



# Charter Point Notes

June 2010



*Every father says the same thing: "Where's your mother?" ~ Bill Cosby*

## **A Warm Charter Point Welcome to Our Newest Neighbors!**



- The Fielding Family**  
5375 Oak Bay Drive (lot 116)
- The Kheen Family**  
5407 Oak Bay Drive (lot 142)
- The Hancock Family**  
5361 Timberline Drive (lot 125)
- The Richardson Family**  
4320 Maywood Drive (lot 106)

## **Charter Point Security Decals**



In an effort to make Charter Point a safer place, each household recently received two distinctive Charter Point decals to affix to resident motor vehicles. These decals will help police and each of us readily identify vehicles that belong in Charter Point. Decals are to be placed in the vehicle's rear window, lower left corner (driver's side). If additional decals are needed, contact Ernie Waller, CPCA VP, at 743-3395 or [earnest.waller@comcast.net](mailto:earnest.waller@comcast.net).

## **June - Yard of the Month**

**Robert & Jeanne Amy**  
4555 Oakbrooke Court - Lot 238



## **Check Out the Charter Point Web site**

[www.charterpoint.org](http://www.charterpoint.org)

Need to apply for architectural approval of an exterior construction project? Want to locate a copy of a past newsletter? Can't find your copy of the Covenants & Restrictions or Association bylaws? All these and other useful items are available 24/7 on the Web!



## **Real Community Improvement Begins With Everyone**



Community improvement focuses on common area/entry upkeep and beautification. An attractive entry certainly makes a good first impression. We are proud and pleased as we drive in and out of the neighborhood, greeted by an attractive entrance. Equally important is to treat our properties as an investment, making sure our lawns are attended with utmost care. Ask any Realtor about the importance of lawn care on property value -- yours AND your neighbor's. A home for sale with a marginal lawn will not attract top dollar. A home for sale with a well-kept lawn may be dismissed by a prospective buyer if the yard next door or across the street is overgrown with weeds or is nothing more than dead grass.

**With the approval and filing of the new covenants on April 22, 2010, we now have a requirement that yards must be maintained in a neat and attractive condition.** Formerly, the only standard was that if a yard became a nuisance, action could be taken. Now action may be taken more readily against owners of poorly maintained yards. If a yard is neglected by an owner in residence, the Board may enforce its reasonable requirements for maintaining the property and has tools for enforcement, along with procedures for communication to avert unnecessary confrontation. In the event that a yard is neglected by an absentee owner, the Association may, after following prescribed steps, take action to provide remedial action and charge the owner. In fact, two vacant properties with overgrown lawns are in the process of being mowed.

If having trouble keeping up with your lawn, contact one of the following lawn services, highly recommended by satisfied customers in the neighborhood. Be sure to mention Charter Point when calling.

- Brian's Lawn Service ..... 751-8454
- First Coast Lawn & Irrigation ..... 349-4824
- Green Top Lawn Care ..... 545-4801
- Bentley Lawn Service ..... 396-4870
- Lon Man Lawn Care ..... 635-3477
- Lopez Landscaping ..... 318-3357
- Scotts Lawn Service ..... 370-1155

*If disabled or in delicate health and unable to tend to your yard at the moment, helping hands may be available to assist. Contact any Board member for more information.*



## **Happy Father's Day to all Charter Point Dads, Granddads, and soon-to-be-Dads!**



### What If Nobody Paid Dues?

Imagine our common areas with the grass not cut and dying for lack of water, weeds a foot high, plants overgrown in the median, and the entrance dark because we couldn't pay the bills. It would certainly reflect upon property values in Charter Point.

Not a pretty picture, is it? But it is one that's been avoided because 157 members have stepped up to the plate this year to join the Charter Point Community Association. HOWEVER, we need everyone to contribute his or her fair share to help keep our neighborhood one we can be proud of. And it's never too late to pay your dues. We all benefit, so we all need to be Association members.

The Association is totally dependent upon your dues to cover its ongoing expenses for grass cutting, maintenance of the median, electricity, water, security, and a small amount for administrative functions. In addition, we often incur legal costs to enforce covenants and restrictions if compliance is not forthcoming.

