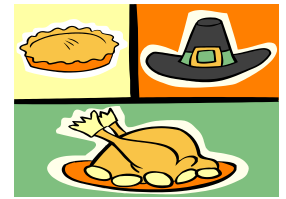


Charter Point Notes



November 2011

Thanksgiving Day comes, by statute, once a year; to the honest man it comes as often as the heart of gratitude will allow.
Edward Sandford Martin

'Tis the Season . . .



2nd Annual Thanksgiving Food Drive
Friday/Saturday, November 18-19, 2011
10:00 AM - 2:00 PM

Look for the collection bins at the 4-way stop (Oak Bay @ Charter Point Blvd). Donations will benefit the Second Harvest Food Bank of Jacksonville.



Luminary Sorting Party
Saturday, December 10, 2011
2:00 PM - 4:00 PM, 4304 Fern Creek Drive

Helpers are needed to assemble luminary candle kits for lighting curbside on Christmas Eve. Contact Deborah Holton at 762-1502 or ddholton1@yahoo.com if you can help.



Holiday Helping Hands
Friday, December 16 2:00 PM
Holiday Open House - Hurley Manor
3333 N. University Blvd

Help make goodie bags for 75 elderly residents. Homemade cookies welcomed. Or help decorate, set tables and distribute goodie bags on the day of the event. Contact Linda Hemphill at 745-1833 or cpcanews@aol.com if you'd like to help. See p.4.



Curbside Luminary Lighting
At dusk on Christmas Eve

Candle kits will be delivered in December by your newsletter reporter. A \$5.00 contribution is asked per kit to cover the cost of supplies.

Welcome to the Neighborhood!



Susan Foster
4309 Bay Forest Terrace
(lot 10)

Matthew & Jessie Jones
5486 Fern Creek Drive, N.
(lot 179)

Daniel McKinnon
4572 Oak Bay Drive, W.
(lot 208)

Robert & Terry Kovacs
5322 Oak Bay Drive, East
(lot 224)

Jim & Marlene Bolling and Colonel Jim Bolling, Sr.
4444 Fern Creek Drive (lot 169)



Yard of the Month

Michael & Doris Meade
4310 Maywood Drive
Lot 107

President's Message



Walt Holton
CPCA President

There's no denying it – autumn is upon us. Just stepping outside one's front door offers plenty of proof – the feel of more moderate temperatures; the crunch of acorns as we walk down our driveways; slight evidence of leaves changing color. It's great to see so many neighbors riding bikes or leisurely walking, enjoying nature's ambiance. If you're yearning for a real *back to nature moment*, you must visit the Reddi Point Preserve, just west of Charter Point off University Blvd at the end of Yachtsman Way. Unspoiled nature at its best -- a dock and pier that offer an incredible panoramic view of this end of the St. Johns River and nearby islands, and a great sidewalk for walking or running are just a few highlights for your enjoyment.

This month we have much to be thankful for on Thanksgiving -- our families, beautiful homes and good neighbors; living in a free country and a thriving city; and many personal blessings, large and small. Our community spirit is most evident this time of year, too: holiday decorations popping up here and there, from pumpkins to wreaths; seasonal neighborhood projects; and opportunities to share with others less fortunate. This month Charter Point will be holding a Thanksgiving Food Drive for the Second Harvest Food Bank on November 18-19. We'll soon be decorating the front entrance, and our long-standing tradition of Luminary candle lighting will continue on Christmas Eve. We're also gathering volunteers together to assist with a holiday party in December at Hurley Manor, a nearby senior community, by helping to make goodie bags and decorating for the event. I hope many of you will be willing to help with one or more of these joyous activities.

Looking ahead toward 2012, several community forums are on the drawing board: *Florida Friendly Landscaping*, *Community Development*, and *Financial Planning*. A Charter Point *Biggest Loser – Get Fit* contest has also been suggested to jumpstart our New Year fitness resolutions. More information will follow in future newsletters.

Happy Thanksgiving to all! Thank you for being the best of what Charter Point has to offer — its wonderful neighbors. It is a privilege for me and other Board members to serve our community and the Association.

~ Walt Holton

Daylight Savings Time ends 2:00 AM Sunday, November 6. Set clocks BACK ONE HOUR.

