



President's Message



On behalf of my fellow board members, thank you to all who attend CPCA meetings, vote in elections, call me and other Board members with suggestions, and most importantly, pay your annual dues. By attending a membership meeting, you are exercising your exclusive and rightful voice in CPCA governance. Equally important, your feedback provides board members with an opportunity to hear, first-hand, your views about the directions the neighborhood is taking. We need to hear these views to (1) hold a clear vision of the kind of community we all want Charter Point to be and (2) to help create a sense of shared value and responsibility in our neighborhood. The extent to which we value our neighborhood represents one of the primary ingredients in the mix that determines how Charter Point fares long term.

I am pleased to report that resident confidence in Charter Point is solid, as evidenced by our growing 2008 membership percentage after a dues increase implemented last year. Member feedback indicates positive approval of the Board for exercising responsible fiscal governance. Looking back at 2007, the following was accomplished: **Community Improvements:** Landscape improvements were made to the front entrance and perimeter wall flower beds; irrigation system repaired and upgraded. **Covenants & Restrictions:** nearly 40 violations were corrected without litigation; an architectural request form was created and posted on the Web site to standardize the architectural review process; documentation relative to all lots were organized, scanned and archived in PDF format. **Hospitality:** Nearly a dozen new residents were welcomed to the neighborhood with a n expanded Welcome Packet and a pineapple; Charter Point marketing materials were produced and made available to Realtors to showcase Charter Point's features. **Membership:** 2007 membership reached near 80%. (Average = 76%); annual dues were increased to \$215 by a landslide member vote. Rental properties joined in CPCA membership for the first time ever. **Security:** Reported vandalism decreased in 2007; ShAdCo provided up-to-the-minute security alerts, thanks to our relationship with this group. **Social:** New social activities were introduced and reasonably well attended (ice cream social, wine tasting). The garage sale was no-cost to participate, a first after nearly 20 years.

Improving residential appearances, advocating for nearby business revitalization and capitalizing on alternative infrastructure improvements are strategic keys to securing Charter Point's future. For example, seizing future grant funding opportunities for community improvements, enforcing covenants and restrictions consistently, forming strategic alliances with nearby neighborhoods and maximizing a cross-section of volunteer expertise are charted as necessary for keeping Charter Point an exceptional community. Hence, the two-prong focus for 2008 targets: **(1) Increasing property values:** Improve neighborhood appearance in terms of yard and property upkeep; advocate strenuously in civic arenas to re-vitalize Arlington, **(2) Building community engagement:** Form tactical alliances with nearby neighborhoods; Offer a different variety of social events; Expand the volunteer task force to maximize resources; patronize nearby Businesses and procure discounts for CPCA member patrons.

In closing, it was my honor to serve as president this past year, and I look forward to furthering member interests in the year ahead. Please join me in heartfelt thanks to my fellow 2007 Board members for their steadfast and tireless commitment to improving the quality of life Charter Point. I challenge all residents to join forces with the 2008 Board to work together with a can-do attitude to bring about positive and lasting results.

~ Linda Hemphill, CPCA president

Don't Forget to Pay Your CPCA Membership Dues

The 2008 Residential Directory goes to press this month.

- ✓ Pay your 2008 dues by April 31 to receive member designation in the directory.
- ✓ Send directory information changes to Doris Barletta by April 15. Call 743-4996 or email bob.b1@comcast.net
- ✓ Do the right thing to support your neighborhood and the amenities enjoyed by all.

