

Fall 2009

# Church Point Post

Homeowners Association Quarterly Newsletter



## HOA Annual Homeowners Meeting Thursday, November 5

This year's annual Homeowners' Meeting will be held Thursday, Nov. 5 at 7 pm at the Bayside Rec. Center. Please plan to attend and come early so we can get everyone registered and start the meeting on time. The meeting will include a Homeowners Forum, allowing residents to ask questions and make suggestions.

The main order of business will be to elect new Board members. If you are interested in serving as a Board member, please complete the interest form that was sent out to all owners by Select earlier in October. Even if you haven't completed the form, you can come to the meeting and be nominated from the floor.

## Pier Survey Results To Be Discussed at Annual Meeting

Chris Kaltsonoudis, the ODU graduate student who has been conducting a survey of opinions about building a new pier in Church Point at the Lynnhaven riverfront, submitted his report to the Board summarizing the results of the survey in early September.

The HOA Board has appointed a committee of residents to look at the survey results and present their ideas of how to proceed. Members of the committee are: Barb Protacio, Bela Joshi, Ray Hamilton, and Greg Knepper. Steve Carnes, Board Treasurer, will serve as focal point for the Board on the committee.

This study will be on the agenda for the November 5 Annual HOA Meeting. No decision is expected by then, but the meeting will be a chance to discuss the study and ask questions.

## President's Corner

By Neal Curtin, HOA President

Please plan to attend the annual homeowners' meeting at Bayside Rec Center November 5. If you cannot attend the meeting in person, be sure to complete the proxy form that you will receive in the mail before the meeting. It is important that we have a quorum of owners – either in person or by proxy – so that we can conduct official business. While there are no controversial issues to be voted on this year, we need a quorum to elect a full slate of HOA Board members for 2010.

I have decided not to run for another term on the Board. I've been on the Board for five years now, the last three as President. It's time to step aside and get more residents involved in exercising their leadership and judgment in service to Church Point. New enthusiasm and new ideas are always healthy for any community. If you have ever thought of serving on the Board or know of a neighbor who would be a good Board member, now would be a good time to get involved and run for a vacant position. I plan to continue my role in pulling together the Church Point newsletter each quarter, and I'm sure I'll find other ways of keeping involved with the neighborhood.

Church Point's biggest asset is the common land preserved by the developer in his master plan. Three large open green spaces – by the riverfront, in the commons, and by the gazebo near the front entrance – are accompanied by a series of paths and smaller open areas throughout the neighborhood. Some newer residents – and even some of us who have lived here a long time – sometimes ask about the location of all the common lands in Church Point. This newsletter provides maps showing the common areas on pages 4-6. Save this issue or pull out those pages, and take a walk along some of the common areas to really experience Church Point's uniqueness.

## Nov. 8 Holiday Bazaar for CHKD

Cypress Point Circle of The King's Daughters, will be hosting a "Holiday Bazaar" on Sunday, November 8, 2009, 10:00 a.m. - 4:00 p.m. at Quality Suites & Sleep Inn at Lake Wright, 6280 Northampton Blvd., Norfolk. The exhibitors will offer a great selection of items such as custom jewelry, stocking stuffers, holiday decorations, gourmet food items, ceramics and pottery, and much more! There will also be a wonderful selection of home baked goodies! Door prizes are a \$1.00/chance. Cash and checks accepted. Entry Fee - \$1.00, children under 10 free. If you have questions or would like additional information, please contact The King's Daughters at (757) 668-7098. All proceeds benefit CHKD.

Advertisements



The Leaping Lizard Café's  
Concept is Simple.

We have created a menu with heavy emphasis on ingredients from the  
Local farms of tidal Virginia, &  
stock our kitchen with  
local fruits, vegetables & seafood  
from our very own  
produce market.

Our ingredients are more than fresh...  
they are often "just-picked"

## Santa Is Coming!

Santa and Mrs. Claus will be arriving at the Church Point Gazebo for their annual visit in December. The date will be **Saturday December 5, 2009 from 1:00-3:00 PM** with a rain date the next day. Bring your cameras to capture those cute smiles as the children visit with Santa.

Church Point Garden Club members provide hot cider and cookies for all the little ones and their parents too. No charge, but donations will be gratefully accepted.

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## Can You Dig It?

Church Point was under assault for a couple weeks recently when crews buried fiber-optic cable throughout the community. We were surprised by the work, with no advance notice to the Board or Select. The only warning was a tag placed on doorknobs a few days before the work began. Crews worked within utility easements both in the common areas and on residents' property. If you have complaints about any work done on your property, call the number provided on the handout.

