

Winter 2009

Church Point Post

Homeowners Association Quarterly Newsletter



First Court Road Landscaping Project Completed

You may not have appreciated all the rain we've had since early November, but the Board and committee responsible for the new landscaping along First Court Rd. are very grateful! The new Nellie Stevens hollies were in the ground just in time to benefit from the plentiful rainfall we've had the past couple months. This should get them off to a great start.

Residents with the new hollies behind them should watch the weather for the next few months. If we get an extended period without rain, the Board asks that residents put a hose over the fence and water the new bushes, if at all possible. This will keep them healthy and promote rapid growth, which will help provide better privacy and screening along the road.

In time, the hollies should grow tall and wide like the existing hollies planted by the developer years ago.



President's Corner

By Neal Curtin, HOA President

Happy New Year, Everyone ... and good riddance to 2008! If you're like me, your net worth is probably not quite as robust as it was at this time last year. The country is really tightening its belt in these tough economic times, and 2009 will probably be a year for some belt-tightening by the Board as well. We have dipped into reserves the past couple years, first for the gazebo rehab in 2007 and then the photinia replacement last year. Our goal is to use the next couple years to build the replacement reserves back to a healthy level. We will be due for another reserve study in 2012, which will give us a good picture of where we stand. I think we will be fine because we have already taken care of the two biggest expenses.

The Board will also take a careful look at the operating budget this year to see if there are areas that can be cut or other areas that need to be built up. We have decided to stay with Coastal Landscaping as our contractor for grounds maintenance in 2009, and it looks like there will be a nominal increase in that cost. Our management fees charged by Select Group, our second largest contract expense, will also rise by over \$1,000. We have not raised the HOA dues in the past couple years, so we will have to look for areas we can economize to stay within the budget. If we can avoid unusual legal fees and have another benign hurricane season, we should be okay. Because the budget is tight, it's important that homeowners pay their dues on time and in full when billed. Please help us and treat those payments as investments in your neighborhood.

One item that continues to rankle is vandalism in Church Point. It hasn't reached the point of a major expense, but it is disappointing and a real nuisance. Graffiti has once again shown up on the newly-painted gazebo, and over the holidays, someone drove a vehicle up on the lawn around the gazebo and in front of Bishop's Court, leaving deep ruts in the ground. This type of vandalism is almost impossible to stop, unless someone can catch them in the act. Please be alert for unusual activity and call the police if you suspect foul play or vandalism.

I hope you will take a look at the article on p. 7 which summarizes the discussion at this year's annual homeowners meeting in October. I would also like all homeowners to consider getting involved in the HOA this year. There will be several positions open on the Board come October.

Neighborhood Watch by LaTanya Cole & The Block Captain Crew

Hello Block Watchers... There are no incidents to report in this newsletter!

See the official police website (www.vbgov.com/epro - click on "Neighborhood Crime Reports") for incidents that may have occurred, but were not reported to CPNW.

Please continue to follow the CPNW safety tips given in the past, especially from the Nov 2008 newsletter, to reduce the likelihood of your car(s) being broken into. Since crime is down, let's take a look at our individual homes to see where security can be improved...

Security Assessments of Homes

Officers certified as Crime Prevention Specialists from the Police Department's Crime Prevention Unit are available to conduct security assessments of businesses, homes, churches or other sites for safety against burglary/theft prevention.

The assessment for homes includes evaluations and review of:

Lighting	Doors	Windows
Locks	Landscaping	Address markings
Security alarms	Fire safety considerations	Closed circuit TV (cctv)
Out buildings (sheds, garages, etc.)	Other strategic considerations	

The goal is to reduce the opportunity for a crime to occur. Officers will provide recommendations to the home owner on ways to make


Church Point Ladies Group

We have some wonderful events planned for the first few months of the New Year!