Featured in this Issue

President's Annual Report

CPCA FY Financial Report

Membership Meeting Brief

April Yard-of-the-Month

Arlington Visioning Update

Taste of Charter Point

Tidbits

Request for Approval of Construction or Structural Alteration

Request for Approval of Fence Construction, Repair or Alteration

www.charterpoint.org



Happy Birthday, Aries! March 21-April 20

Charter Point Community Association Fiscal Year Financial Report

April 1, 2007 – March 16, 2008

Account Balances as of 03/16/08

| REVENUE | |
|----------------------|--------------------|
| Interest | 77.28 |
| Advertising | 25.00 |
| Membership dues 2007 | 19,805.00 |
| Membership dues 2008 | 25,196.00 |
| Social income | 462.76 |
| Luminaries income | 160.00 |
| TOTAL Inflow | \$45,726.04 |

| BANK ACCOUNTS | |
|----------------------------|--------------------|
| Checking | 6,751.58 |
| Money Market | 19,387.92 |
| Legal | 7,557.12 |
| TOTAL Bank Accounts | \$33,696.32 |

| EXPENSES | |
|---|--------------------|
| Social activities ++ | 468.11 |
| Bank charges | 306.52 |
| C&R enforcement | 4,981.33 |
| Community improvements | 17,259.17 |
| Civic membership dues | 50.00 |
| Hospitality | 22.95 |
| Office supplies | 294.56 |
| Postage | 461.90 |
| Printing (newsletters, directories, annual reports) | 1,911.02 |
| Security | 16,040.88 |
| Taxes & license | 61.25 |
| Benevolence | 50.00 |
| Web site | 118.24 |
| TOTAL outflow | \$41,975.93 |

| PROPOSED BUDGET 4/1/07 - 3/31/08 | |
|---|--------------------|
| Income | |
| Interest | 84.00 |
| Advertising | 50.00 |
| Membership | 53,924.00 |
| Yard Sale | 25.00 |
| Miscellaneous | 125.00 |
| Social/Luminaries | 650.00 |
| TOTAL Projected Income | \$54,858.00 |
| Expenses | |
| Social activities | 575.00 |
| C&R enforcement | 4,864.00 |
| Community Improvements | 17,500.00 |
| Bank charges | 324.00 |
| Office supplies/postage | 852.00 |
| Printing | 2,000 |
| Security | 17,200.00 |
| Taxes & License | 65.00 |
| Hospitality | 50.00 |
| Miscellaneous ** | 425.00 |
| TOTAL Projected Expenses | \$43,855.00 |
| OVERALL Total | \$11,003.00 |

++ Funded by participants

** Web site, Benevolence, Bulletin Board, Membership

Detailed financial reports for the Charter Point Community Association are presented at monthly board meetings and at semi-annual association meetings. Financial reports are available for inspection by dues paying members.

~ Bobby Huey, Treasurer



CPCA Membership - It's the Right Thing to Do!

If you have not yet paid your 2008 dues (\$215), please remit as soon as possible to Terri Ryder, Membership Chair, 4312 Fern Creek Drive. Remember to note any family information changes on the Residential Information card that accompanied your dues notice. This information is used to update the annual Charter Point directory. Thank you for your continued support.

CPCA members enjoy exclusive privileges, such as voting rights and voice in business matters, receiving a Charter Point residential directory, and special invitations to members-only activities, and social event discounts. Only CPCA members are eligible to serve on the Board.



CPCA Membership Meeting
March 17, 2008 University Park Library

Board members present: Officers - Linda Hemphill, Ernie Waller, Walt Holton, Bobby Huey; Committee chairs: Bob Barletta, Craig Hemphill, Susan Davis, Terri Ryder, George Odongo, Mary Sink. Special

Guests: Clay Yarborough, *Jacksonville City Council District 1*; Tyler Winkler, *Communities in Schools of Jacksonville*.

President's Message briefed to summarize 2007 accomplishments and 1008 goals. Hardcopy report distributed to attendees for their review. Treasurer's report presented in threefold format: Fiscal year (April 1, 2007 - Mar 31, 2008); Calendar year (Jan 1, 2007 - Dec 31, 2007); proposed FY 2008 budget. Funds are drawn from interest-bearing money market when needed to pay bills from checking account. Treasury balances (as of 3/17/08): Checking account: \$6,751.58; Legal account: \$7,557.12; Money Market: \$19, 387.92. Motion carried to approve the Treasurer's report as submitted.