The Board is composed of your neighbors who are volunteers working for you. With limited time and money, we have to prioritize our projects.

If you haven't already, please support your Association by remitting your dues (\$215) to Bob Barletta, Membership Chair, 4432 Fern Creek Drive, Jacksonville, FL 32277.



Thanks to **Jan Barrett** for many years of delivering the Charter Point newsletter every month. And thanks to new reporter **Larry Newton**, who has taken over the job. His route covers lots 207-212 and 226.-232.



### Social Event Helpers Needed!

Carol Allen, Social Committee chair, is looking for volunteers to help plan an 'International Social' evening. If you are interested in helping plan this event, please call Carol at 745-3164.

**Attention Pet Owners!** Looking for a great veterinarian and a first rate animal care facility? Ask the Holtons, Roddys, and Hemphills about the superlative care their pets receive at **Dames Point Animal Hospital!**



**Janet M. Lee, DVM**  
8321 Dames Point Crossing Blvd.  
Jacksonville, FL 32277  
**904.744.2699**  
[www.damespointah.com](http://www.damespointah.com)

'Our Goal is to Make Your Pet Healthy & Happy!

## COMMUNITY VOICES



### Property Appearance

I want to voice a personal opinion about the condition of some properties in the neighborhood. A question for homeowners –

If you are looking for a marketing person in your company that is responsible for selling products and bringing in revenue, which type person would you hire?

A: Someone with long unkempt hair, wearing clothing that appears three sizes too large, and displays untidy personal hygiene,

B: Someone with manicured nails, well groomed hair, and neatly attired in business dress appropriate to his or her physical stature.

The obvious choice is B. Why? The individual cared enough to dress to impress the potential employer.

We should feel the same way about our properties since they are a direct reflection of our community. Lawns that are uncut, infested with weeds or disease, or have overgrown landscaping or no landscaping at all have an adverse affects on neighborhood property values and ward off potential home buyers! I'm not telling you anything you do not know. We have a lot of great lawns in our community because those homeowners have a sense of pride and make the effort to keep their properties neat and orderly!

Charter Point is still a great community with a number of available homes for sale! Today, potential home buyers are looking at the whole neighborhood and not just the listed house! As homeowners, we can show potential buyer how we feel about our neighborhood by displaying personal pride in the upkeep and maintenance of care of our lawns.

Does your property say "Welcome to Charter Point?" Take a minute to stand in front of your home and decide for yourself. A little investment here and there can make a big difference if we all dig a little, plant a little, paint a little, and sod a little!

Working together we can encourage buyer to invest in Charter Point while preserving our property values.

~ Signed, a concerned Charter Point homeowner

### Charter Point Breaking e-News

Don't miss important news, such as security alerts, bulletins from City officials and an advance e-copy of the *Charter Point* Notes newsletter! More than 75% of Charter Point residents are Breaking e-News members.



To join, email Linda Hemphill, Breaking E-News Administrator, at [cpcanews@aol.com](mailto:cpcanews@aol.com). All emails are sent bcc: to preserve email address privacy.

## Charter Point Community Association Board

### President:

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

### Vice-President:

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

### Secretary:

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

### Treasurer:

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

### Committee Chairs

### Community Improvements:

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

### Newsletter Editor/Breaking e-News

Linda Hemphill

### Web Site Rene Sapia

webmaster@rjswebdesigns.com

**Charter Point Web site**  
**www.charterpoint.org**



*Your warm and encouraging thoughtfulness after the loss of my precious mother was greatly appreciated. I will plant the beautiful azalea in my yard to remind me of her and my wonderful Charter Point friends.*

*~ Thank you, Carole Mays*

## IT Professionals of Jacksonville

[www.itprojax.com](http://www.itprojax.com)