# Church Point Garden Club

By Laura Jacobson, 1<sup>st</sup> Vice-President of the Garden Club



The Church Point Garden Club began the year with a history lesson of Virginia Beach from the late 1800's to the 1930's at the Old Coast Guard Station on 24th Street. Did you know that the Old Coast Guard Station, originally known as Seatack Lifesaving Station, c.1890, is the only existing station in Virginia along the entire Atlantic Coast open to the public? If you haven't been for a tour, I highly recommend it!

We have also had the pleasure of hosting our own Tea Party at the Manor House, our October meeting's history and etiquette lesson about tea. The Manor House, the perfect backdrop for the ABC's of Tea, has been most accommodating for our special events and meetings. For all the gardening enthusiasts, did you know that all teas come from the *camelia sinesis* plant, usually the tip leaves. Tea is the 2nd most consumed beverage in the world, second only to water, with the US second to the number one consumer, the United Kingdom.

As you have read, our Garden Club has many diverse interests and programs. Our future Club activities include our annual Pansy Fundraiser on October 17th, decorating the entrances of Church Point for the holidays, and our ninth annual "Santa and Mrs. Claus at the Gazebo" on December 5th. Council activities for the holiday season include arrangements for the Francis Land House and wreaths for the city buildings at the Municipal Center.

If you are interested in joining our Garden Club, or would like more information on our activities, you may contact me at 363-7524, or our President, Suzie Duckworth, at 363-1050.

\*"Landscape of the Month" Award recipients for the months of Sept. - Nov. will be listed in the next newsletter.\*

## Contractor Compliments – for a job well done!

*Church Point neighbors are always looking for contractors who perform well. If you have had particularly good service from a contractor, why not share it with the Church Point community through this newsletter. Please send your recommendations in the form below to [npchurchpoint@cox.net](mailto:npchurchpoint@cox.net).*

Contractor	Recommended by	Type of Work	Comments
BJS Painting (Bill and Robin) 340-5391	Doyle Quisenberry	Painting	Family-owned; superb paint job at reasonable price
Jason Collins 368-4415	Doyle Quisenberry	Carpentry, remodeling	Great for small jobs; swift, accurate, dependable, reasonably priced

## Maps of Church Point Common Areas

From time to time, residents have asked how to identify the common land in Church Point. The maps on the following three pages were taken from a directory published by the developer back in 1995. The gray shaded areas on the maps show the common land in Church Point. This is the land owned jointly by the HOA and available for use by all residents. (On the website, the maps are in color and the common land is shown in yellow). **We hope you will keep these maps for reference.** Bear in mind, though, that they are

# THE COMMONS & BISHOPS COURT



BAYVILLE FARMS



SCALE 1"=300'

