

Spring 2010

Church Point Post

Homeowners Association Quarterly Newsletter



Church Point Annual Yard Sale Set for May 8

Church Point's popular annual community yard sale is set this year for Saturday, May 8, from 8 am to 1 pm.



This is the only yard/garage sale permitted in Church Point, and it has become increasingly popular over the years. Kim Creamer is once again heading the organizing effort. Kim and her helpers will provide signs at the entrances, but residents are on their own for displaying and selling their own merchandise.

Our website (churchpointonline.com) provides some tips for a successful yard sale. Look for the Yard Sale under the "Committees" tab.



President's Corner

By Steve Carnes, HOA President

Fellow members,

We've survived a harsh winter and are still cleaning-up some of the trees we lost in the two Nor'easters. But all-in-all, we appear to be in fairly good shape.

Spring is now here and with it comes an increased interest in home and landscape improvements. Before you begin any improvement project, I strongly encourage you to review the Church Point website under 'Standards'. This section of the website provides the information necessary to submit your project to the Board for its required approval. It is a straight-forward process, but it takes your participation to make it work. In the past, when members have not received Board approval for a project, the Board has been obligated to assign fines, take-out liens and obtain court injunctions to stop work and remove unauthorized construction. Do yourself and the Association a favor and review our website before you begin your planning.

During the next few weeks, you might notice some work in and around the gazebo. In our efforts to fix the lighting problem, some test wiring will be installed to isolate the problems. If all goes well, we should have the lighting fixed soon with an associated improvement in safety and security. Speaking of safety, children will be on summer break soon and more at risk to automobile traffic. Everyone needs to be attentive to their driving speed to ensure we have a mishap free summer.

Unfortunately, one of our Board members, Eileen Gower, can no longer serve on the Board. We are looking for a volunteer to replace her until new elections are held at our annual meeting in October. If you have any interest in serving on the Board, please contact me or one of the other Board members. Our association will not function without member participation.

Yard Debris – Keep it in Your Yard Until Trash Day!

Almost every week the HOA Board gets complaints from residents about neighbors who put yard debris – grass clippings, tree branches, shrubbery trimmings – out at the curb several days before trash day. It's one of the most frequently violated Church Point covenants.

In many cases, it appears to be lawn maintenance contractors who are putting the debris at the curb. Even so, it's your responsibility as a Church Point resident to make sure the contractors comply with the rules. Tell your contractor that they need to take the debris with them for disposal or move it to the back of your house so you can put it out at the proper time – no earlier than Tuesday evening. It's all part of being a good neighbor and keeping Church Point looking like the first-class community that we all want.

One other trash tip: It seems as if every trash day is a windy one, with gusts blowing paper and other debris all over the streets, yards and common areas! We can't control the weather, but we could all do a small part to hold down the blowing debris. One way is to avoid over-filling your trash and recycle bins. Bins stuffed so full that the lids do not close are just inviting Mother Nature to help herself! Save some of it for next week (or the next recycling period) if it won't all fit comfortably. Another way to help is to take responsibility for picking up any of your trash that blows around; and while you're at it, help "police" the common areas by removing litter that you see near your property or on your walks around the neighborhood. It only takes a second, and it makes a big difference in the appearance of Church Point.

Homeowners: Keep Your Renters Informed About Church Point!

The *Church Point Post* newsletter is mailed out to all homeowners in the community, but it is not mailed to renters. While there are not a large number of rental homes in Church Point, we would like to keep our renters informed about events in the neighborhood and Church Point's rules (like the article about yard debris above). The best way for renters to see the newsletters and other info about Church Point is on-line at our website www.churchpointonline.com. Owners can help by making sure their renters are aware of the web site. They could also forward their hard copy of the newsletter to their renters. If you live next door to a renter, why not inform them of the web site or share your copy of the newsletter after you've read it?

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Next *Church Point Post* will come out at the end of July.

Ideas for articles?
Kudos for neighbors achievements?
Changes to babysitting list?
Want to advertise?

Just email npcchurchpoint@cox.net.

Church Point Garden Club

By Laura Jacobson, 1st Vice-President of the Garden Club



At last Spring is here! Or, are we moving straight into Summer? Neighbors are busy in their yards preparing their landscapes for the Summer months ahead. Our entrances, bursting with color, have been a welcome site after a very cold winter.

The Church Point Garden Club has had an eventful and productive year. Our calendar, mixed with programs from Master Gardeners, projects throughout the City, and tours of Historic sites, ended with a tour of the Arthur and Phyllis Kaplan Orchid Conservatory at ODU. Our tour of Dr. Kaplan's collection included amazing examples of species of orchids from around the world. If you'd like information about tours of the Orchid Conservatory and it's hours of operation you can contact the Curator, Steve Urick, at surick@odu.edu.

In the month of May, our Garden Club will join 40 other Garden Clubs as we celebrate the Council of Garden Clubs of Virginia Beach's 60th Anniversary. We are proud to be a part of such a select group that have truly impacted the beautification of Virginia Beach.

