



Charter Point Notes

May 2010



God could not be everywhere, and therefore he made mothers. ~ Rudyard Kipling

President's Message

by Walt Holton



Is there any doubt that spring has sprung? The sound of chirping birds; the beauty of dew covered flowers glistening in the morning sun; and the arrival of the long awaited warmer days after an incredibly harsh winter! We are all glad to see the change of season and accept the challenges it brings -- heavy pollen, lawn care, rainy days, etc.

Like nature, our Community Association also has cyclic activities where all members are encouraged to participate – membership drive, board elections, members' meetings, community outreach, etc. And like nature, your participation in these activities impacts the neighborhood "climate" in various ways.

One activity in particular is the Covenants and Restrictions revision project. Because this topic is covered elsewhere in this newsletter, I won't go into detail, but want to extend my sincere thanks to the 76% of residents who signed certificates supporting this initiative to date. While the minimum requirement (75%) was achieved on April 21st, the revision committee's goal remains 100% participation by all homeowners. It's not too late to signify your consent and join in unity with other neighbors.

As president of our Association, I am honored to serve and to work with an incredible group of board members and residents, who are not only dedicated but also personally committed to the operations, management, security, and quality of appearance of our neighborhood! I hesitate to list names out of fear of omitting even one and will simply say thank-you, Thank-You, THANK-YOU for all that you have done and continue to do.

In our January 2010 newsletter, I encouraged all residents to get to know three Charter Point neighbors with whom they were unacquainted. Over the past four months, I have gotten to know over 15 residents around the neighborhood with whom I was previously unacquainted during my residency here. My commitment is to continue this quest. What about you?

Thanks again for your support and best wishes for a wonderful spring!

New Covenants Are Official!

After nearly two years of planning, writing, debating, re-writing, re-thinking, and creative cooperation, Charter Point accomplished the goal of revising its covenants in clear language and organized subject grouping.



We exceeded the 75% minimum number of consents, verified their validity against public records, obtained the assignment of the Developer, and filed the revised covenants on April 22, 2010. Nine homeowners refused to consent (4%); The owners of 15 vacated homes (7%) could not be contacted; a few could not be reached; but a good number of owners are receptive and still deliberating. The recording of the new covenants extends the life of the covenants, which were due to expire if not renewed in 2014, pursuant to the Marketable Record Title Act (MARTA). We are safe. You may find the scanned version obtained from the official public records of Duval County, Florida, at www.charterpoint.org.

New procedures are prescribed for handling violations of the covenants, including the creation of an Ombudsman program (akin to mediation). Standards for maintaining Lots have been enacted, long overdue and absent from past covenants. Dues are voluntary each year for current owners, but anyone who takes title on or after April 22, 2010, will be subject to mandatory dues. As the neighborhood is in a transition stage, we have notified the real estate community so they will be notifying potential buyers.

~ Craig Hemphill, C&R Committee Chair

A Warm Welcome to Our Newest Neighbors!



Justin Stead & Jodie Keller
4569 Oak Bay Drive, W. (lot 229)

The Eckes Family
4561 Oak Bay Drive, W. (lot 228)

The Wulff Family
5442 River Trail Road, S. (lot 43)

Community Improvements Work Day! Saturday, May 8 - 8:30AM

Extra hands are needed to help spruce up the entrance and parts of the median for spring. Plant flowers, do some trimming. Bring yard tools and meet at the front entrance.

Thank you! Ben Allen, Community Improvements Chair



**Charter Point Community Association Semi-Annual Members' Meeting
April 24, 2010 - University Park Library**

Board members present: Ben Allen, Carol Allen, Bob Barletta, Nancy Barnes, Linda Hemphill, Walt Holton, Nathan Jackson, Ernie Waller. *Absent:* Craig Hemphill. *General Members present:* See attendance roster.

President's Welcome & Remarks: The meeting was called to order at 10:40 AM by Walt Holton, CPCA president. Walt summarized issues since the October 26, 2009 meeting: the necessity to post the *No Soliciting* post card at one's front door and to call JSO to report incidents and suspicious activity; corrective action taken to curb nuisance activity at a rental property on Charter Point Blvd. JSO will be contacted to improve communication among regular and off-duty patrols and neighborhood representatives when Charter Point incidents are reported to JSO. Residents are encouraged to read the *Charter Point Notes* newsletter and join the Charter Point *Breaking e-News* group to keep informed. Currently, *Breaking e-News* is the means of broadcasting an immediate alert. Nearly 80% of Charter Point households are *Breaking e-News* subscribers. A *Security Alert* sign, similar to one used by Colony Cove, is under consideration for posting at the 4 way stop or bulletin board to inform residents to a security issue.

