



Winter 2018

Church Point Post

Homeowners Association Quarterly Newsletter

President's Corner - Winter 2018

By Peter Burke, HOA President

Neighbors,

I hope that you all had a safe and joyful holiday season and a happy new year. For those that attended the annual meeting in November, it was great to see everyone, and what a tremendous turnout we had. The Annual Meeting had elections for three Board members and I am happy to announce the three incumbent Directors will be returning for another two-year term to serve the homeowners – congratulations to Chris Caporicci, Neil Bonney, and Jack Palmer. The annual meeting also saw a great financial presentation from Joe Monaco (Monaco Capital Management, LLC) who is the investment advisor managing the strategy and portfolio of safe investments for the HOA investment account. We additionally had an informative presentation by the Flood Committee detailing the flooding history and current situation with planned city improvements to hopefully resolve the flood issues that are impacting Church Point and Thoroughgood.

The main event at the annual meeting was the discussion and voting for the two proposed amendments to our documents. The first proposed amendment was to create rental term limits restricting all rental leases to a one-year minimum term. It was written to ensure that we don't have short term rental leases like month to month that could result in tenants not as focused on maintaining their homes or following the rules. This amendment would also allow us to get ahead of and eliminate the current trends of short term Airbnb online rentals. After a short discussion, the vote was called for this amendment and the results were almost unanimous in APPROVING this amendment. A copy of the recorded amendment was recently mailed to all homeowners for your records and will be part of all future document packages provided for resale.

The second amendment on the table for discussion and voting was to establish a rental cap for the community. The intent of this amendment was to set a limit on the number of homes in the community that could be rented at any one time. This amendment was written and recommended, in consultation with the HOA attorney, as a hindrance and deterrence to real estate investors that might purchase homes in Church Point with no intent of living in the community but only to rent the property. Since, as of November 2017, we were at 10% current rental homes as determined by a list of offsite homeowner addresses, and with all known records indicating the community hasn't exceeded 15% since developer control, the amendment set the rental cap at 15%. Since consideration had to be afforded to all homeowners currently renting, a grandfather clause was inserted into the amendment to ensure those owners currently renting their homes would be allowed to continue to rent under the cap as long as they abided by the current rental rules. The Board also ensured the attorney wrote the capability of the Board to issue rental cap waivers (for special hardships or military transfers as examples) if applied for and approved by the Board.

(Continued on next page)

(President's Corner Winter 2018 continued...)

There was a tremendous amount of discussion related to the rental cap amendment from homeowners, particularly concerning the selection of 15% for the cap limit, confusion over the legal language of the amendment, clarification on the grandfathering and also on the waiver option. Although initial indications of those owner's in attendance weren't favorable towards this amendment, by the end of the discussion period the overwhelming majority of homeowners in attendance were in favor of the amendment and the vote was called. Although consensus for approval was extremely high in the room vote, a couple of owners brought in a large stack of proxy votes from a section of the community that were all no votes. That quantity of no votes was just enough to ensure the yes votes did not achieve the required 2/3 majority and the second amendment for the rental cap was NOT APPROVED.

The Board understands the complexity of the amendment which warranted the need for an extended discussion period at the annual meeting before the vote was called. Although there was disappointment in the room after the vote was announced, it was clear the homeowners present felt comfortable with the amendment after getting their questions answered and the consensus was to reintroduce the amendment again in the future for vote as a positive step for the community. The Board believes that many of the owners that voted no via those proxy votes were not afforded and provided the full and complete details of the specifics of the amendment. There was a lot of money expended in the writing and distribution for vote of these amendments and the Board must emphasize to all owners to please ensure you fully understand the details when voting via proxy. Please do not hesitate to ask questions of the Board or the Association manager for absolute clarity, especially on critical votes that affect the entire neighborhood. The Board will consider reintroducing the amendment again in the future.

As always, the Board is here to serve you and we welcome your feedback, ideas and recommendations all year long. In closing, I hope everyone stays well during the winter and this year's challenging flu season.

