



Fall 2017

Church Point Post

Homeowners Association Quarterly Newsletter

President's Corner - Fall 2017

By Peter Burke, HOA President

Neighbors,

I hope everyone had an enjoyable summer and is relishing the cooler fall temperatures that have finally arrived. Recently, all homeowners should have received a large mailing from The Select Group announcing the annual meeting, the Board of Directors candidate forms with proxy for elections and finally the two proposed amendments to the Declarations with voting proxy. The annual meeting this year is scheduled for Monday, November 20th at 6:30pm in the meeting rooms of the Bayside Recreation Center. Registration will begin at 6:00PM. In addition to reviewing the 2017 budget, we will also be holding annual elections for Board positions with three incumbent Board members up for re-election this year – Chris Caporicci, Jack Palmer, and Neil Bonney. If you are unable to attend the annual meeting to vote in person, please mail your election voting proxy back to The Select Group.

After numerous deliberations and time spent with our association attorney, The Board has drafted two proposed amendments for changes in our Declarations related specifically to rental properties. It is imperative that all homeowners review the proposed amendments and vote on them in person at the annual meeting or via the proxy form that must be signed and mailed back to The Select Group with your vote. The first amendment change is to limit the lease duration for rentals to a period no less than 1 year. We have recently had several significant challenges with renters in the community and, in the course of trying to resolve the issues; it became apparent that the homeowner was renting this home on a month to month basis with no background checks on their tenants. Additionally, this amendment is to stay ahead of the growing trend of homeowners' renting through Airbnb in which homes can be rented for short durations such as a just a day, a weekend or a month.

The second proposed amendment change to the Declarations is to impose a rental cap on the neighborhood. This is a precautionary move to again stay ahead of trends and ensure Church Point remains primarily a community of single family homes where homeowners live and reside. Church Point is currently at approximately 13% rentals and the proposed amendment rental cap would be placed at 15%. This allows all current owners who are renting their homes to be grandfathered for approval to rent provided compliance with the amendments. If there are any questions or clarifications needed for either of the proposed amendments to the Declarations, please attend the annual meeting so they can be addressed and discussed.

Finally, the Board is executing some major renovation and refurbishment projects focusing on the bridge as well as the asphalt paths. The bridge will have rotting wood addressed, and be cleaned and seal coated with the lighting restored where sections have been knocked out. Similar work will be performed at the Gazebo. Along the asphalt paths, new supplemental drainage is being installed along the longer Gazebo path that connects to Thoroughgood. Additionally, all paths are being refurbished, to include the elimination and replacement of multiple trip hazards from root uplifts, and a new seal coat. I look forward to seeing everyone at the annual meeting on November 20th.

Church Point Social Committee News

By Carrie Lauck



Hello neighbors!

It is quickly turning into the most wonderful time of year again! Read on for details about our annual Church Point Holiday Party, one of the best events of the year. But first, we wanted to thank neighbors who came out to enjoy Happy Hour at Taste on October, 12th. It was a great mix of old and new neighbors. That was the final happy hour for 2017, and we look forward to resuming again in 2018.

Onto our December events in Church Point! It is time to climb the ladders and start hanging those holiday lights! The oh-so popular Holiday Lights Contest is back again for another year of fun. Judging will take place on the night of Wednesday, December 13th, so you have just under a month to show off just how festive your house can be. Four homes will be chosen for the grand prize, with last year's winners being exempt this year. The holiday décor brings such cheer to our already beautiful neighborhood; we encourage you to do your own drive through to enjoy the spirit of the season.

Speaking of the holiday spirit... another Church Point favorite is the Holiday Party at Bayville Golf Club. Usually the last Sunday before Christmas, we had to bump it forward to the week prior this year to avoid a Christmas Eve event! So, mark your calendars now and book those babysitters for Sunday, December 17th from 7-10PM. Tickets are \$40/person and include 2 drink tickets. You may also purchase a non-alcoholic ticket for \$35/person. The food, drinks and the company has always been top-notch at this annual event. Look to your mailboxes in the upcoming weeks for information about how to purchase your tickets.

Please feel free to email us with any questions at social.churchpointhoa@gmail.com and follow along on Facebook at www.facebook.com/churchpoint. Hope to see you at the holiday party and we look forward to seeing your holiday lights!

As always, thanks for the fun, Church Point. Church Point is a wonderful place to be and it's the community we share by coming together for events like these that make our neighborhood so special. We can't wait to see you soon!

**REMINDER TO ATTEND THE CHURCH POINT ANNUAL BOARD OF DIRECTORS MEETING
6:30 PM MONDAY, 20 NOVEMBER AT BAYSIDE RECREATIONAL CENTER**

If you have any questions about the amendment, please contact the association manager, any board member, or attend the annual meeting to ensure that you receive unbiased information prior to sending in or assigning your proxy.

