



Charter Point Notes



June 2018

A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken. – Jim Dent, author



President's Message

Hi Neighbors!

We have been fortunate this year to have Spring stretch through the end of May. Our June rains have certainly greened up Charter Point, too. I am sure you noticed our newly landscaped entryway. It was a long time coming, but worth the wait. Money does not grow on trees,

so I am pleased to report our Association recently received \$5,000 in COJ Neighborhood Matching Grant **funds to help offset expenses. Over the years, this puts Charter Point's beautification grant awards totaling** nearly \$20K. Kudos to those who worked hard to make it happen, namely Alberto Becerra, who lobbied to secure the grant from the City to assist with the costs. And to all who worked tirelessly with the landscape designer to create a pleasing effect and volunteers who donated sweat equity to prepare for the plantings.

In April, we held our Charter Point Community Association annual members' meeting. JSO Lieutenant Brad Shivers was present to report on local crime statistics, prevention, and security in general. We were pleased to learn Charter Point remains, for the most part, a comparatively safe place to live. Kingdom Management rep Sherrie Jarnu attended to answer property management questions. Elections were held for Committee chair positions. Patti Sanders is our new Social committee chair. Formerly interim C&R chair Konstantine Kozeev was elected to continue. Incumbent chairs Ruth Becerra (Hospitality), Linda Hemphill (Membership), and Bill Cuartero (Security) were reelected. A vacancy remains for Community Improvements Chair. It's not too late to consider stepping up for this interim position. Although a rainy Saturday dampened attendance, I want to thank everyone who braved the weather to attend. Keep October in mind for our next Association meeting (date TBA). Attending these meetings are good opportunities to meet your neighbors and Board members, and to receive answers to any questions you may have with regard to what is happening in our community. We are counting on a good attendance in October.

As president, I sometimes receive phone calls from neighbors who need assistance with problems they may have with a neighbors or to clarify a letter they received from Kingdom Management. My suggestion for neighbor-to-neighbor concerns is to try to rectify the situation by talking to the neighbor, whether the issue is a barking dog, loud noise, maybe a tree or fence problem. As a Board, we are working closely with Kingdom Management to raise Charter Point's appearance up to the level we have enjoyed in the past. Charter Point is still the precious gem inside the jewel box known as Arlington. We all need to do our part to maintain it and make it better than ever. If you have lived here long enough, you have experienced the downward changes in our surrounding area. It is a challenge to keep our gorgeous neighborhood from following suit. Thank you for taking steps to assure your home and property looks its best.

Our Social Committee will soon be planning events for the rest of the year. Look for another Block Party in the Fall when we have better weather. Despite the downpour and oppressive humidity during last summer's party, we had a good turnout and a great time was had by all. With many new residents moving into Charter Point these days, our social events help us all to get better acquainted. Until our next get-together, please join me in reaching out to welcome our new neighbors.

Welcome to the Neighborhood!

Carlos Aponte-Rodriguez
4566 Oak Bay Drive, W. Lot 207

William & Rene Murdoch
5447 Brightwater Lane Lot 174

Wishing you a safe and happy summer,

Linda Rehberg

President,
Charter Point Community Association, Inc.

www.charterpoint.org

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Webmaster: Neighborhood Publications, Inc.

Yard of the Month



The Dingman Family
4580 Oak Bay Drive, W. (lot 209)

SOME
Super Heroes
Don't have
CAPES...
They are
called
DAD

Though we're thankful for Dad every day of the year, Father's Day is an extra special occasion to celebrate his role in our lives. Here are a few **Happy Father's Day** fun facts!

It was inspired by a Civil War veteran 'superdad': Father's Day was envisioned at the turn of the 20th century by Sonora Smart

Dodd of Spokane, WA. Her widowed father, William Smart, raised his six children alone on a farm, and Sonora believed that such exemplary fatherhood deserved celebration, according to the U.S. Census Bureau.

