



Middle Plantation Newsletter

Middle Plantation Civic League

Website: <http://www.middleplantation.org>

November 2008

Recently, there has been a lot of anxiety and bitterness lately regarding the enforcement and legality of Civic League bylaws and what they can and cannot enforce. Everyone must have a law degree because emails I recently received mentioned the rights of homeowners. Here is some background (from a real lawyer!) on Civic Leagues... Briefly, **most Civic Leagues** are 'grass roots' organizations formed by 'civic minded' individuals who have an interest in preserving and protecting the integrity of their neighborhoods. They are not chartered by the developer, they typically do not have any restrictive covenants and therefore have absolutely no standing in regards to individual lots, dwellings, landscaping, etc. They often are formed long after the neighborhood has been established and enjoy the obvious benefit of a strong cohesive voice in dealing with the municipality with regards to increased police patrols, maintaining and improving facilities such as sidewalks, streets, etc. They also monitor development, rezoning and permits on properties in and around their neighborhoods and therefore may present a strong voice in supporting or opposing an application in front of City Council. **Our Civic League, however, is different.** The four developers who owned and developed the land, encumbered Middle Plantation with restrictions that are very legal, absolutely binding and very legal. The declarants (owners of the land MP is built upon) subsequently assigned their rights to the Board of Directors of the Civic League. This is the reason the Board can enforce the Deeds and Restrictions I quote so frequently. With all that being said, I still get feedback (mostly negative) on what people feel is their right to do whatever they want. For example, yes it is your right to post a political sign (just not in the yard!). Yes it is your right to paint your house purple (just not in Middle Plantation!). If we live here, we all agreed to be bound by the Deeds and Restrictions of the neighborhood. We just can't pick and choose which restrictions we will abide by. The moral of the story: no one wants to see a purple house. Those same purple house painters don't want to see political signs in the yard, either. Thanks for understanding.

Marty Nopper, President

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Dues Drive 2009: Get Your Dues In!

Shortly, we will begin the *2009 Dues Drive* for the Middle Plantation Civic League. You will be sent a letter asking to verify your current information as this will be used for the Directory. Include whatever information you feel necessary and submit it with your check for \$40.00, payable to the Middle Plantation Civic League. These funds are used to pay for upkeep of the neighborhood and enforcement of the Deeds and Restrictions for MP. These Dues also allow you to be a voting member in the neighborhood and to be present at all Civic League functions. I will also respond to your emails and phone calls. Watch for it soon.

Around the Block...

TOP 3 ISSUES

1. Political Signs

From a Civic League standpoint, I can only enforce what is written down in our Deeds and Restrictions. Political signs (or any signs except construction, real estate sales or yard management) **are not allowed** at any time. A lot of you (and I do mean a lot) have questioned not only the legality of this but have also insinuated that there has been some bias towards enforcement. I can assure you 100% that I am an equal opportunity enforcer. I treat all political signs the same—they all have to go. You may have an issue with this but these are the rules we agreed to live by when we moved in. If you feel that strongly against the policy, please let one of the 6 Board Members know. Violation Letters will be sent to all who do not take down signs immediately. Attorney action will follow.

2. Burned Out Street Lights

This is a relatively recent hot topic. I have received some phone calls and emails alerting me that the street lights in their part of the neighborhood are out or not working properly. **I would ask the Block Captains (and residents, too) to take note of the pole number and call Dominion Virginia Power at 888-667-3000 and report the outage.**

3. Yard Debris Bags

With falling leaves, this again will become an issue (trust me). We have looked into the situation and have concluded that yard debris waste (in clear plastic bags) is enforceable only by the City of Va Beach. There are weight restrictions and you may only put out a certain number of bags. This is **NOT** enforceable under the Middle Plantations Deeds and Restrictions and we cannot act on any offenders to the policy. We will ask that you respect your neighbors by placing the bags out at the appropriate times (day before trash pickup).

Other Hot Topics:

RV's parked on property. This is not a great problem but is definitely restricted.

(see Deeds and Restrictions in Directory for more clarification on this issue.).

