



# Charter Point Notes

October 2010



Winter is an etching, spring a watercolor, summer an oil painting and autumn a mosaic of them all. ~ Stanley Horowitz

## October Funfest!

Poolside Food & Fun

Saturday, October 23  
5:30PM - 8:30PM



- Shrimp & Ribs
- Baked Potatoes
- Cob Corn
- Caesar Salad
- Cherry Cobbler
- Ice Cream
- Cold Drinks
- Rick's Jungle Juice

\$14.00/pp  
(kids under 12, 1/2 price)

Bring a favorite potluck dish to share!

**RSVP by October 18 if you plan to attend.**

*Make check payable to Charter Point Community Association*

Rick Sawyer, host  
5466 River Trail Rd, S.  
904-744-1119

### Message from the Board

Charter Point is a great community because it's full of wonderful people. We are all fortunate to live in a safe, close-knit, and beautiful community. Thank you to those who continue to invest in your most valuable asset - your home - by keeping your property looking its best. Your efforts help keep not only your own home values up, but significantly factor into neighborhood values over all. As turnover occurs in our neighborhood, we all hope to see the culture of ownership pride continue.

Your Charter Point Community Association (CPCA) Board works diligently to improve our community, but we need your help. Amid rising operational costs in some areas, the Board as a good steward of CPCA funds, has been able to limit discretionary spending wherever possible, while still providing services that make our neighborhood an inviting place to live. Thank you for your governance input. Volunteers are needed to help organize social events, represent our neighborhood in civic meetings, and assist with community beautification and other committees. Everyone's busy, but contributing just a small portion of time to help with a neighborhood project makes a big difference. Find out how you can help by attending a Board meeting or contact any Board member.

The Covenants enforcement committee has a tough but necessary job and makes every effort to resolve compliance issues as diplomatically as possible. Property Management could be hired to handle these matters, but not without cost in terms of added financial expense and the possible loss of governance humanity. In the spirit of neighborliness, compliance concerns may now be discussed with an Ombudsman. Contact Bill Cuartero, Millie Kanyar or Webb Wade, if needed. Each are equipped with a thorough knowledge of the covenants and will provide an unofficial consultation as a CPCA intermediary.

Looking ahead to 2011, elections for CPCA officer positions are coming up next spring. Please consider taking a turn to serve your community by running for office. It has been said, "The same people are always on the Board," which implies a clique exists or there is no opportunity for others to serve. This is definitely not the case. The reason Board members often run for reelection is no one else steps up to serve. If you would like get a sense of what Board service involves, feel free to attend a Board meeting. The Board generally meets on the 3<sup>rd</sup> Monday of the month at 7PM.

In closing, a sincere "thank you" is in order to many: for cheerfully helping with neighborhood projects; taking positive steps toward improving your home exterior or landscape; and lending a hand to a neighbor in need. Let's keep working together to assure our neighborhood remains a place we can continue to enjoy in the years ahead.

Sincerely,

Walt Holton, Ernie Waller, Bobby Huey, Linda Hemphill, Ben Allen, Craig Hemphill, Nancy Barnes, Bob Barletta, Carol Allen, and Nate Jackson.



### Luminary Sorting Get-Together

Saturday, November 13, 2010  
1:00 PM - 4:00 PM  
4534 Oak Bay Drive, West

Helpers are needed to assemble luminary candle kits for delivery around the neighborhood next month.

Enjoy a **Holiday Cookie Exchange**, too! Bring a dozen of your favorite cookies to share.

Contact Carol Allen at 745-3164 or yougocarol@yahoo.com if you are available to help.

The **Charter Point Community Association Board of Directors** has the primary responsibility of ensuring that the best interest of all homeowners is the first priority in all decisions. Our commitment to you is to continue to be proper stewards of CPCA resources and maintain the community as one of the most desirable places to live in the area. The Board wishes to extend a special thank you to all who have been supportive in helping us accomplish this task. All homeowners are reminded to become familiar with the Charter Point Covenants & Restrictions, applicable to all properties regardless of CPCA membership status. You can view and download/print the C&R from [www.charterpoint.org](http://www.charterpoint.org). C&R FAQ's, also on the Website, will assist you greatly with understanding restrictions and can answer many of the routine questions you might have. CPCA Association bylaws are also available for viewing/printing from the Web site.