Board election - Committee Chair positions: Nominations accepted from the meeting floor. The following candidates were elected by majority vote of members present - Community Improvements (Ben & Carol Allen, co-chairs); Covenants & Restrictions (Craig Hemphill), Hospitality (Susan Davis), Membership (Terri Ryder), Security (George Odongo), Social (Mary Sink). Each will serve a two year term (April 1, 2008 - March 31, 2010).

General Q&A session - Neglected lawns in Charter Point are a nuisance and embarrassment to residents. The C&R chair will lead a Board effort to remedy the situation. A C&R revision project is underway that will include provisions for lawn upkeep and other areas of necessity. Education efforts will be emphasized to reinforce the C&R requirement to apply for architectural approval before beginning any exterior remodeling or construction project, such as re-roofing, fence installation or replacement, adding a room addition, etc. Two user-friendly architectural application forms are now available on the Charter Point Website (www.charterpoint.org) to help standardize the application process: (1) General construction, (2) Fence construction. These forms will also be publicized periodically in the newsletter. Since May 2007, the C&R committee worked to correct over 30 violations amicably; approved several C&R-compliant exterior construction projects; disapproved vinyl and chain link fencing. A social activity survey will be sent to all residents to determine the type of activities that most interest everyone. Information will be used to build the upcoming social calendar. The children's Easter egg hunt and Halloween parade were canceled due to lack of participation.

Special guests: Tyler Winkler of Communities in Schools presented an overview of *Take Stock in Children*, a mentoring and college scholarship program in place in middle and high schools. Ms. Winkler expressed a need for mentors to work with Arlington and Ft. Caroline middle school students, which will tie into the *Achievers for Life* program, a targeted program to improve the lagging graduation rate at Terry Parker High School. City Councilman Clay Yarborough discussed the status of the Gazebo Shopping Center, Arlington Seeds of Change project, Arlington visioning, and pledged to look into Fern Creek Drive drainage and clearing Fern Creek obstruction to remedy stagnant tidal water. Gazebo center status: the property owner proposes a major façade remodeling project to improve appearances; no word on a new tenant for the empty Publix property; a Mexican restaurant may open in the Gazebo Café location. The Arlington *Seeds of Change* group meets monthly at JU in the Gooding Building and is open to the public.

Next CPCA Board Meeting - April 21 7:00 PM 4408 Fern Creek Drive
Next CPCA Members Meeting - September 15 University Park Library

April Yard of the Month

Congratulations to
Robert & Bette Wilson
4372 Oak Bay Drive, W.
Lot 95



"Always neat and well cared for, with a nice variety of plants placed in an interesting and pleasing landscape." *Note: Only CPCA members are eligible for consideration for Yard of the Month.*



A tip of the trowel and a green thumb up to outgoing Community Improvements chairman, Bob Barletta. Thanks, Bob, for doing a fine job keeping *Charter Point's medians, entry and perimeter wall landscaping looking top notch.*

**Charter Point
Community Association Board**

President:

Linda Hemphill
5487 River Trail Road, N.
745-1833 or cpcanews@aol.com

Vice-president:

Ernie Waller
4545 Oak Bay Drive, W.
743-3395 or earnest.waller@comcast.net

Secretary:

Walt Holton
4304 Fern Creek Drive
762-1502 or wholton@bellsouth.net

Treasurer:

Bobby Huey
4499 Charter Point Blvd.
743-9837 or yeuh@aol.com

Community Improvements:

Ben & Carol Allen
4534 Oak Bay Drive, W.
745-3164 or yougocarol@yahoo.com

Covenants & Restrictions:

Craig Hemphill
5487 River Trail Road, N.
745-1833 or rcraigh@aol.com

Hospitality:

Susan Davis
4364 Oak Bay Drive, W.
745-0692 or capt27@comcast.net

Membership:

Terri Ryder
4312 Fern Creek Drive
745-1074 or steveryder@comcast.net

Security:

George Odongo
4408 Charter Point Blvd.
745-0231 or odongog@bellsouth.net

Social:

Mary Sink
5467 River Trail Road, S.
762-1066 or chipsink@bellsouth.net

A Taste of Charter Point

French Toast Casserole

1 loaf French bread (13-16 oz.)
8 large eggs
2 cups half-and-half
1 cup milk
2 tablespoons granulated sugar
1 teaspoon vanilla extract
1/4 teaspoon ground cinnamon
1/4 teaspoon ground nutmeg
Dash salt
Praline Topping, recipe follows
Maple syrup
Mixed berries (optional)



Slice French bread into 20 slices, 1-inch each. (Use any extra bread for garlic toast or bread crumbs). Arrange slices in a generously buttered 9x13 baking dish in 2 rows, overlapping the slices. In a large bowl, combine the eggs, half-and-half, milk, sugar, vanilla, cinnamon, nutmeg and salt and beat with a rotary beater or whisk until blended. Pour mixture over the bread slices, making sure all are covered evenly. Spoon some of the mixture in between the slices. Cover with foil and refrigerate overnight.

The next day, preheat oven to 350F. Spread praline topping evenly over the bread and bake for 40 minutes, until puffed and lightly golden. Serve with maple syrup and a side of mixed berries (optional).

Praline Topping:

1/2 pound (2 sticks) butter
1 cup packed light brown sugar
1 cup chopped pecans
2 tablespoons light corn syrup
1/2 teaspoon ground cinnamon
1/2 teaspoon ground nutmeg



Combine all ingredients in a medium bowl and blend well. Makes enough to cover the entire casserole.



Charter Point Community Garage Sale

**Saturday, May 17, 2008
8:00 AM to 2:00 PM.**

No charge to participate! Lots of buying traffic!

Don't miss out on a great opportunity to turn household items and crafts you no longer want or need into a tidy profit. Our garage sale is a long-standing annual event, eagerly anticipated by repeat buyers.

Spring is not the best of seasons. Cold and flu are two good reasons; wind and rain and other sorrow, warm today and cold tomorrow. ~Author Unknown

Arlington Visioning

UPDATE

On March 5, the Greater Arlington/Beaches Planning Districts kicked-off a visioning process, with a community forum and panel discussion at the Pablo Creek Library. Zyscovich Architects are consulting in the project. Councilman Clay Yarborough will be forming a committee, hopefully assisted by other community leaders, to cultivate a "vision" for Arlington. Community input is needed to develop the ideas for better transportation and beautification, including residential and commercial. It is not the intent to change Old Arlington, but to "bring it up to date," stimulating gentrification. To voice your opinion, log onto the Zyscovich Website (www.zyscovich.com), scroll down to *Jacksonville Vision Plan* and click on "Comment Now."



Celebrate Nature's Fireworks

Did you know that April is *Florida Butterfly & Butterfly Gardening Month*? Celebrate spring at the Tree Hill Nature Center on Saturday, April 26, 2008 at the 7th Annual Butterfly Festival. The festival features a butterfly exhibit, games and activities for children, live entertainment, special lecturers, food and much more. Guests are encouraged to roam the trails, learn more about butterfly gardening and the environment from local experts, and shop at the Monarch Mall where vendors showcase everything from native plants to yard art and jewelry.

The event runs from noon to 5:00 p.m. and culminates with nature's fireworks - a live native butterfly release. "You will experience a close encounter with 1000 of the gossamer-winged creatures at Tree Hill Nature Center's signature event," said Lucy Cortese, Tree Hill executive director. Over 4,000 nature enthusiasts enjoyed last year's butterfly festival. This year's event commemorates Tree Hill's 37th anniversary as Jacksonville's Nature Center and is the premier butterfly festival of Northeast Florida. Festival sponsors and partners will be recognized at a 1:00 pm ceremony in the new beautiful 250-seat amphitheater. Don't miss this perfect welcome to spring. Admission: \$5 Adults, \$2 Children. Proceeds help Tree Hill Nature Center promote its three-fold mission of Teach Green, Live Green, and Conserve Green.

