



Charter Point Notes



April 2011

"April hath put a spirit of youth in everything."
- William Shakespeare

2011 Charter Point Community Association Board

President:

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

Vice-President:

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

Secretary:

Jill Smith
5457 Pearwood Dr.
619-9010

Treasurer:

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

Community Improvements:

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745-3164 or benallendeere@yahoo.com

Covenants & Restrictions:

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

Hospitality:

Nancy Barnes
5478 River Trail Road N.
744--9055 or nancyfsu76@aol.com

Membership:

Bob Barletta
4432 Fern Creek Drive
743-4996 or bob.b1@comcast.net

Security:

Nathan Jackson
4440 Oak Bay Drive, W
762-1983 or nej904@aol.com

Social:

Carol Allen
4534 Oak Bay Drive, W.

Newsletter Editor / Breaking e-News:

Linda Hemphill

Residential Directory Coordinator

Doris Barletta

Webmaster

Rene Sapia renesapia@comcast.net

President's Message

As President of your Charter Point Community Association, please accept my sincere thanks to everyone who attended our Semi-annual Members' Meeting on Monday, March 21st at the University Park Library. Your presence at this meeting signified to me your interest in not only knowing what's happening in your neighborhood but the desire to make known to board members your concerns and management desires.



Over the past two years, I have been blessed with a great Board of Officers (Vice President - Ernie Waller, Secretary - Linda Hemphill, and Treasurer - Bobby Huey) and Committee Chairs (Hospitality: Nancy Barnes, Membership: Bob Barletta, Covenants & Restrictions: Craig Hemphill, Community Improvements: Ben Allen, Security: Nate Jackson, and Social: Carol Allen), who worked cooperatively in the management of our community affairs.

Often times issues surfaced that appeared to have fallen onto one board position only. However, immediate resolution of these issues could not be accomplished by one individual and had to be addressed by the entire board. When issues are raised, our goal is to quickly address all concerns and to get feedback to you as soon as possible. Because we're all challenged with competing activities (work, family, etc.), you can imagine how thrilled I am to have a dedicated TEAM who understands there is no "I" in the word TEAM!

I am also honored by your trust and confidence in electing me as President, Linda Hemphill as Vice President, Jill Smith as Secretary, and Bobby Huey as Treasurer to serve as Association Board Officers for 2011 - 2013. On behalf of these officers, we promise to serve honorably and to conduct the business of our Association as if it was our own!

As I close, please join me in heartfelt thanks to my fellow Board members for their steadfast support and tireless commitment to improving the quality of life in our neighborhood. I challenge all residents to work cooperatively and with a can-do attitude to bring about positive and lasting results, not only in Charter Point, but the Arlington Community.

Walt Holton
President, Charter Point Community Association



William & Jo-Ann Fiore
5362 Oak Bay Drive, E., Lot #220
&

**Rich Benedetto and Trish Benedict, and
her mother, Elaine Acosta**
5375 Oak Bay Drive, Lot# 116

Charter Point Community Association

Members' Meeting Summary

The semi-annual Charter Point Community Association meeting, held March 21, 2011, at the University Park Library, was called to order at 6:35 PM by Walt Holton, CPCA president. Other Board members present: Ben Allen, Carol Allen, Bob Barletta, Nancy Barnes, Linda Hemphill, Bobby Huey, Ernie Waller. Absent: Craig Hemphill, Nate Jackson. Association members present are noted on the attendance roster filed with these minutes. Guests: Clay Yarborough, City Council – District 1; Lindsay Brock, City Council candidate – District 1.

