



# Charter Point Notes

October 2011



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

## Charter Point Community Association Semi-annual Members' Meeting

**Saturday, October 15,  
10:30AM - 12:00 PM  
University Park Library**

### Proposed Agenda

**Governance Updates  
Financial Report, Covenants Enforcement,  
Committee Chair Vacancies, Q&A**

**Special Discussion:  
Property Management**

## A Great Way to Go Boating!

Imagine you and family on board a 20 ft. boat in deep water, several miles in any direction from shore. Your family is stretched out and relaxing in the bow area while you are in the driver's seat. Then you check your trim and push the throttle forward, and watch the 150HP make the bow rise up high and then slowly plane out for max speed. The fresh air hits you and in all the excitement you feel like you are 21 years old again. These are the facts of my experiences when I joined the Freedom Boat Club. My investment was nominal, but my experiences were fantastic.



As a member I don't have to worry about storage, insurance, cost of maintenance, cleaning the boat or launching or retrieving the boat from the water. This is all done for me. All I have to do is go on the Boat Club web site to see which boats are available and chose the one that I like best. At Julington Creek Marina there are 5 deck boats and 3 fishing boats plus a Moomba. On the appointed day I go to the marina and go through a check list (for my safety and security), start the engine and go. These boats go up to 45 MPH, although I run them at 30-35 MPH. I can use the boat during the week from 8:00 AM to 5:00 PM. On the weekends a half day is usually recommended, but it is possible to schedule for a full day. Upon my return I fill up the gas tank, then simply unload everything and leave. The dock manager cleans and stores the boat. The Freedom Boat Club gave both my wife and I excellent FREE training, including Coast Guard rules and safety instructions on how to handle the boat.

As a Boat Club member, I may utilize the Club at Julington Marina, as well as the St Augustine Marina. Plus, thanks to my special training (FREE) I may also utilize their twin engine 23 ft. boat center console for use in the ocean. Normally I go out in the rivers and creeks in 20 ft. deck boats or 20 ft. Bow Riders with 4 cycle Yamaha 150 HP engines. The deck boats can carry 10 people or a maximum weight of 1440 lbs. The Boat Club also has a Moomba with a 325 HP inboard engine. But that is too much for me. There are about 20 club locations in Florida and 60 locations in remainder of the Southeastern USA that I can use.

I have traveled to the far end of Doctor's lake, Green Cove Springs, up Durbin creek, and Julington Creek. But I am a new member. On October 9 the club will transport members from Julington Creek to the Stadium to watch the Jags play. We will have a tail gate party at the dock downtown. Those of us who have no tickets will stay at the dock and visit with our club manager on her yacht, where we will have refreshments and a TV. If you are interested in more details of this club and perhaps others, please give me a call.

~ Joe Roesler, Fern Creek Drive 743-8177



**Saturday, October 8  
8AM - 2PM**

Feel free to put a small sign in your yard near the curb or attach a balloon or flag to your mail box to help attract sellers to your sale. Advertising to the public will state 8AM-2PM, but if your sale is still going strong at 2PM, no need to stop. Just be sure to remove any signage promptly after your sale concludes. If you live on a cul-de-sac, you may want to post a small sign at the entrance to your street to be sure your sale is not overlooked. Happy selling!

## Yard of the Month

**The Yazji Family  
5488 River Trail Road, S.  
Lot 48**



*Thank  
You*

**Debbie Graham and Carole Mays** for their past help in delivering newsletters and luminaries. Please welcome new volunteers: Katie Gabor for Debbie (delivering to lots 82-86 and 130-133) and Carolyn Jones for Carole (lots 87-94 and 200-201).

**It's Not Too Late!** The Association needs everyone's dues support to maintain neighborhood standards - which help protect your home investment. It's not too late to renew your membership. Make check payable to Charter Point Community Association, and deliver to Bob Barletta, CPCA Membership Chair, 4432 Fern Creek Dr., Jacksonville 32277. If paying electronically, be sure your e-check has the correct delivery address. **Membership Update:** Please add a (\*) in your Residential Directory to denote CPCA membership for Dan and Angel Jones (lot 70).

