



Summer 2009

# Church Point Post

Homeowners Association Quarterly Newsletter

## New HOA Board Members Sought

The terms of several Board members expire in October this year, and some of them will not be seeking another term. That means we need some homeowners to step up and get involved as Board members. Members serve a 2-year term and may run for re-election as often as they want. The Board meets once a month, and members may also be called on to serve on committees or head up study projects.

It is important for Church Point to have residents willing to get involved and devote some time to our community. Residents who serve on the Board gain a better understanding of the issues facing Church Point and a greater appreciation of what it takes to make an outstanding neighborhood. Please contact any Board member or Gayle Pinero of Select if you would like to run for a Board seat.

## Committee Members Needed Results of Pier Survey Will Be Available In August

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, has told the Board that he will submit his report summarizing the results of the survey by the end of August.

The HOA Board would like to have a committee of residents look at the survey results and present their ideas of how to proceed. So far only one resident has expressed interest; we would like to have one or two more members. If you are interested in serving on the committee – whether you support a new pier, oppose it, or don't have an opinion – please let Board President Neal Curtin know at [npcchurchpoint@cox.net](mailto:npcchurchpoint@cox.net).

## President's Corner

By Neal Curtin, HOA President

In the next week or so, you will see some new signs along the path to Thoroughgood next to the gazebo. The old signs said simply "No Motorized Vehicles." The new signs will be much more explicit:

Private Property  
Park Closes At Dusk  
No Motorized Vehicles  
Church Point Homeowners Assoc.

The signs will be at both ends of the path and are intended to alert everyone to the fact that this is not a public park; it is Church Point HOA private property. By posting that this park closes at dusk, we believe it will give fair warning that we will call the police if anyone is loitering in the park area after dark.

We have simply seen too much vandalism in the area to ignore. No sooner had I painted over some graffiti in the gazebo last month than new graffiti appeared. Residents are regularly picking up beer cans and other trash from the wooded area at the back of the gazebo park. We will be looking at additional measures such as more lighting or security patrols of some type.

Other areas, too, are experiencing vandalism, most notably the walkway from the end of the Mews to the shopping center. Slats have been broken out of the railings and trash thrown in the pond.

Our Neighborhood Watch has been a big help over the years in working to control crime and minimize vandalism. I want to thank LaTanya Cole for all she has done to invigorate the NW program. LaTanya is stepping down soon, and we need someone to step forward to assume leadership of this important activity (see LaTanya's column on p. 2).

## Neighborhood Watch by LaTanya Cole

Hello Block Watchers,

My quest to have an organized network to disseminate crime related information began at our annual Homeowner's Association (HOA) meeting in 2002. After finding out about a car break-in that had been committed 1 year after the fact, I stated that I would coordinate a group if I had some help. That night several volunteers stepped up to form the shell of the group. Over the course of the next several months more volunteers joined through encouragement, due to my begging and/or because there was no one else.

As Coordinator I may have kept the program going, but it has always been YOU as Block Watchers and Block Captains that have made CPNW a success. Please congratulate yourselves for showing pride in your community and showing your children how to 'give back'. Also please take a moment to thank your Block Captain for their service and commitment to the program – many have been with me since the beginning. Special thanks to Neal Curtin and Robert "Bob" Whipkey for gracefully accepting the many late night and/or strange calls from me - your guidance has been invaluable.

Although it has been quite an experience, the time has come that I find a replacement as Coordinator of CPNW – I will be stepping down within the next few months. The new Coordinator will be chosen from amongst all interested Block Watchers with a preference towards the presiding Block Captains. The name of your new Coordinator will be announced at this fall's HOA meeting.

I appreciate the trust that you have in me and I am honored to have served this neighborhood of good people for so many years. The pleasure has been mine.

Take care and be safe!

