



Spring 2008

# Church Point Post

Homeowners Association Quarterly Newsletter

## Spring Cleanup Time: Church Point Yard Sale Set for May 3

The annual Church Point community Yard Sale is scheduled for Saturday, May 3, weather permitting. The sale is scheduled from 8 am to 1 pm, but don't forget that buyers often show up early! Kim Creamer is once again organizing this popular event.

Individual yard/garage sales are prohibited in Church Point, but the Board has sanctioned this once-a-year event for the past 5 years, and it has been popular with residents and visitors alike.

Kim will take care of advertising and signs at the entrances. Residents who want to participate can contact Kim if you have any questions. Her number is 460-5611.

## Manor House Reopens As B&B and Restaurant

The Church Point Manor House, a private residence for the past several years, reopened April 15 as a Bed & Breakfast. Included in the B&B is a restaurant that will be open to the public on weekends starting May 14. Owner Jerry McDonnell said he hopes the Manor House will be a real asset to the community, and he encourages Church Point residents to stop by and see the house and try the restaurant. Read more about the Manor House at its new web site [www.churchpointmanor.com](http://www.churchpointmanor.com).

## President's Corner

By Neal Curtin, HOA President

Several residents have asked why the street lights at the main entrance have not been working for the past several months. These are decorative-type street lights installed by the developer when Church Point was first build. The lights went out during a heavy rain back around Christmas. Some of the landscape lighting also went out then. An electrician got the landscape lights working, but could not do anything to fix the street lights; he said it looked like a problem with the underground wiring. Dominion Power looked at it and said it wasn't their problem. Select called the city and they agreed it was their responsibility and said they would fix it by the end of April. Hopefully by the time you get this newsletter, the lights will be shining again at the main entrance.

I'm sure most of you have noticed that Coastal Landscaping is back as our lawn maintenance contractor (see article on p. 2). After a year with Valley Crest, the Board decided to look at other options, and Coastal won a competition with several other bidders. Jim Butler, Coastal's owner, said he is committed to first-rate service for Church Point, and so far his crews have been doing a good job. Jim knows the Board, and all of you, will be watching, so let us know if you see anything amiss in their work.

Please read the article on p. 7 of this issue by Edie Schlain concerning her committee's work on planning for landscaping improvements along First Court Road. She summarizes the committee's efforts to date and provides some of the committee's ideas for the area. The Board will be making decisions soon on the committee's recommendations.

On a related issue, I sent a letter out in April to all residents on Church Point Place whose property backs up to First Court Rd. concerning power-washing of the fences. The Board is asking the owners to power wash the side of the fences facing the road to remove dirt, mold, and mildew, which have made the fences very unsightly. A copy of my letter is on our web site [churchpointonline.com](http://churchpointonline.com).

As the end of the school year approaches, many Church Point residents must have family members, friends, and neighbors who had significant achievements this year. I'd like to recognize them in future newsletters, so please send in names and details of awards, scholarships, championships, etc. so we can let your neighborhood share in the accomplishments!

## Neighborhood Watch by LaTanya Cole

Hello Block Watchers!

You have done an excellent job keeping the neighborhood safe by watching out for suspicious behavior and looking out for your neighbors. Now, let's take a step back and do some "Spring cleaning" on our own individual households. By asking yourself (and acting on) the following questions, you will reduce the chance that your home and property will be targeted by criminals:

1. Is your outside lighting appropriate? Set lights on timer if possible.
2. Is your lawn cut and shrubbery trimmed consistently?
3. Are the locks on your exterior doors (front, back and garage) in need of updating?
4. If you park on the street or in your driveway, do you...
  - a. lock your car each time you leave it?
  - b. remove your valuables (cell phone, laptop, GPS, newly-purchased groceries, purse or wallet, etc.) from car daily?
5. When leaving home, do you lock your doors and set your house alarm every time?
6. Do you have your large valuables (T.V., cameras & video cameras, video-gaming systems, etc.) engraved with a personal code number? Have you videotaped or taken pictures of all property (helps in case of theft or natural disaster)?
7. Have you updated your passwords on your computer lately?
8. Have you changed the batteries to your smoke detector(s)?
9. Do you remove mail from mailbox daily as well as retrieve your newspaper timely?
10. Do you always say no to solicitors? Other than the CP kids that you know, feel free to say "NO, Thank you!" to other solicitors through the door without opening it. There has been an increase in home invasions in recently in some areas; using above method is one way to avoid being a victim.

If unsure about any of the above, an officer can come out and do a home security review of your property. Call 385-1324 and ask for MPO Leta Krieger.

One final note - It is time to update our Neighborhood Watch records. Please contact your block captain by May 20<sup>th</sup> and make sure that they have your most up-to-date email address and phone number(s). If you do not have a block captain, please contact me at [elcee62@msn.com](mailto:elcee62@msn.com) or 460-3157 and I will make sure that you are signed up for Neighborhood Watch.

