



CYPT CA
MONTHLY
NEWSLETTER



January 12th 2020

Association News

Happy New Year: Don't let the New Year start out with a scam. You might have been warned already but don't forget to indicate "2020" for the year on all legal or semi-legal documents instead of the simpler "20". Today's date is 01/12/2020, not 01/12/20. Unscrupulous people could easily add in two extra digits and commit you to a long-term relationship. Remember Y2K anyone?

Welcome Packets: Did you ever receive an "official;" Cypress Point Civic Association welcome packet? Maybe the better question is, did you not? If you didn't and would like one let us know at CYPTCA@Gmail.com.

Hardcopy Newsletter: The annual hardcopy newsletter will be coming out to your house by February 1st. Please note that there is a part of the newsletter that you fill out and mail in to renew your membership.

Protect Your Property Values: (Submitted by Mike Jordan)

Location, location, location. No matter what you do to improve your property, your neighborhood will always have a say in the value of your home. Redoing your bathroom, throwing on a fresh coat of paint or replacing your roof may be obvious steps in making your home more appealing, but no cosmetic improvements will increase its market worth if no one wants to live in your neighborhood. With the housing market in its current state, it's the perfect time to embrace a newfound sense of community rather than retreating deeper into the four walls that you call your own. Home may be where the heart is, but the neighborhood you live in is where that heart is firmly planted. Your neighborhood must be cared for, and tended to as if it were your own, because, quite simply, it is.

Improve Your Property

Think of it as leading by example. Look to your home, and yourself, first and think of what you can do to make your home more aesthetically pleasing. Complete a few simple fixes. Most everyone has pride in their home, and you'll find that home improvement can be contagious.

Work With Your Neighbors

You don't have to be Mr. Rogers to open up a dialogue with your neighbors. Find out what your neighbors want to do to improve their homes so you can approach contractors and landscapers to get reduced rates as a small group. Everyone brings a different skill set to the neighborhood table, so work together to achieve the common goal of neighborhood improvement.

Keep the Neighborhood Clean

Cleanliness is next to Godliness, and word is that God is an amazing real estate broker. Make it a point to keep the neighborhood free from litter, no matter how seemingly insignificant. Street cleaning should happen once a week, but that shouldn't stop you from making a point to pick up random trash. It's good for you, it's good for the environment and it's good for the neighborhood.

Work With Real Estate Agents

One key to increasing the value of your neighborhood is bringing in other owners rather than renters. Renters are fantastic, but they simply don't have the same investment in the properties and neighborhood that owners do. Develop a relationship with the real estate agents that are working in your neighborhood.

Improve Your Landscaping

Your yard not only speaks volumes about your home, but your neighborhood as well. You don't have to be a greenskeeper to appreciate a relatively well-manicured lawn, but if you're going to do it right it's going to take a little more than dusting off the mower each weekend. Adding young trees, or shrubs, and maintaining existing growth doesn't take that much work, but the effort goes a long way.

Holiday Lights Contest: Grand Prize-*Mary Ann Scigliano 5295 Club Head*, Over the Top-*the Marion's 1084 Backwoods*, Classiest-*the Kennedy's. 1236 Course View*
Honorable Mention-*the Fink's 1101 Lawson Cove* and *the Laugle's 1209 Course View*

Improve Neighborhood Schools

Families, or couples that are planning on starting a family, will look to the area school system as a key factor in deciding whether or not they want to settle down in a neighborhood. Even if you don't have school-aged children, taking an active interest in the upkeep, progress and unavoidable politics of the neighborhood schools is an excellent way of helping your neighborhood reach, & maintain its maximum potential.

Push For Better Law Enforcement

A safe neighborhood is an attractive neighborhood. Get together with your neighbors and become active in neighborhood watch.

Push For Infrastructure Repair

Potholes and cracked or buckled sidewalks are vexing enough for you, so you can imagine what a potential home buyer is going to think if the roads are rim-bending tank traps. Clickit is a way to report any issues.

City/Area News

Lake Smith Water Level: (submitted by John Eason, a fellow civic league President)

Some of you have noticed the low water level in Lake Smith, even though our rainfall is about normal. We have learned the lake is being kept intentionally low to allow for addition work to progress on the weir at Northampton Blvd. It was discovered the top of the weir, which was completed last year, is actually below the prescribed level for Lake Smith. In other words, the original contractor did not build it high enough. A contractor is now in the process of adding a polymer top to the weir which will allow for a higher normal water level in the lake. This work is in progress and should complete in the near future. A separate contract has been awarded to make repairs to the culvert beneath Northampton Blvd. A temporary cofferdam will be installed on the Lake Smith side at the outflow of the weir, and another cofferdam will be installed on the north side of Northampton in the Little Creek Reservoir. The water between the cofferdams in the large culvert under Northampton Blvd will be drained so workers can perform needed maintenance. During the time the cofferdams are in place, the water level in Lake Smith could fluctuate depending on the amount of rainfall. I'll keep you posted as I learn more about this matter

House Bill 151 and HB 152: Some pending legislation you might find interesting. I know these are hard to read but I did my best with the screenshots.