### **Charter Point Community Association Board**

#### **President:**

Walt Holton  
4304 Fern Creek Drive  
762-1502 or [wholton@bellsouth.net](mailto:wholton@bellsouth.net)

#### **Vice-President:**

Ernie Waller  
4545 Oak Bay Drive, W.  
743-3395 or [earnest.waller@comcast.net](mailto:earnest.waller@comcast.net)

#### **Secretary:**

Linda Hemphill  
5487 River Trail Road, N.  
745-1833 or [cpcanews@aol.com](mailto:cpcanews@aol.com)

#### **Treasurer:**

Bobby Huey  
4499 Charter Point Blvd.  
743-9837 or [yeuh@aol.com](mailto:yeuh@aol.com)

#### **Committee Chairs**

#### **Community Improvements:**

Ben Allen  
4534 Oak Bay Drive, W.  
745-3164 or [benallendeere@yahoo.com](mailto:benallendeere@yahoo.com)

#### **Covenants & Restrictions:**

Craig Hemphill  
5487 River Trail Road, N.  
745-1833 or [rcraigh@aol.com](mailto:rcraigh@aol.com)

#### **Hospitality:**

Nancy Barnes  
5478 River Trail Rd N.  
744-9055 or [nancyfsu76@aol.com](mailto:nancyfsu76@aol.com)

#### **Membership:**

Bob Barletta  
4432 Fern Creek Drive  
743-4996 or [bob.b1@comcast.net](mailto:bob.b1@comcast.net)

#### **Security:**

Nathan Jackson  
4440 Oak Bay Drive, W.  
762-1983 or [nej904@aol.com](mailto:nej904@aol.com)

#### **Social:**

Carol Allen  
4534 Oak Bay Drive, W.  
745-3164 or [yougocarol@yahoo.com](mailto:yougocarol@yahoo.com)

#### **Newsletter Editor/Breaking e-News**

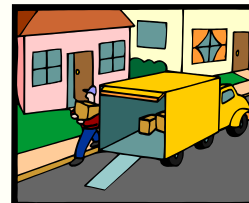
Linda Hemphill

**Web Site** Rene Sapia  
[webmaster@rjswbdesigns.com](mailto:webmaster@rjswbdesigns.com)

### **Welcome New Neighbors!**

**The Ethridge Family**  
5455 Brightwater Lane

**The Scott Family**  
5483 River Trail Road, North



### **The Charter Point Newsletter is Going Green!**

The *Charter Point Notes* newsletter will be "going green," effective January 1, 2011. With printing costs at approximately \$115 per issue and over 2/3 of residents currently receiving the newsletter electronically, converting from paper to e-distribution makes sense, saving the Association around \$1,400 annually, as well as helping to save trees.

Households with email or Internet access are encouraged to join the *Charter Point Breaking News* e-news group to receive the newsletter electronically. Contact Linda Hemphill, Breaking e-News administrator, at [cpcanews@aol.com](mailto:cpcanews@aol.com) to join. Residents without email or Internet access may continue receiving a paper copy. Contact Linda Hemphill, *Charter Point Notes* editor, if you wish to continue receiving a paper copy. Newsletters are archived on the Web site at [www.charterpoint.org](http://www.charterpoint.org)



### **October Yard of the Month**

**Gordon & Anne Hendry**  
4306 Charter Point Blvd  
Lot 114

### **Charter Point Breaking E-News**

Did you know *Charter Point Breaking e-News* reaches over 175 households? Don't miss important news, such as security alerts, bulletins from City officials and other updates that can't wait for the next newsletter. *Breaking e-News* is also a great means to find lost pets. To join, email [cpcanews@aol.com](mailto:cpcanews@aol.com). All e-bulletins are sent bcc: to assure email address privacy and kept confidentially by the administrator.



### **Need a Dependable Teen Helper?**

**Lawn mowing, pet sitting**  
(Call Tanner Moseley\*)

**743-7049**

\*Charter Point resident

### **Community Bulletin Board**

The community bulletin board at the 4-way stop is available for neighborhood use. Signs are generally not permitted on our lots or in common areas, so the bulletin board is a great place to post items for sale, lost pet information, and other announcements. Feel free to use for maximum visibility!



[www.charterpoint.org](http://www.charterpoint.org) - Check out the Website 24/7 for copies of governing documents, architectural approval forms, activities calendar, archived newsletters, phone numbers for City services, and much more!

## Charter Point Community Association

Semi-Annual Members' Meeting  
September 18, 2010 University Park Library

The meeting was called to order at 10:40AM by Walt Holton, CPCA president. Other Board members present: Ben Allen, Carol Allen, Bob Barletta, Craig Hemphill, Linda Hemphill, Bobby Huey, Nate Jackson, Ernie Waller. Absent: Nancy Barnes. Other Association members present are noted on the attendance roster.