La Tanya Cole

(p.s. Please send 'letters of interest' to me by Sunday, August 23<sup>rd</sup> by email: [elcee62@msn.com](mailto:elcee62@msn.com), subject is 'CPNW Coordinator')

## Fountain in Retention Pond Replaced

The fountain that aerates and illuminates the storm water retention pond between Church Point and the shopping center was broken for some months earlier this year. The Board contracted for a new fountain and lights to be installed, and it was finally completed in mid-July. We also have an on-going contract with Virginia Lake Management Co. to inspect and maintain the pond throughout the year. Maintenance of this pond is a HOA responsibility under the terms set by the developer when he turned over Church Point to the HOA.

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# Church Point Garden Club

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



Once again we find summer speeding by and a new year upon us. Our Garden Club ended our year receiving numerous awards for community projects at the annual Council of Garden Clubs of Virginia Beach luncheon, held on June 3<sup>rd</sup>. Notably, the Club received a First Place Award for the Council's Awards of Beautification & Conservation, given for maintenance of our front entrance. Thank you to all our members for their support and participation in both Council projects and our own Church Point projects.

A note from our **President, Suzie Duckworth**:

I'm proud to announce that our Church Point Garden Club will celebrate 14 years in 2009 – 2010. I will be hosting a **"Welcome Coffee"** on **Thursday, August 27<sup>th</sup>**, for current and prospective members. Come join us for coffee and refreshments at **1701 Benns Church Place** starting at **9:30am** and learn more about our scheduled activities, floral workshops, and programs for the year. If you would like to attend, please RSVP to **Suzie Duckworth** at **363-1050** by **Monday, August 17**.

A Recap from our **Landscape Chairperson, Paula Larkin**:

The following Church Point Homeowners were awarded "Landscape of the Month" from May – July:

- MAY – Peter and Martha Schreiber, *"The Mews"*
- JUNE – Ron and Nora Dennis, *"The Commons"*
- JULY – Rex and Sunni Jenkins, *"The Quays"*
- AUGUST – *The President's Award* (To Be Determined)

General Information:

Garden Club meetings are held the first Thursday of each month with the exception in September, which will be held the second Thursday, **September 10**.

Our annual **Pansy Sale Fundraiser** will be held in October with presale and pick-up dates to follow. Once again, we appreciate the support the Church Point Community gives us for this project which allows for the beautification and maintenance of our entrances, as well as "Santa at the Gazebo" and other club services.

For more information about the Church Point Garden Club go to [www.churchpointonline.com](http://www.churchpointonline.com) , select "Teams."

## Update on First Court Road Hollies

The timely rains this winter and spring seem to have gotten the new Nellie Stevens hollies along First Court Road off to a good start. Most of them came through the transplanting well and are showing new growth.

Following the recommendations of the city arborist, we have re-graded some of the dirt around the hollies and fertilized them. Mulch was applied around the hollies in July. *Because there is no irrigation system in the area of the hollies, we are urging residents who have the new hollies behind their houses to please apply some water to them during periods of dry weather.* This will help them grow faster and fuller and healthier, providing the screen you all want. Also, while Coastal tries to keep the area weeded, you can help by pulling up weeds and vines growing behind your fences.

One of the 125 hollies planted has died, and we are working with the planter to get it replaced. With the hot, dry weather upon us, he recommended that we wait until September to have it replaced. You may also have noticed that one of the hollies down near the shopping center was hit by a car, which also broke the guard rail fence in the area. The tree seems to have survived; we had it replanted to get it upright. We are also talking to the city about putting up a regular highway guard rail on that curve since this is the third accident in that area.

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## Keep Trees Trimmed Along Private Lanes in Mews

As Church Point's landscaping matures, some trees are encroaching on the private lanes in the Mews area. These lanes are shared by numerous residents to provide access to their garages. Please keep your trees trimmed so they do not have low branches overhanging the private drives that can potentially damage car antennas or roofs. It not only keeps the community looking neat, but it is just part of being a good neighbor!

## Board Considering Ivy Removal from Trees Along Carriage Path

Those residents who regularly walk the carriage path that runs along the border with Bayville Golf Course have certainly noticed the ivy growing up many of the stately old trees that line the path. Over the years, some of the trees have become overrun with the ivy, all the way up to the leafy crown of the trees. Because we were concerned about the affect the ivy might be having on the trees, the HOA Board has done some research on the subject and concluded that the ivy could severely damage the trees if we ignore it.