President's Remarks: Walt Holton summarized CPCA accomplishments in 2011: the revised Covenants & Restrictions exceeded sufficient written consent needed to enact them. CPCA dues are now mandatory for property owners who take title on or after April 22, 2010. C&R enforcement measures made headway in improving poor lawns and removing visible clutter. Lawn standards were drafted and printed in the newsletter to help improve curb appeal. Litigation continues concerning an exterior construction matter. The *Charter Point Notes* newsletter is now largely distributed electronically vs. paper copy to save costs and expedite delivery. 2011 CPCA membership to date is on par with 2010. Social ideas are needed to help resurrect Charter Point's lagging social life. Suggestions are welcome. A Community Improvement Workday will be held at least once per year. Work Day participants are volunteers, not commercial labor. A newsletter editor is needed, as well as more copy input. Residents are asked to provide ideas on what they would like to see in the newsletter, moving forward.

Treasurer's Report: Bobby Huey presented the treasurer report, including current bank balances, itemized transactions since September 2010, register report (September 2010 to date), 2010 FY spending report and 2011 FY budget. Huey noted approximately 90% of the budget relates to the cost of security patrols and community improvements (common area upkeep, beautification). C&R expenses relate to abandoned lawn clean-up at abandoned properties, lien filing fees, and attorney fees. Social events break even. No CPCA revenue is used. Account balances as of March 21, 2011. Motion carried unanimously to approve the treasurer's report as submitted.

CPCA Checking	\$2,653.94
CPCA Legal	10,379.70
CPCA Savings	18,417.92
Total Bank Accts	\$31,451.56

Board Election: Board officer elections were held by secret ballot, conducted by Bob Barletta. Two proxy ballots were received. Ben Allen and Harry Cross counted the ballots. There were no nominations from the meeting floor. Prior to the meeting, Ernie Waller withdrew his name from the ballot as a candidate for Vice President; Linda Hemphill was later designated by the nominating committee as a candidate for vice president. Officers elected by majority vote (two year terms, 2011-2013): Walt Holton (president), Linda Hemphill (vice president); Jill Smith (secretary); Bobby Huey (treasurer). Terms of office will begin April 1, 2011.

Nearby Land Development Update: Ordinance 2011-38 (Edenfield Road Frontage Waiver): A Waiver of Road Frontage application was submitted for consideration for an unimproved 1/2-acre parcel of land off of Edenfield Road that backs up to several lots along Fern Creek Drive. Charter Point opposition has been ongoing since learning of the waiver application. A letter of opposition was sent on February 20, 2011, to the City Council and the City Planning & Development Department. A small contingency of concerned residents have attended at least two subsequent City Council meetings. If the waiver is granted, there will be serious adverse implications to Charter Point -- drainage run-off and septic exposure to several Fern Creek properties and potential property devalue to Charter Point as a whole. Residents are asked to attend the City Council meeting on Tuesday, April 19 at 5PM, when the matter will be put to a vote. Key points are summarized, as follows:

- The waiver applicant failed to provide proper notice by posting a sign on the nearest proper road (Edenfield Rod) with directions and distance to the affected parcel.
- The City Planning Dept has recommended denial of the application based on various issues.
- The original lot of record has been subdivided into 3 lots by the person who recently sold this lot to the applicant. The recent subdividing should have triggered small subdivision rules requiring utility connections, proper road, drainage, and waste pickup, regardless of whether it was sold with the intent of development or not.
- Plans for the property include a residence that does not conform to abutting properties on Fern Creek Drive or to the nearest homes on the private drive. Of comparable concern, a similar parcel located at 4298 University Boulevard N (across from Charter Point), originally sold for \$200,000 in Jan 2007 and was sold a few months ago for \$76,500. It also includes a smaller residence, and the builder was allowed to put in a septic mound even though a sewer system runs along University Boulevard. That lot was significantly smaller than one would normally be allowed to place a septic tank.
- The proposed Edenfield property abutting Fern Creek Drive is installing a potable well, even though a major fuel contamination site is located a few hundred feet south (at the convenience store at 4275 University Boulevard N, formerly a gas station). The contamination plume is moving in a North/Northwest direction. The proposed Edenfield property is located north of the contamination.
- City Council has ignored all Planning Dept. recommendations for denial of waivers since 2006 when the last denial was issued. Arlington needs the City Council to cooperate with the Planning Dept. in an effort to stabilize property values and provide for sensible development of remaining infill lots in Arlington which complement the existing properties rather than detract from them.
- Granting this waiver will set a precedent for doing the same and possibly further subdividing the remaining unimproved lots on this Edenfield private drive. This added density on this private drive will create drainage problems if all use septic mounds, create additional trash cans at Edenfield Road on trash day, and create safety issues since the road was not designed to provide for access of Fire and Rescue equipment.