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

**President:**

Walt Holton  
4304 Fern Creek Drive  
762-1502 or wlholton@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 nancysu76@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:**

**Vacant**

**Social:**

**Vacant**



**Newsletter Editor/Breaking e-News**

Linda Hemphill

**Residential Directory Coordinator**

Doris Barletta

**Web Site** webmaster@rjswebdesigns.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



## **Seniors vs Crime**

*A Special Project of the Florida Attorney General*

Seniors vs. Crime offers seniors a place to go for help with their civil problems that cost the seniors nothing. Whether the case involves contractors, repairmen, dealerships, dentists, painters, brokers, real estate agents, their best friend or their own son, Seniors vs. Crime is ready to help resolve the dispute at no cost through their trained volunteers called Senior Sleuths. Seniors vs. Crime, a Special Project of the Florida Attorney General, averages a return of \$1,000,000 a year to seniors statewide through local offices.

Call 1-800-203-3099 or go to the website at [www.seniorsvscrime.com](http://www.seniorsvscrime.com) for help or to volunteer your services to right civil wrongs. Find the office nearest you.



Helping Seniors Avoid Scams and Fraud since 1989

### **Seniors vs. Crime**

Located in the Jacksonville Sheriff's Office  
Zone 2 Substation at Regency Square

Valerie Norton, Office Manager  
904.721.6516

Jax.regency.svc@gmail.com

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



## Governance Reminders

The CPCA Board's commitment to you is to continue to be proper stewards of Association resources and to maintain community standards proactively.

**CPCA Board meetings** are held monthly, generally on the 3rd Monday at 7:00 PM. Contact any Board member for locations.

**Semi-annual CPCA Members' Meetings** are held in March or April and again in September or October. Semi-annual meeting notices are posted in advance in the newsletter.



As partners in upholding community standards, all homeowners and tenants are reminded to become familiar with the **Charter Point Covenants & Restrictions**, applicable to all properties regardless of CPCA membership status. **Charter Point governing documents** (Charter Point

Covenants & Restrictions and Association Bylaws) are available on the Web site, [www.charterpoint.org](http://www.charterpoint.org).

Please be reminded of **C&R-mandated exterior upkeep** and the **necessity for architectural pre-approval** prior to beginning an exterior improvement project:

**Lawns:** Keep bushes trimmed and lawn regularly mowed, edged and weeded, including landscape beds, and lawn sufficiently irrigated (or install a suitable *live* ground cover vs. defaulting to bare dirt or leaves) to maintain a pleasing appearance of our neighborhood, overall. Treat areas damaged by pests or disease promptly to prevent migration to neighboring yards.

**Home Additions and Exterior Changes:** No additions or changes to the exterior of the home, including painting, roofing, fence installation, dock construction and major landscaping, especially Xeriscaping, are permitted until you have received Board approval. Replacement projects, such as repainting, re-siding, re-roofing and installing new windows require pre-approval, too.

**Charter Point architectural guidelines** are found in the Covenants & Restrictions; an architectural improvement application form is located on the Website, [www.charterpoint.org](http://www.charterpoint.org) or by contacting Craig Hemphill, C&R Committee chair, at [rcraigh@aol.com](mailto:rcraigh@aol.com). When submitting a request for approval, be sure to include a detailed drawing or architectural rendering of the proposed project or commercial representation, e.g., a brochure, paint or shingle sample, etc.

**Ombudsmen:** The Board, in conjunction with the C&R enforcement committee has a tough but necessary job and makes every effort to resolve compliance issues diplomatically. C&R issues may also be discussed with an Ombudsman, an unofficial source for hearing concerns about compliance without the formality that created tensions in the past. The Ombudsman will have the ear of the Board, but are not members of the Board. Access to an ombudsman enhances the neighborly treatment of all homeowners while providing encouragement to comply with the covenants without confrontation.

If needed, contact Ombudsmen Bill Cuartero ([bill@itprojax.com](mailto:bill@itprojax.com)), Millie Kanyar ([milliekanyar@watsonrealtycorp.com](mailto:milliekanyar@watsonrealtycorp.com)) or Webb Wade ([webb@wadehouse.net](mailto:webb@wadehouse.net)). Each is equipped with a thorough knowledge of the covenants, including lawn standards and will provide an unofficial consultation as Association intermediaries.

## Poker Room Update

The Jacksonville Kennel Club (JKC) proposes to convert the Garden Ridge property at 201 Monument Road into a Poker Room. Initially the matter did not require approval by the City Council, but there has been a new development.

The proposed Poker Room site has two zoning districts assigned to it. The eastern half, on which the building is located, is zoned CCG-1. The western half, mostly parking lot and frontage along Monument Road, is zoned CCG-2. The acronyms stand for Commercial Community, General 1 and 2, respectively, and are the broadest commercial districts in the city. Among other uses, the CCG-1 district allows for indoor facilities operated by a licensed pari-mutuel permit holder; however, without special approval of a CCG-1 "exception," a pari-mutuel may not sell or serve every type of alcoholic beverage, which JKC would like to do. Under CCG-2, no exception is required for the sale and service of all alcoholic beverages as long as they are sold and served in conjunction with food ordered from a menu. In short, JKC is seeking to make the entire property CCG-2 so that it may operate with little restriction.

