



*Summer 2007*

# *Church Point Post*

## *Homeowners Association Quarterly Newsletter*

### **Annual Homeowners Meeting Coming in October**

Please and plan to attend this year's annual homeowners meeting. It is tentatively scheduled for Tuesday, October 23 at 7 pm in the Bayside Recreation Center. Please try to arrive early to facilitate registration. If you cannot attend the meeting, please use the proxy forms that will be mailed to you in September to register your votes. At the meeting, we will elect Board members (terms expire at the end of the year for two Board members). We will also vote on a new proposed amendment giving the HOA responsibility for maintenance of the landscaping along First Court Rd. (See article at right and the "President's Corner" below for details).

### **Board Schedules New Vote on First Court Road Landscaping Issue**

Because of protests from affected lot owners and receipt of over 60 letters from Church Point residents calling for a reconsideration of last year's vote, the Board has decided to conduct another referendum on an amendment to the Church Point covenants that would make the HOA responsible for maintenance of the landscaping along First Court Rd. The proposed amendment will be revised from the one voted on last year. Exact wording of the amendment will be provided in advance of the annual meeting. Board President Neal Curtin outlines the Board's reasoning in an article on p. 5 of this newsletter.

### **President's Corner**

By Neal Curtin, HOA President

I hope everyone is having a great summer. Lots of news in this issue of the newsletter, and I hope you'll especially take a moment to read page 4 and page 5 of this newsletter. On page 4, we show the work that was done on the Church Point gazebo to return it to a good state of repair. It had deteriorated badly because of water leaks, but it has been restored to top condition. With this rehab, we hope that all residents will take pride in the gazebo as a symbol of Church Point and that everyone will take care to maintain it. It's a nice gathering place, and it is used for our Spring Egg hunt and the Santa at the Gazebo Christmas party. It is **not**, however, a place to skateboard, roller blade, or ride bikes. That just puts too much stress on the facility. Please enjoy it but treat it respectfully.

The article on p. 5 deals with the prickly issue of the landscaping along First Court Road. The Board has decided to conduct another vote on the issue of who should be responsible for maintenance of that area – individual property owners along the road or the HOA. I know that won't be a universally popular decision, but we feel it's essential. After last year's vote left the responsibility with the individual owners, all of those affected owners and many others in Church Point wrote to the Board and came to Board meetings calling for a revote. The Board members gave considerable thought to the issue and decided that the best course of action was to conduct another vote at this year's annual meeting. We hope that as many residents as possible will vote either in person or by proxy, so we have a real sense of what Church Point residents consider the best approach. Only 80 residents voted last year (out of more than 380 homeowners); we would hope to have much better representation this year. The Board believes the best and fairest solution is to have the HOA assume responsibility for this area, but if residents are unwilling to amend the covenants to allow this, then we will have to work with the existing requirements. A 2/3 majority of those voting at the annual meeting will be required to pass the amendment. Please look over our rationale on p. 5 and read the material that will be sent with the announcement of the annual meeting.

## Neighborhood Watch – by LaTanya Cole

With summer vacations coming, I thought it would be a good time to provide a Home Security Checklist to give you some ideas for providing the highest possible levels of security for your home and property. Here are some key ideas to keep in mind:

# Home Security Checklist

Use this as a guide as you check your home for safety measures. Boxes marked “no” indicate areas where you could take action to improve your home’s security. These are just some of the steps you can take to decrease the likelihood that you or your home is targeted.