By the time you read this, we have probably already taken full advantage of Restaurant Week in Virginia Beach and/or Norfolk, January 18th-25th. If you missed it, don't worry, there will be another week like this in the summer. At the end of January, February and March, we plan to hold our famous D & D's (Dessert & Drinks) again at a nearby watering hole. Finally on March 18th, 2009 the Ladies plan to attend the "Taste of Hampton Roads" which is an annual fundraiser for the Foodbank of Southeastern VA. Wouldn't you like to join us?

We currently have about 60 Ladies in our group, but there is room for plenty more! If you would like to join, email your contact (name, email address, ph, etc) info to me (L. Cole elcee62@msn.com).

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1642 Pleasure House Rd.
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757-363-1717
Mon-Fri 10-6, Sat 10-3
www.shorehuggers.com

Church Point Garden Club

By Joan Curtin, 1st Vice-President of the Garden Club



Santa and Mrs. Claus arrived at the Gazebo promptly at 1:00 p.m. on a beautiful December 6th to visit with the children of Church Point. Parents were able to take pictures of their children with Santa and Mrs. Claus, and enjoy cookies and warm apple cider provided by members of the Garden Club. The Garden Club sends their thanks to Santa and Mrs. Claus for taking the time from their busy schedules to visit us here every year.

The Garden Club has a full agenda for the next few months. There will be a presentation to the Club on the Limahuli Gardens in Hawaii in February, a floral workshop in March and again in April, and the various Council of Garden Clubs sponsored activities.

Landscape of the Month Award recipient:

November – The Commons East & Quays Michael & Susan Hauser 3936 Meeting House Road

The **Landscape of the Month** award will resume in April. 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.

Santa at the Gazebo 2008



Thank You, Garden Club!

BROWN DOG

GOURMET MARKET, DELI & ICE CREAM

2472 Pleasure House Road • Chicks Beach, VA 23455 • Phone: 757.460.0678
Winter Hours: 10am – 7pm Monday thru Saturday • 10am – 6pm Sundays

We're back! And we're bigger and better than ever!

- Now featuring an international gourmet market with Greek specialties, gourmet desserts, natural grocery selections, snacks & more.
- Expanded selection of fine meats, cheeses & salads – sold by the pound or in grab 'n go containers (and **cheaper** than local grocery stores).
- Try one of our signature sandwiches or build your own on our assortment of fresh baked breads!



NOW OPEN!

- Enjoy our fresh, self-serve Mediterranean Olive Bar.
- We deliver (minimum order of \$25) and can cater your event.

We Proudly Serve:



Did You Know?

A portion of money from your purchase at Brown Dog Deli gets donated to the SPCA.
That's right!

When you make a purchase at BDD, you're helping to raise awareness of the abuse of animals to a global level, to teach and foster good pet parenting practices, and to promote spay and neuter programs around the world with the goal of eradicating the need to euthanize healthy and adoptable companion animals.

We LOVE dogs!

- When you visit Brown Dog Deli, we really do send you home with a doggie bag. We'll give you FREE doggie biscuits for man's best friend, so Fido's happy too!
- Also, bring in a photo of your pooch and we'll be sure to add it to our "Doggie Wall of Fame".





*Lynnhaven Fish House
Restaurant*

Celebrating 30 years of excellence

We now bring you prices from the '90's

Come celebrate with us!

Our Special Fish House Menu for 2009

Jumbo Crab Cake	\$13.99
Jumbo Fried Fan Tail Shrimp	\$14.99
Linguine Pescatore	\$13.99
Colossal Sea Scallops	\$16.99
Jumbo Stuffed Shrimp	\$16.99
Jumbo Shrimp Scampi	\$15.99
Mediterranean Salad	\$12.99
Crabmeat Salad	\$13.99
Shrimp Salad	\$12.99

Our Fresh Catch

Salmon	\$13.99
Rainbow Trout	\$13.99
Yellow fin tuna	\$14.99
Orange Roughy	\$15.99
Mahi	\$14.99
Flounder	\$14.99

We have a beautiful private room with an outstanding view for your celebrations, meetings, birthdays, or anniversaries. Come create memories with us.