20104473D

1 **HOUSE BILL NO. 151**
2 Offered January 8, 2020
3 Prefiled December 18, 2019
4 *A BILL to amend the Code of Virginia by adding a section numbered 15.2-2292.2, relating to the*
5 *development and use of accessory dwelling units.*
6
7 Patron—Samirah
8
9 Committee Referral Pending
10
11 **Be it enacted by the General Assembly of Virginia:**
12 **1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.2 as follows:**
13 **§ 15.2-2292.2. Development and use of accessory dwelling units.**
14 *A. For purposes of this section, "accessory dwelling unit" or "ADU" means an independent dwelling*
15 *unit on a single-family dwelling (SFD) lot with its own living, bathroom, and kitchen space. ADUs may*
16 *be within or attached to SFDs or in detached structures on lots containing SFDs. ADUs may include,*
17 *but are not limited to, basements, attics, flats, guest houses, cottages, and converted structures such as*
18 *garages and sheds.*
19 *B. All localities shall allow for the development and use of one accessory dwelling unit per*
20 *single-family dwelling, notwithstanding any contrary provision of a zoning ordinance. Localities shall*
21 *regulate the size and design of ADUs through an approval process, as well as regulate fees, parking,*
22 *individually or cumulatively, as to unreasonably restrict the ability of property owners to utilize or*
23 *create ADUs. The regulations shall not require the property owner to occupy the SFD or the ADU as*
his primary residence.

INTRODUCED
HB151

20104474D

1 **HOUSE BILL NO. 152**
2 Offered January 8, 2020
3 Prefiled December 18, 2019
4 *A BILL to amend the Code of Virginia by adding a section numbered 15.2-2292.2, relating to zoning;*
5 *two-family development on single-family lots.*
6
7 Patron—Samirah
8
9 Committee Referral Pending
10
11 **Be it enacted by the General Assembly of Virginia:**
12 **1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.2 as follows:**
13 **§ 15.2-2292.2. Two-family development allowed on lots zoned for single-family use.**
14 *All localities adopting a zoning ordinance under the provisions of this article shall allow*
15 *development or redevelopment of middle housing residential units upon each lot zoned for single-family*
16 *residential use. For purposes of this section, "middle housing" means a two-family residential unit,*
17 *including duplexes, townhouses, cottages, and any similar structure by whatever name it may be known.*
18 *Such structures shall not require a special use permit or be subjected to any other local requirements*
19 *beyond those imposed upon other authorized residential uses. Localities may regulate the siting, design,*
20 *and environmental standards of middle housing residential units, including setback requirements,*
21 *provided that the regulations do not, individually or cumulatively, discourage the development of all*
22 *middle housing types permitted through unreasonable costs or delay. Nothing in this section shall*
23 *prohibit local governments from permitting (i) single-family dwellings in areas zoned to allow for*
single-family dwellings, or (ii) middle housing in areas not required under this section.

INTRODUCED
HB152

Smoke Testing Tomorrow (Jan 13th)

Hydrostructures LLC, under contract with Virginia Beach Public Utilities, will be smoke testing in the Cypress Point neighborhood starting Monday, January 13th. During testing, non-toxic smoke is pumped into the sanitary sewer system. By watching to see where the smoke escapes, crews can identify problem areas and determine if repairs are needed. Do not be alarmed if you see smoke rising from manholes in the street or ground.

The smoke should not enter homes unless there is defective plumbing or dried drain traps. Under-utilized bathrooms are the most common cause of smoke entering a residence. If there are seldom used sinks, then it is recommended before testing to briefly run water to fill the drain trap underneath. If smoke does enter your home during testing, open windows to allow ventilation and note the location of the smoke. You may contact me at 385-8845 for further information.

Please distribute this information to the community. Additionally, a door hanger will be placed on all homes in the study area with similar information and FAQs.

Development of the Coastal 61 Project at Virginia Wesleyan (submitted by Ray Duffy)

Coastal 61 at Oxford Village--our public-private partnership with The Franklin Johnston Group--continues to progress. I share with you two photos taken recently of the [clubhouse](#) and one of the [residential buildings](#). Coastal 61 will consist of 244-luxury apartments featuring one-, two- and three-bedroom floor plans ranging from 833-1395 square feet. There will be eight separate three and four-story residential buildings with an additional two-story luxurious clubhouse and resort-class swimming pool. Learn more about the complex at Coastal61.com.

Public Library Offers More Than 400 Free Programs to Kick Off 2020

Virginia Beach Public Library (VBPL) is offering more than 400 free programs in January for children, teens and adults. Explore innovative technologies, learn new skills and connect with others through VBPL as you seek to accomplish your 2020 social, career and educational goals. Programs are offered throughout the library's 10 branches and may require registration.