Although it is still unknown whether the facility might operate 14-18 hours per day during the week and 24 hours per day on the weekend, it is well-known that there is a grade school, public library, and residential apartments all within 1,000 feet of the building, and a nursing home (The Atrium) down the next block, not to mention other businesses and Regency Mall in close proximity. All re-zonings require City Council approval. The Poker Room re-zoning legislation (Ordinance 2011-585) was scheduled to be added to the Council's agenda on September 13.

A public hearing (no vote) will be held at the October 11 City Council meeting, be heard by and receive a recommendation from the City's Planning Commission on October 13, and have a public hearing in front of the Council's Land Use & Zoning Committee on October 18 (with recommendation vote to full Council). It is then set to be before the full Council for a final vote on October 25, if there are no delays.

**Meanwhile, Councilman Clay Yarborough will be hosting a Town Hall meeting at Terry Parker High School on Tuesday, October 4, at 6:30pm** to hear input from the community regarding the Poker Room and re-zoning request. Please plan to attend and bring a neighbor.

When 2011-585 comes to the full Council, every Council member is expected to cast a vote. Email or call them in advance of the public hearings and meetings to let them know what you feel is best for the Regency area and Arlington.

(excerpted from *Arlington Monthly*, Sept 2011)

## Florida-Friendly Landscaping™ PROGRAM



When contemplating lawn maintenance or improvements, you may want to consider **Florida Friendly Landscaping**. Formerly referred to as Xeriscaping, *Florida-Friendly Landscaping* means using low-maintenance plants and environmentally sustainable practices set forth by nine guiding principles designed to help protect natural resources and preserve Florida's unique beauty:

*Right Plant, Right Place:* Plants selected to suit a specific site will require minimal amounts of water, fertilizers and pesticides;

*Water Efficiently:* Irrigate only when your lawn needs water. Efficient watering is the key to a healthy yard and conservation of limited resources;

*Fertilize Appropriately:* Less is often best. Over-use of fertilizers can be hazardous to your yard and the environment;

*Mulch:* Maintain two to three inches of mulch in flower and landscape beds to help retain soil moisture, prevent erosion and suppress weeds;

*Attract Wildlife:* Plants in your yard that provide food, water and shelter can conserve Florida's diverse wildlife;

*Manage Yard Pests Responsibly:* Unwise use of pesticides can harm people, pets, beneficial organisms and the environment;

*Recycle:* Grass clippings, leaves and yard trimmings composted and recycled on site provide nutrients to the soil and reduce waste disposal;

*Reduce Stormwater Runoff:* Water running off your yard can carry pollutants, such as fertilizer, pesticides, soil and debris that can harm water quality. Reduction of this runoff will help prevent pollution;

*Protect the Waterfront:* Waterfront property, whether on a river, stream, pond, bay or beach, is very fragile and should be carefully protected to maintain freshwater and marine ecosystems.

Before converting to a Florida-Friendly Landscape, create a Florida-Friendly Master Landscape Plan. This is a complete plan for your yard that includes all elements in precise locations and takes into account the nine Florida-Friendly Landscaping principles. To create the Master Plan, conduct a site inventory and analysis to determine the opportunities and constraints of your yard. Pay attention to soil type, existing vegetation, shade patterns, drainage patterns, views, and utility locations. Homeowners should also consider their needs and wants and any requirements of their homeowners association, if applicable.

Florida Friendly Landscaping program, (2009), *The Florida Yards and Neighborhoods Handbook*. Retrieved September 28, 2011, from [www.floridayards.org](http://www.floridayards.org).

For more information on how to transform your yard into an attractive landscape that will conserve water and reduce pollution, while saving you time, effort and money, contact Evelyn Pankok at the UF/Duval County Extension Service at 904.387.8850 or [epankok@coj.net](mailto:epankok@coj.net) or visit [www.floridayards.org](http://www.floridayards.org).

*Note: Charter Point lawn standards do not prohibit Florida Friendly Landscaping. However, the principles of Florida Friendly Landscaping do not mean allowing one's lawn to deteriorate into bare dirt, dead grass and leaves. Major landscape changes in Charter Point, including Florida Friendly Landscaping require a plan be submitted to the Board prior to installation.*