There is one school of thought that says ivy is really harmless to trees, but there seems to be overwhelming consensus that ivy allowed to grow up into the crown of the tree can be very damaging in a couple ways:

- The ivy can cover the leaves at the top of the tree, blocking out light and nutrients that the tree needs to survive.
- The weight of the ivy as the vines grow up and out onto the branches can be enough to bring the tree (or major branches) down in a storm. This is especially true in the winter when the trees are otherwise bare.

While there is something quaint and natural about seeing the ivy cover the bark of the trees, we can't afford to lose these majestic trees. If a tree falls in a storm, it costs the HOA several hundreds of dollars just to have the wood and debris removed. And it is possible that trees on common land could fall onto residents' private property causing damage that the HOA might be responsible for. So the Board is concerned that the cost of doing nothing could be quite high.

Some residents along the path have already removed ivy on some of the trees on their property, and the Board is now getting bids from several companies for removal from the trees on common land. We believe there are about 103 trees with extensive ivy growth in the area from the path off of Church Point Road to the Commons Park. This will be fairly expensive, but we will try to fund it out of our maintenance budget – over an extended period if necessary. We would hope to start work this fall or winter. Residents will have a chance to discuss this and ask questions at our October annual homeowners' meeting.

## Encroachment on Common Lands Must Be Controlled

Perhaps the single greatest gift left by the developer to Church Point residents is the common land that winds throughout the community. Besides three large park areas – the gazebo park, the commons park across from the Manor House, and the riverfront park – there are numerous trails and open spaces throughout the Commons and Quays areas.

These common lands belong to the homeowners' association – that is, they belong to all of us. They are intended to provide green areas and open spaces for the free use of all Church Point residents. The Board has noticed recently that more and more of the areas are seeing encroachment from adjoining residents' property. Most of the time, this is in the form of trees, shrubs, or other landscaping planted either on the edge of the private property or actually in the common land itself. When this landscaping starts to block access to the common land or to inhibit normal maintenance by our landscaping contractor, the Board and Select will have to act to ensure that access is preserved for all residents.

Select will be sending letters notifying owners who are found to be impeding access to common land, requesting that they resolve the concerns. We are not trying to be "mean" – it's just the Board's job to manage and maintain the common land.

## Thoroughgood House Trip to Smithsonian Museum in DC Planned

The Friends of the Adam Thoroughgood House are sponsoring a day trip to the Smithsonian on Monday, Sept 21 to see the exhibit “Written in Bone: Forensic Files of the 17<sup>th</sup> Century Chesapeake.” The trip will leave the Thoroughgood House at 8 am and return approximately 11 pm.

Dr. Doug Owsley, the Nation’s leading Physical Anthropologist and his partner Karin Bruwelheide, co-curator of the exhibit, will address our group. This is a unique opportunity to have people of this level introduce us to the highlights of the exhibit.

The trip will include an IMAX movie at the Natural History Museum and conclude with a dinner voucher for the Reagan Building Food Court before the ride home. Tickets are \$60 apiece and cover the transportation, the specially-led exhibit, IMAX movie, and dinner. Only 50 seats are available so if you would like to purchase a ticket, stop by the Thoroughgood House, which can be easily reached by the path from our neighborhood near the Manor House. While you are there, you may also want to take a tour of the historic house!

## Manor House Zoning Hearing Held

The Spring newsletter included an article about a zoning change the Manor House was requesting. That zoning hearing was held recently, and a change was granted, but not everything the Manor House hoped for. The owners wanted the zoning changed to allow maximum occupancy of the restaurant area of 52 people, the actual number the area will hold. Current zoning only allowed 25. The zoning board allowed an increase to 40 -- not the full capacity the owners desired, but a reasonable compromise.

## 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).

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# 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>
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## HOA Management Company

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