Vandalism- we seem to have a big problem with this. During the month of October, we had about 8 acts of vandalism reported to me and/or the police. I will say it again' **"PLEASE LOCK YOUR CAR DOORS!"** I realize we shouldn't have to worry about vandalism in our neighborhood but we do. Every neighborhood in America has this problem. The police seem to think a local kid may be responsible for this. Most incidents occurred between the hours of 12-4 a.m. I would ask that you:

1. Lock your car doors and put all windows/convertible tops up.
2. Take all valuables (phones, cameras, Ipods) out of your car every night.
3. Install motion detector lights next to the house/garage to discourage thieves.
4. Report suspicious behavior in the neighborhood.
5. Do not touch anything and call the police to come out, take a report and dust for fingerprints.

****I would also like to ask parents to be especially vigilant as to your child's whereabouts and ask questions about where they are, who they are with and what they are doing****

****Be vigilant for any new electronic devices such as IPods and cameras****

We really do live in a great neighborhood. Hopefully, this problem does not get worse. Some common sense is in order to protect your belongings and report all incidences to your Block Captains (the Block Captain List is in the front of the 2008 Directory).

CALENDAR OF EVENTS

GENERAL MEMBERSHIP MEETING

PLACE: KINGSTON ELEMENTARY
DATE: TUESDAY, AUGUST 12, 2008
TIME: 7:00 PM

Any Middle Plantation resident in good standing (DUES PAYER) or new resident to the neighborhood may attend.

MPCL WOMENS CLUB

Please remember to sign up for these various activities if you haven't done so already: Casual Dining, TGIF/Weekend Socials, Bunko, Roving Dinner, Book Club or Bridge Club. Annual dues are \$25.

IF YOU ARE NEW TO THE NEIGHBORHOOD AND WOULD LIKE TO JOIN THE WOMENS CLUB FOR THESE EVENTS AND MEET YOUR NEIGHBORS, CALL PEGGY DREWS AT 461-9050 FOR DETAILS.

TGIF- DECEMBER 6 (TENTATIVE DATE)
AT THE HOME OF A NEW RESIDENT, SAMANTHA PHILLIPS. MORE INFO TO FOLLOW.

CHRISTMAS EXCHANGE- DECEMBER 11
AT THE HOME OF MARA
FREDRICKSON...INVITATIONS TO FOLLOW!

ROVING DINNER- FEBRUARY 7, 2009
INFORMATION TO FOLLOW...

MP Deed and Covenant Restrictions

Middle Plantation has Deeds and Covenants which outline the do's and don'ts of what you **can** and what you **can't** store on or do to your property. Please take a few minutes to look over these guidelines to ensure your compliance. **Your neighbors and the Civic League will appreciate it. These Deeds and Covenants can be found in the front of the 2008 Directory. These rules were part of what you agreed to at the closing of your house with your lawyer.** See the action steps involved below.

New Violation Letter Adopted

A new Violation Letter has been adopted by the Board of MPCL. Anyone in violation of the restrictions of the Deeds and Covenants of Middle Plantation will receive this letter as a warning. You will then have 2 weeks to correct the situation. If the situation has not been rectified, you will receive a registered letter from the Middle Plantation Civic League attorney. **I encourage everyone to familiarize themselves with the restrictions for Middle Plantation.** A copy of these regulations can be found in the front of the Middle Plantation Directory. In addition to keeping the aesthetic beauty of our neighborhood intact, you will also be a good neighbor to those around you.

Photo Safe Program

For the November 18 Member Meeting, I have invited Master Police Officer Brian Walters to discuss the PhotoSafe Virginia Beach Program. This Program is Virginia Beach's red light running enforcement program. Each year, 12% of the tickets handed out by VBPD officers are for red light running offenses. Additionally, Virginia Beach has been authorized to install 43 cameras for this very reason at high traffic intersections across the city. Please come to hear Officer Walters discuss a little bit about the Program and show a slide presentation. Information on the Virginia Law concerning photo enforcement systems can be found under the Code of Virginia section 15.2-968.1. The website is www.vbgov.com/photosafe. Please plan on attending and consider bringing all drivers in your house.

Committee Reports

Architectural Review Committee

The Architectural Review Committee is responsible for maintaining the Deed Restrictions within Middle Plantation. These Restrictions are detailed in the front of the Middle Plantation Directory and are also posted on our Website. All homeowners planning to erect any additions, outlying structure's (sheds, jungle gyms, doghouses, etc) or fences should review their plans with the Committee *before* work begins. This simple step will eliminate potential problems and avoid the need for major rework. This is a very thankless job-let's try to work within the guidelines so Joe doesn't have to remind you with a letter. Also, I know summertime brings recreational watercraft to our driveways and yards. Please be prompt in removing them once cleaned. They are not allowed to be stored anywhere on your property.

