



# Charter Point Notes



March 2009

Never iron a four-leaf clover, because you don't want to press your luck. -Author Unknown

## Charter Point Calendar

### CPCA Board Meeting

Monday, March 23,  
7:00PM  
5467 River Trail Road, South



### CPCA Members' Meeting & Board Officers Election

April 6, 2009 6:30PM - 8:45PM  
University Park Library ← Note New Date!

### CPCA Volunteer Appreciation Open House

Rescheduled for April - Date TBA

### Progressive Dinner

Date/Time TBA

### \* Greater Arlington Civic Council

1st Thursday, 6:30 PM - Regency Library

### \* Sheriff's Advisory Council (ShAdCo) - Sector D

2nd Thursday, 7:00 PM  
Regency Square Community Room (next to Sears)

### \* Greater Arlington/Beaches CPAC

(Citizens Planning Advisory Committee)  
2nd Monday, 6:30 PM - Regency Library

\* Open to the public

## Charter Point Community Association Board Officer Elections; Membership Meeting

CPCA Board Officers will be elected at the CPCA Members' Meeting, to be held Monday, April 6 at the University Park Library (6:30PM-8:45PM) Nominations may also be made from the meeting floor. All nominees must be current CPCA members in good standing. Only members in good standing are permitted to vote.

### Election Ballot

#### President: Candidates - Walter Holton, Joe Roesler

Serves as the principal executive officer of the association, presiding at all meetings of the CPCA membership and the Board. Two-year term.

#### Vice-president: Candidates - Bob Barletta, Ernie Waller

Represents the CPCA at civic groups. In the absence of the CPCA president, the VP assumes the powers and duties of the president. Two-year term.

#### Secretary: Candidate - Linda Hemphill

Gives notice of all meetings of the CPCA and Board, keeps minutes of such meetings, conducts CPCA correspondence, keeps records, and assists with editing the neighborhood newsletter. Two-year term.

#### Treasurer: Candidate - Bobby Huey

Collects and disburses CPCA funds, reports the financial condition of the CPCA at each membership and Board meeting, and prepares and distributes detailed financial statements of the preceding fiscal half year at semi-annual CPCA meetings. Two-year term.



## Inter-brokerage Event Hopes to Draw Prime Home Buyer Traffic to Charter Point

Agents from Atkinson Realty Group, Braddy Realty, and Watson Realty Corp are joining forces to showcase seven homes listed for sale in Charter Point on Saturday, March 14 from 1:00PM - 4:00PM. "This is a great opportunity to feature some terrific properties in this fine neighborhood," said Dave Cedel, Atkinson Realty Group agent and event organizer.

**Open Houses will be held at: 5407 Oak Bay Drive, 5364 Timberline Drive, 4318 Charter Point Blvd, 4417 Maywood Drive, 5362 Oak Bay Drive East, 4561 Oak Bay Drive West, and 5396 Oak Bay Drive East.**

Charter Point residents and friends are invited to stop by any open house to chat with Realtors about current market conditions, not only in Charter Point, but throughout Jacksonville. To view more information about these properties online, cut/paste the following link into your Web browser:

<http://maps.google.com/maps/ms?ie=UTF8&hl=en&msa=0&msid=100422867069571489284.000463d5a5ded9f03833a&ll=30.392275,-81.609793&spn=0.033686,0.054932&z=14>

## Check Out Charter Point on the Web! [www.charterpoint.org](http://www.charterpoint.org)

Neighborhood news, calendar, governing documents, important contact information, etc.

Keep up with up-to-the-minute important news by joining the **Charter Point Breaking News** email group! Email [cpcanews@aol.com](mailto:cpcanews@aol.com) to join! Over 70% of Charter Point residents are Breaking News recipients. No spam, jokes, or chain letters. Only news of immediate interest to our neighborhood! Email address confidentiality guaranteed!



