



Fall 2005

Church Point Post

Homeowners Association Quarterly Newsletter

Homeowners' Association Annual Meeting Held Oct. 25

About 50 Church Point residents attended the annual meeting of the Church Point Homeowners' Association October 25 at the Bayside Recreation Center.

The main order of business was the election of officers for the HOA Board of Directors. Two Director slots were up for election this year. Neal Curtin and Justin Keenan were elected to fill those positions. Tom Fitzgerald continues as President of the Board, with Peggy Carnes as Secretary, and Jack Steele as Treasurer.

Next year's budget was also presented at the meeting, and rising costs forced the Board to reluctantly recommend the first increase in HOA assessments in several years. Recent unexpected expenses for dead tree removal and removal of the pilings and debris at the riverfront park have drained reserves. Also, the Board proposed hiring off-duty Virginia Beach police officer to patrol the neighborhood periodically as a security enhancement. Those expenses led the Board to propose a quarterly assessment of \$79 per home.

There was considerable discussion about the security issue. Through a special program, the VB police department allows officers to use police cars for this type of operation on their own time. This will be in addition to the normal patrols and speeding enforcement we already see in the neighborhood. A VB police officer spoke at the meeting, and said that, whether or not we hire off-duty officers, we should work to make our Neighborhood Watch program as active as possible, and should call the police when we have concerns. Many residents recommended a security enhancement like this because of recent incidents in the neighborhood. Other residents felt the problem was not severe and did not merit the cost. The Board is going to have further discussions before finalizing the budget.

President's Corner

By Tom Fitzgerald, HOA President

Dear Homeowners: After our annual meeting we now have a complete Board of Directors (BOD). Your new Board will continue to represent your interests to the best of our abilities. I would like to thank Tina Simmons for her service to the Church Point Community over several years as a Board member, the last two as an able Vice President. We also plan to fill some of the vacancies on our various committees so we can expand our activities as a community. Additional volunteers are always welcome; just state your interest in an email to me or to our management company, Select Group. Our existing committees continue to provide a service to us all. I would also like to thank our Select management representative, Alison Mercer, who is doing an outstanding job for us.

Some of our major expenses have been the removal of trees on common property that are dangerous to people and property. We use a certified arborist to advise the BOD on what is the appropriate action to take. We also removed the remnants of the pier left at the waterfront after Isabel. As the pier has always been an integral part of our community, the BOD would like to hear opinions on what to do with our picturesque waterfront. We are still working out a plan based on advice from our attorney with respect to an interpretation of our covenants and recommendations from certified arborists to deal with the degenerating photinia plants along First Court Road. Our Flood Control Committee continues to work with our attorney and the City engineers to address the flooding issue behind some of our homes in the Mews.

Because of some incidents in Church Point, a new expense item has been added to our budget this year to hire off duty Virginia Beach Police Officers to randomly patrol our neighborhood especially during the weekends. This is done in full cooperation with the city and these officers are trained, armed, insured and authorized to use official police cars. We believe this extra effort coupled with our well run Neighborhood Watch program will provide for a safer community and reduced vandalism.

The Architecture Control Committee (ACC) continues to work with our residents, and early submission of any construction plans makes it easier on all. The Landscape Committee works hard to keep us aware of the need to maintain a well kept appearance. Thanks to the Garden Club for the plantings around our neighborhood. I would also like to thank my fellow Board members for their support and a special thanks to all the committees and to the homeowners for all your efforts to make Church Point the best place to live in Virginia Beach.