### Exterior Doors

	Yes	No
All doors are locked at night and every time we leave the house—even if it’s just for a few minutes.	<input type="checkbox"/>	<input type="checkbox"/>
Doors are solid hardwood or metal-clad.	<input type="checkbox"/>	<input type="checkbox"/>
Doors feature wide-angle peepholes at heights everyone can use.	<input type="checkbox"/>	<input type="checkbox"/>
If there are glass panels in or near our doors, they are reinforced in some way so that they cannot be shattered.	<input type="checkbox"/>	<input type="checkbox"/>
All entryways have a working, keyed entry lock and sturdy deadbolt lock installed into the frame of the door.	<input type="checkbox"/>	<input type="checkbox"/>
Spare keys are kept with a trusted neighbor, not under a doormat or planter, on a ledge, or in the mailbox.	<input type="checkbox"/>	<input type="checkbox"/>

### Garage and Sliding Door Security

The door leading from the attached garage to the house is solid wood or metal-clad and protected with a quality keyed door lock and deadbolt.	<input type="checkbox"/>	<input type="checkbox"/>
The overhead garage door has a lock so that we do not rely solely on the automatic door opener to provide security.	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors are all locked when leaving the house.	<input type="checkbox"/>	<input type="checkbox"/>
The sliding glass door has a strong, working key locks.	<input type="checkbox"/>	<input type="checkbox"/>
A dowel or a pin to secure a glass door has been installed to prevent the door from being shoved aside or lifted off the track.	<input type="checkbox"/>	<input type="checkbox"/>
The sliding door is locked every night and each time we leave the house.	<input type="checkbox"/>	<input type="checkbox"/>

### Security When Away From Home

	Yes	No
At least two light timers have been set to turn the lights on and off in a logical sequence, when we are away from home for an extended time period.	<input type="checkbox"/>	<input type="checkbox"/>
The motion detector or other alarm system (if we have one) has been activated when we leave home.	<input type="checkbox"/>	<input type="checkbox"/>
Mail and newspaper deliveries have been stopped or arrangements for a neighbor/friend to pick them up have been made when we go away from home for a period of time.	<input type="checkbox"/>	<input type="checkbox"/>
A neighbor has been asked to tend the yard and watch our home when we are away.	<input type="checkbox"/>	<input type="checkbox"/>

# Church Point Garden Club

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



On June 13<sup>th</sup>, at the annual Council of Garden Clubs of Virginia Beach Awards Luncheon, Church Point Garden Club received a number of awards in recognition of the efforts and participation of our members in the Council-sponsored events of the past year. We are a small but enthusiastic group of women who participated in **all** the scheduled Council-sponsored events this past year.

In honor of the 400<sup>th</sup> Jamestown Anniversary, the Garden Club purchased red geraniums, blue petunias and white portulaca and planted them at the main entrance to Church Point. Members also planted red, white and blue petunias at the Church Point historical marker down by the Lynnhaven River.

We have scheduled a **new meeting day**, the **second Thursday** of the month from September to May. Our first meeting for 2007/2008 on **September 13<sup>th</sup>** will be the **President's Welcome Coffee**. We will meet in the home of our First Vice President, Joan Curtin, at 1705 Ware Parish Court. If you have considered joining the Garden Club, please come to meet our members and hear about our activities for the coming year. The coffee will begin at **9:30 a.m.** If you would like to join us on the 13<sup>th</sup>, please **RSVP** to Joan at **460-6493** or Suzie Duckworth at **363-1050**. More information on the Garden Club is available at [www.churchpointonline.com](http://www.churchpointonline.com), select **Teams**.

## Landscape of the Month Recipients:

May	<i>The Mews</i>	Ted & Terri Russell	1704 Pilgrims Mews
June	<i>Commons &amp; Bishops Ct.</i>	James Smith	4030 Timber Ridge Drive
July	<i>East Commons &amp; Quays</i>	Al & Lena Pulley	3861 Church Point Road
August	The <i>President's Award</i> – all the homes in Church Point are eligible for the award this month		

## No Signs, Please... We're Church Point

Church Point's covenants prohibit signs on resident's property, except for standard "for sale" signs. That means no political signs (elections are coming) and no contractor signs. The reason for this long-standing policy is to help keep Church Point a neat, attractive neighborhood.

We have had a particular problem this year with contractors who want to place a sign in the yard while they are working. Please tell any contractors doing work on your property about this policy – they should not post a sign in your yard. If they do, please remove it or tell them to. Reputable contractors should be willing to comply if they want to do business here. It is up to residents to notify contractors about this rule and to help enforce it. If a contractor is told to remove the sign and does not, please notify Gayle Pintero at Select Group.