A NEIGHBORHOOD NOTE:

Thoroughgood Elementary School Neighborhood Civic Leagues,

We need your help in spreading the word about a recent petition that was created regarding the plan next year for our children who attend Thoroughgood ES. The proposed temporary campus for Thoroughgood students next year lacks security and safety for our children. We need to let our school board members know that this plan is unacceptable! Carolyn Weems & Victoria Manning, two School Board representatives, hear our concerns but need us to show the other members that we are a large group of informed and concerned parents.

If you could please forward the link to this petition either in your next e-mail blast or as an urgent announcement. We truly appreciate your help in ensuring our children are safe for the next 2 years.

<http://chn.ge/2EiggpB>

Thank you for your help!!

Church Point Social Committee News

By Carrie Lauck

Happy New Year Church Point! The holiday season is always a busy one for our neighborhood and the last one was no exception.

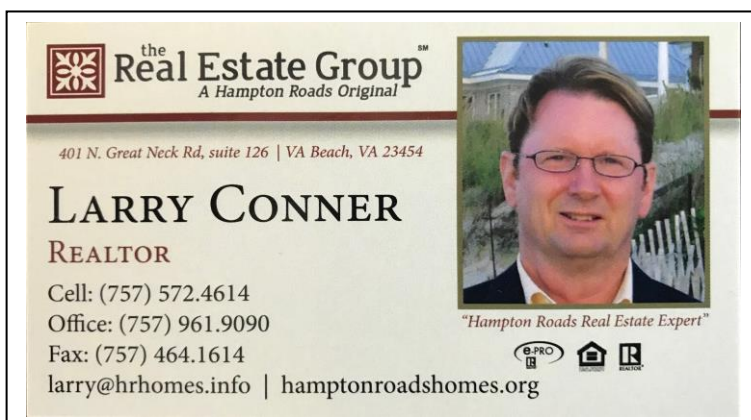
The judging for the Holiday Lights Contest is always difficult each year. Congratulations to the following winners of the 7th Annual Holiday Lights Contest: Robin and Jesse Miller, Martin and Vilma Bezada, Betsy and Bobby Sopko, and Carmen and Bruce Smith. These homes stood out for bringing a spectacular amount of holiday cheer with their beautiful decorations.

The Church Point Holiday Party took place on Sunday, December 17th at the Bayville Golf Club, and it was a beautiful night of fun with friends and neighbors. Huge thanks to the team at Bayville for putting together such terrific food and decor to make the event spectacular. We are already looking forward to next year!

Book a sitter for Happy Hour on Thursday, March 15th, and meet up at 1608 Craft House on Pleasure House at 5:30PM for cocktails and fun. Each guest is responsible for their own check and there is no RSVP required.

The Annual Church Point Yard Sale will remain on the calendar and is scheduled for Saturday, April 28, from 8AM-1PM. There is no need to RSVP, you may simply organize your own sale on that day, and we will place an ad in the Pilot to advertise it. As a friendly reminder, per HOA regulations, this is the only time during the year that we are permitted to have a yard sale, so begin to gather your treasures!

The 2018 social calendar is filled with many of the outstanding neighborhood events you have come to enjoy and expect, and we look forward to sharing them with you. As always, please follow us on FB at www.facebook.com/churchpoint for the latest updates and information. If you are interested in receiving email updates or joining the committee, email us at social.churchpointhoa@gmail.com. Hope to see you soon!



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Neighborhood Watch – Winter 2018

By Kim Burke and Betsy Guglielmo



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

We hope everyone had a wonderful holiday season, and are happy to report that over the holidays crime was down in the neighborhood. The Board of Directors approved the annual roving security patrols again for the month of December in the evening / overnight hours. Most of the noted issues from the patrols were groups of youth noted out after curfew on the weekends and when approached they quickly left the areas.

The Board of Directors did a great job with seal coating the asphalt paths and cleaning/sealing the decorative wooden rails along the paths to include the installation of decorative caps to reduce wood rot on the wooden posts. Unfortunately, those caps along the Gazebo path were vandalized, with youths hitting and crushing the new caps of the posts. The Board will be replacing them, but these are not inexpensive, so if anyone ever notices groups of youth vandalizing or doing damage to any of the common elements, please report them immediately.