Please call Joe Wharton @ 496-5599 with any questions.

Communications/Block Security/Dues Drive

The Communications Committee is responsible for the publishing and distribution of the annual Directory as well as the annual Dues Drive. This Committee is also the point of contact for the Neighborhood Watch Program and the block captains who are required to report any incidents on their blocks.

Please call Nikki Kelsick @ 631-9676 with any questions.

Beautification Committee

The Beautification Committee works with our landscaper and neighbor, Stuart Clarke, to maintain the landscaping at the entrances. As a reminder, there are 'doggie bags' at the corner of Little Neck and Harris that are to be used to clean up your pet's waste. This is not a drop off point for someone else to pick up! New fall foliage has been planted and new shrubs for the corner of Glen Eden will be in place soon.

Please call Sharon Welch @ 306-1447 with any questions.

Social Committee

The Social Committee organizes two neighbor parties/celebrations: the 'Halloween Parade' and the 'Easter Parade'. This Committee, in conjunction with the Women's Club, also plans the 'End of the Year Party' in May. Please contact Beth Ripa if you are interested in helping with any of these functions and supplying 'fresh ideas' to increase children's attendance at these very fun events.

Please call Beth Ripa @ 631-4898 with any questions.

Welcoming Committee

In conjunction with the Women's Club, the Welcoming Committee greets new people to our neighborhood. If you are interested in helping or know of a new neighbor, please contact **Jane Harrison**. @ 631-4741 with any questions.

City of Virginia Beach Information

I have been sent a wonderful guide to all City of Virginia Beach services. It is a superb resource and I encourage everyone to order one. If anyone needs assistance with these services, please dial 385-3111 from a cell phone or 311 from a landline. They can also be reached at VBgov.com. The name of this resource is **Virginia Beach Citizen Services Guide**. Please order yours today to get all city department numbers.

Website Redesign Coming Soon

I have to apologize. I wanted to have the Middle Plantation website up and running by now but summer happened and I got really busy with work. This new website will be the future source (along with the MPCL Directory afforded to every dues paying member) of all information for our community at your fingertips. This new website will help keep us more current, will have a more upscale design to help attract possible new homeowners to our community and will incorporate Middle Plantation Social Club agendas.

MPCL Officers

President.....Marty Nopper @ 431-0265
Vice President.....Vacant
Secretary.....Jan Zalaskus @ 340-1455
Treasurer.....Lewie Gayton @ 463-3678

Board of Directors

Bernie Deneke.....631-1536
Susan Smith.....271-5683
Steven Lonning.....498-7389
Claudia Hudgens.....486-1977
Tom Turley.....233-8518
Amy Greazel.....233-0068

Committee Chairpersons

Architectural Review....Joe Wharton@496-5599
joe-mparc@cox.net

Communication.....Nikki Kelsick@631-9676
nkelsick@aol.com

Beautification.....Sharon Welch@306-1447
swelch18@cox.net

Social.....Beth Ripa@631-4898
beth.ripa@longandfoster.com

Welcome.....Jane Harrison@631-4741
jane@modernenv.com

Member Meetings

As a Civic League, we are required to meet a specified amount of times each year as well as publish and distribute all minutes from those meetings to the members. I try to make these meetings as informative as possible and I have even instituted a time at the end of each meeting to present any topic that the residents feel needs to be addressed. **Attendance is not mandatory but encouraged.** We had a good turnout in November and an even better one in February. The Member Meeting in May was the 'End of the Year' Party and was brief. There were elections at this meeting and we had a great turnout as about 60 couples enjoyed the Scavenger Hunt and fine food and beverage. As mentioned previously, 4 Board seats were replenished and we even found someone to accept the ARC Chair. The Member Meeting in September was brief and I saw a few new faces. Our next meeting, November 18 at Kingston Elementary at 7pm, and I have a special guest lined up. **Master Police Officer Brian Walters will briefly speak about the City of Va Beach's new red light running program.** Please plan on attending. If anyone has any thoughts regarding future guests, please let me know and I will see what I can do to arrange that. .

Why Should I Pay My Dues?