## No Kayaking From Riverfront Park on Springhouse Trail

The HOA Board voted in June to prohibit anyone from launching or landing kayaks at the small park on Springhouse Trail. This is common land owned by the HOA. Signs are being posted to show that this is private land for use by Church Point residents only and kayaking is prohibited. Signs have always been there banning swimming, fishing, and crabbing.

The kayak ban is necessary because several people have started to use that site to launch kayaks – many of whom are not Church Point residents. Use of this area is dangerous because of rocks and debris under water. Moreover, a colonial-era graveyard is located just offshore, and some gravestones can still be seen at low tide. It is suited for a quiet, historical site and scenic overlook, not a recreation area.

# Gazebo Repairs Completed

The Church Point gazebo, a landmark at the entrance to the community, has been restored to top condition after an extensive repair effort during May. A leaking roof had caused considerable wood rot, and the Board of Directors hired Atlantic Building Corp. to perform the work. Total cost of the project was a little over \$13,000, funded out of replacement reserve funds. The photos below show the work that was done.

## First, the roof...



Old shingles were removed, along with the railing around the cupola, and then the rotted wood was replaced. A waterproof liner that was supposed to seal the flat part of the roof from water had failed, so it was replaced with a new state-of-the-art liner. Then new shingles were installed.



## Then the ceiling...

Inside the gazebo, the ceiling was removed revealing extensive wood damage caused by the leaking roof. New “sister” joists had to be installed to improve the structural integrity and support the ceiling. This picture shows some of the rotted joists and one of the steel beams that provide the basic structure of the gazebo; this is a pretty solid building!



## And the finishing touches...

Finally, the detailed finishing work could be done. The steel beams and posts were sheathed in wood, and a plywood ceiling was installed. Trim work around the beams and posts closely match the original trim work. The new railing was installed around the cupola to complete the reconstruction. Then the entire structure was painted white after a fair amount of scraping and sanding, especially on the railings. We installed compact fluorescent bulbs in the recessed lighting to provide soft light at night.



Now that the gazebo has been renovated and restored, it is important for all Church Point residents to help preserve our investment! Enjoy the gazebo as a gathering place and a landmark, but please take care of it. Keep bikes and skateboards off of it, and please no graffiti or carvings. Let's keep it in top shape for all to enjoy for years to come!

# Board Outlines Its Rationale for Re-Opening Vote On First Court Road Photenia Maintenance

By Neal Curtin, President

One of the more contentious issues over the past few years is the debate over how to handle the dying photenia along First Court Road. The photenia were planted by the developer of Church Point as part of the original landscape design for the entrances to the development. Groups of photenia were alternated with crape myrtle trees and a few Nellie Stevens hollies to create a pleasing look along the road, block the backs of the houses from street view, and provide some screen for the residents living close to the road. While many residents thought these plantings were on common land owned by the HOA (since they are outside the fence line), it turns out that they are actually within the boundaries of the 47 individual residential lots stretching from the shopping center near Pleasure House Road to the Church Point main entrance. Because they are on private lots, the Church Point covenants hold that the individual owners are responsible for maintenance and replacement.

At last year's annual homeowners meeting, the Board proposed an amendment to the covenants that would have allowed the HOA to take over responsibility for this landscaping. A majority of those voting approved the amendment, but it did not receive the two-thirds majority required to pass such an amendment. After that vote failed, the Board received over 60 letters asking that there be a revote or some other resolution of this issue. All 47 of the affected property owners wrote the Board, along with several other Church Point residents from throughout the development. Because of this reaction by the affected residents and the large number of positive votes at last year's meeting, the Board felt that it must devote some additional time and effort to this problem.

