

# CHURCH POINT HOMEOWNERS ASSOCIATION, INC.

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September 29, 2023

Dear Fellow Homeowners,

As your new HOA President I would like to take this opportunity to introduce myself. My name is Jeff Babb, I moved to Church Point in 2020 with my wife, Maria and two young sons, Joseph, and Michael. I have recently taken over for former HOA President Peter Burke, who resigned after serving for 12 years. Thank you, Peter, for your efforts to maintain our beautiful and historic neighborhood. We greatly appreciate all your service on our behalf. Peter, you will be a tough act to follow! I would also like to acknowledge outgoing Board Member Jack Palmer and Committee Chairs Gary Lauck and Kim Burke for the many hours they have volunteered in helping to make Church Point a wonderful place to call home.

As the new President of the HOA, I want to be your advocate to help keep Church Point one of the most desirable neighborhoods in Virginia Beach. For most of us, our homes are our most valuable asset. By choosing to live in a neighborhood with a Homeowner Association, we know there are standards and rules to help guarantee a consistent level of decorum and presentation that keeps our property values high.

The Board and I recently sent a letter regarding the gas lantern rule. We have heard from many of you who were either not aware of this rule or were concerned the repairs could not be performed before the deadline. We sincerely regret and apologize for any stress or confusion this letter may have caused. Please know that was never our intention. I am afraid in our enthusiasm to help maintain Church Point we failed to realize the timeline was very tight given staffing issues and parts delays many repair companies are currently experiencing. With that in mind, we would like to extend the deadline from November 1, 2023, to June 30, 2024. We have also amended the Rules and Regulations for the Community on this matter to include the use of electric post lights with "flickering torch style bulbs". Hopefully, this will alleviate any stress the letter has caused and give everyone time to ensure the repairs are made. Again, we are sorry, our goal is to work for you, not against you.

As President, I want to hear from you. The Church Point HOA will be 34 years old in 2024 and the Board and I would like your input on improvements, concerns, and future needs you would like us to focus on. Our next quarterly HOA Board Meeting will be held on Monday, October 16<sup>th</sup> at 6:30 pm in the Cellars at the Manor House. There are 380 homes in Church Point, but at last year's Annual Homeowner's meeting attendance did not reach the 10% quorum requirement. We need your participation, so please make time in your busy schedule to join us. United together we can accomplish wonderful things for our neighborhood. The Board members and I look forward to seeing you at the October meeting.

Sincerely,

Jeffrey Babb