Financial & Budget Report:

Bobby Huey, treasurer, reported the Association is solvent and recapped account balances since the annual meeting in October 2009 and a projected budget for 2010. The revised bylaws, in effect since October 2009, provide for calendar year accounting instead of fiscal year. Association financial reports are available for inspection by association members in good standing. A summarized financial report will be published in the next newsletter.

Account balances as of April 24, 2010:

Charter Point Checking	\$ 4,326.04
Charter Point Legal	10,056.30
Charter Point Savings	20,349.93
Total Bank Account	\$ 34,732.27

Committee Remarks:

Ben Allen, Community Improvements Chair, announced he will be scheduling a median/entry workday on Saturday, May 8 at 8:30 AM and asked for volunteers to help.

Nathan Jackson, Security Chair, encouraged everyone to affix the Charter Point resident decal (acorn symbol) on their vehicles to help JSO and neighbors identify vehicles that belong in the neighborhood. Residents involved in a security incident are asked to phone reports to JSO first, then contact Nathan for passing along information to off-duty patrols. Nathan will broker better two-way communication between patrol officers and Charter Point to as many possible are aware of security incidents and residents are kept informed.

Bob Barletta, Membership Chair, reported 2010 membership at 61% (148 households), citing an increased number of unoccupied homes as having a shortfall effect. Early pay discounts were discussed as an option next year, but consensus was offering a modest discount would have a negligible effect on bringing in dues more timely.

Revised C&R Update:

Ernie Waller, C&R Revision Committee Chair, announced that consents were received from at least 76% of Charter Point property owners (which met the minimum requirement of 75% necessary to adopt the revision [C&R]). Property ownership was verified via official public records to assure the validity of the signed consents. Nearly every homeowner was visited by at least one Committee member to discuss the revised document. Out-of-area homeowners were contacted as well. Consents are still forthcoming. A cottage meeting will be held to provide an opportunity for homeowners to ask questions about the new document and receive clarification. The revised C&R was recorded in the official public records of Duval County on Thursday, April 22, 2010 and is now in full force and effect. A copy will be made available on the Charter Point web site or provided in hard copy format upon request.

Miscellaneous Remarks:

A question was raised questioning the bylaws amendment process. The Board asserted that the process was followed correctly according to the bylaws amendment provision.

Board Election:

Motion carried unanimously to approve the election ballot as presented. There were no nominations made from the meeting floor. No proxy ballots were submitted. The following Board members were elected singularly by unanimously carried motions:

Community Improvements – Ben Allen	Covenants & Restrictions – Craig Hemphill	Hospitality – Nancy Barnes
Membership – Bob Barletta	Security – Nathan Jackson	Social – Carol Allen

Adjourn:

There being no further business, a motion was carried unanimously to adjourn at 12:15 PM.

Respectfully submitted, Linda Hemphill - CPCA Secretary

Charter Point Community Association Financial Report

April 1, 2009 – December 31, 2009

Account Balances as of 4/24/10

REVENUE

Interest/Refund of Bank fees	142.96
Advertising	60.00
2008 Membership (recd 4/1/09 - 10/23/09)	215.00
2009 Membership (recd 4/1/09 - 12/21/09)	6,084.50
2010 Membership (recd 12/21/09)	6,027.50
Luminaries/Social income	5.00

BANK ACCOUNTS

Checking	4,326.04
Savings	20,349.93
Legal	10,056.30

TOTAL Inflow

\$ 12,534.96

TOTAL Bank Accounts

\$ 34,732.27

EXPENSES

Social activities ** Hospitality	110.36
Bank charges	138.80
C&R	23.97
Community improvements	9,539.22
Office supplies; Membership mtgs	153.58
Postage	653.99
Printing (newsletter, directory, financial reports)	1,799.15
Security	11,812.00
Taxes & license	61.25
Benevolence	155.34
Luminaries	690.55
Website	140.24

TOTAL Outflow

\$ 25,278.45

** Funded by participants

PROPOSED BUDGET 01/1/10 - 12/31/10

Income

Interest	100.00
Advertising	100.00
Membership	38,915.00
Social/Luminaries	875.00

TOTAL Projected Income

\$ 39,990.00

Expenses

Social activities/luminaries	100.00/700.00
C&R enforcement	1,400.00
Community Improvements	15,000.00
Bank charges, Misc	200.00
Office supplies/postage/Web	825.00
Printing; Hospitality; Bulletin Board	1,700.00
Security	13,000.00
Taxes & License/Benevolence/Dues	387.00

TOTAL Projected Expenses

\$33,312.00

Overall Total

\$6,678.00

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



Membership Notice

While paid memberships are about the same to date as last year, we are still short of our goal. It's never too late to join the Charter Point Community Association. We need every one's dues to maintain the upkeep of the neighborhood that benefits us all. We still need to repair and replace the lights along the wall north of the entrance and the common areas need mulch and plantings. Please send dues (\$215) to Bob Barletta, membership chairman, 4432 Fern Creek Dr., Jacksonville, FL 32277. Thank you!