Q&A Session:

Charter Point needs more street lights; residents and lawn services should stop blowing leaves into the storm drains (City ordinance prohibits this); water flow is impeded in Fern Creek due to leaves and fallen tree limbs, necessitating City or EPA intervention.

Respectfully submitted,

Linda Hemphill,
Outgoing Secretary

Charter Point Community Association Financial Report

January 1, 2010 – December 31, 2011

Account Balances as of 03/21/11

REVENUE

Interest	127.02
Advertising	135.00
Membership dues 2010	28,600.55
Social income	00.00
Luminaries income	408.00
C&R enforcement	800.00

TOTAL Inflow **\$30,070.57**

BANK ACCOUNTS

Checking	2,653.94
Savings	18,417.92
Legal	10,379.70

TOTAL Bank Accounts **\$31,451.56**

EXPENSES

Social activities ++	12.00
Bank charges	29.00
Benevolence	208.92
C&R enforcement	2,476.50
Community improvements (common areas)	14,551.28
Hospitality	45.40
Office supplies	164.89
Postage	316.12
Printing (newsletters, directories, annual reports)	1,265.09
Security	13,185.30
Web site	131.24

TOTAL outflow **\$32,386.34**

Proposed Budget FY 2011 (01/01/11 – 12/31/11)

Income	
Interest	143.00
Advertising	135.00
Membership 2011	32,465.00
Social	300.00
C&R Enforcement	1,500.00
Luminaries	408.00

TOTAL Projected Income **\$34,951.00**

Expenses	
Social activities++	300.00
C&R enforcement	1,500.00
Community improvements	14,551.00
Bank charges/Misc	130.00
Office supplies/postage	490.00
Printing	600.00
Security	13,185.00
Web site	131.00
Hospitality/Benevolence/Civic dues	365.00
Luminaries	800.00

TOTAL Projected Expenses **\$32,052.00**

OVERALL Total **\$2,899.00**

++ Funded by participants

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

The Charter Point Community Association Board of Directors has the primary responsibility of ensuring that the best interest of all homeowners is the first priority in all decisions. Our commitment to you is to continue to be proper stewards of CPCA resources and maintain the community as one of the most desirable places to live in the area. The Board wishes to extend a special thank you to all who have been supportive in helping us accomplish this task. **All homeowners are reminded to become familiar with the Charter Point Covenants & Restrictions**, applicable to all proper-ties regardless of CPCA membership status. You can view and download/ the C&R from www.charterpoint.org. C&R FAQ's, also on the Website, will assist you in understanding the restrictions and can answer many of the routine questions you might have. CPCA Association bylaws are also available on the Web site.

New Neighborhood Reporters



Many thanks to **Ginny Richey** and **Karen Blackwelder** for agreeing to help with delivery of printed newsletters to residents when published twice annually:

Ginny Richey has taken over for **Lula Odongo**, covering lots 134-141, 188; Lula, thanks for your support!

Karen Blackwelder replaces **Sheila Ward**, covering lots 78-81, 183-187. Best wishes and thanks to the Wards, who moved to a new neighborhood.

April - Yard of the Month

Andy & Elizabeth Palmer
4479 Fern Creek Drive
Lot 35



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President

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If you're not a member of the **Charter Point Breaking e-News Group**, you're missing out on receiving important news of immediate interest that can't wait for the next newsletter. Breaking e-News members also automatically receive an e-copy of the **Charter Point Notes** newsletter each month. To join, contact Linda Hemphill, Breaking e-News Administrator, at cpcanews@aol.com.

