



CHURCH POINT POST

Homeowners Association Quarterly Newsletter

President's Corner - Summer 2024

By Gary Lauck, HOA President

As I mark the time since joining the board last fall, I am excited to share the progress we've made in enhancing our community. Our shared efforts are already showing positive results, and we have many achievements to celebrate.

The creation of a dedicated neighborhood website keeps everyone informed about meetings, events, and important updates, all in real-time. By moving our communications online, we've saved the neighborhood thousands of dollars in administrative costs associated with traditional postal mail. The website also empowers every homeowner to make a difference in the community through direct interaction with the board. Please read the short article from the Select Group management team to learn more, and next time you see Johan Goossens out and about, thank him for the many hours he dedicates to running the website and keeping the information flowing.

Landscaping and tree management efforts have been a top priority. With more than 30 older and rotting trees posing potential hazards to properties, we've set aside \$30,000 to address the issue. While this amount isn't enough to fund all of the tree projects this year, it's a good start and the work will continue until completed. We recently contracted the trimming of 18 Holly trees at the Caversham Mews entrance to improve visibility at the intersection with First Court Road. This has made a huge difference in the ability to safely exit the neighborhood.



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We are pleased to announce that we have found dedicated committee chairs for the Architectural and Landscaping Committees. Dave Vaughn and Tanya Manns took on the Landscaping position as co-chairs a few months ago and never looked back. Their committee is putting eyes on just about every inch of the neighborhood to assist the board with prioritizing important projects for the future and to ensure that BrightView's landscaping results are up to Church Point standards.

The Board recently welcomed Susan Hauser as the new chairperson of the Architectural Review and Enforcement Committee (AREC). Susan's background as an engineer managing global construction projects provides the community with an invaluable asset. Susan hit the ground running and is already making an impact. Her leadership will be crucial to maintaining the neighborhood's standards and beauty.

We are still looking for an enthusiastic volunteer to chair the Social Committee, which is vital to the community for organizing and running cherished events such as the children's parades (4th of July and Halloween), multiple happy hours, summertime concerts in the park, and other events that bring our community closer together.

Over the past seven months, our priorities shifted from establishing communications within the community to rebuilding all of the committees from scratch. We then worked to improve the landscaping process and beautification of the neighborhood and are currently working on streamlining and modernizing the Architectural Review process.

Next up on the list will be an increased focus on the community's appearance. As our neighborhood ages, we recognize the importance of maintaining its charm and curb appeal. We ask that you take a fresh look at the condition of your home exteriors, fences, landscaping, and mailboxes and dedicate time to the smaller things that can make a big difference, like power washing or a fresh coat of paint. Your efforts in these areas can contribute significantly to the overall beauty of our community.

As we move forward, we remain committed to fostering a strong, vibrant, and connected community. Your involvement and support are essential to our continued success. Together, we can ensure that our neighborhood remains a wonderful place to live for many years to come.

Thank you for your dedication and cooperation. Let's continue working together to make our community the best it can be.

Best regards,
Gary Lauck

An Important Thank You

The Church Point Board of Directors would like to express our sincere appreciation to the Marx family for allowing us to meet at the Manor House. Not only do they offer up the space each month, but also set up tables and chairs to graciously host the meeting from 6-9pm. We are grateful to have such kind neighbors who go out of their way to support the community.



<https://churchpointmanor.com/>

Calling All High School Students



If you're a rising 9th-12th grader, please join us at the Gazebo on Thursday, August 22nd from 7-9 pm for a back to school mix and mingle gathering. The Social Committee will be providing a DJ, snacks and games. If you've lived here for a long time, come see old friends and if you're new to the neighborhood, come meet new friends!

This is a new event that wasn't previously announced.

Yard and Common Area Signs

Recently there have been complaints registered with The Board and The Select Group regarding signs advertising commercial enterprise and activities on common property and front yards. The HOA Governing Documents state that common areas cannot be used for the promotion or use of commerce. Please contact The Board if you want to place a sign in a common area for a social event that has not been promoted by the Social Committee or Board.

The Governing Documents also define the type of signs acceptable in our front yards. Generally the posting of signage on property is prohibited with the primary exception of "property for sale". For Sale signs must be no larger than six square feet (e.g. 2 ft. x 3 ft.), must be black lettering on a white background and no colors are allowed.

No posting of signs by contractors is allowed at any time.

Health and Beauty have a Cost

By Don Degner, Chairperson of the Budget Committee

A wise neighbor commented that Church Point is becoming a grand old lady, but with age comes new health ailments and fading beauty. Our homes are approaching the 30 year old mark bringing with it a lot of costly ailments. We are all experiencing additional expenses to replace roofs, windows, fences, HVAC systems, overgrown yards, painting and the list continues.