**William J. Cuartero**

*President*

**5354 Oak Bay Drive, E. Jacksonville, FL 32277**

**Tel: 904.743.0084 Fax: 904.744.8482**

**Email: bill@itprojax.com**

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



### **Architectural Approval Required for Exterior Construction/Remodeling Projects, Including Replacement**

Before launching any exterior home improvements, such as structural expansion, fence construction, painting, driveway paving, etc., be sure to heed certain requirements within the Charter Point deeded covenants and restrictions (C&R). A copy of the C&R is available on the Charter Point website ([www.charterpoint.org](http://www.charterpoint.org)) 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 particularly difficult process, but it is required to be sure that each project falls into the guidelines set forth by the C&R. Before commencing construction, you are required to do the following:

1. Submit a request letter and **construction proposal** to the CPCA board or the C&R committee chair. Your proposal should include types and color of materials, size of construction, etc. It is important to be as detailed as possible so that the board can be sure you will not face any difficulty later with a project that does not meet guidelines. A handy, user-friendly **Request for Approval of Construction or Alteration of Structures** form is available on the Charter Point website to use to describe your project. (See form on p. 5).
2. The proposal should also include a **picture and/or diagram**. If your project is to include major landscaping or drive way expansion, it is important for the board to see a diagram and/or a picture of what the final result will be in order to be sure that property lines, drainage, etc. will not be affected adversely by your project.
3. Once your request letter, proposal and picture(s) are received, they will be reviewed promptly. A C&R committee member will make a follow-up visit to your home to discuss the project to be sure that nothing was omitted that needed to be included in the request.

Those who commence projects without pre-approval, even replacement projects, risk having to remove them at their own expense. Restrictions have been in place since at least 1984 and were imposed by the original Developer to preserve appearance standards.

We're all working toward the same goal of making Charter Point a great place to live. Thank you for doing your part to be sure that we, as a neighborhood, adhere to the guidelines that were designed to uphold the value and beauty of the neighborhood.

Thank you for your cooperation  
~ Charter Point Community Association



## **Five Star Cleaning Service**

*"We don't cut corners, we clean 'em"*

7411 Merrill Road  
Jacksonville, Florida 32277  
Tel (904) 762-0054  
Fax (904) 762-9050

May 1, 2010

Dear Neighbors and Residents of Charter Point:

I would like an opportunity to give you a free estimate for your housekeeping needs. We already service some of your neighbors. I, too, am a resident of Charter Point.

Five Star Cleaning Service has been servicing Duval, St. Johns and surrounding counties since 1988. We are not a franchise. We're family owned and operated. Our focus is simply - your satisfaction.

We are dedicated to every customer no matter how small or great your needs are. We offer flexible scheduling to meet your needs whether you require weekly, bi-weekly or monthly service.

Every person employed with our company has undergone a National Criminal Background Check. We do not hire individuals with a criminal history. We are licensed, bonded and fully insured. We carry \$1,000,000 Worker's Compensation Insurance, \$1,000,000 Liability Insurance with \$2,000,000 Aggregate Insurance. Our employees are not subcontractors.

At your request, I can either fax, e-mail or bring references at the time of estimate.

Call me anytime to schedule your free in-home estimate.

*Respectfully,*

**Patricia Hamn**  
**President**

**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](http://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 #: \_\_\_\_\_

Home Phone: \_\_\_\_\_ 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 10 South Newnan Street Jacksonville, Florida 32202

Email address for scanned documents and email: RCRAIGH@AOL.COM

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FOR CPCA BOARD USE:

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Conditional Approval: \_\_\_\_\_

Comments and conditions:  
\_\_\_\_\_

Homeowner notified (date) \_\_\_\_\_ by (mail) \_\_\_\_\_ (phone) \_\_\_\_\_ (email) \_\_\_\_\_



## ***Message from the Mayor***

Dear Friends:

The announcement of Naval Air Station Cecil Field's closure in 1993 dealt an economic blow to our community, especially Jacksonville's Westside. However, when the U.S. Navy deeded 4,500 acres in 1999 to the city for development purposes, it was viewed as a potential economic engine to spur job growth and tax-base expansion in our city.

While today more than 2,200 employees and 27 tenants are located at Cecil Commerce Center, overall development has been slow. Since 1999, only two non-aviation companies, Saft and Bridgestone, have chosen to locate at Cecil Commerce Center. In both of those instances, the cost to the city was high with the companies receiving a donation of the land as well as taxpayer investments to bring the property to a point where it could be developed upon.