# Charter Point Community Association Board

## Officers

### 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 WLHolton@Bellsouth.net

### 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 yougocarol@yahoo.com

### Covenants & Restrictions:

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

### Hospitality:

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

### Membership:

Kathy Ingram  
4575 Oak Bay Drive, W.  
777-0243

### Security:

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

### Social:

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

### Newsletter Editor

Linda Hemphill  
745-1833 or cpcanews@aol.com

### Web Site

Rene Sapia  
379-5321 or renesapia@comcast.net



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brian.waller@comcast.net

## Watering Restrictions

When daylight saving time begins on Sunday, March 8, new watering restrictions will also take effect in the St. Johns River Water Management District.



**Landscape irrigation will be limited to no more than two days per week.** Homes with odd-numbered addresses, or no addresses, can water their lawns on Wednesday and Saturday. Homes with even-numbered addresses are allowed to water on Thursday and Sunday. **Non-residential irrigation is allowed on Tuesday and Friday.**

**Once daylight saving time ends, irrigation will be limited to one day a week.** Homes with odd-numbered addresses or no addresses can water Saturday, and homes with even numbered addresses can water Sunday.

**The new watering restrictions also include a limit on how much water can be used.** It will be limited to 3/4" of water per zone per day. Also, watering is limited to one hour per zone per day.

**The current rule prohibiting all irrigation between 10 a.m. and 4 p.m. remains in effect.** There are some exceptions to the regulations. For example, new landscaping can be irrigated at any time of any day for the first 30 days, and every other day for the next 30 days.



## Yard of the Month!

**Doug & Jean Tibbetts**  
4410 Fern Creek Drive  
Lot 166

## CPCA 2009 Membership Drive

Thank you to all who renewed your 2009 CPCA Membership dues promptly! A strong, supportive membership provides the revenue necessary to assure the Charter Point aesthetic we ALL enjoy!



Friendly reminder: If you've not yet remitted your dues, please send your check (\$215) to Walt Holton, 4304 Fern Creek Drive, payable to Charter Point Community Association. 2009 budget planning is underway and needs a solid dues treasury to back up ongoing services, upkeep, and amenities.

Members and prospective members: If you have any questions about CPCA financials, plan to attend the CPCA Semi-Annual meeting next month. You have the right and deserve to know that your dues dollars are responsibly spent!

Thank you again for your steadfast support! ~ Walt Holton



Individual needed to type letters and send Internet emails for about 10 flexible hours per week, \$8.00 per hour. Great opportunity for a student.

Call Gary Fisher (5469 River Trail Rd N.) at 744-1704 or 502-1648.



## Update Your Home to Sell

By Dona Whalen

Allied Member –  
American Society of Interior Designers  
Charter Point Resident

I would like to add my thoughts in support of Debbie Graham's article in the February Newsletter, "Capture The Value." Debbie wrote of the importance of repairing and upgrading a home to ready it for sale in this tough market.

Every homeowner is an expert in decorating their home to their own taste, but doing so to attract a broad spectrum of people, requires a professional. Taking the emotion out of the process and replacing it with knowledge and experience in what the market is looking for is what an interior designer is trained to do.

An interior designer can improve the appearance of your home with the current knowledge of popular colors, finishes, lighting, layouts and most importantly, cost effectiveness. And, through "value engineering" most interior designers will re-coup the cost of their fees for you through saving you money on finishes and costly mistakes. The designer will focus on the things that will give you the most "bang for your buck" and eliminate items that will be of little value in the selling process.

Whether you need staging for sale, repairs for sale, freshening for sale or just want to renovate your home to live in and enjoy more, your first and most beneficial step is a professional to help you through the process.



## Amended Covenants Project Progresses

Two more meetings were held after the last newsletter update, for a total of four meetings. The Task Force is doing its homework, progressing methodically, examining every word in the Covenants for effectiveness and appropriateness. The group represents diverse points of view, which should comfort the neighborhood that it is not a "rubber stamping" of a proposal. Questions, concerns, and debates are common, but the process, governed by Ernie Waller, is kept in a productive mode by creating an environment of professionalism – due in large part to the recent move to Watson Realty's office space on Ft. Caroline Road – thanks to Millie Kanyar, Watson Realty Branch manager and committee member.

The committee wants your input! We would like to have it now, during our deliberations, rather than after the fact. Send your thoughts, your concerns, your insights, to the chairman of the committee, Ernie Waller, at [earnest.waller@comcast.net](mailto:earnest.waller@comcast.net). He will distribute your input to all committee members for the general use.