Charter Point Community Association Board

President:

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

Vice-President:

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

Secretary:

Jill Smith
5457 Pearwood Drive
619-9010 or jsmith@terra-comenv.com

Treasurer:

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

Committee Chairs

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

Community Improvements:

To be appointed

Social:

Vacant



Newsletter Editor/Breaking e-News

Linda Hemphill

Residential Directory Coordinator

Doris Barletta

Web Site webmaster@rjswbdesigns.com

Charter Point Community Ombudsmen

Bill Cuartero
743-0014 or bill@itprojax.com

Millie Kanyar
743-2152 or milliekanyar@watsonrealtycorp.com

Webb Wade
744-3933 or webb@wadehouse.net

Bulletin Board

Jan Walker

Thank
you

to Ben & Carol Allen, outgoing Board members, for your years of service as Community Improvements and Social committee chairs, respectively, and for your special decorating touches to the front entrance on holidays.



Charter Point Community Association Meeting University Park Library - October 15, 2011

Board members present: Bob Barletta, Nancy Barnes, Craig Hemphill, Linda Hemphill, Bobby Huey, Nate Jackson, Jill Smith. Excused: Walt Holton

Accomplishments and governance updates were summarized since the March meeting. Charter Point successfully derailed a questionable land development waiver associated with a large lot along the Edenfield dirt road behind Fern Creek Drive. A covenants enforcement initiative started June 15, 2011, effecting positive change and significant improvement at 21 properties. Charter Point is gaining exposure with regular representation at civic meetings. Community improvement services were tweaked slightly and security was temporarily suspended to replenish the legal account.

Motion carried unanimously to approve the March 21, 2011, CPCA meeting minutes and the current treasurer's report. Account balances as of October 15, 2011:

Checking	\$ 2,170.44
Legal	3,775.32
Savings	11,558.47
Total Accts	\$ 17,504.23

Committee updates:

(Community Improvements) Gloria Payne (River Trail Rd N.) volunteered to serve as an interim chairperson. Her appointment will be ratified at the next regular Board meeting; (Hospitality) New families are being welcomed with more to come; (Membership) 69% with 168 households, 17 mandatory dues properties, 12 rentals. (Security) the neighborhood was quiet over the summer except for two auto burglaries in September at adjacent properties; (Social) an interim chairperson is in process of being identified. A Resource table was provided, containing informative items of community interest. A Florida Friendly Landscape forum may be held early next year prior to the spring growing season.

Sheriff's Advisory Council (ShAdCo) - Zone 2 Meeting October 13, 2011

No crime activity posted in Charter Point. Twelve home and nine auto burglaries occurred in the Merrill/Cesery and Arlington Expressway areas. Several arrests were made.

According to a National Crime Victim survey, 60% of crimes go unreported. Be sure to report a crime or suspicious activity to the police. Reports to the Jacksonville Sheriff's Office (JSO) are evaluated every seven days. Reports are pin marked on a map for tracking and patrolling purposes. Curfew reminder (under age 18): Sunday - Thursday (11PM-6AM); Friday - Saturday (12AM - 6AM).

Crime Mapping: Get crime incident information on the JSO website (www.coj.net, sheriffs office). Search filters include the type of crime, area, date range. See the time of day the crime occurred. Sign-up for email alerts. Look for the *Crime Statistics/Crime Mapping* link on the Sheriff's Office home page.



Charter Point has been covered in prayer over the last three months, thanks to 17 prayer walkers, who silently prayed for each house they passed along their walking route. No fanfare, simply prayerful concern for their neighbors' well-being and peace for the households. Thank you to all who participated. ~ David Roddy (team captain)



Covenants Corner - Adding Value and the *Human Factor*

The Charter Point Covenants & Restrictions (C&R) committee, in concert with the Board, covers much ground. Although volunteers, we work hard to assure you have the neighborhood appearance you loved when you decided to make Charter Point your home.

According to a recent Community Management Impact Study (2011), more than two-thirds of homeowners felt their community association had a positive impact on property values. Conversely, only 10% of homeowners surveyed felt their Association had a negative effect on property values. Judging from our own earlier survey data, it appears most in Charter Point feel the same way (*Can an HOA Add Value to Your Property*, www.cityproperty.com).

