



AGM:
Saturday, August 15
at 9:00 a.m. – 12:00 p.m.,
Georgian Shores
Seniors Centre



Family Fun Day:
To Be Determined



OUR MAILING ADDRESS

Cawaja Property Owners Association
P.O. Box 1295
Tiny, ON L0L 2J0

All communications to:
secretary@cpoa.ca

Your 2024-2025 Board of Directors:

- Janet Surgeoner-Marks, President
- Ann Kenny, Vice President
- Maggie Carveth, Secretary
- Andy Woyzbun, Treasurer
- Tom Fijalkowski, Director
- Elizabeth Fleming, Director
- Lucy Ventresca, Director

Important Information

Important Numbers:

- Township Offices: **705-526-4204**
- By-Law Office (24 Hours): **705-526-4136**
- Simcoe Customer Service, including Recycling and Garbage: **1-800-263-3199**