**To stimulate your thoughts, a survey is printed in this issue, which you can also take online if a Charter Point Breaking News email group member. If you're not part of the Breaking News group and wish to participate in the online survey, email [cpcanews@aol.com](mailto:cpcanews@aol.com) for the survey link. Those without Internet access are encouraged to use the hardcopy survey in this issue and mail to Walt Holton, CPCA Secretary, at 4304 Fern Creek Drive. Thank you for your candid feedback!**

## A Message from Sheriff John Rutherford (received via email to [cpcanews@aol.com](mailto:cpcanews@aol.com), 2/23/09)

In an effort to amplify our pro active communication with citizens, I will be sending out a periodic email to citizens who are in our database [e.g., Charter Point president and security) I'll be sharing information on issues of public safety and related topics. Eventually, I hope to use this as a way getting urgent messages to you – from soliciting your help with state and federal legislation to crime alerts or information about unplanned events that impact your life.

Most of all, I will work to respect your time, and make sure that these messages are as topical, relevant, and easy to read as possible. I want this to be a tool that you'll find helpful and interesting enough to forward to others, and that you look forward to receiving. Please respond to me with your thoughts and feedback.

With this first message, I'd like to ask you to do a few things:

1. Please visit our website at [www.coj.net/sheriff](http://www.coj.net/sheriff). I'm often asked by citizens, "Why didn't this information get out there?" or "I read something interesting on your website, but never knew this. How come?..." Eventually I hope to free up some forfeiture money to advertise our site publicly, but until then, we rely on word of mouth and good content to get people going to the site.

2. Navigate around the page. There's a lot of information there. Send us your Crime Tips; Sign up for a Citizen's Police Academy ; Read our SHERIFF'S REPORTS section, that has copies of all the presentations and data we share with the public on issues such as Manpower, Police Involved Shootings, etc. I think you'll find our website to be a helpful and informative tool.

3. Some of you are receiving this note from ANOTHER ORGANIZATION, and we want to thank them. Our friends at Springfield Preservation, JCCI, and other non profits have agreed to forward these messages on to their members. If you want to receive these messages directly, or have friends and family members who might like to receive it, go to [www.coj.net/sheriff](http://www.coj.net/sheriff) and click on the SUBSCRIBE/UNSUBSCRIBE button. This will create an email that will add or delete you from our list, depending on your instructions.

Thank you for your interest and time. As always, I look forward to your comments, questions and feedback.

John H. Rutherford,  
Sheriff, Duval County



## Please Welcome New Neighbors!

**The Chahla Family**  
5382 Oak Bay Dr. E. Lot 218 743-7921

Ike & Mary Chahla own Callahan Food Discount in Callahan and have three beautiful children, Diania 12, Essa 10, and Vanessa 8.



## Help Your Child THINK College

If you value a college education for your child, the secret to implanting the idea is “expectation” and “anticipation”. Start imparting messages in middle school, rather than high school. Treat college attendance as a natural and assumed event in your child’s life.

Help your child envision the experience by visiting different campuses and talking about the benefits and drawbacks of each. Don’t push too hard for early decisions on a major. Instead, talk about different career options and how they fit in with your child’s strengths and interests. Discuss how making good grades and securing scholarships today gives your child more options down the road. If you’re a graduate, share some of your own college experiences with a sense of excitement and explain how they helped shape your life.

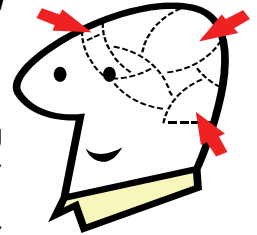


## Secrets of Small Talk

Don’t hate small talk or dread business social events. Great connections and increased productivity may result from your willingness to engage. The secret is improved “engagement skills.” If deep down you’d rather be social, decide to feel “adventurous.” This powers up sociability and boosts your enthusiasm, which can overcome the “I hate these events” feeling.