Neighborhood Watch – by LaTanya Cole

The following incident happened in September to one of our block watchers on Meeting House Rd and was reported to all Church Point Neighborhood Watch Captains and block watchers:

"A very young couple (19 or 20) rang the doorbell offering magazine subscriptions and saying the young man lived in the neighborhood. The man was short and was wearing shorts and a T-shirt. He had something around his neck, maybe a big medallion. He wore a ring with a red stone on his ring finger. He was constantly dropping names ("I am Becky's son, you know, the one that power walks past your house every day, I am a friend of Bill's next door") and speaking nervously, non-stop. The woman was also short, his same height, with permed-looking blond hair, very short shorts, freckled face and green eyes. They looked "normal" enough, except he spoke too fast and too much and the whole thing seemed much rehearsed. I kept them at the door, but I felt they wanted to be invited in and were almost pushing in while they kept looking over my head inside the house. They said they were students at William and Mary and were doing a fundraiser to go to France. I told them my daughter was a student there, too, and that seemed to take them aback a little. I then asked them how come they were not in school. He responded, "they were given the week off to do this fundraiser" (not a credible answer at all!) There were a lot of loose ends in their story. I carried on pleasantly, asking them if they spoke French and where in France were they going to study. I also asked who their favorite professor was at W&M. He kept the conversation going but was getting very agitated, perspiring a lot and drinking from his water bottle. I then asked to see their William and Mary ID and neither of them had it. They left in a hurry after that and said they were coming back later- but they never did. Perhaps they were just two kids selling magazines, but their story was quite elaborate so I thought I should report it. Their behavior was strange enough to make me think they were under the influence of something."

Comments: This block watcher did everything right. She did not let them inside her house, she asked the right questions, AND she noticed their mannerisms as they spoke and was very descriptive of the couple.

If this situation happens to you (if you live in CP it will), I suggest limiting the conversation especially once you figure out that something strange is going on because the solicitor(s) could:

- catch you off-guard (they are trained to be convincing) and force their way into your house
- say something to make you sympathetic to their cause, you buy something that you don't want, you pay cash (they supposedly earn extra points if you pay w/cash) for something you'll never receive and/or you give up personal information that can be used for I.D. Theft.
- look into your house, notice alarm chimes, dog(s), if you live alone, number of cars in driveway, etc... and return later to rob your house.

All of these things have happened before here and could happen again. Another scenario occurs here occasionally (esp. in the summer)... You're on vacation or at work. A solicitor comes to your door, knocks-gets no answer, then turns the knob on your front and/or back door. They note the time, condition of the house (papers in driveway, mail falling out of mailbox, grass overgrown, etc. Later that evening, that same solicitor and/or partner returns to the house to rob it.

Bottom line to residents, it is easier to NOT open your door to solicitors than to worry about all the things that could happen. If you choose to open your door, after the solicitors introduce themselves, your first question should be, "do you have a permit to solicit in this area?" If no, tell them "sorry - we have a NO SOLICITATION sign at the entrance and you have to have a permit (from the city) to be here", that "they should leave the neighborhood" and close the door. Then call the non-emergency police telephone #427-5000 to report the incident. If the entire neighborhood is consistent in this approach, this will deter these solicitors from coming into THIS neighborhood. (continued on next page)

Neighborhood Watch, cont.

Other types of solicitors... I feel that the neighborhood children selling candy/wrapping paper/Cox High discount cards/girl scout cookies, etc ARE okay... The other exception to this would be the local rescue squad who do a one-time fundraiser every year. They get emergency calls DAILY from this neighborhood; we should support them. You can ask them to leave an envelope in your mailbox and you will mail them a check. If I know that they are in the area, I will send out an e-mail preparing all of the block watchers. Occasionally, restaurants such as "Hot Tuna" sell discount cards or Exxon sells service cards. Use your best judgment on these - you can ask for the phone number of the restaurant from the solicitor, then have them wait outside (or comeback) while you look up the number in the phone book, compare the two numbers, then ask the restaurant/gas station, etc. if they are selling these cards.

