

Charter Point Notes



July 2009

Patriotism is easy to understand in America. It means looking out for yourself by looking out for your country. ~ Calvin Coolidge

2009 Charter Point Community Association Board

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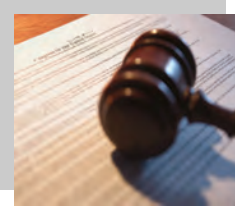
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President's Message

Dear Neighbors,

Twice this year, dues request letters were mailed to all Charter Point property owners seeking payment of membership dues for 2009. As of this writing, only 160 (66%) of the 241 property owners have responded to these requests with payment. As president of your Community Association, please know that I am truly grateful to everyone who paid their dues and, once again, am asking the 81 (34%) non-dues paying property owners to respond with payment.

The economic slowdown of our Nation's economy has affected almost everyone in recent years. While subtle signs of economic growth can be seen, the recovery process will take time and meticulous management of available resources. We, the board members of Charter Point Community Association (CPCA) are charged with the fiscal management of CPCA funds and will keep you apprised of issues and budget execution during the Semi-annual Members' Meeting this fall, throughout the year in the monthly newsletter and, as necessary, through special correspondence.

In order to sustain our 2009 operational budget for the remainder of this year, we need members' help persuading the remaining 81 property owners to pay membership dues! Not only is it unfair that 66% shoulder the financial burden of the community, but existing funds are insufficient to sustain standard operations unless forward-thinking measures are taken to reduce expenditures. To this end, the Board is considering options to reduce expenditures in the areas of greatest expense, Community Improvement and Security.

While no reductions have been made yet, prudent steps are being planned and will be executed depending on the results of this dues appeal! What I'm asking of members, without being intrusive, is to engage your neighbors in a friendly and cooperative dialog about joining the association. Highlight the qualities of our neighborhood as compared to other areas and how dues contribute to the overall well being of our community. Should you have question regarding this initiative, please contact me or other board members. And yes, we are open to optional payment plans.

Thank you. I look forward to welcoming each new member!

Walt Holton, CPCA President

Upcoming Charter Point Activities!



National Night Out

A community drug & crime prevention event!

Tuesday, August 4

Open House Socials

7:00—8:30 PM
5487 River Trail Rd, N.

Other locations TBA

Turn on your porch light at dusk on Tuesday, August 4 and leave on all night to send the message — Charter Point SAYS NO to drugs & crime!

Look for the detailed event flier later this month!



Message from the Mayor

Dear Friends:

We have so much to be proud of in our city. Jacksonville has the largest urban park system in the country and one of the nation's greatest natural resources running through the center of our downtown. Our

seaport is the American gateway for automobiles, lumber, paper, steel and consumer products, and our city is home to more than 50,000 military men and women who serve and protect our nation each day.

However, due to cuts from Tallahassee, combined with the global economic crisis and an unsustainable pension system, our city is facing a severe budget crisis. Although we are not at risk of bankruptcy, the needs of this city are greater than its available revenue. To address our city's financial crisis and ensure that critical services remain intact, I plan to propose significant cuts to the budget, important pension reforms and a modest increase in property taxes.

First, at my direction, the city's budget and management teams have identified \$40 million in additional cuts for the upcoming budget. These cuts include a 5 percent across-the-board budget cut in all non-public safety departments and the elimination of more than 100 positions.

In addition, we will take to the collective bargaining table an aggressive pension reform plan. We can no longer continue to promise something no one else in this country gets. Six years ago, our annual pension obligation was \$40 million. Next year, it will be \$110 million. Ten years from now, the pension obligation will be \$260 million. Maintaining this exponentially increasing system is just not an option.

Next month, I will propose a series of reforms that will be fair, competitive and sustainable. Key elements of pension reform could include modifying the 8.4 percent DROP guarantee, the retirement age and years of service criteria, employee contribution rate, cost of living implementation and other issues.

Even after these cuts, filling the gap will require an additional \$60 million. Our first option is to make unsustainable cuts resulting in the elimination of fundamental government services like fire stations, community centers, libraries and senior centers; all public service and cultural grants, including funding for children's programs; recycling efforts; and iconic institutions like the Sulzbacher Center and the Ritz Theatre. The second option is to make the investments needed to keep this city running.

Next month, I will propose to City Council a millage rate increase of approximately 1.2 mills. This decision was difficult, and was not made hastily. This increase will be finalized upon receipt of the July 1 tax roll from the property appraiser and would likely take the property tax rate to approximately what it was prior to Tallahassee's micromanagement of our local budget. The increase will cost the average homeowner in Jacksonville approximately \$115 more next year. And, that \$115 will save Jacksonville from financial ruin.