All Breaking News emails are sent bcc: Email addresses are held in strict confidence by the Administrator. **Attention: Breaking News members - Be sure to notify cpcanews@aol.com if you change your email address!**



... To Pay Your CPCA Membership Dues!

The month of April is the time for spring break and spring cleaning! Remember, if you haven't already paid your 2011 dues to the Charter Point Community Association, please take a "break" and add this task to your "spring clean-up" list.

Payment may be delivered or be mailed to Robert Barletta, Membership chairman, 4432 Fern Creek Dr., Jacksonville, FL 32277. Also, please remember to fill out the personal information card (included with your dues reminder letter) with pertinent data you want published in the Residential Directory. Or submit the form included in this newsletter (p.6). Directory information should be sent to Doris Barletta by April 15 in order to expedite layout and publishing.

You may also contact Bob and Doris by calling 743-4996 or email bob.b1@comcast.net. Many thanks for your prompt response.

Before launching any exterior home improvements, such as structural expansion, fence construction, painting, driveway paving, roofing, etc., be sure to heed certain requirements within the Charter Point deeded covenants and restrictions, which outlines what is expected before commencing an exterior construction project and the parameters of what is permitted. It also lists the steps necessary to obtain approval for the proposed construction. Obtaining approval for your construction project is not a difficult process, but it is required to be sure that each project falls into the guidelines set forth by the C&R.

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: _____

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

Proposed improvement/Type of structure: _____

Note: improvements covered by Article III, Section 4, must be in rear of lot and be walled, fenced, or sufficiently landscaped so that the structure is obstructed from view from outside the lot.

Dimensions: _____

Materials: _____

Color: _____

Landscaping: _____

Contractor: _____

Estimated commencement date: _____ completion date: _____

Owner's signature: _____

Provide form to chairman of covenants and restrictions committee

Florida Driver's License FYI

When was the last time you renewed your Florida Driver's License? If the answer is prior to 2010, be advised that beginning January 1, 2010, Florida has instituted new documentation requirements for residents renewing or obtaining a new driver license or identification card.

For Florida residents wishing to obtain a new driver license or identification card, legally change their name prior to their renewal date, or immediately replace a lost or stolen license or ID card, must come prepared with the proper documentation – Proof of Identification, Social Security Number, and Residential Address. The time you will spend completing your transaction on the first visit will directly relate to your having in possession the required proper documentation. Examples of these items include:

- Proof of Identification: Original or certified U.S. birth certificate; a valid U.S. passport; a consular Report of Birth Abroad; a certificate of Naturalization (Form N-550 or N-570); or a certificate of Citizenship (Form N-560 or N-561).
- Proof of Social Security Number (SSN): SS Card issued by the by the Social Security Administration, W-2 Form or 1099 Form showing name and complete social security number.
- Proof of Residential Address: Two (2) items mailed to you that contain your address. Acceptable is a mortgage statement, voter ID card, a utility bill, a car insurance policy, Florida voter registration card, among many others.

For more information on renewing your Florida Driver's License, visit the Florida Department of Highway Safety and Motor Vehicles website (<http://www.flhsmv.gov/ddl/renewing.html>) or <http://www.gathergoget.com>. Driver License services are also provided by the Duval County Tax Collector's Office. Nine locations currently process driver license transactions. An additional \$6.25 service fee is charged for services provided by the Tax Collector's Office.



CHARTER POINT RESIDENTIAL DIRECTORY INFORMATION

The 2011 Charter Point Directory will soon go to press. Please review your directory information for accuracy.

Family Name (Last) _____ First Names _____

Other adults in household [optional] _____

Children living at home (first names only) _____

Address _____ Lot # _____

Telephone _____ () unlisted but OK to publish () Do Not Publish

Employment (employer name or occupation): _____

Employment (employer name or occupation): _____

Email _____ () Charter Point records only; Do Not Publish () Ok to publish

Email _____ () Charter Point records only; Do Not Publish () Ok to publish

Other Information _____

Contact Doris Barletta, Directory Coordinator, with updated information. 904-743-4996, bob.b1@comcast.net