As homeowners, we work from a budget and attempt to prioritize what must be done now and what must wait. This also holds true for your Board and the operation of our Homeowners Association. Our grand old lady is requiring more and more maintenance to sustain her appearance and the main expense is our 33 acres of parks and trails. Many have expressed a desire to beautify areas. Our budget restricts what can and cannot be done within that year. Virginia code states that an HOA budget is formulated based on the maintenance of the current assets and grounds. Anything beyond would require an additional assessment which needs approval by two thirds of the members present at a meeting held for that purpose.

Our automated landscape reporting workflow on the Church Point website has been not only successful but also opened the eyes of this board showing the amount of work that must be done. An arborist walked the grounds with Dave Vaughn, Chair of the Landscaping Committee and identified more than 30 trees that may pose danger of falling. I too was given the tour and there are old growth trees that are extremely large with half rotted trunks that will cost \$3,500 - \$4,500 each to remove. The removal of all the trees far exceeds our budget. RFQs are being bid so the board can assess what can be completed in this fiscal year. The HOA has already removed one large tree that fell on the Thoroughgood Trail and 6 smaller trees costing nearly \$7,500. A new fiscal year is approaching.



The board will be sending a survey electronically to those using the opt-in/opt-out service to discover what you want so a new budget can be created for 2025. Please encourage your neighbors that are members of the HOA to sign up for this service to receive the survey. Thank you for your support and understanding as the Board continues to be transparent and be of service to you.

CHURCH POINT NEIGHBORHOOD 2024 Social Events

Unless otherwise indicated, all events will take place at the Gazebo and are free and family friendly. Happy Hour events will require neighbors to each pick up their own tab and the Holiday Party in December will be a ticketed event.

If you wish to add a neighborhood event to this calendar, we are happy to do so! Connect online on Facebook at Church Point Neighbors.



EGG HUNT FOR FOR CHKD

◆ **Wednesday, March 27, 6-7 pm**

Fundraiser by Circle by the Bay of the King's Daughter's for CHKD



HAPPY HOUR

◆ **Thursday, July 11, 5-7pm**

At Pleasure House Brewing



FESTIVAL OF COLORS: HOLI

◆ **Saturday, April 27, 11 am-2 pm**

Hosted by the Indian community



HAPPY HOUR

◆ **Thursday, September 12, 5-7pm**

At Commonwealth Brewing



HAPPY HOUR

◆ **Thursday, May 2, 5-7pm**

At Commonwealth Brewing



MUSIC IN THE PARK

◆ **Sunday, October 6, 5-7pm**

Pack a chair and a cooler!



ANNUAL YARD SALE

◆ **Saturday, May 18, 8am-1 pm**

Now held annually on the Sat following Mother's Day weekend.



HALLOWEEN COSTUME PARADE

◆ **Wednesday, October 27, 6-7pm**

Fundraiser by Circle by the Bay of the King's Daughter's for CHKD



MUSIC IN THE PARK

◆ **Sunday, June 23, 5-7pm**

Pack a chair and a cooler!



HOLIDAY LIGHTS CONTEST

◆ **Date of judging tbd**



4TH OF JULY BIKE PARADE

◆ **Thursday, July 4, 10 am**

Bikes, scooters, golf carts are all invited!



HOLIDAY PARTY

◆ **Date and info TBD**

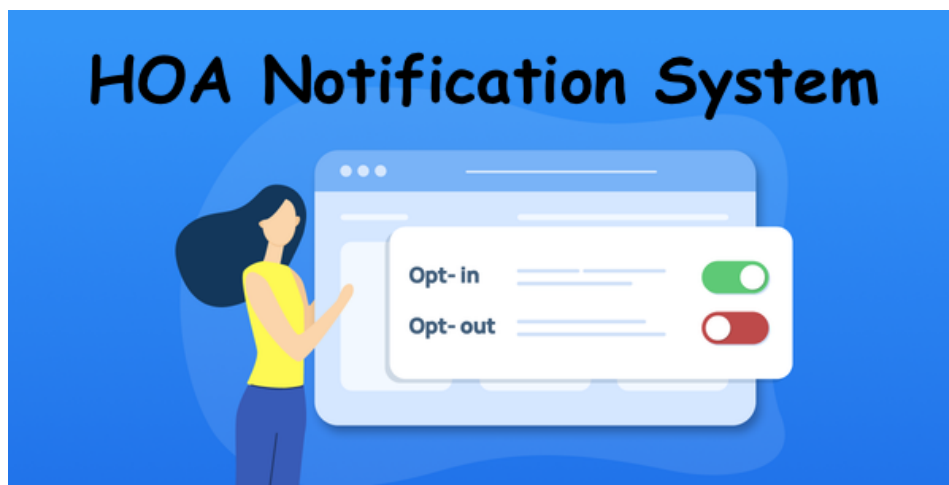
Adults only, please.