BAYVILLE FARMS GOLF COURSE

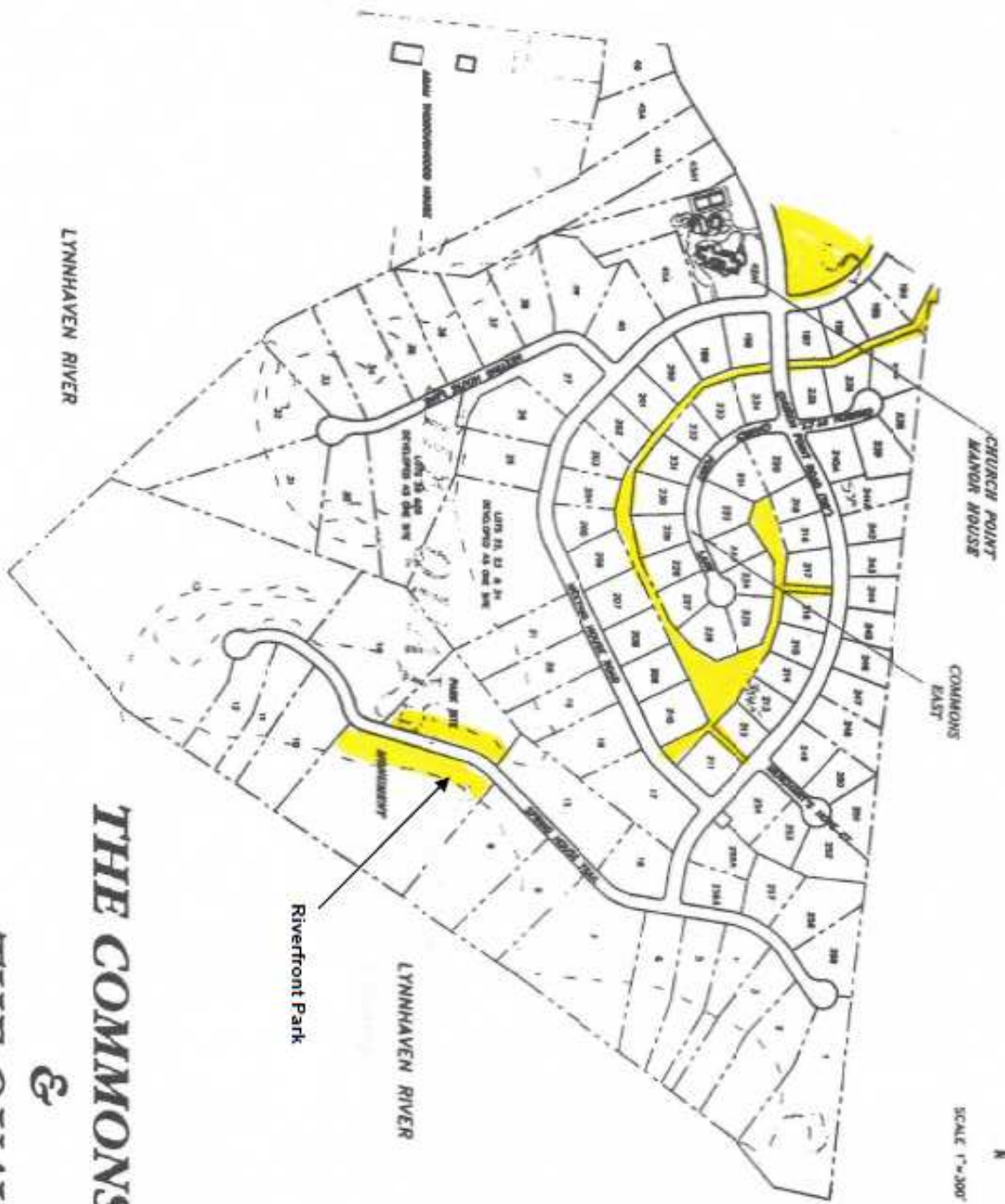


**Notes:**

1. Grassy area along First Ct. Rd. is common land; bushes and trees in that area are on residents' lots. Under a 2007 amendment to the Covenants, the HOA is responsible for maintenance of this entire area from the fence line to First Court Rd.
2. The retention pond at the end of Church Point Place and the area around it is not common land. However, under an easement agreement with the owner, the HOA is responsible for maintenance of the pond and walkways. Easements also grant access to and from the shopping center on wooden walkway.
3. Private Lanes in the Mews are not common land.

***THE MEWS***  
 Single family homes on  
 smaller lots to enhance the feeling  
 of an old colonial townscape.

# THE COMMONS EAST & THE QUAYS





# 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 [npchurchpoint@cox.net](mailto:npchurchpoint@cox.net).
- 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 (to help defray the cost of printing and mailing the newsletter), please contact Gayle Pinero at Select Group or email [npchurchpoint@cox.net](mailto:npchurchpoint@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](http://www.churchpointonline.com) in the "Ads" section. Newsletters are currently published around the end of January, April, July, and October.
- Past issues of the *Church Point Post* are available on-line at the Church Point web site ([www.churchpointonline.com](http://www.churchpointonline.com)). You can get a PDF version in color.

## 2009 HOA Board of Directors

President:	Neal Curtin	<a href="mailto:npchurchpoint@cox.net">npchurchpoint@cox.net</a>
Vice-President:	Justin Keenan	<a href="mailto:justinkeenan2003@yahoo.com">justinkeenan2003@yahoo.com</a>
Treasurer:	Steve Carnes	<a href="mailto:sacarnes52@hotmail.com">sacarnes52@hotmail.com</a>
Secretary:	Eddie Schlain	<a href="mailto:ediebs@cox.net">ediebs@cox.net</a>
At-Large:	Eileen Gower	<a href="mailto:elg@cox.net">elg@cox.net</a>

## HOA Management Company

**Select Group** Phone 757 486-6000  
Fax 757 486-4988  
**Association Manager:** Gayle Pinero  
[gayle.pinero@theselectgroup.us](mailto:gayle.pinero@theselectgroup.us)

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