## Coastal Returns as Church Point Landscaping Contractor

Coastal Landscape Management took over landscaping maintenance in Church Point on March 1, and will be our contractor for the next 12 months. The Board decided to re-compete the contract this year after using Valley Crest for 2007. Coastal was the Church Point contractor since the early 1990s until 2006, and its return this year has been relatively seamless. They did a spring cleanup in the common areas during March and have been mowing weekly since then. Thursday will be their normal maintenance day. (It may occasionally slip to Friday because of weather or holidays). Call Select or Paula Larkin, head of our Landscape Committee, if you have questions or concerns about the common area maintenance.

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# Church Point Garden Club

By Joan Curtin, 1<sup>st</sup> Vice-President of the Garden Club



The Church Point Garden Club's 2008 "Landscape of the Month" recognition began in April. For those new to Church Point, the Garden Club alternates the monthly award between three neighborhood areas, **The Quays & Commons East**, **The Commons & Bishops Court** and **The Mews**. Various Garden Club members volunteer to travel the neighborhood and bestow the award on the deserving landscape. Landscapes maintained by the professional and the amateur are recognized. Once selected, the home will not be eligible to receive the award again for two years. Judges evaluate seasonal interest and color, lawn and plant maintenance, along with overall harmony and balance. Perfection is not the goal, but neatness does count. With so many enjoyable landscapes to choose from, it is an honor to receive this very special award of recognition.

The **Quays & Commons East** was the area eligible for the award in April, and the Landscape of the Month was awarded to **Mr. and Mrs. Ralph M. Reynolds** at **4017 Church Point Road**. The Commons & Bishops Court will be the focus of the May award; The Mews in June and back to The Quays & Commons East in July.

The Church Point Garden Club is winding up another busy year. We again decorated the living room at Francis Land House for **Historic Garden Week** (April 21-26). Our end-of-year luncheon is scheduled for May 22 at Beale Street restaurant.

The **Council of Garden Clubs** is hosting a **Flower Show on Wednesday, May 7**. It is open to the public. Tickets are \$15, and include admission to a floral design demonstration at the Central Library by nationally known designer, **Tony Todesco**, at 10:00 a.m., followed by a light lunch at 11:15 a.m., and entry to the Council's Flower Show at **The Hermitage**, a historic private home in nearby Thoroughgood that runs from noon to 6:00 p.m.. Our own award-winning **Laura Jacobson** will be competing in the Flower Show. If you would like to purchase a ticket, please contact the Council at 757-486-1733.

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## Ladies Night Out!

Hey Ladies... We are reactivating our "Ladies Night Out" group and are inviting you to join! The current plan is for us to meet every other month and preferably towards the end of the month. Our first event is tentatively scheduled – we will meet at the recently re-opened Church Point Manor House! To be part of the group, there is no long-term commitment, just a desire to get to know others in the neighborhood. So ladies, call a sitter for the little ones and prepare dinner in advance for the household because it is time for Ladies Night Out!

To join group or for more info, contact La Tanya Cole ([elcee62@msn.com](mailto:elcee62@msn.com) or 460-3157).

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## Slow Down and Drive Carefully!

With the weather warming up and another school year coming to a close, it's time for a reminder to please drive carefully and observe the speed limit in Church Point. The posted limit is 25 mph -- and that does **not** mean that 35 mph is okay. Please keep it to 25 mph; it takes just a few more seconds to reach your destination, and it makes a much safer road -- more time for joggers, bikers, and walkers to avoid you, and more time for you to avoid any sudden surprise, like a ball rolling into the street.



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## Trash Day Dos and Don'ts

For six days of every week, Church Point is a very attractive neighborhood. On Wednesdays -- trash days -- not so much! There's no way around it: we've got to put those trash bins out on the street, along with lawn debris and tree limbs -- and every two weeks recycle cans, too. It's not pretty, but we can all help to minimize the mess. Church Point's rules ask everyone to wait until late in the day Tuesday before putting any trash, recycling, or lawn debris at the curb. We also ask that the cans be moved back from the curb as soon as possible after pickup, no later than Wednesday evening. We've seen a number of instances recently of cans being left out until sometime Thursday. And there are also cases of tree limbs or lawn bags being put out at the curb as early as the weekend before pickup. That's a no-no. Keep those bags in your yard, preferably hidden from the street, until Tuesday evening.

Another thing we can all do to mitigate the effect of trash day is to help do some "litter patrol" after the trash pickup crews come through. Trash pickup inevitably leaves some debris flying around the neighborhood, especially when it's a windy day (which it seems to be every Wednesday!). This year, our lawn maintenance service comes every Thursday, and we have asked them to be especially vigilant at picking up litter in common areas, but all residents can help with litter pickup in their yards and curbing and in the common areas near their homes. It only takes a minute to gather up loose debris and it greatly improves the look of the neighborhood -- feels good, too, to have done your part!