social.churchpointhoa@gmail.com | www.churchpointonline.com

Communication Committee

By Johan Goossens, Chairperson of the Communication Committee

Earlier this year, the Communications Committee set up an opt-in/opt-out communications system that allows homeowners to receive notifications about upcoming events and meetings, important information from the board and newsletter releases. To date, 145 people have signed up for this feature. As multiple people per household can sign up, the 145 represent roughly 135 lots. This means that just over one third of the occupied lots (378) has now signed up.



This is not bad for a new feature but we need to recognize that two thirds of homeowners doesn't yet know about this communication system or is not interested in getting the notifications. To continue to grow the subscription list, every homeowner is kindly requested to spread the news.

Next time you talk to your neighbors and/or Church Point friends, encourage them to visit our website to sign up. If they are not interested in event or meeting notifications, tell them that urgent messages from the Board of Directors also go out via this system. Recently, this is how homeowners were informed that trash collection was moved up by the city due to Juneteenth and when fallen or damaged trees cause dangerous conditions in common areas.

Privacy note: The information collected through this subscription process is only used to inform home/lot owners in the Church Point neighborhood of upcoming events, meetings, newsletters and other notices. The Church Point Homeowners Association will be the sole owner of this information and will not be sharing it with any outside third parties. When people unsubscribe, their data will be permanently deleted.

Keeping Church Point The Greatest Place to Live

By Jill C. Albright, The Select Group

As a member of the Church Point Community, you are an essential part of Church Point success. In this context, the word “community” means that you share moments and amenities with your neighbors and others who reside in Church Point.

Yes, you have a volunteer Board of Directors and a management team but they cannot see or hear everything/everywhere. This requires everyone to take pride in Church Point and assist the board and management team in keeping Church Point a beautiful place to live. So as a homeowner, we need your assistance!



If you see suspicious unlawful activity, CALL THE POLICE. For emergencies, call 911. For non-emergencies, call (757) 385-5000.

To report perceived violations of the Governing Documents, Landscaping Concerns, Maintenance Issues of Common Elements or Vendor Concerns, you have a number of options:

- Use the online forms on the [Church Point website](#), or,
- Use the Enumerate Engage Portal provided by the management team.

If you are not on Engage, please contact Crystal Doneff at cdoneff@theselectgroup.us. She will need your email address as that is how you will access Enumerate Engage. Engage is where you will find documents, insurance, forms, budget, financials, contracts and the place where you update your information.

Disclaimer: The board and management will do their best to address your concerns but there are some matters that will take time as there are guidelines in your documents that must be followed and/or money restraints that may prevent immediate resolution.

Virginia Beach Curbside Recycling Services

By Johan Goossens, Chairperson of the Communications Committee

The City of Virginia Beach’s curbside recycling program is very popular and effective. Using those blue bins every two weeks really helps control the amount of trash that goes into the landfill. Just be careful to adhere to the guidelines; putting the wrong items in the blue bin causes inefficiencies that will increase cost. You can find more information on the [City of Virginia Beach website](#) and they even have a tool to determine which day trash and recycling will be picked up next.

Curbside Recycling Collection Rules & Regulations

- Do not bag recyclables.
- Blue recycling bins should be placed curbside between 3PM. the day prior to your scheduled collection day and 7AM on your scheduled collection day.
- Allow 3 feet of space between collection items and other obstacles such as mailboxes, utility poles, and vehicles. Do not place bins under low-hanging wires or tree limbs.
- Bin lids should be able to close securely. Overflowing bins will not be collected.
- Bins should be removed from the curbside and placed out of public view by the end of your scheduled collection day.