So, does the Charter Point Community Association add value? Yes. Our Association's standards enforcement efforts and references detailed in our C&R promote external property upkeep to ensure homeowners maintain their properties. Homeowners are held accountable for keeping the appearance of their properties at a high level, so the risk of problems such as overgrown landscaping, clunker vehicles cluttering driveways and unusual color schemes on houses are reduced. Our Association works hard to protect the resale value of properties. Adequate maintenance – as required by our C&R – leads to fewer repairs, especially when it comes time to sell your property. Furthermore, you don't have to worry about a potential buyer getting scared off because your neighbor doesn't maintain his property, which is more likely to happen in neighborhoods without an active community association or property management company.

The biggest challenge our C&R committee faces is the *human factor*. Some feel receiving a first notification letter is too aggressive, saying a personal visit by a C&R committee member is more neighborly; others assert a visit is intimidating. All we can say is great care is taken to correct problems as amicably as possible. If Charter Point covenant violations were addressed by a property management company, be assured there would be far less humanity involved.

If you are cited for a violation by receiving a letter or a visit from a C&R committee member and do not understand how to bring your property into compliance, feel free to contact an Ombudsman. The Board discusses C&R issues on a regular basis and keeps our Ombudsmen up to speed. The Board manages the issuance of the corrective action tools to insure every owner receives fair and consistent treatment.

Keep in mind it is a C&R requirement to submit an Architectural Improvement application before commencing any exterior improvement or expansion project, which includes painting, roofing, window replacement, fence installation, driveway or pool deck pavers, constructing docks, replacing mailboxes, and installing MAJOR landscaping, to name a few. The intent of this requirement is not to hinder homeowners from the freedom of choice, but to ensure their choices are in harmony with the overall appearance of the neighborhood. An attractive, aesthetically congruent community is a more desirable place in which to live, proving to be a better investment than in a neighborhood where architectural control is not enforced.

With your support, we will continue to do our best to keep Charter Point a desirable place to live.

Charter Point Covenants & Restrictions Committee,

Craig Hemphill (chair), Bob Barletta, Walt Holton, Jill Smith, Linda Hemphill (recorder);
Ombudsmen: Webb Wade, Bill Cuartero, Mille Kanyar

Attn: Charter Point Business Owners

Advertise your business in the newsletter!

Business card: \$10.00

1/4 page ad: \$20

1/2 page ad: \$30

Contact cpcanews@aol.com

Look for the Charter Point Community Facebook page and be sure to "Like" us. By adding Facebook to our communication mix, along with a popular newsletter and widely distributed Breaking e-News, our neighborhood will be even more connected. The more we are aware of what is going on around us, the safer and more engaged we will be. So be sure to join the Charter Point Breaking e-News Group, bookmark www.charterpoint.org and "Like" us on Facebook. Encourage neighbors to join, too, at least as Breaking e-News members. Feel free to contribute items of interest to the newsletter or FB page by contacting cpcanews@aol.com. Your input is invaluable!





'Tis the Season in Charter Point!

Thanksgiving Food Drive

Friday/Saturday, November 18-19

Look for the *Second Harvest Food Bank* collection bins at the 4-way stop (Charter Point Blvd @ Oak Bay Drive)

Non-perishable food items only, please.

Front Entrance Decorating

Saturday, December 3

Come deck the halls!

Luminaries Assembly Party

Saturday, December 10, 2:00 PM - 4:00 PM

Helpers needed to assemble luminary candle kits for Christmas Eve. Contact Deborah Holton at 762-1502 or ddholton1@yahoo.com if you can help.

Holiday Helping Hands

Friday, December 16, 2:00 PM

Holiday Open House - Hurley Manor Senior Center
3333 N. University Blvd (next to Resurrection Catholic Church)

Help make goodie bags in advance for a senior center party. Homemade cookies welcome! Or help decorate for the party on the day of the event. Contact Linda Hemphill at 745-1833 or cpcanews@aol.com.

Goody bag assembly: Saturday, December 10, 11:00 AM

Hosted by Linda Hemphill, 5487 River Trail Rd, N. Bring some favorite holiday cookies.

Party Helpers: Friday, December 16

Help decorate, set tables, place goodie bags. Decorate at noon. Open house starts @ 2PM.

Luminary Lighting

Curbside at dusk on Christmas Eve

Look for your candle kit delivery. A \$5.00 contribution is asked per kit to help cover the cost of supplies. Thank you.

2012 Charter Point Community Association Membership Drive



2012 Charter Point Community Association membership drive begins December 1. Dues notices will be mailed to all households. Annual dues provide much and remain a very reasonable \$215. Thank you in advance for supporting your community association.

Bob Barletta, Membership Chair