Residential Directory Notice

If you haven't updated your informational listing for the Charter Point Directory, **this is your last chance**. Also the directory will acknowledge those who have paid their **full** 2010 dues (with an asterisk by their name) as of May 21, 2010. So get those dues checks in to Bob Barletta, membership chairman, ASAP.

The directory listing includes first/last names of owners/renters, first/last names of adult relatives living with you, first names of children at home, address, lot number, telephone number, employment (your employer's name or your occupation), email address (if desired).

The directory is for Charter Point resident use only and will be printed and distributed to association members in June. Please mail updates to Doris Barletta at 4432 Fern Creek Dr., Jacksonville, FL 32277 or email with subject line "CP Directory" to bob.b1@comcast.net.



Let's Talk Social!

Carol Allen, Social Committee chair, is brainstorming new and different ideas for upcoming activities and would like input from as many neighbors as possible before lining up a social calendar. Contact Carol at 745-3164 with your suggestions or to offer to help with activities. Ideas needed to all age groups -- adults only, teens, kids, and family activities.



Security Reminder

Our off-duty police security patrols make rounds in police vehicles, often parking in visible spots. Schedules vary to keep any undesirables from discerning a particular patrol pattern. Patrol coverage is beneficial, but we should all keep a watchful eye for suspicious activity. As good neighbors, continue to look out for one another and our properties. Do not hesitate to report suspicious activity or persons to the Jacksonville Sheriff's Office (JSO) non-emergency line at 630-0500. Call 9-1-1 for emergency situations, of course. Also report your concerns to Nathan Jackson, CPCA Security Chair, at 762-1983 or nej9004@aol.com. Nathan will communicate information to the police officers patrolling the neighborhood.



Reddie Point Preserve Update

Arlington neighbors,

In an effort to improve public access and usability of Reddie Point Preserve (located at the end of Yachtsman Way off of University Boulevard North), the City is in the process of performing some upgrades to portions of the 72-acre site. I received the correspondence and photo below from the City's Department of Recreation & Community Services yesterday.

Please share this with fellow residents and, if you would like additional information about Reddie Point, please contact Nathan Rezeau at (904) 255-7912 or NLRezeau@coj.net.

Thanks,
Clay Yarborough
City Council

Construction is substantially complete and we will open the gates for public access starting this weekend. There are still some remaining items to finish up, including the sidewalk, picnic tables (on order), signage and some general touch-ups. We wanted to allow public access as soon as possible and feel that the remaining items can be completed without too much inconvenience to our visitors.



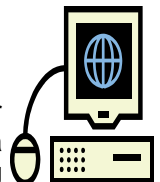
Attention Realtors!

Charter Point marketing materials are available to help promote your property and the fine attributes of our neighborhood. Enhance your Open House with Charter Point brochures, newsletters, and copies of the C&R and Association bylaws. Or add a Charter Point Website link to your e-listing. Note: All new residents receive a Hospitality Welcome packet.

Check out the Charter Point Web site!

www.charterpoint.org

Access and print a Construction Approval or Fence Approval application form, retrieve a past newsletter, print copies of governing documents (bylaws, C&R), review the activities calendar, research nearby schools, look up important phone numbers and peruse a wealth of other useful information, 24/7.



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

May - Yard of the Month

Orinn & Patricia Mitchell
5365 Oak Bay Drive, E. - Lot 236



Charter Point Security Decals



To make Charter Point a safer place, each household will receive two distinctive Charter Point security decals to apply to resident motor vehicles. These decals will help police and each of us readily identify vehicles that belong in Charter Point..

Place the decal on the lower corner of the vehicle's rear window, driver's side.

- To apply the decal, clean and dry the area where you are going to place the decal.
- Peel off the lower section, place it on the window, then remove the upper section.
- Run your hand over the sticker to smooth out any bubbles or wrinkles and assure it is secure.

If additional decals are needed, contact Ernie Waller 743-3395 or earnest.waller@comcast.net.

Are You a Charter Point Breaking e-News Subscriber?



If not, you are missing important news, such as security alerts, civic 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 News Administrator, at cpcanews@aol.com. Cyber privacy guaranteed and no spam!

IT Professionals of Jacksonville

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Helping hands are always needed to assist with committee projects. If you have experience in construction or architecture, lend a hand on the Covenants committee to help review exterior building plans. Like entertaining or planning parties? Team up on the social committee. Interested in community affairs? Help represent Charter Point at civic meetings (Sheriff's Advisory Council or Citizens Planning Advisory Committee). Enjoy networking and meeting new people? A spot on the Membership or Hospitality committee is right for you. Have a green thumb or enjoy gardening? The Community Improvements group needs you. Help expand Security by organizing a mini neighborhood watch program on your block. You do not need a specific background or experience to assist on any Charter Point committee, just a willingness to make a difference!



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