Father's Day has been formally recognized in the U.S. for nearly 50 years. Though the occasion was first celebrated on June 19, 1910, President Richard Nixon signed a proclamation in 1972 declaring the third Sunday in June as Father's Day forevermore, according to History.com.

But people have been honoring Dad much longer than that. Move over, Hallmark – people have been writing special notes to their fathers for thousands of years. One of the earliest known cards dates back to roughly 4,000 years ago when Elmesu, a Babylonian youth, made a card out of clay to "wish his father good health and long life," according to The Daily Meal.

Official flower. Though Mom is usually the one being presented florals for her special day, Father's Day has its own official blooms, too. According to the Times, a red rose can be worn on the lapel if one's father is living, and a white rose is worn in his memory if he has passed away.

Charter Point Property Management

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Covenants Corner

Architectural approval is required before starting an exterior improvement project (e.g., fence construction, painting, driveway paving, roofing, room addition, major re-landscaping, etc.). Charter Point's governing C&R outlines what is expected before commencing a project and the limits of what is permitted.

Recently APPROVED exterior improvement projects: 5443 River Trail Rd, S. (lot 61) Exterior painting; 4550 River Trail Rd (lot 69) Re-landscaping; 5342 Oak Bay Drive, E. (lot 222) Exterior painting, landscaping.

The C&R, the required Exterior Project & Landscape Improvement application forms, and all Standards (Landscape Maintenance, Landscape Aesthetic, Florida Friendly vs. Eco-Friendly, Exterior Improvement & Maintenance Guidelines) and Association Bylaws may be downloaded from www.charterpoint.org.

Summer Safety

Per NextDoor.com, University Park has recently experienced a rash of auto burglaries and vandalism.

According to JSO, **it is not unusual to see a spike in property crimes during the summer months.** Simple actions can help prevent you from becoming a victim of a property or auto burglary crime: Keep car doors locked; valuables out of plain sight; keep the garage door closed and locked (even when at home). Keep your home's exterior well lit at night, including patio and back door lights. Rotate interior lights at night, even upon retiring. When possible, remove garage door openers from your vehicle to help keep a criminal from gaining easy access to your home. Or lock the opener in the console or glove box compartment if kept there.

Protect People and Pets in the Heat : With temperatures rising and summer here, drivers must become knowledgeable about the potential dangers of leaving children, the elderly, or animals in a hot car and take that responsibility very seriously. Vehicles heat up quickly - **even with a window rolled down two inches.** "With temperatures in the 60s, your car can heat up to well above 110 degrees." (Safercar.gov, a division of the National Highway Traffic Safety Administration). Call 9-1-1 immediately if you see a child left in an unattended or unsupervised vehicle or an animal in distress locked in a hot vehicle.



JEA Scam Alert (*excerpted from NewsFromJEA@jea.com; JEA.com/MyAccount/ScamAlerts*)

Sales scams and other cons come in many forms, including phone calls and door-to-door pitches.

Here are just a few of the utility scams happening in JEA's service area:

Past Due Utility Bill: A caller claiming to work for JEA says your account is past due. There is no supervisor available to speak with. This is a ploy to get your credit card number or other means to pay your bill. Customers with delinquent accounts receive multiple notifications from JEA for several weeks prior to service disconnection – never just a single notification one hour before disconnection. JEA never asks or requires customers who have delinquent accounts to purchase a prepaid debit card to avoid utility service disconnection. Customers can make payments online, by phone, by automatic bank draft, by mail or in person.

Energy assessments: A caller or door-to-door visitor claiming to work for JEA says your rates will be increasing in the next five days and an energy assessment will save you 25% on your bill. JEA *does* offer assessments, but JEA energy assessments are *always free*. JEA will never call or attempt to try to scare you into agreeing to a home energy audit because of "raising rates." (JEA has no rate increases scheduled at this time).