If you see suspicious activity in the neighborhood, please call the VBPD non-emergency # 385-5000. If you do not know who your Block Captain is or you are interested in being a Block Captain, you can contact us directly at cpnw.churchpointhoa@gmail.com or bguglielmo2@gmail.com.



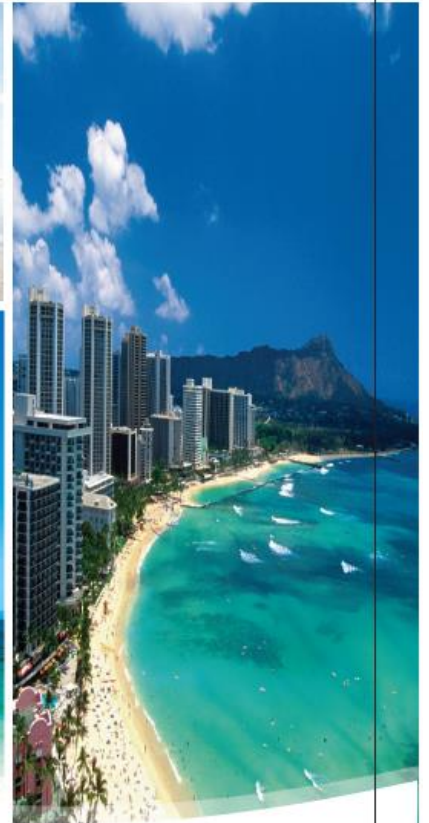
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Cardinal has been locally owned and operated since 1973 and has completed numerous projects in the Church Point and Thoroughgood Neighborhoods. These projects included custom one and two-story additions, Pool Houses, as well as repairs for the Church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

Hope your Holidays were filled with much happiness and love with family and friends. And many thanks to our members who decorated the entrances and gazebo. Our December was filled with many activities, from a wreath making workshop for the City of Virginia Beach office buildings, decorating the Francis Land House for the Holidays, and a Christmas luncheon at the Cavalier Yacht Club.

We were unable to hold our January meeting due to back to back snow storms. Hope everyone stayed warm! Our remaining programs are always on the first Thursday from February to May at members' homes at 10:00 a.m. We are members of the Council of Garden Clubs and enjoy meetings on the second Wednesday of each month till May at the Central Library at 10:00 a.m. for very informative programs. Our very own Laura Jacobsen First Vice President, is the President of the council.

We are always looking for new members and would enjoy having you join us and meet some of your neighbors. We are a very casual garden club and have a lot of fun. If you are interested in joining, please feel free to call me at 757-363-1050, or Laura Jacobson 757-363-7524



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- Military Uniform
- Men & Women's
- Sequins
- Silk
- Leather

QUALITY ALTERATIONS • REASONABLE RATES

Tue - Fri : 9:00am to 6:00 pm
Saturday: 10:00am to 3:00pm
Sun - Mon: Closed

1716 Pleasure House Rd
Suite 103
Virginia Beach, VA 23455

AREC Corner – Winter 2018

By Ron Creamer, Chairman

Architectural Review and Enforcement Committee

Although the winter isn't the best time to be executing exterior projects due to temperatures, it is a great time to begin planning for your spring projects and getting quotes from contractors who may give special deals in the off season. For those looking at large projects like installing pools, additions or large deck areas, please ensure you include a site plan with your application to aid AREC in the review process. Please submit applications before you sign contracts and schedule the work with your contractor to allow adequate time for review by AREC and approval by the Board. As always, please ensure you do your research on contractors (references, better business bureau, complaints on file) and most importantly ensure they are licensed contractors with the state and have proper insurances (general liability and especially workman's comp) to protect yourself, should things not go right.

Some recommendations for spring maintenance on your home are pressure washing of cedar fences (especially those fences along First Court Road), brick mailboxes and driveways to remove mold/algae/etc. Also, many homes are due for a refreshing coat of paint and new roofs. We all need to do our part to maintain the appearance of our homes and thus the overall appearance of our great neighborhood which helps our property values. Finally, a quick reminder to please not put out yard debris, lawn/leaf bags or trash/recycling cans before Tuesday evening per the HOA rules. Additionally, prompt removal from the street of all cans is required by end of day on Wednesday. As always, please store your cans out of site from the street to maintain curb appeal and rules compliance. Curb appeal affects all homeowners both positive and negative, so please do your part to help us maintain the curb appeal of our community. If you have questions about whether an application is required or not, please don't hesitate to contact us at arec.churchpointhoa@gmail.com.