Once again it's that time of the year when we begin our "Landscape of the Month" program, which recognizes a deserving resident for outstanding landscape design and lawn maintenance within our three neighborhood areas.

Beginning in April and ending in late Fall, a recipient is selected, alternating months, from the following areas, The Quays & Commons East, The Commons & Bishops Court, and The Mews. With so many beautiful landscapes to choose from, it is a real honor to receive this special award.

Congratulations to our April "Landscape of the Month" recipients, John and Linda Shivickas, in "The Mews."

I'd like to extend a big "thank you" to our current members for their assistance in all our projects this year and I look forward to another great year in 2010-2011.

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 npcchurchpoint@cox.net.

Contractor	Recommended by	Type of Work	Comments
John Vasquez Computer Repair 323-9410	Fran Florence	Computer repair; clean viruses, restore data	Prompt, knowledgeable; did quick work and very professional
The Gas Guy (Joe Winslow) 672-8356	Doyle Quisenberry	Yard gas light maintenance and refurbishing	22 years experience; reasonable price and quality work

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Shannon, Jessica, Lindsey, Chelsea, Olivia

Warm Weather + Sunshine = Traffic Caution!

Ah, Spring! Time to get out the roller blades, bikes, running shoes, and skateboards and get some exercise within Church Point. That means all of us driving cars in Church Point need to be extra cautious during the next few months. Certainly we need to be cautious all the time, but now is the time for extra care. Kids are out in force early in the morning going to their school bus stops and again in the afternoon heading home from school. Exercisers are out during the day and after work. The later sunshine and warmer temperatures mean that people will be out later in the evenings. So that means that we all need to be extra careful pretty much all day long. Let's observe the 25 mph speed limit and drive as if lives depended on it – they just might.

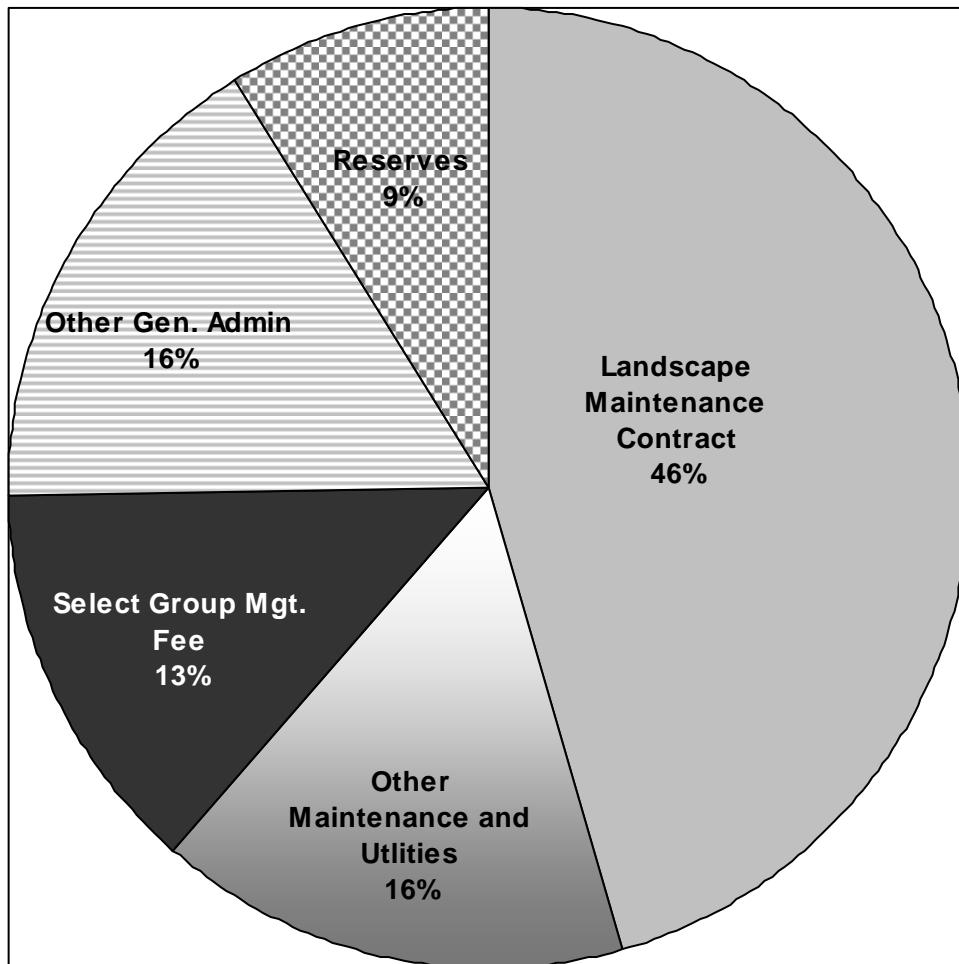
Welcome, New Church Point Homeowners!