Items Accepted in the Recycling Bin

- Paper, cardboard (must be flat)
- Plastic bottle/jugs (#1-7)
- Cartons
- Glass bottles and jars
- Aluminum, tin, steel cans

Items Not Accepted in the Recycling Bin

- Rechargeable batteries (Lithium Ion, Ni-Cd) and devices
- Propane tanks & fuel canisters
- Plastic bags and plastic film
- Household garbage
- Hazardous waste
- Polystyrene (Styrofoam)
- Appliances, electronics and automotive parts
- Ceramics, sheet glass/mirrors, ovenware

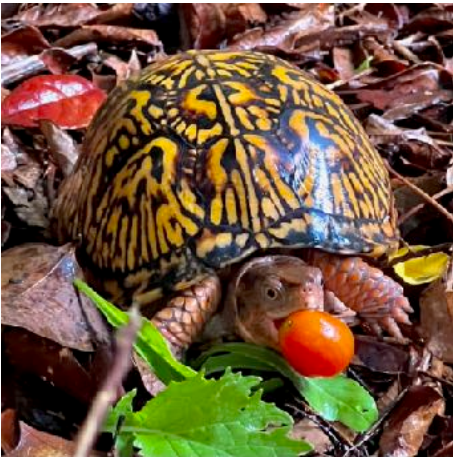


Items not accepted in the curbside waste collection program can be taken the [City’s Landfill and Resource Recovery Center](#).

Church Point Wildlife - A Box Turtle Story

By Johan Goossens, Chairperson of the Communications Committee

Those of us who have lived in Church Point for a long time, have seen a lot of wildlife visiting the neighborhood. When we bought our house in 1998, there were still a lot of empty lots but being adjacent to the well established Thoroughgood neighborhood, we often had some visitors in our backyard (even a red fox). As Church Point fully developed and the bare dairy farm landscape got transformed into beautiful backyards, wildlife followed. Today, we often see rabbits, frogs, toads, skinks and box turtles as well as the less desirable raccoons, possums, snakes, squirrels, rats and mice. Bird populations have done very well over the last decade but butterflies and pollinators are on a decline (especially this year).



So to showcase our wildlife, we will try to bring articles and stories to upcoming newsletters and your contributions are highly appreciated. In this newsletter, we will showcase Church Point box turtles and our encounters with them.

During last summer, we had a box turtle in our backyard and we would occasionally see her crawl around or trying to hide under leaf litter. One time, we even caught her eating one of our cherry tomatoes that had fallen of the plant creating a great photo opportunity.

Later in the fall, we spotted a baby box turtle (about an inch and a half long) and we assumed that we must have had a nest nearby (box turtles typically have a home range of about 750 feet). Unfortunately, this baby was missing part of its nose so we assume it had a bad encounter with other wildlife. It did however not seem to bother it too much.



During the winter, I found a second baby box turtle in our garage. It was not the same one as its nose was still intact. We now started to assume the nest was actually in our backyard. For a few days we monitored the baby and it seemed very happy. Eventually, we set it free and it quickly dug a hole under mulch and leaf litter in our backyard.

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A few weeks ago, my wife saw the adult box turtle again on the Thoroughgood Trail (which runs between Church Point and Thoroughgood from the gazebo in Mews Park to the path to the Thoroughgood House). As we had taking picture last year, we knew it was the same turtle as the shell patterns were the same. This time, she was actually digging a hole and she was laying eggs (at least five at that time). My wife did not want to disturb her so she left and checked

back the next day. Mama turtle had done a fantastic job camouflaging the nest as it was hard to find it again.

After a few Google searches, we learned that it will take 2 months for the eggs to hatch and that the sex of the young turtles is determined by the ambient temperature. Eggs incubated at 70-80 degrees Fahrenheit are more likely to be males, and those incubated above 82 degrees Fahrenheit are more likely to be females.



So the next time you walk one of the Church Point trails, watch where you walk. You might be stepping on a turtle nest or a tiny turtle baby.



So what is your best wildlife encounter in Church Point? Let us know and we'll include it in a future newsletter. You can send your stories and pictures to communications@churchpointonline.com.

Church Point Community Bulletin Board

- 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, please contact the Communications Committee at communications@churchpointonline.com. We'll send you a form with prices and other information you'll need. Newsletters are currently published quarterly.
- If you are looking for babysitters or Church Point youth to do odd jobs, please join the Private Church Point Facebook Group at <https://www.facebook.com/groups/churchpointcommunitygroup>. Young people that want to offer these services, can advertise them in the same private group.
- If you want to contribute an article to a future newsletter, please contact the Communications Committee at communications@churchpointonline.com.
- Past issues of the Church Point Post are available online at the Church Point web site at <https://churchpointonline.com/>.

2024 HOA Board of Directors:

President:	Gary Lauck
Vice President:	Michael Gen
Secretary:	Amit Badiye
Treasurer:	Don Degner
Assistant Treasurer:	Jack Timms

The board can be reached at board@churchpointonline.com.

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Jill C. Albright (jill.C.Albright@theselectgroup.us)
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