This is not a model that the city can sustain if our goal is to attract even greater development and jobs to the area. Simply stated, we don't have the financial resources, market reach or development expertise to create jobs at the rate Jacksonville deserves. Because this community has overwhelmingly supported the development of Cecil as a job generator, the city went through a competitive bid process to identify a private partner to serve as the Cecil Commerce Center master developer.

The bid was open to anyone, including those with a local business presence and those without. Five responses were received and, after a thorough review of all the proposals, the city selected Hillwood, Inc., a Texas-based development company. The Ross Perot family-owned company is consistently ranked among top developers in the country with a number of brand-name clients such as Coca-Cola, UPS and AT&T.

### Proven Record Of Success

Hillwood has a proven track record of success. The company is probably best known for its Alliance developments, which are large scale, long-term, multimodal, public-private projects.

Since Hillwood began work at AllianceTexas, located in Fort Worth, Texas, in 1988, the 17,000-acre development has grown to support more than 230 companies, including 65 Fortune 500, Global 500 or Forbes America's Largest Private Companies. The development has created 28,000 jobs and more than \$36.4 million in economic benefit to North Texas, and led to \$731 million in tax revenue.

At AllianceCalifornia, in San Bernardino, Calif., Hillwood has led redevelopment efforts at the former Norton Air Force Military Base. Since 2002, the development has contributed more than \$1.1 billion to the San Bernardino economy and led to the creation of 4,000 jobs. It currently houses 11 Fortune 500, Global 500 or Forbes America's Largest Private Companies. It has led to an increase in tax revenue of \$12 million.

### Agreement Highlights

After nearly eight months of negotiations, the Jacksonville Economic Development Commission approved an agreement between the City of Jacksonville and Hillwood. Some of the highlights of the agreement include:

Hillwood will purchase the land from the city, and, in fact, was the only company to propose doing so during the request for proposals process. The other four respondents submitted proposals requesting the city give them the land for development at no cost. Upon purchase, Hillwood will begin paying 100 percent of property taxes owed the city, which over the term of the contract is estimated to be about \$50-\$88 million, depending on the pace of development.

Hillwood will fund all capital investments for the development, estimated at \$1.3 billion. This includes an estimated \$190 million just to improve the land from its current state to a point where it can be developed. They will also fund another \$42 million in public infrastructure such as roadways and storm water systems.

The land at Cecil Commerce Center is low, flat and wet. The agreed upon land price contemplates the difficulties of development and the capital resources required by Hillwood to make it developable. This arrangement ensures that Hillwood will not realize an unfair competitive advantage over other industrial developers or property owners throughout our community. When the military released the property, it was never the city's intention to make money on real estate transactions, rather to recoup our investments through the creation of well-paying jobs and an increased tax base. The agreement with Hillwood will help us realize both.

Hillwood will develop the land in phases, maintaining minimum performance standards throughout the term of the agreement. Through these standards and default provisions in the agreement, the developer cannot tie up the property while not meeting the city's needs for job growth and tax base expansion.

Hillwood is not a newcomer to the Jacksonville area. In the past five years they've partnered with local construction companies, engineering firms and other Jacksonville businesses to build more than a million square feet of industrial and distribution space in our community, including the 600,000 square foot Dr Pepper Snapple facility on Pickettville Road.

The agreement with Hillwood has already earned the support of residents around Cecil Commerce Center including the Southwest Citizens Planning Advisory Committee (CPAC) and Westside Businessman's Club. In addition, this week the Jacksonville Regional Chamber of Commerce endorsed the city's agreement with Hillwood after hearing from Hillwood representatives and opponents of the deal.

We cannot maintain the status quo. The current path is not resulting in the development of Cecil Commerce Center that the residents of this community deserve. With the support of the surrounding community, I am hopeful that the full City Council will approve this deal when it is before them early next month, and our community can begin to realize the full promise of this important economic asset.

Sincerely,

John Peyton  
Mayor

*Received via email on May 28, 2010, from mayorsupdate@list.coj.net*