Located on Lone Star Road in Arlington, Tree Hill is home to 50 acres of trails, a Florida Natural History Museum, butterfly and hummingbird gardens and native animals. For over three decades, it has provided the best in environmental and energy education to our community. For more information, call Tree Hill Nature Center at 724-4646.



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CHARTER POINT COMMUNITY ASSOCIATION

REQUEST FOR APPROVAL OF CONSTRUCTION OR ALTERATION OF STRUCTURES

This form is designed to provide Charter Point homeowners with a convenient method of complying with the covenants and restrictions (found at www.charterpoint.org), relating to construction of new structures and modification, remodeling, or repair of existing structures (See Article III, Section 8). Specifically, homeowners must submit the information elicited by this form to the Association, channeled through its Covenants and Restrictions committee, which has limited authority to approve and disapprove proposed construction. Use of this form does not alter any of the requirements of the covenants.

Date of Request: _____

Homeowner's Name: _____

Property address: _____ Lot #: _____

Telephone: _____ Cell: _____ Email: _____

Proposed improvement: _____

Location of improvement on the lot (Attach a copy of building permit if applicable and copy of contractor's proposal):

Type of structure: _____

Specifications:

Dimensions: _____

Materials: _____

Color: _____

Contractor: _____

Estimated commencement date: _____ Estimated completion date: _____

Owner's signature: _____

Provide form to chairman of covenants and restrictions committee

R. Craig Hemphill 320 East Adams Street Jacksonville, Florida 32202
Email address for scanned documents and email: RCRAIGH@AOL.COM

FOR CPCA BOARD USE:

Reviewed by: _____ Date: _____

Approved: _____ Denied: _____ Conditional Approval: _____

Comments and conditions: _____

Homeowner notified (date) _____ by (mail) _____ (phone) _____ (email) _____

Use separate form for each STRUCTURE

CHARTER POINT COMMUNITY ASSOCIATION

REQUEST FOR APPROVAL OF CONSTRUCTION, REPAIR, OR ALTERATION OF FENCE OR WALL
OR PLANTING OF HEDGES

This form is designed to provide Charter Point homeowners with a convenient method of complying with the covenants and restrictions (found at www.charterpoint.org), relating to construction, repair, or alteration of fences or walls or planting of hedges (See Article III, Section 7). Specifically, homeowners must submit the information elicited by this form to the Association, channeled through its Covenants and Restrictions committee, which has limited authority to approve and disapprove proposed construction. Use of this form does not alter any of the requirements of the covenants.

Date of request: _____

Homeowner's Name: _____

Property address: _____ Lot #: _____

Telephone: _____ Cell: _____ Email: _____

The following statements must be true to allow the fence, wall or hedge to be approved:

- The location is not closer to the front of my Lot than the front line of the main residence;
- The location is on the rear or interior side lot line;
- The location is not closer, at any point, than 25 feet from any right-of-way line, if a corner lot;
- It is not higher than six feet from the normal ground level;
- For fences, the support post shall be placed on the interior of my lot.
- The fence is not constructed of chain link or wire.

By signing this request for approval, I am certifying that the construction of the proposed fence will meet each of the above requirements, and I understand that the approval will be rejected if any of those requirements is not met.

Attach a drawing, copy of building permit if applicable, and copy of any contractor's proposal, including Location: _____

Height: _____ Materials: _____

Note: By precedent, vinyl fences have been disapproved consistently in Charter Point

Color: _____ Landscaping: _____

Contractor/phone/address: _____

Estimated commencement date: _____ Estimated completion date: _____

Owner's signature: _____

Owner certifies the above statements as true

Provide form to chairman of covenants and restrictions committee

R. Craig Hemphill 320 East Adams Street Jacksonville, Florida 32202
Email address for scanned documents and email: RCRAIGH@AOL.COM

**Use separate form for each
FENCE or STRUCTURE**

FOR CPCA BOARD USE:

Reviewed by: _____ Date: _____

Approved: _____ Denied: _____ Conditional Approval: _____

Comments and conditions: _____

Homeowner notified (date) _____ by (mail) _____ (phone) _____ (email) _____