Addressing budgetary issues will require leadership, broad support and the roll-up-our-sleeves attitude that has defined Jacksonville's history. I need your help convincing fellow community members and our 19 Jacksonville City Council mem-

bers that my upcoming budget proposal is the best plan for our city's future.

We must FIX IT NOW! If we don't, it will take more than a decade to get back to where we need to be, even if an economic boom were to start again tomorrow. To turn conversation into action, we must challenge every citizen and elected official with these two questions. First, will you pay \$115 more next year in property taxes or do you support cutting all the programs and services that make this city great?

If you answered yes to investing in Jacksonville's future, or want to learn more about the city's budget, please visit www.FixItNow.cc. Join the effort to make Jacksonville the greatest place to live, work and raise a family.

Sincerely,
John Peyton, Mayor

(Received via email to cpcanews@aol.com, June 25, 2009)



Charter Point Breaking News

Join Charter Point's e-mail alert group, *Charter Point Breaking E-News*, to receive important neighborhood and Arlington area news of immediate interest., such as security alerts and notices of important civic meetings. Keep up with the latest news and receive important advisories while on vacation or traveling on business. Receive advance e-copies of the *Charter Point Notes* newsletter, too.

The *Breaking E-News* group is administered solely by Linda Hemphill, CPCA secretary. Email addresses are held strictly confidential. *Breaking News* emails are sent "blind copy" to preserve privacy. Email cpcanews@aol.com today to be added to the group.

Charter Point

COMMUNITY VOICES



This space is reserved for you!

The purpose of the *Community Voices column* is to make a positive difference in the neighborhood by providing a constructive communication forum in which neighbors are invited to make their voices heard.

Share your thoughts

Ask questions - Get answers

Make suggestions - Offer solutions - Brainstorm

Send comments for publication to Linda Hemphill, Newsletter editor, at cpcanews@aol.com or mail to 5487 River Trail Road, N.


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A Dell Solutions Provider: Network Administration; Network Security; Firewalls; Email Set-up; Wireless Networks; Dell Equipment Sales. 29 years Information Technology experience.



Yard of the Month
Admoun & Norma Yazji
4370 Charter Point Blvd
Lot 140

Attention Charter Point Business Owners!

**Advertise your business in
this newsletter!**

**Contact cpcanews@aol.com for rate
and circulation information.**



Many thanks go to **Betty Fischer**, retiring Yard of the Month judge, for her years of diligent service to our neighborhood and informative newsletter pieces.

Kudos as well to **Doris Barletta** for her many hours spent gathering, cross-referencing, and laying out the Residential Directory. And to both Doris and hubby **Bob Barletta** for coordinating the monthly newsletter distribution to reporters.

A big thank you as well to our wonderful team of **Newsletter Reporters** (see listing in back of your directory) for faithfully delivering our monthly newsletter, rain or shine.



Capture the Value!

By Debbie Graham
Certified Residential Appraiser

Let's start with the good news!!

Charter Point continues to be a well respected, beautiful, and quiet neighborhood with a great homeowner's association. I'm in different neighborhoods every day, and believe me we have one of the best.

As for Arlington, I'm disappointed; I don't understand why some business owners let their building's deteriorate. Where's the pride? Why would a new business WANT to move into some of these deteriorated strip malls along University Blvd? Sadly, the Gazebo Center is still largely vacant. We don't even have a coffee shop! We need to have a desirable community for buyers to migrate in this direction. Location, location, location still holds true along with desirable homes.

I'm often asked during my inspections, "What will bring the most return on my home improvements"? If you're thinking about updating your kitchen or bathrooms and remodeling is within your budget, do it! Even though you might not redeem dollar for dollar on a remodel, updating is the key to maximizing top dollar when you refinance or sell your home. Even if you can't afford a totally new kitchen, replace old appliances, counter tops, or cabinets or just two out of the three.

Today's market in 2009 is tough! What I'm seeing in the neighborhoods where I appraise is the homes that were updated **ARE** the homes that are selling. Not only is it a buyer's market, but the feedback is that buyers today do not have the money, patience, time, or energy to take on large remodeling projects. Unfortunately many sellers are still in the mindset that buyers will come in and remodel to their taste. At least for now, outdated homes are an instant turn off. If you already have your home on the market, here's a tip: buyers will still buy your home if you are in the middle of a renovation. Don't worry about the dust. But the materials and labor need to be paid in full. Even if you have pictures on the counter of what your remodel will look like after completion, buyers will jump on it! I've seen this time and time again. You have a much better chance of selling your home in a timely manner, than continually reducing the price of your home. Buyers are actually turned off if the home has been on the market over four months, asking, "Why is this home still sitting idle?"