Water Safety: Companies call JEA customers to say their testing proves JEA's water is bad for you. Untrue! Our water comes from the pristine Floridian aquifer some 1,000 feet underground, where it's protected from contaminants by a thick layer of clay. Be careful of callers or door-to-door types who offer to test your water for free. This is likely a pitch to sell you a water purification system or get your credit card information.

JEA employees are regularly out in local neighborhoods to work on electric or water meters, maintain power lines, fix water/sewer pipes and administer home energy programs. **All JEA employees carry photo ID.** Ask to see ID and call JEA to verify if in doubt as to whether someone works for JEA. **If you receive a suspicious phone call purportedly from JEA,** call JEA to report it (904-665-6000). If you can provide the caller's phone number from Caller ID, JEA will contact a regulatory agency to shut down the scammer.



Hurricane Preparedness for Trees

According to Savatree.com/hurricane-preparedness-for-trees, high winds and heavy rain can wreak havoc on weak and stressed trees, causing branches to snap or trees to uproot. Are your trees ready for the next storm? The key to minimizing your risk against property damage is storm preparedness.

There is no such thing as a hurricane-resistant landscape, but with proper care and timely maintenance overseen by a certified arborist, trees can become more resistant to storm damage. Only a certified arborist can ensure that your trees are being properly cared for and have optimal growing conditions.

Pruning is Vital to Hurricane Damage Prevention

A strong, deep-rooted tree may not fall during a storm, but weak limbs in the canopy may. Broken, dead and damaged limbs can be torn from trees during a storm and turned into dangerous projectiles. Regular pruning **done by a professional over the course of the tree's life can create a sturdy, well-spaced framework of healthy branches with an open canopy that allows wind to flow freely through.**

Trees to Watch Out For: Trees with dense canopies - Dead or dying trees - Trees with co-dominant trunks
New plantings and young trees - Consult a certified arborist to see if these, or any other tree hazards, exist around your home.

Trees have a much better chance at surviving a storm if they have received proper care. Remember, healthy trees adjust quickly to changes in the environment and may be more resilient to storm damage. Therefore, if you are proactive and take the necessary steps to minimize storm damage before it occurs, you can reduce the risk of property damage and save yourself a great hassle and expense.

Which landowner is responsible for dead or live trees falling on adjoining property?

Handbook of Florida Fence and Property Law: Trees and Landowner Responsibility (UF/IFAS Extension)

The health of the tree determines which landowner is responsible for damages to property (1 Fla. Jur 2d Adjoining Landowners section 8 [2014]). In the situation where a *dead* tree falls on an adjoining property and damages that property owner's home, the landowner who owns the property where the tree originally was located is responsible for damages. Alternatively, in the situation where a *live* tree falls on an adjoining property and damages that property owner's home, the adjoining property landowner is responsible for damages. Put another way, consider Landowner A (property owner of tree) and Landowner B (adjoining landowner). If Landowner A's dead tree falls on Landowner B's property, Landowner A is responsible for damages. Conversely, if Landowner A's live tree falls on Landowner B's property, Landowner B is responsible for damages.

Removing a tree on a property line

The removal of a tree on the boundary by one landowner without the consent or authorization of the adjoining landowner may result in liability for "reduction in value of the land resulting from removal of the tree" as well as for the "loss of the ornamental value and creature comforts provided by the tree" (*Elowsky v. Gulf Power Company*, 172 So. 2d 643, 645 [Fla. 1st DCA 1965]).



An Aldi grocery store is due to open June 14 in the Regency area at CB Square Center at the corner of Atlantic and Southside Boulevards in the space vacated by Bed Bath & Beyond. Grand-opening events continue through Sunday, June 17 with giveaways **and a chance to win a year's supply of produce.** Aldi is a no-frills store. **Bags at checkout aren't free (buy one or bring your own)** and no one bags your groceries if you buy a bag. Shopping carts require a 25¢ deposit (refundable when the cart is returned after use). No frills keeps grocery prices low. Aldi also removed certified synthetic colors, added MSG, and partially hydrogenated oils from all of its exclusive Aldi brand food products.