YOUR DECISION DIRECTLY AFFECTS THE FUTURE OF THE COMMUNITY. IT IS VERY IMPORTANT THAT YOU UNDERSTAND THE FACTS.

Neighborhood Watch – Fall 2017

By Kim Burke and Betsy Guglielmo



Virginia Beach PD
non-emergency #
757-385-5000

Fall is here and it is getting dark sooner each day. Although things have been fairly calm in our neighborhood, we need to always stay vigilant. The VBPD 3rd Precinct is reporting a 20% increase in robberies, motor vehicle thefts and break-ins over this same time frame last year. The most common home burglary tactic being reported is when one person knocks on your front door, and if no one answers, another will go around to the back door and break in. This is happening both during the day and at night so please be cautious this holiday season and keep an eye out for your neighbors also. If you notice anything suspicious or unusual activity, call the police non-emergency number at 385-5000.

Please don't leave your cars unlocked and especially don't leave your keys/key fobs in your car. Captain Orr from the 3rd Precinct stated in the last Citizens Advisory Meeting, that people are leaving their cars unlocked with keys/key fobs in the cars. The thieves are just pushing the start buttons and driving away with the car.

The Church Point Neighborhood is part of the traffic calming program for the 3rd Precinct. This program allows the police to add an additional \$200 fine to the amount of a regular speeding ticket in the neighborhood. The average cost for a speeding ticket as part of this program is \$350. For communities participating in the Traffic Calming Program, the average percentage of the speeding tickets written in a community going to actual residents of that community is 30%. Church Point leads the city with 70% of all the tickets being written for speeding going to our own residents. This is not a statistical category that we want to be leading. PLEASE slow down on our streets and abide by the 25 MPH speed limit.



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Cardinal has been locally owned and operated since 1973 and has completed numerous projects in the Church Point and Thoroughgood Neighborhoods. These projects included custom one and two-story additions, Pool Houses, as well as repairs for the Church Point and Bishops Court HOAs.

Please call Richard Hamlet at 757-297-6130 for a free estimate.

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Church Point Garden Club

Submitted by: Suzie Duckworth, President

We hope that all are enjoying the cooler weather as we approach the winter months. Our Garden Club stayed busy with a floral workshop during the November meeting on the 2nd at the home of Marilyn Fox. At the end of November, we will decorate the Church Point entrances for the Holidays along with fall plantings of pansies. December will be a busy month for us attending the Wreath Making Workshop at the Landscape Service Building working with fruit, berries, pine cones and fresh greenery on December 6th. We will also decorate the Francis Land House for the Holidays on December 11th. Our annual Christmas luncheon will be on December 7th at the Cavalier Yacht Club. These activities will close out our year for 2017. We wish everyone Happy & Safe Holidays.

We are always looking for new members and I would be happy to give you more information regarding our club and our activities. We are very informal and have great programs and workshops. Please feel free to call me at 757 363-1050.

Landscape of the Month Award Program:

Submitted by Bobbie Hart, Chairman

Our "Landscape of the Month" program recognizes deserving residents for outstanding landscape design and lawn maintenance within the neighborhood. Beginning in April and ending in late Fall, a recipient is selected alternating months from the following areas: The Quay & Commons East, The Commons & Bishops Court and The Mews.

Congratulations to the following Church Point Homeowners for their outstanding efforts in landscape design and maintenance: September, The Quays & Commons East Akhil & Nita Jain, October Mews Jane and Dick Wrenn.



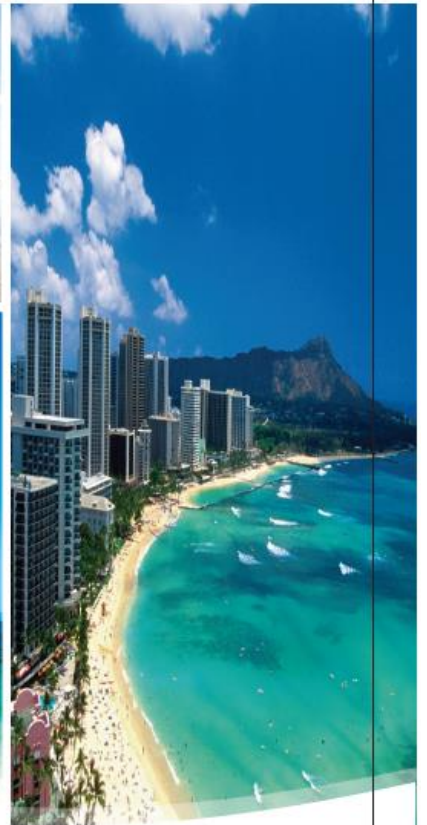
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AREC Corner – Fall 2017

By Ron Creamer, Chairman

Architectural Review and Enforcement Committee

It was nice this summer to see many homeowners submitting Architectural Change Applications to improve their homes including new pools and pool houses. Unfortunately, we did notice homeowners executing improvements and changes without reading the rules or even submitting applications for approval prior to starting projects. The rules are in place for the primary reason of ensuring consistency and uniformity of the homes to maintain curb appeal and most importantly home values. There is a designated process for making changes to the exterior of your home and that process requires the submittal of an AREC application (with details of the plan and notification of your neighbors) to the Select group and approval by the Board of Directors prior to commencing the work. The process is quick with responses back usually within 30 days if submitted in advance of the monthly Board meeting. If ever in doubt or if you have questions prior to submitting applications, please don't hesitate to contact AREC via email at arec.churchpointhoa@gmail.com.