How will your home stand out among the others? Desirable homes are still selling within 2.5 months. Bottom line: If you're planning to sell, in the process of selling or hoping to refinance, seriously consider updating your home. Additional ideas: removing dark paneling or trim; replace old baseboards; remove wall paper; replace old carpet or tile; replace old front doors and shutters; spruce up your landscaping; paint (keep it light and bright); install new light fixtures.

Community Service Opportunity

It's not flashcards and fancy educational toys that build strong brain architecture. Studies prove that loving, nurturing relationships and everyday experiences matter most.

Wanted: Born Learning Volunteer Facilitators

No *Child Growth & Development* experience required, just a desire to help infants and toddlers by helping parents, grandparents, and caregivers make the most of teaching and nurturing their child.

All you need to do is . . .

1. Have a desire to help children
2. Attend a facilitator training
3. Observe an actual workshop
4. Co-facilitate a workshop



For more information contact Melodie Dove, Born Learning Coordinator: 904-390-3225 or melodied@uwnefl.org.

Born Learning interactive workshops help parents, grandparents, and other caregivers explore ways to enhance their child's development. Workshops are easy to facilitate, understand, and fun for all involved. Information provided includes stages of child development, nutrition, attachment, early literacy, and the importance of fathers. Child development topics include feeding to thrive, weaning, separation, discipline, effective communication, and how children learn. Facilitator training and workshops are free of charge. Or bring *Born Learning* to your business, church, or other organization by hosting a workshop anytime Monday-Saturday between 9AM - 7PM.

To help parents and caregivers make the most of teaching and nurturing their child, United Way of Northeast Florida offers free, interactive workshops as part of the national *Born Learning* public engagement campaign. For more information about *Born Learning*, visit www.bornlearning.org or www.uwnefl.org.



Security Reminder

During the summer months, we can expect an increased number of visitors to Jacksonville, both in and around our neighborhood. School is out, too. For these reasons, Charter Point's security coverage will continue to incorporate marked and unmarked patrols with varying schedules. Do not hesitate to report suspicious persons, activities, or acts of vandalism to the Jacksonville Sheriff's Office (JSO) non-emergency line at 630-0500. If emergency assistance is needed, call 9-1-1, of course.

Be sure to follow up with Nathan Jackson, CPCA Security Chairman, at 762-1983 or nej904@aol.com to keep Nathan and our security patrol officers in the vigilance loop.

Please continue to partner in security by keeping a watchful eye for suspicious activity, especially at night and on weekends during this summer season. As good neighbors, we should all look out for one another and our properties.



C&R Revision Committee Update

OMBUDSMAN

We have written in these pages regarding the value of our covenants and restrictions and the current process of revising them. Each owner benefits from the existence and maintenance of the standards set by the developer. Think. What attracted you to Charter Point? Attractive, tree-lined, quality homes, right? Your every day appreciation may not sufficiently attribute what we have to the existence and enforcement of the covenants. It should.

There is room for improvement of the covenants. Experience has shown a few omissions from the current list of expectations of most Charter Point residents, and there are some provisions that needed to be rewritten, not to mention reorganization to make the document more comprehensible.

A broad-based group of your neighbors, over half being non-board members and all volunteers, has been meeting for many months, dissecting and re-creating the covenants, while maintaining the essence of the original plan and extending its implementation.

One creation that you will find when perusing the new document is the position of Ombudsman. A term of Scandinavian origin, it designates a person who acts as an intermediary between the Association and the membership. The Ombudsman will have a thorough knowledge of the covenants and will have the ear of the board of directors, but will not be a member of the board.

The position is being created in the covenants to provide Owners with an unofficial audience for hearing concerns about compliance issues without the formality that has created tensions in the past. The creation of this position is an attempt by the revision committee to enhance the "neighborly" treatment of all owners while providing an inducement to comply with the covenants without confrontation.

The revision committee has worked diligently and has developed a document worthy of your approval when presented in the near future.