The Neighbor's Turn - Winter 2018

By Gary Lauck

Neighborhood Recycling

A couple of Virginian Pilot articles about recycling programs recently caught my attention. Because of some changes to international sales of recycled paper, recycling companies are at risk of losing future business. More than half of recyclables collected in the area are paper products, and China, which is the main purchaser of recycled waste paper from the United States, is tightening the rules regarding the amount of acceptable waste included in the paper. It is planning to reduce the limit of "carried waste," or contaminants from a range of 3 to 7 percent to about 0.5 percent by March 1st of this year. If that limit is exceeded, China can ship it back to the offending U.S. company at the facility's cost, affecting their bottom line and putting recycling programs at risk.

I have seen every kind of refuse sticking out of those blue dumpsters, well beyond the list of no-nos like empty pizza boxes: foam leftovers from a new tv purchase, yard waste to include everything from grass, mulch, dirt or rocks, lawn umbrellas, pool noodles, and fluorescent light bulbs. Not only does this raise the level of unacceptable waste, but it increases labor costs on the receiving end due to employees having to do extra work to sort it all out.

A recent book I read talked about enhancing your life by improving something about yourself 1% every day. In the beginning, its not much, but over the long term can make a huge difference. Please help out by getting smarter on what you can and can't put in the bin. Even if it is just our little corner of the world, we can start to make a difference.

With new rules coming, here's what's allowed in recycling bins here

By Robert McCabe | The Virginian-Pilot

A report in The Pilot a few months back about a clamp-down in China on contamination in imported scrap commodities and recyclables - which takes effect on March 1 - seemed to hit a nerve with readers.

"Just read your article this morning online with great interest!" one reader wrote in an email. "Probably the 'greenest' person you are ever going to meet. I live in rural Chesapeake and currently recycle a documented 97%-98% of everything that goes through my hands and household."

He makes a modest proposal: Why not give recycling customers more and better information "about what is 'acceptable,' and what is 'not acceptable'?"

Another reader wrote in a letter to the editor: "You recently published an article about how people put objects in their recycling bins that don't belong there, with the consequence that China may be unwilling to take our recyclables. Why not publish an article about exactly what can go in?"

Beginning today, we're starting an occasional series featuring photos of potential recyclable items and whether - according to Michael Benedetto, president and owner of Chesapeake-based TFC Recycling, which handles recycling for most of South Hampton Roads - they make the cut. Is this item "in" or "out"?

Want to get involved? Send us photos of things that you may have been recycling all along, but still wonder about, or others that leave you stumped. Email them to: recycling@pilotonline.com. We'll try to publish as many as we can.

Robert McCabe, 757-446-2327, robert.mccabe@pilotonline.com

ALLOWED ITEMS

- broth cartons**
TFC accepts these cartons and others like them, including those containing orange juice, soup and tomato juice (among other things). Those little juice containers kids like? They're good, too.
- plastic bottles**
Plastic bottles are good, toss them in your bins. Soda bottles? Yes. Water bottles? Yes. Ketchup and mustard bottles and the like? Yes. As for the caps? It's OK to leave them on. Even though the cap may be a different kind of plastic than the bottle it's on, it's fine. The only caveat here: Don't leave a cap on a bottle if there's any liquid still left inside. The liquid can affect the weight of a bottle and affect where it ends up in the waste stream.