Finally, I am told by our Va. Beach Police's 3rd Precinct that you can get a "no trespassing" sign and place at the end of your driveway. When you call the police on a solicitor, you can tell the non-emergency operator that they are trespassing on your property as well as soliciting without a permit. Let's do whatever we can to keep these non-neighborhood people OFF of our property and OUT of our neighborhood!

www.churchpointonline.com

If you want to find out about new and important information going on in and around our neighborhood, this is the place to go. Also if you would like to read a copy of the *Church Point Post* in its' electronic format this would be the place to go. The web site has some other great features, such as:

Advertisement

- ❖ Info on all the different committees and organizations in Church Point, located on the "Teams" page.
- ❖ A cool "History" page which describes the early colonial origins of this property and the development of Church Point in the 1990s.

Web Master John Holladay is continuing to update the site and add new features, so check out your neighborhood web site today by going to <http://www.churchpointonline.com>.

Traffic Reminder

Some residents have pointed out a dangerous trend at the entrances to Church Point. More and more cars seem to be coasting through the stop signs at Church Point Rd. by the gazebo or at Caversham Mews. Combine this laxity with cars sometimes exceeding the 25 mph speed limit, and you have an accident waiting to happen. Of even more concern, the children of the neighborhood are out in force in the nice weather riding bikes or skate boards. They may not be paying attention, so we drivers should!

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www.qandsconcerge.com or call 473.3456

Church Point Garden Club 2005 Poinsettia Sale Order Form

Poinsettias are available in a variety of styles and prices. Use the table below to order the desired quantity for each style. Send this form and check to Laura Jacobson, 1705 Fletcher Mews **by Nov. 21**

Color/Styles Available:

Freedom Red	Large red bracts
Snowcap	Best white out there!
Cortez Burgundy	Burgundy bracts
Marble	Light pink and cream bi-color bracts (available in 8-in. only)
Jingle Bells 4	Red bracts with pink specks (available in 8-in. only)
White Glitter	White specks on red bracts (available in 8-in. only)

Color	Quantity Ordered			Total Cost
	6-inch pots \$8 each	10-inch pots \$20 each	12-inch bush Special Order Only \$35 each	
Freedom Red				
Snowcap				
Cortez Burgundy				
Marble		These colors are not available in 10- or 12-inch sizes		
Jingle Bells 4				
White Glitter				
Delivery - (check here <input type="checkbox"/> if desired) and add \$3.00 charge				
Total Amount Enclosed (Make checks payable to Church Point Garden Club)				\$

NAME: _____

ADDRESS: _____ **PHONE:** _____

Holiday Bazaar Sponsored by Nearby Neighborhood – Nov 6

Cypress Point Circle of the Norfolk City Union of The King's Daughters, will be hosting "A Holiday Bazaar" on **Sunday, November 6, 2005, 10:00 a.m.-4:00 p.m.** at Quality Suites & Sleep Inn at Lake Wright, 6280 Northampton Blvd., Norfolk, VA. You are invited to join us for an elegant, music-filled, and exclusive afternoon of shopping and socializing while taking care of your holiday gift and decorating needs! The exhibitors will offer a wonderful selection of items such as decorative floral arrangements, hand-made purses, custom jewelry, stocking stuffers, stained glass, and much more! Admission is free. Door prizes are a \$1.00/chance. Cash and checks accepted. So, mark your calendar and plan on a fun afternoon, November 6th! If you have questions or would like additional information, please contact the NCUKD office at 668-7098.

Church Point Garden Club

By Suzie Duckworth, President of the Garden Club



Church Point Garden Club is celebrating its ten year anniversary. Our membership is opened to all homeowners in Church Point. We meet the first Tuesday of each month at 9:30 am, September to May, at Baylake United Methodist Church. Our meetings are filled with hands on flower arranging and many interesting programs. You may attend two meetings before joining as a member.

Soon we will be planting pansies at both entrances. At the end of November we will be decorating for the holidays with wreaths, garland, swags and lights at the gazebo. On December 10th we will be hosting our fifth annual "Santa Claus at the Gazebo" (see box below). We will also be helping the Council of Garden Clubs of Virginia Beach decorate the historic Francis Land House and the city buildings at the Virginia Beach Municipal Center for the holidays.