Walt Holton summarized CPCA accomplishments since the March 2010 members' meeting: the revised Covenants & Restrictions project garnered sufficient written consent to make them official, as of April 22, 2010; mandatory annual CPCA dues went into effect with the adoption of the new C&R, to be applied when a home is sold or changes title; C&R enforcement measures made headway in improving poor lawns and visible clutter. Litigation continues concerning an exterior construction matter. Some costs will be expended in the matter. To preempt the possibility of another "frat house" or other undesirable living situation from popping up in the neighborhood, the restriction *single-family residence*, as stated in the C&R, is being emphasized to Realtors to prevent homes for sale being rented to groups of unrelated persons (ex: college students, foster homes, halfway houses, etc.); security issues have been sparse, but police patrols ask that we remember to lock our doors and keep garage doors closed; social event ideas are needed; membership is at 67%, clearly affected adversely by the number of vacated homes.

Bobby Huey presented the treasurer report, including current bank balances, itemized transactions since April 25, 2010, register report for CY2010, and 2010 FY budget for January 1—September 18, 2010. Account balances as of September 18, 2010:

CPCA Checking	\$ 984.30
CPCA Legal	10,081.11
CPCA Savings	15,395.24
Total Bank Accts	26,460.65

Board officer elections will be held in March 2011. Any member in good standing may run for office. There will be a Community Workday next spring to spruce up median and entrance areas for the season.

Special guest Councilman Clay Yarborough reported Arlington area improvements and answered questions: nearby Reddie Point Preserve (72 acres) officially opened; JU's new entrance (with security) is nearly complete; JU will be opening a new Marine Science Center; Lake Lucina Center on Merrill Road received a facelift to its façade; Regency Mall may become a mixed use facility (shopping, commercial offices); a computer-based charter school has been installed on Lone Star Road, making good use of an vacant retail area; the new principal at Terry Parker High School is very engaged in turning around the school; the City is working to resolve right-of-way and median lawn care issues related to Rogero Road improvements. Yarborough reported having voted against a property tax increase and announced he will be running for reelection (Rep.).

Respectfully submitted, Linda Hemphill, CPCA Secretary

## Charter Point Pride!

We have all undoubtedly affirmed many times that we are fortunate to live in a wonderful community with beautiful homes, well kept lawns, and a neighborly ambiance. Although we have much to be proud of, there are some lingering "blemishes" which need attention:



**Fences:** Please keep your fence in good form by replacing broken boards or repairing gates. Helpful tip: power washing brightens the appearance of a fence, making it look new. **Yard Care:** Please keep your yard regularly mowed and beds weeded (or install a suitable ground cover vs. defaulting to bare dirt) to maintain a pleasing overall appearance of our neighborhood. (See lawn standards on p. 3)

**Driveways:** Please keep driveways free from clutter. Store garbage cans, lawn care equipment, sporting gear, BBQ grills, etc., out of view either inside the garage or in the backyard. Also, per Charter Point covenants and restrictions, parking RVs, boats, campers, trailers, and commercial vehicles in driveways or backyards is not permissible. There are also City ordinances which restrict street parking.

### Friendly Reminder:

**Home Additions and Changes:** No additions or changes to the exterior of the home, including painting and fence installation, are permitted until you have received Architectural Review Committee (ARC) approval. Replacement projects, such as re-siding and re-roofing require pre-approval, too. **ARC Approval Process:** Charter Point ARC guidelines and request forms (general & for fences) are available on the Charter Point Website, [www.charterpoint.org](http://www.charterpoint.org), or by contacting Craig Hemphill, C&R/ARC Committee chair, at [rcraigh@aol.com](mailto:rcraigh@aol.com). When submitting a request form, please attach a drawing of the project or change being requested and, if available, a picture of what you are adding to the property (such as a product brochure, paint sample, or designer rendering). Send form to Craig Hemphill ([rcraigh@aol.com](mailto:rcraigh@aol.com) or 5487 River Trail Rd, N.), who will present your application for ARC review.

## 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: 904.212.0406**

**Email: [bill@itprojax.com](mailto: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.*



# Fall Festival

**Saturday, October 9, 2010**

**9:00AM – 2:00PM**

Baked Goods  
Country Kitchen  
Crafts  
Hot Dogs & Hamburgers  
Plants



Children's Activities  
Family Fun  
Health Fair (9a-12p)  
Silent Auction



**Arlington United Methodist Church**  
**1400 University Blvd, North**

(Between the Arlington Expressway & Jacksonville University)

[www.arlington-umc.org](http://www.arlington-umc.org)