Fall brings the changing color of leaves and their eventual falling to the ground. Unfortunately, year after year, we need to remind homeowners that leaves must be bagged in clear yard waste bags for pickup by the city and in accordance with HOA rules, cannot be placed on the curb in front of your home any earlier than Tuesday (the day before trash pickup - which is of course Wednesdays). Please keep this in mind and please don't place your lawn debris and leaf bags on the curb prior to Tuesday. Most of us, who don't have lawn service during the week, use the weekends for yard work. Please store your bags behind the rear foundation of your home, out of site from the street, until Tuesday. The weekends are popular times for friends and family to visit as well as prospective homeowners to tour the neighborhood looking for homes. What they don't want to see are our streets lined with leaf bags or yard debris. It is not the appearance or welcoming look we want to portray for perspective new neighbors in Church Point. Curb appeal affects all homeowners, so please do your part to help us maintain our community.

The Neighbor's Turn – Fall 2017

By Gary Lauck

No new input from neighbors since the last newsletter, so you get to hear more from me!

A reminder for pet owners to please clean up after themselves. I noticed that a sign posted earlier this spring in a neighbor's yard has made a recent comeback...

Ron Creamer does a great job putting out seasonal reminders and recommendations for maintaining property values. Please continue to do your part for the neighborhood.



Finally, the Christmas party is right around the corner. Please try to attend – it's always a great time!

Contractor Recommendations

If you found someone who does good work at great prices, let your neighbors know! To make a recommendation, email newsletter.churchpointhoa@gmail.com and provide the information below.

Please note - To maintain an effective and updated list, recommendations should be limited to contractors who have recently performed a service. Older recommendations will be removed after one year of posting.

Company	Recommended by	Services	Comments
Pipeline Pools 757-737-0076 sales@pipelinepoolsinc.com	Vicki and John McNamara	Pool services and liners	Replaced a pool liner for us. Their prices were reasonable & they were reliable/ hard working
Sharp Tree Service James Sharp – 373-8437	Rick Little	Tree removal, pruning and installation. Stump grind and removal	USN Retired, licensed and insured, Free Estimates. Arborist. Dependable, reasonable and excellent work area clean up
Mr. Clean Services Ray Taylor 757-406-2731 raytaylor@cox.net	Carrie Lauck	Mobile auto detailing, pressure washing, carpet and furniture cleaning	Hired twice a year for auto detailing. Super talented and amazing outcome for a great price – makes our cars look like new!
Jason Collins - Carpenter 375-0147 or 368-4415	Doyle & Frances Quisenberry	Home maintenance and repairs.	Great repairs, none better and reasonably priced
Pawsitively Priceless Pet sitting 757-553-6687 info@pppvb.com http://pppvb.com/	Ron and Doris Likens	Pet Sitting	Entertained our kitties - texted and sent pictures every visit. Normally timid kitties loved them. Best pet sitting company!
SMEETON Staging & Design Kristi Smeeton 757-816-4878 SMEETONSTAGING.COM	Ron and Doris Likens	Home sales staging and design	Knows how to maximize the potential of a home. She knows her business – wholeheartedly recommending her!
Cutt-N-Loose Hairstyling Jackie Fordyce 363-00Hair02	Rita Hindman and Barbara Hart	Hairstylist	Does a great job with cuts and color; very happy with the service!
Ramirez Electric, Robert Ramirez, Sr. 757-635-4228 rarsr@hotmail.com	Maria Parizhkaya	Electric repairs and installation	Great job at a reasonable price
Odom Unlimited, Cris Odom owner phone 572-3087 www.odomunlimited.com	Doyle & Frances Quisenberry	Lawn care, Trimming, Landscaping, Maintenance	Have seen none better in over 30 years service.



Your Church Point Babysitting Resource

If you wish to be added to the list, just email newsletter.churchpointhoa@gmail.com. Also, PLEASE UPDATE YOUR INFO IF IT HAS CHANGED.

Ads will run for one year from posting, and can be continued by emailing the newsletter editor with appropriate updates.

Name	Age	Phone	Info
Parker Kreiser	16	705-0151	Available for babysitting
Javier Martin	16	867-3572	Speaks English and Spanish; experienced
Allyson Moseley	17	752-0059	Red Cross certified, experienced
Molly Case	16	818-7393	CPR certified, available on weekends and after school most days, lots of experience volunteering with younger children