We are always looking for new members. Come join us, make new friends and meet your neighbors. If you have any questions about the Garden Club, call Suzie at 363-1050.



Santa at the Gazebo

The Church Point Garden Club is sponsoring the 5th Annual Santa at the Gazebo on **Saturday, December 10 from 1:00 to 3:00 pm.** Bring the kids and don't forget your cameras -- there will be great photo ops with Santa and Mrs. Claus. There will be refreshments, too, so come and get in the holiday spirit!

Landscape of the Month Award Recipients

September 2005 The Quays and Commons East
Mousa & Seena Mahgerefteh
1668 Church Point Lane

October 2005 The Mews
George & Ann Petro

CHURCH POINT GARDEN CLUB POINSETTIA SALE

Decorate your homes this 2005 Holiday Season with poinsettias made available for purchase through the Church Point Garden Club. Poinsettias also make great gifts. The order form is printed on page 4 of this newsletter, and forms will also be placed in your mailboxes. All orders, along with payment, must be returned to: Laura Jacobson, 1705 Fletcher Mews, **by Monday, November 21st**. Poinsettias will be available for pick-up on Saturday, December 3rd at 4148 Church Point Road from 10am – 3pm. Delivery is available to residents at an additional fee of \$3.00.



Profits from the sale will go toward our continued beautification of the Church Point entrances, the maintenance of our holiday decorations at the main entrance, our annual "Santa at the Gazebo" for our kids of all ages, and plantings around the historic marker at the Church Point water front.

Thank you for supporting our community, and may you and your families have a wonderful Holiday Season. Any questions about the sale, call Laura at 363-7524.

-- Laura Jacobson, Garden Club 2nd Vice President

Contractor Compliments – For a Job Well Done!

In this issue of the *Church Point Post*, we would like to start a new feature that has been suggested by some homeowners. From time to time, we all need to hire a contractor to do work in or around our house. What better source for recommendations than your fellow residents who have a good experience with a contractor doing similar work?! (Sure, we've all had bad experiences, too, but let's not get into bad-mouthing contractors – let's focus on recommending good ones). Send your recommendations to nealcurtin@cox.net with info on the name of the contractor and the work they did. If you want to include a brief narrative of why you're recommending them, that would be good, too. Please be willing to include your name as the one making the recommendation.

To get things started, here are a couple that my wife and I would like to recommend.

Contractor	Recommended by	Type of Work	Comments
Coastal Lightscapes 572-7871	Joan Curtin	Landscape lighting	Quick, responsive, followed up, looks good!
Bec-Mar Lighting and Irrigation 535-2757	Neal Curtin	Fixed sprinkler system problem	Diagnosed and fixed problem quickly; saved money over other estimates

Advertisement

Buying or Selling a Home?



Audra Little (757) 773-3010
Rick Little (757) 635-7755

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COMMON GROUND

Learn about homeowners association before buying into one

Q. I have been looking at new homes in the area and find that almost every one I am interested in is in a homeowners association. Why would I want to be

restricted in what I can do with my property? Isn't that what associations are all about — having a "private police force"? Is there a great benefit to a gated community; what are the drawbacks? How do we get information on the communities we are interested in?



**MICHAEL INMAN
AND ROBERT
KIRKLAND**

drainage facilities, and there is a need to create a means to collect assessments to pay for common area and facility maintenance.

In Virginia, homeowners associations are created under the Property Owners Association Act, which provides some basic requirements and powers for associations. But the primary source of power and responsibility is derived from the Declaration of Covenants, Conditions and Restrictions, which is recorded at the courthouse in the deed records by the developer before any lots are sold. Every buyer is subject to those covenants by purchasing a lot and automatically becomes a member of the association. In a sense, the association is like a small town with a town council -- it is governed by a board of directors elected by the members.

In addition to the requirement to pay dues, technically known as assessments, your

declaration will contain various restrictions on the use of your lot -- such as house size, number of accessory structures, fence regulations and other aesthetic rules.