Here is the Board's thinking that led to the proposal for another vote on this issue:

1. **First impressions.** That stretch of First Court Rd. is the "front door" to Church Point passed by hundreds of cars daily and for many people their first and maybe only impression of Church Point. We spend a lot of money maintaining the entrance areas to Church Point, but the First Court Rd. landscaping is the first thing people see. It is in everyone's interest to maintain this area in first class condition.
2. **History.** Many owners of the affected lots said that they had assurances from the developer that the HOA would maintain that area, and the HOA does maintain the grassy area along the street – which is clearly HOA land. In some years in the past, the HOA spent money to spray the photenia for disease and to trim some of the bushes. All this contributed to the impression that this was HOA land. Granted, it's never a good idea to go with what a developer tells you if it's not in writing, but after all this time has gone by, the owners have a legitimate point.
3. **Fairness.** Is it really fair for these 47 homeowners to be expected to bear the full burden for replacing the dying photenia? They didn't plant them; they had no say in whether the developer planted photenia or crape myrtles (which provide little screening for much of the year) behind them; and most of the homes do not have a gate in the fence, so they cannot even gain access to the bushes without going all the way to one of the entrances. Moreover, it would not be 47 owners paying for replacement; it would just be those who happened to have photenia planted behind their house (around 30 homes). So a neighbor right next door who has crape myrtles would pay nothing, while a home with all photenia could pay \$2,000 or more to remove dead bushes and plant replacements. How is that fair?
4. **Efficiency.** Trying to maintain an attractive landscape along the road while dealing with 47 separate homeowners would be cumbersome and inevitably lead to inconsistencies in appearance. Just look what's already happening now in some areas with this issue in limbo.
5. **Precedents.** Easements are already in place governing the main entrance, the entire right side of which is on private land, and the pond at the end of Church Point Place, which is also on private land. The developer granted easements for those tracts saying the HOA would take care of maintenance because it benefited the entire community. We believe the same rationale applies to the area outside the fences along First Court Rd. One of the arguments against adopting the amendment last year was that it might set a precedent opening the covenants to many more proposed amendments. Frankly, the Board doesn't see other situations where amendments have been warranted, but if two-thirds of the voters want to amend the covenants they should be able to do so.

Prior Boards have consistently supported HOA maintenance of this landscaping; only the wording of the covenants stood in the way. We believe this amendment provides a fair and prudent way forward. While this will be expensive, we think we can manage the budget carefully, and having the cost shared by all homeowners as part of the HOA budget minimizes the burden on any one segment. We have simplified the wording of the amendment from that proposed last year to make it clear that this applies solely to this one situation. The package for the annual meeting will include details and a ballot for all residents to vote yes or no on this amendment. If you cannot attend the meeting, please submit your proxy vote so we have wide representation.

## Reserve Study Assesses Church Point Infrastructure

The Board recently received the final report of a Reserve Study done for the HOA by OLM Architects of Virginia Beach. This firm specialized in this type of study. It was the first ever study of this kind done by Church Point, and it was required by a recent Virginia commonwealth law. The law requires the HOA to “conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace, and restore the capital components.”

The study looked at current reserve account balances, assessed the condition and likely replacement timetable and costs for our physical infrastructure, and recommended a range of annual reserve contributions. Church Point’s physical components included such things as the gazebo, concrete and asphalt walkways, irrigation systems and pumps, walls and fences, and the retention pond. We are trying to obtain a PDF copy of the reserve study that we can post to our Church Point web site for those interested in the details.

**Bottom line:** We are in good fiscal shape. Prior Boards have done a good job of accumulating reserves at a reasonable level. Our current annual contribution to the reserve account is slightly higher than the firm’s recommended level, although inflation in future years may eventually necessitate increases. The study made some excellent recommendations for maintenance actions that would help forestall the need for major repairs or replacement of some items. The Board is obtaining estimates for some of this work now.