NOT ALLOWED

- beer caps**
The mantra of recycling basically comes down to this: "It's paper, bottles or cans." These are the primary categories. Stick with them and you're good.
Back to beer caps. Why aren't they OK? Anything in the recycling yard smaller than 2 inches in length, width, diameter ends up with glass. The only steel and aluminum that TFC takes are food and beverage containers. A bottle cap may be made of steel or aluminum, but it's not a food or beverage container. It creates a contamination issue for the people who buy TFC's glass.
- pizza boxes**
Let's face it. Pizzas are messy, gooey things, which is why we love them. They often ooze oil and are slathered with cheese, tomato sauce and greasy meats like pepperoni. When those things get in touch with the box that holds it - forget it. One greasy pizza box spotted by a Chinese inspector can result in a return trip to the United States of 20, even 50 other cargo containers that happen to be in the same shipment. The cost is astronomical. Bottom line: it's not worth the risk of including in your bin what you think is an OK pizza box, when it's not.
- plastic bags**
Do not even think about putting plastic bags in your recycling bin ... please.
They're "urban tumbleweeds," said Michael Benedetto, president and owner of TFC Recycling, adding that they are not just a nuisance but pose a threat to safe operations.
Last year, a plastic bag wound up wrapped around a piece of machinery, causing a fire that essentially shut down one of TFC's processing facilities.
This is arguably the biggest recycling no-no for TFC Recycling containers: no plastic bags!
- flat screens**
Electronics of any kind are not recyclable through TFC, period. Best Buy has a program for recycling goods from TVs and computers to cell phones, video games and more. Find out more at tinyurl.com/recycleatbb. Consumer electronics contain materials that can be valuable - or toxic. Recycling them is a priority and government at all levels has weighed in on this. The Virginia Department of Environmental Quality has information about the matter at tinyurl.com/deselectronics, along with another listing local programs across the state at tinyurl.com/ecycleva.

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
Premium Exterior Cleaning 757-500-1020 premiumexteriorcleaning@gmail.com	Peggy Carnes	Window cleaning and additional exterior cleaning services	Small family business. Did a great job washing our windows inside and out. Made sure we were completely satisfied before they left.
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 Parizhskaya	Electric repairs and installation	Great job at a reasonable price



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	757-705-0151	Available for babysitting
Javier Martin	16	757-867-3572	Speaks English and Spanish; experienced
Allyson Moseley	17	757-752-0059	Red Cross certified, experienced
Molly Case	16	757-818-7393	CPR certified, available on weekends and after school most days, lots of experience volunteering with younger children
Alejandra Lopez de Ayala	16	757-617-8656	Eldest of 7 children; much experience with kids! Getting qualified in first aid. Speaks English and Spanish.

**Will Work for \$\$\$:
Church Point Youth Available for Odd Jobs**

Need some work done around the house, but don't want to hassle with a contractor? Try these local residents who are willing to do part-time work.

Name	Phone	Services
Alex Dworetsky	757-353-2809	Dog-walking/sitting in your house; also, lawn mowing and edging.
Cary Greco	757-460-5680	Drum Lessons for beginners & advanced students
Scotty Carter	757-313-6111	Dog walking-sitting and also lawn mowing
Gonzalo Lopez de Ayala	757-617-8656	Loves pets! Would love to walk dogs or take care of any pet.

If you would like to be added to the list, please contact newsletter.churchpointhoa@gmail.com with your contact info and the types of work you are available for.

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

Church Point Community Bulletin Board

If you have recommendations for contractors' services or nominations for kudos for residents with noteworthy achievements for future newsletters, please send your recommendations to newsletter.churchpointhoa@gmail.com

- Want to advertise your business to your Church Point neighbors? We accept ads as small as a business card up to a full page. If you are interested in placing an ad in a future newsletter for a nominal fee, please contact Bob Garrett at Select Group or email newsletter.churchpointhoa@gmail.com. We'll send you a form with prices and other information you'll need. The form is also available at our website, www.churchpointonline.com on the News page. Newsletters are currently published quarterly.
- Past issues of the *Church Point Post* are available online at the Church Point web site (www.churchpointonline.com).

2018 HOA Board of Directors

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 Vice-President: Chris Caporicci vice-president.churchpointhoa@gmail.com
 Treasurer: Matt Ripley treasurer.churchpointhoa@gmail.com
 Secretary: Neil Bonney secretary.churchpointhoa@gmail.com
 At-Large: Jack Palmer director.churchpointhoa@gmail.com

HOA Management Company

The Select Group Phone 757 486-6000
 Fax 757 486-4988
Association Manager:
 Bob Garrett
bgarrett@theselectgroup.us