This is a great question. Dues are in place to be the funds needed to operate a budget for Middle Plantation. The funds generated pay for a wide range of services and representation. We are still only asking for \$40 a year, a sum which hasn't been increased in years. We have 436 homes in our subdivision and the budget this year is based on 400 homes participating. Any math majors out there will know this is **only 92% of residences** and will raise about \$16,000.00 to pay for these services. To date we have **376 homes paid (86%), 8 homes shy** of 2007 figures, **9% and just 24 homes shy** of our projected budget for 2008. Excellent job but we need more help! Below is an outline of what you receive for this \$40. **All new neighbors are encouraged to join and receive these benefits immediately (if you wait until Q1 '09, you will not have a say in neighborhood matters until then...don't put it off!). The 2009 Dues Drive will start next month! Let's get the 90% we need for the budget!**

- ^ Ability to vote on Issues Affecting Your Neighborhood
- ^ Hold Quarterly/Annual Meetings (chance to voice your opinion/feelings)
- ^ Annual Directory
- ^ Professional landscaping of Common Areas (4 entrances and corner of Harris Road)
- ^ Architectural Preservation (maintain Covenants)
- ^ Replace/maintain Entrance Signs
- ^ Provide Clubs/Activities to Families (holiday parades-3, annual party)
- ^ Represent Community in Dealings with the City of Va Beach (Harris Rd. improvements, Bike Paths, Cell Towers, Little Neck Rd. widening, etc)
- ^ Increased City Of Va Beach Police patrols
- ^ Quarterly Newsletters

I realize that not every one of our neighbors will see the benefit of these services. I can't make them pay their dues. I also don't expect these non-paying dues members to ask for any of these services, complain about their unruly neighbors or call me when they need police assistance or a dog is barking. Consequently, my Committees and I will allow dues payers to have full access to all services (free of charge) and be able to complain and speak their mind about anything they feel needs to change (compliments are ALWAYS accepted and encouraged) at the Quarterly Meetings or via email. **Please pay your dues if you haven't already!**

Welcome New Residents!

I would like to welcome several new residents who have joined the Middle Plantation Community in the last few months:

The **Knox's** @ 3309 Glen Eden Quay

The **Phillip's** @ 936 Upper Hastings

The **Cooney's** @ 3316 St Catherine's Way

Doug Burr & Eileen Ju @ 3392 Heron's Gate

Please join me in welcoming our new neighbors!!!

****Block Captains*****Please contact Jane Harrison at jane@modernenv.com to pass on the addresses of new neighbors. This will ensure they receive the proper welcome and Directory and encourage them to join the MPCL.*

Attachments (6)

Block Captains

Attached, you will find the 2009 Block Captains List. Block Captains, please let me know if there are any changes that I need to know about to keep this list updated. If any resident has to report something that occurred in or around their property, please report it to the appropriate Block Captain for them to forward on to me. **If you ever feel threatened or in danger, please dial 911 immediately. Always be vigilant. A special Thank You to all 2008 Block Captains for supporting your neighbors and being a valued resource to the Board.**

Neighborhood Watch Newsletter (City of Va Beach Police Dept)

This is an informative Newsletter aimed at Fall '08 Crime Prevention and some tips for getting us safely through the holidays as well as upcoming events and additional resources. Please read through it as there are some good points.

Youth Roster

Attached to this newsletter, you will find the most current youth roster. There are many chores that these youths can perform and I am sure they can use the money. Please consider using this local talent for the small chores around your house. **If you receive a paper newsletter, please contact Marty Nopper at mnopper1@cox.net for this information to be sent via email.**

Fire & Life Safety Newsletter

Every month, the City of Va. Beach Fire Department puts out a safety newsletter. I will try to send it every 3 months or more if the situation deems it necessary. This month's topic is about scalds and burns. It is a very informative piece. Enjoy!

Yard Debris Info

This is the info straight from the City of Va Beach as it pertains to yard waste...there will be a test.

BUDGET 2009

I have attached the budget instead of putting it on a page in the Newsletter. I am not very good with this Word program.....sorry.

Continued from page 6

Help Wanted

Electrician. *If you are a qualified/certified electrician and would like to help out the neighborhood, please contact Marty Nopper at mnopper1@cox.net or 288-1116.*

LOST & FOUND

Lost: a sentimental, flat, gold bracelet at Middle Plantation Garage Sale. If found, please call 463-3678. **REWARD!**

STOLEN – Men's black bicycle from the Little Neck Swim & Racquet Club (Rick Jakobowski)
--Women's green Schwinn bicycle from Stapleford Chase (Sharon Welch)

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