### Welcome, New Church Point Residents!

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

BRIDGES, Jerry	4012 Church Point Road	
EARHART, Cynthia C.	1716 Jordan’s Parish Place	
JACKSON, Matthew C. and Tracy	1700 Hepplewhite Mews	
JAIN, Akhil	4008 Timber Ridge Drive	
KNORR, Christine and RADTKE, Gary	1648 Spring House Trail	
METCALFE, John Irwin and Nancy	4608 Church Point Place	
MINYARD, Shelby L. and William A.	1708 Caversham Mews	831-0998
MOLES, William E. and Elizabeth	1718 Timber Ridge Court	
RAJAKUMAR, Ponnampalam	4588 Church Point Place	277-5965
RASHKIND, Michael P.	1713 Jordan’s Parish Place	

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## No Break (or Brake) on Church Point Property Assessments

A recent article in the Virginian-Pilot mentioned that three high-cost Virginia Beach communities – Reserve at Great Neck, Lagomar, and North End – had their real estate assessments lowered after a review by the assessor’s office. A Church Point resident asked the Board to see why Church Point’s assessments weren’t similarly lowered. Board President Neal Curtin wrote to the assessor’s office and received the following reply. Bottom line: no lowering of assessments for Church Point ... but the good news is sales prices are still climbing here:

*“The assessments citywide were prepared using sales from July 1, 2005, through June 30, 2006. In January, 2007, the new assessments citywide were reviewed against sales from July 1, 2006, through December 31, 2006. There were 10 newer sales in Church Point, and on average the assessments were at 98% of those sale prices. There have been 8 additional sales through about May 15, 2007, and the assessments on average are at 93% of those 2007 sales. It appears that sales in Church Point continue to rise slightly.”*

## Contractor Compliments – for a job well done!

*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.*

*Please keep the recommendations coming as you experience good work. Many homeowners have said these have been useful for finding quality and value. Just email your recommendations in the form below to [npcchurchpoint@cox.net](mailto:npcchurchpoint@cox.net).*

<b>Contractor</b>	<b>Recommended by</b>	<b>Type of Work</b>	<b>Comments</b>
Sammy's Painting Co. 714-5133	David Hillery	Interior/exterior painting	Great quality/Affordable
FISH Window Cleaning 499-7505	David Hillery	Interior/exterior cleaning	Terrific job @ great price
R.S. Andrews Heating & Cooling	David Hillery	HVAC	Awesome customer service with Trane products
Brian Martin Electrical 681-3726	David Hillery	Electrical services	Quick response; quality work at reasonable price
Craig's Plumbing Co. 546-1470	David Hillery	Plumbing services	Excellent!
Chuck Lawrence 439-3333	David Hillery	Tree services	Immediate response; excellent customer service; highly recommend
For Your Pet's Sake (Barbara Black)	Dr. and Mrs. Scott Hunt	Pet sitting	Very dependable, professional--and truly loves our dog



## 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. Please help us add to the list by letting us know of any babysitters in your household (email [npcchurchpoint@cox.net](mailto:npcchurchpoint@cox.net)). Also, help us keep the list current by updating ages and removing anyone who no longer wants to be considered. Here is the current list:

<b>Name</b>	<b>Age</b>	<b>Phone</b>	<b>Info</b>
<b>Christina Baddar</b>	12	226-9950	Red Cross Babysitters course; certified in child and infant CPR
<b>Jasmine Cartwright</b>	14	333-3167	Experienced; references on request
<b>Alexa Go</b>	16	460-2976	Experienced; references available
<b>Jane Go</b>	14	460-2976	Experienced
<b>Emma Hamilton</b>	12	363-2829	Red Cross Babysitters course
<b>Kate Hamilton</b>	13	363-2829	
<b>Bailey Kreiser</b>	13	363-9801	3 years experience
<b>Jennifer Morben</b>	14	464-0232	Experienced; Red Cross Babysitters course
<b>Brian Murphy</b>	13	464-0232	

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

## Church Point Community Bulletin Board

- Many of the articles in this issue were suggested by Church Point residents. If you have ideas for articles in future newsletters, we would like to hear from you. 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 Ali Mercer 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.

### 2006 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:	Jack Steele	<a href="mailto:PSteele@CB-pro.com">PSteele@CB-pro.com</a>
Secretary:	Peggy Dickens	<a href="mailto:edickens5@cox.net">edickens5@cox.net</a>
At-Large:	Vacant	

### HOA Management Company

<b>Select Group</b>	Phone 757 486-6000
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