The following homeowners bought property in Church Point in the past 3 months:

<u>Address</u>	<u>New Owner</u>	<u>Seller</u>
1704 Lambs Creek	David H. and Sirpa H. Lessig	George and Des Dandalides
1653 Spring House Trail	Kevin and Laurie Keller	James A & Ritsuko Verbosky
1700 Ware Parish Court	Shelton B. Ammons	Henry L III & Tiffany Johnson

Where The Money Goes

If you have never taken a close look at the HOA's annual budget, here's a summary that shows in a nutshell how the quarterly fees you pay are allocated toward Church Point's various costs.



Almost 60% goes for maintenance of common land. **Landscape maintenance** is by the far the largest part of this. That pays for the contract with Coastal Landscapes for mowing, trimming trees and shrubs, and general clean-up on common land. The **Other Maintenance and Utilities** item covers maintenance and repair of the irrigation system, lighting and electrical systems, the retention pond and fountain at the end of Mews area, removal of large dead trees. We also pay small fees for electricity and gas, mostly at the main entrance.

The other large items of the budget are the **management fee** paid to The Select Group and **Other General Administrative Costs**. Our fee to Select covers the services of our property manager – arranging Board meetings, handling correspondence, maintaining files, contracting, etc. – as well as accounting and bookkeeping services to receive payments, write checks to our vendors, and keep the books. A myriad of admin items are included under “Other” – an annual financial audit, postage, paper, printing the newsletter, legal services, etc.

Finally, about 9 percent of our funds are put into reserves -- we maintain an **operating reserve** to cover unanticipated maintenance items and to smooth the cash flow; we also have a **replacement reserve** that sets aside money for anticipated replacement of the infrastructure on common land (gazebo, brick walls at the entrance, lighting, asphalt paths, etc.). A reserve study is done by an outside consultant every 5 years to help us analyze our reserve requirements.



B. Myers Contracting, L.L.C.

Home Makeovers
&
Room Additions



Spring Specials

\$750.00 off Outdoor Grill and Living Area

10% off Bathroom Remodeling

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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. 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. Here is the current list:

Name	Age	Phone	Info
Claire Allen	14	363-9789	Lots of experience, loves little children
Christina Baddar	14	226-9950	Red Cross Babysitters course; certified in child and infant CPR
Jasmine Cartwright	14	333-3167	Experienced; references on request
Angel Chen	16	460-1036	2+ years of experience; sits younger brother
Emma Hamilton	14	363-2829	Red Cross Babysitters course
Kate Hamilton	15	363-2829	3+ years experience
Stacy Judge	12	470-5982	Red Cross trained; loves kids; experienced as a Mother's Helper
Bailey Kreiser	13	363-9801	3 years experience
Anne Malbon	16	499-5657	Red Cross Babysitter course
Jennifer Morben	16	464-0232	Experienced; Red Cross Babysitters course
Bryan Murphy	15	460-5638	Experienced; great with kids!
Meredith Robinson	15	363-8696	Lives nearby in Thoroughgood
Kate Ross	16	363-0213	Red Cross babysitting course, child and infant CPR, and certified in first aid
Aubrey Small	14	228-5878	Red Cross Babysitting course, child CPR, experienced
Ariel Small	14	228-5878	Red Cross Babysitting course, child CPR, experienced

Reminder No. 1:

External Changes to Your House Need HOA Review and Approval

Church Point's covenants require that any changes to the exterior of your home must be reviewed and approved by the HOA Board of Directors before work can start. The Board has established a simple procedure for owners to follow to obtain the necessary approvals. Church Point's website (www.churchpointonline.com) explains those procedures and provides the form that you need to submit to the Board. Look under the "Standards" tab on the web site.

The Board expects all homeowners to comply with this requirement. Projects started without approval are subject to sanctions. Please review the procedures outlined on the website; if you have any questions, call Select or any Board member.

Reminder No. 2:

Virginia Beach Law Requires Dogs to be on Leashes

There have been some recent incidents involving dogs running loose that could have resulted in serious injury to dogs or residents in Church Point.

A Virginia Beach ordinance states that when a dog is being walked on any city sidewalk, city street or public right-of-way, it has to be on a leash or lead at all times. Dogs being walked on a leash must also be wearing a city pet license. This applies to all streets and sidewalks in Church Point. Also, all common areas – including the gazebo park -- are NOT dog runs. If a dog is outside of your fence or home, it must be under control.

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.
- 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. 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 Newsletter page. 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). You can see a PDF version in color.

2010 HOA Board of Directors

President:	Steve Carnes	sacarnes52@hotmail.com
Vice-President:	Edie Schlain	ediebs@cox.net
Treasurer:	Quint Webb	quintwebb@cox.net
Secretary:	Paula Larkin	larkinP@aol.com
At-Large:		

HOA Management Company

Select Group Phone 757 486-6000
Fax 757 486-4988
Association Manager: Gayle Pinero
gayle.pinero@theselectgroup.us

**Church Point Homeowners Association
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