## Contractor Compliments – for a job well done!

No new recommendations have come in during the past quarter, but Church Point residents are always looking for competent, high-quality contractors to work around their homes. If you have good success with a particular contractor, let us know so we can share it with your neighbors in the Newsletter. Just email your recommendations in the form below to [npcchurchpoint@cox.net](mailto:npcchurchpoint@cox.net). You can check past issue of the newsletter for recommendations at our web site [www.churchpointonline.com](http://www.churchpointonline.com).

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## Your Church Point Babysitting Resource

Many residents have asked about the availability of babysitters here in Church Point, so we have started this feature in the *Church Point Post* as a service. Thanks to LaTanya Cole, the list has been updated and some new names added. Help keep the list current for future editions by updating ages and removing anyone who no longer wants to be considered. Just email me at [npcchurchpoint@cox.net](mailto:npcchurchpoint@cox.net). Here is the current list:

Name	Age	Phone	Info

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## Welcome, New Church Point Residents!

*The following residents have moved into Church Point since Oct. 2007. Please update your directories with these new entries:*

LEDFOURD, Andrew and Kelly	4564 Church Point Place
KOLER, Ryan and ROZANSKI, Valeria	4500 Church Point Place

## First Court Road Landscape Committee Begins Work – by Edie Schlain

The committee began meeting in January 2008, and has been busy surveying the current landscaping, discussing alternatives, and arranging bids from contractors for various options. The committee has agreed on a number of items and is still discussing and debating others. Let me bring you up-to-date on our current status and thinking.

First, the committee agrees that the photenia are diseased and dying, with several bushes already dead. We cannot wait too long to begin a replacement program, or the landscaping will steadily deteriorate.

Second, there are two main components to the project – removal of the current photenia plants, and then replacement with new plants. We have obtained bids on both phases for a section of the area (about 1/3 of the total). **Removal** will cost between \$5,500 and \$6,500 for that section, making the likely total cost for removal of all plants in the range of \$16,000 to \$19,000. We contacted the Sheriff's Office to see if we could obtain free prisoner labor for the project, as they have done for some other areas, but we were turned down because of the size and scope of our needs. There are some issues with underground utility lines in the area that may make removal difficult. We are in the process of looking for additional bids for removal to see if we can find less expensive alternatives. **Replacement** involves two decisions – the type of plant and the spacing. The committee believes that Nellie R. Stevens hollies offer the best alternative – they are large, evergreen, fast growing, and disease resistant. (See the box and photo below for a description of these hollies from About.com). Cost estimates have been fairly consistent in the various bids we obtained – approximately \$150 per plant for 15-gallon size (which includes labor for planting). The issue that the committee is still considering is how far apart to space the plants, since the spacing determines how many plants will be needed, and thus the total cost. Estimates vary on the optimal spacing – anywhere from 8 feet to 15 feet spacing is suggested by various experts. Some of the mature Nellie Stevens hollies along First Court Road now are as much as 15-18 feet across at the base. Ultimately, the committee will make its recommendation to the Board, and the Board will have to decide on the most cost-effective spacing. We would not expect to begin any replacement program before fall of 2008, and the phasing of the project – how much to do at one time -- is still under discussion.

Finally, the committee has asked the Board for funds to replace four dead crape myrtle trees along the fence line. These will be relatively inexpensive and can be done quickly to provide an early improvement to the look along the fence line. These could be installed by the end of April.

### **Ilex Nellie R. Stevens (from About.com)**

**Characteristics of 'Nellie R. Stevens' Holly:** A fast grower, 'Nellie R. Stevens' holly typically reaches a height of about 30', spreads out about 15' at its base and has a pyramidal shape (i.e., it's narrower at the top). 'Nellie R. Stevens' holly bears spiny, dark green leaves and round red berries.

**Plant Care for 'Nellie R. Stevens' Holly:** 'Nellie R. Stevens' holly maintains its pyramidal shape without much pruning and is usually not susceptible to pest damage, making it a low-maintenance plant.

**Sun and Soil Requirements for 'Nellie R. Stevens' Holly:** Grow 'Nellie R. Stevens' holly in full sun to partial shade in a soil that is well-drained and slightly acidic.

**Uses for 'Nellie R. Stevens' Holly:** 'Nellie R. Stevens' holly is commonly used as a specimen tree or in a "living wall" privacy screen.



# 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 [npcchurchpoint@cox.net](mailto:npcchurchpoint@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 Ali Mercer at Select Group or email [npcchurchpoint@cox.net](mailto:npcchurchpoint@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.

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