Many of these architectural standards are contained in a separate document called "Design Guidelines" or something similar. The developer generally creates these rules and guidelines, but once the homeowners take over control of the association after most of the homes are built, the board of directors is generally empowered to make changes in those guidelines. However, if the restrictions and rules are set forth in the recorded declaration, they can only be changed with the consent of a certain percentage of the homeowners as expressed in the amendment section of the declaration. The guidelines cover such items as exterior materials and colors, landscaping, modification of structures, and the addition of new structures (including fencing

and recreational equipment). There may also be rules governing parking (no commercial vehicles), display of signs, decorations and operation of businesses out of homes. Many people are interested in having these rules because it ensures that they will live in an attractive community. The degree of restriction and number of rules vary widely. Some associations prescribe exterior colors to the extent of dictating the brand of paint and a color palette, and the covenants narrowly limit the types of exterior materials. Others are much looser and just aim to prevent the particularly visually offensive colors, structures and vehicles. For this reason, it is important to carefully read the rules before you commit to the purchase. This right is provided for in the Property Owners Association Act. You are entitled to a Resale Disclosure packet which contains all the info you should need to evaluate

whether or not a community is right for you -- the packet should contain the recorded declaration, the bylaws, the budget, the design guidelines, and other pertinent information which is prescribed by law. Your real estate agent should be aware of the requirements, if not, speak to the owner of the brokerage company.

The issue of a gated versus a non-gated community raises too many issues to cover thoroughly. Here are the issues:

- Streets and other facilities are private and generally are not maintained by the City.

- Access by friends, contractors, and emergency vehicles.

- Maintenance expense. With regard to getting information on the communities, the seller's broker should have established contact with the association's officer or manager -- sooner

Please see Association, Page 28

Association:

Continued from Page 26

or later a resale certificate is going to be needed when a contract is offered. If there is difficulty finding out information, the state law now requires that all associations register with the Virginia Real Estate Board. You can contact the office which

administers this process at (804) 367-8500.

A survey performed by the Community Association Institute in the past couple of years showed that the majority of those who live in homeowners associations are very pleased with their living environment and believe that the association concept has contributed toward the enhancement of the value of their investment in their home.

■ **G. Robert Kirkland**, president of a Virginia Beach property management consulting firm, and **Michael A. Inman**, an attorney, specialize in Virginia community association issues and are affiliated with the Southeastern Virginia chapter of the Community Associations Institute. Send comments and questions to them at 575 Lynnhaven Parkway, Suite 200, Virginia Beach, Va. 23452. Or, send a fax to 431-0410, or e-mail malman@inmanstrickler.com

This article appeared earlier this year in the Virginian-Pilot "At Home" section. Michael Inman, one of the co-authors, is the attorney used by the Church Point Homeowners' Association.

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Church Point Homeowners Association
Newsletter Committee
P. O. Box 55151
Virginia Beach, VA 23455

Church Point Community Bulletin Board

- **Calling all baby sitters!** Baby sitters are wanted and needed here in Church Point! It would be great if we could support our own neighborhood sitters. You can advertise for free in this newsletter. Contact the editor (nealcurtin@cox.net) for information.
- 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 would be interested in placing an ad in a future newsletter for a nominal fee (to help defray the printing and mailing cost of the newsletter), please contact Ali Mercer at Select Group or email nealcurtin@cox.net. 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 in the "Ads" section.

2006 HOA Board of Directors

President:	Tom Fitzgerald	thomasfitzgerald1@cox.net
Vice-President:	TBD	
Treasurer:	Jack Steele	PSteele@CB-pro.com
Secretary:	Peggy Carnes	pscarnes@cox.net
At-Large:	Neal Curtin	nealcurtin@cox.net
At-Large:	Justin Keenan	

HOA Management Company

Select Group Phone 757 486 6000
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Association Manager: Allison
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