~ Craig Hemphill, C&R Chairman

Charter Point Career Corner

In these challenging economic times fraught with corporate downsizing, scrambling to find a new job can be difficult. Since the old adage, "It's not what you know, it's who you know" often holds true when securing employment, space will be set aside in this newsletter to feature employment opportunities -- *Help Wanted* ads, *Jobs Wanted* announcements, and other career related posts -- free of charge. Contact Linda Hemphill, Newsletter editor, at 745-1833 or cpcanews@aol.com to post your information. Let's pull together to stimulate Charter Point's economy by helping to keep our neighbors gainfully employed!



WorkSource is offering training scholarships for individuals to receive free training in high demand job markets. While these scholarships are, in some cases, contingent on household income, any individual who has been laid off or their position was eliminated also qualify for such scholarships. More info can be found under the FAQ's at this link: <http://www.learnreturnearn.org/index.html>. Call any local *WorkSource* office for more information.



“National Night Out” and the National Association of Town Watch

The **National Association of Town Watch** (NATW) is a nonprofit, crime prevention organization which works in cooperation with thousands of crime watch groups and law enforcement agencies throughout the country. Since 1981, NATW has been dedicated to the development, growth and maintenance of organized crime and drug prevention programs nationwide. NATW's network has grown to include over 6,500 crime, drug and violence prevention organizations.

National Night Out, ‘America’s Night Out Against Crime,’ was introduced by the Association in 1984. The program was the brainchild of NATW Executive Director Matt A. Peskin. In an effort to heighten awareness and strengthen participation in local anticrime efforts, Peskin felt that a high-profile, high-impact type of crime prevention event was needed nationally. At that time, he noted that in a typical ‘crime watch community’, only 5 to 7% of the residents were participating actively. Due to the growth and success of these programs, he felt this percentage was too low. Subsequently, he proposed a national program which would be coordinated by local crime prevention agencies and organizations - but that would involve entire communities at one time. The first National Night Out was introduced early in 1984 - with the event culminating on the first Tuesday in August.

That first year, 400 communities in 23 states participated in National Night Out. Nationwide, 2.5 million Americans took part in 1984. The seed had been planted. In subsequent years, participation has grown steadily. **The 25th Annual National Night Out last August involved 37 million people from all 50 states, U.S. territories, Canadian cities, and military bases worldwide.** National Night Out 2009 will culminate on August 4th, with close to 16,000 communities expected to take part. For more information, visit www.nationalnightout.org.

While the traditional ‘lights on’ and front porch vigils remain a part of National Night Out, activities have expanded considerably over the years to include block parties, cookouts, parades, visits from police, festivals, neighborhood walks, safety fairs, contests, rallies and meetings. Peskin said, “It’s a wonderful opportunity for communities nationwide to promote police-community partnerships, crime prevention, and neighborhood camaraderie. While the one night is certainly not an answer to crime, drugs and violence, National Night Out does represent the kind of spirit, energy and determination that is helping to make many neighborhoods safer places throughout the year. It is a night to celebrate safety and crime prevention successes - and to expand and strengthen programs for the next 364 days.” (from the National Night Out Website, July 3, 2009).

Charter Point Registers as Partnering Community, 2009 National Night Out

National Night Out is designed to:

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anticrime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals that neighborhoods are organized and fighting back.



To make this event a success in our neighborhood, *everyone* in Charter Point is encouraged to participate.

1. Keep front porch lights burning through the night that evening to send a message!
2. Be a block party host! Open your home to nearby neighbors to get better acquainted. National Night Out materials will be provided. *A brief stop by a JSO patrol officer is possible, service responsibilities permitting.*

Host suggestions:

- Have a pizza party, or ice cream social
- Host a covered dish picnic, with neighbors bringing a special dish or dessert
- Serve ice cold lemonade and cookies in the front yard after dinner. BYO lawn chair.
- Co-host with a neighbor and share the hospitality!

National Night Out is a proven effective, inexpensive, and enjoyable program to promote neighborhood spirit and police-community partnerships in the fight for a safer nation.

If you would like to participate as a block party host site, contact Linda Hemphill, CPCA secretary, ASAP at 745-1833 or cpcanews@aol.com. Helping hands are available to plan and promote your activity.

The benefits Charter Point will gain from participating will most certainly extend well beyond the one night!



Charter Point - July 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4 Independence Day
5	6	7	8	9	10	11 New Resident Welcome Party 4-6p 5487 River Trail North
12	13 CPAC Meeting 6:30PM Regency Library	¹⁴ ShadCo Meeting 7PM F.O.P Bldg 5530 Beach Blvd	15	16	17	18
19	20 CPCA Board Meeting 7PM	21	22	23	24	25
26	27	28	29	30	31	