To prepare, discard the dread and focus on having a few conversational topics at the ready before your arrival. Focus on three categories: 1) your location and immediate environment, 2) the purpose of the event, and 3) the event’s anticipated outcome or result. Apply who, what, where, when, how, and why questions to these topics. Numerous icebreakers can be formulated using these topics and question-word starters. (The world’s best conversationalists are newspaper reporters. Now you know why: This is how they think!) Key point: Break the ice with questions. After a conversation starts, then give your name. Offer a firm handshake first, and look the person in the eye. When introduced to others, repeat their names as you shake hands. Verbally affirm (“Uh-huh”) or nod your head to show interest, and look for opportunities to volley the conversation. Don’t monopolize. When you employ these skills, new acquaintances will remember you as someone who is personable. Being a good conversationalist isn’t something you can easily put on a résumé, but it is one skill that will boost your career dramatically.

## Keeping Your Brain Fit as You Grow Older



Your brain, like your body, loses pliability, quickness, and stamina with age. Keeping mentally fit isn’t much different from staying in shape – it’s really just about lifestyle. If you already work out regularly, congratulations – 25 percent of the blood pumping through your body is delivering performance-enhancing oxygen to your brain as you exercise.

Your diet is also important. Start by cutting the fat. Cholesterol buildup can reduce the oxygen supply to your brain by almost 20 percent over time. Load up on foods rich in antioxidants, such as strawberries or red beans, to nurture brain cell health. Add fish to reduce age-related brain inflammation, increase memory, and help your brain send and receive messages efficiently. Consume leafy green veggies rich in folate to enhance brain processing; leafy greens may also play a role in preventing Alzheimer’s. Finally, shape up underused areas of your brain by “cross training” your mind with new and different mental challenges.

## Add Value to a Job Interview



If you have a great résumé and the ability to discuss your skills, experiences, abilities, and what you can bring to a position, add one more element—the ability to discuss your work values. You will be especially remembered after the job interview. The ability to communicate enthusiasm, what “moves” you, and how your purpose in life relates to the position can make all the difference in a job interview.

It takes some deeper thinking, but a fast way to organize your thoughts (or perhaps get clarity on whether you are in the right career) is to explore the Dictionary of Occupational Titles (DOT), produced and updated annually by the federal government. This book contains thousands of job descriptions and related functions, but also much more. Each description includes a discussion of the work values that are satisfied by that job.

Do your values match? You can quickly find out, and if they do, you will be better prepared to talk about yourself in an interview—about the job and about your passion.

Find the DOT at [www.occupationalinfo.org](http://www.occupationalinfo.org).

**For other great articles on wellness, productivity and personal enrichment, visit [www.corporatecareerworks.com](http://www.corporatecareerworks.com)**

## Hot Corned Beef Dip

- 1 lb. Corned beef sliced very thin
- 1/2 cup Thousand Island salad dressing
- 1 cup sauerkraut, well drained
- 1/2 lb. Swiss cheese, grated



## Leprechaun Iced Punch

- 3 c. Mint ice cream
- 1 c. milk + a dash more until desired thickness
- 1-??? Shot(s) Crème d’Menthe or Irish Cream Liqueur

Crumble corned beef into a well greased 12x8 glass baking dish. Spread salad dressing over meat. Top with sauerkraut. Cover with cheese. Bake at 350F until hot and bubbly. Serve with party rye bread.

Put all ingredients into a blender and mix well. Pour into a large mug or glass and serve with a straw. Do not drive after consumption.



The Charter Point Covenants Revision Task Force thanks you for your candid, confidential comments on the questionnaire. Your feedback is very important and critical to shaping Charter Point's future standards of living.

Please return hardcopy questionnaire to Walt Holton, CPCA Secretary, 4304 Fern Creek Drive or respond to the questionnaire online by emailing [cpcanews@aol.com](mailto:cpcanews@aol.com) to receive the survey link.

**The questionnaire period will end on Friday, April 10.**

Please contact Ernie Waller, Covenants Task Force Facilitator, at 743-3395 or [earnest.waller@comcast.net](mailto:earnest.waller@comcast.net) with questions or concerns.

Thank you,

C&R Task Force Committee

Bob Barletta, Bill Cuartero, Walt Holton, Craig Hemphill, Linda Hemphill, Millie Kanyar, Joe Roesler, Nancy Tinsley, Webb Wade

**SPRING IS HERE AGAIN!**



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