Join our Birthday club and receive an entrée with our compliments during your birthday month. Become a frequent diner in our lunch club and receive a free lunch on your 10th visit

Join us on Saturday or Sunday for Brunch with our new menu, reflecting Recession Prices.

We offer Gift Certificates in any denomination. They make great gifts for any occasion. Receive a bonus \$20.00 gift card for every \$100.00 purchase of Gift Certificates. Purchases may be made online, over the phone or in person.

We open every day @ 11:30, call now for your reservations.

We thank you for your loyal patronage.

Happy Healthy New Year wishes to all!

Homeowners Raise Several Issues at HOA 2008 Annual Meeting

One feature of each annual HOA homeowners' meeting is an open forum during which homeowners can raise questions for the Board or make comments about issues of concern. This year there was good participation and several good issues were raised by Church Point residents at the October 2008 meeting. For those who did not attend the meeting, here is a brief summary of the items discussed.

- LaTanya Cole, head of our Neighborhood Watch program, discussed security matters throughout the community. Ms. Cole also advised the homeowners about three ladies groups that are newly formed in Church Point, including a Welcome Committee for the Association.
- One homeowner voiced a request for the Board to consider adding a pier to the property to replace the one destroyed at the riverfront park in 2003 by Hurricane Isabel. Board President Neal Curtin explained that past Boards had discussed this idea, but there was no money in the budget for it and there are many issues that would have to be considered before doing this – including such things as liability, allowable uses, how to keep it for residents' use only, how to fund it, how to keep it from being a nuisance to nearby residents. The Board agreed that it would be willing to have a committee research this issue, and if there is enough interest to have the matter placed on the agenda for next year's meeting.
- Board Members Steve Carnes and Edie Schlain gave an update on the new hollies to be installed along First Court Road. Steve had visited the nursery to see the hollies we were buying and Edie chaired the committee that is overseeing the project. Some residents wanted to see the hollies planted closer together to provide more privacy, but Mr. Curtin explained the Board's belief that the project represented a good balance between aesthetics, privacy screening, and cost to the HOA.
- One homeowner voiced his concern about his fence being damaged by the contractor during the removal of the red tips. The Board was aware of this situation and is waiting for the contractor to make the repairs. (We were informed that the repairs were subsequently made).
- One homeowner asked whether there is a ban in Church Point on colored lights for outside Christmas decorations. The Board said it was not aware of a formal policy on this, but in the past white lights only had been preferred. Mr. Curtin said the Board would restrict the use of plastic outside statues or blow-up decorations; these would be covered under the covenants, whether at the holidays or not. He said the Board does not want to be Scrooge at Christmastime, but the key should be to keep the displays tasteful.
- There was also a discussion of whether political signs on homeowners' private property were covered by Church Point's restriction on signs. Mr. Curtin said the Board had researched the issue, and Church Point's covenants clearly prohibit signs of any kind. Political signs are no exception, according to our attorneys. Homeowners who posted signs for their candidate were reminded of this restriction, but no fines were assessed and all the signs were gone quickly after the election. We did immediately remove some signs that were placed on common land near the main entrance.

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. You can check past issue of the newsletter for recommendations at our web site www.churchpointonline.com.

Contractor	Recommended by	Type of Work	Comments
Abraham and Sons Floor Company 583-8535	Nicole Goossens	Refinishing hardwood floor	Great job, punctual, polite

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 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). You can get a PDF version in color.

2009 HOA Board of Directors

President:	Neal Curtin	npchurchpoint@cox.net
Vice-President:	Justin Keenan	justinkeenan2003@yahoo.com
Treasurer:	Steve Carnes	sacarnes52@hotmail.com
Secretary:	Eddie Schlain	ediebs@cox.net
At-Large:	Eileen Gower	elg@cox.net

HOA Management Company

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