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If planning to sell your home, bring your listing to life by including 3D Virtual Touring Photography in your marketing plans to entice buyers.



The **Jacksonville Humane Society** is looking for volunteers (they are bursting at the seams with kittens). This could be a *purrfectly* good way for kids to earn community service hours - or for a pet lover to have some extra cuddle time. There are volunteer opportunities for kids, teens, adults and groups. Visit jaxhumane.org or call (904) 725-8766 for more info.

Friendly Reminder: If you have a yard service, please instruct them to bag yard waste and storm debris, not simply push it down a storm sewer. If you tend to your own yard, be mindful of leaves and pine needles accumulating near the opening of a nearby drain. It is to our neighborhood's benefit to keep our drains clear to avoid flooding after a downpour.

Nextdoor Having a garage sale? Found or lost a pet? Starting a new business and want to spread the word? Check out NextDoor.com, a private social media platform for neighborhoods and a great way to stay in the know about what's going on in your neighborhood—whether it's finding a outstanding service provider, learning about an upcoming garage sale, or hearing about a rash of break-ins. There are so many ways neighbors can help each other. NextDoor is an easier way to connect with them.

Visit www.nextdoor.com, key in your street address (Find Your Neighborhood - choose Charter Point), create a log-in and you're IN! "Charter Point" on NextDoor.com also encompasses nearby neighborhoods. In Settings you can select/de-select the scope of neighborhoods you wish to follow.

Summertime Bon Appétit !



Watermelon Salad

2 T. lime juice
1/2 cup sliced red onion, cut lengthwise
8 cups cubed watermelon
1.5 cups cubed cucumber

1 (4 oz.) pkg feta cheese, crumbled
1/4 cup chopped fresh mint
Cracked black pepper, Sea salt to taste

In a small bowl, pour lime juice over red onions. Allow to marinate while assembling the salad. Gently combine the watermelon, cucumber, feta cheese, and cilantro in a large bowl. Season with black pepper. Chill one hour. Toss watermelon salad with marinated onions and season with sea salt just before serving. Served 6-8. Per Serving: 94 calories; 3.5 g fat; 14.2 g carbs; 3.4 g protein; 13 mg cholesterol; 182 mg sodium.

Lemon Drop Martini

White sugar
1 long strip of lemon zest
1 (1.5 fl. oz.) jigger citron vodka
1/2 oz. lime juice
1 oz. sweet & sour mix
1 c. crushed ice



Moisten the edges of a martini glass with a little lime juice, and then dip moistened edges into sugar. Place lemon zest strip in glass. Combine vodka, lime juice, sweet & sour mix, and ice in a shaker. Shake vigorously and strain into a chilled martini glass. One serving.

Zucchini Soup

2 T. butter
2 onions, chopped
2 potatoes, peeled & diced
8 zucchinis, chopped
1/4 tsp each thyme/rosemary
1/2 tsp basil
4 cups chicken broth
1 cup whole milk



1/4 cup potato flakes
1 T. soy sauce
4 T. chopped fresh dill

In a large frying pan, melt butter; add onion and saute until translucent. Add diced potato, zucchini, thyme, rosemary, basil, pepper. Cook 5 minutes. In a medium-sized pot, add broth and bring to boil. Add zucchini/potato mixture; reduce heat and simmer 15 minutes. When cooked and cool enough to handle, puree in food processor or blender in batches. Return to cooking pot, add milk and bring just below boiling. Do not boil. Add instant mashed potato flakes and soy sauce. Stir well. Adjust seasonings to taste. Garnish with dill weed. Soup may be served hot or chilled. 8 servings. Per Serving: 133 calories; 4.1 g fat; 21.5 g carbs; 5.1 g protein; 3 mg cholesterol; 183 mg sodium.



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