

# Ocean Park Echo

November 2011



Meeting  
Meeting  
Meeting

Thursday  
Nov. 10  
7:30 p.m.



Ocean Park  
Fire & Rescue  
Station

*Dear Ocean Park Residents:*

**W**e had a great summer, and we are now having a glorious fall. Now that we have gotten past the hurricane, the weather just couldn't be better lately. All the outsiders are gone, and it's great to see our neighbors, both unfurry and furry, walking the beach and the neighborhood.

It's also heartening to see the way our neighbors take care of the beach and the neighborhood by picking up trash and dog waste, even if it is not their own. Kudos to all of you.

The First Annual Ocean Park Arts and Crafts Show was a blast. There were many good artists and craftspeople there, and visibility on Shore Drive caused it to have a great turn out. We look forward to an even bigger one next year.

Barbara Duke from the City's Parks and Recreation Planning and Development department will give an update on Pleasure House Point at the Nov. 10 meeting. She has exciting news about the City's acquisition of the property.

Last year the civic league voted to donate \$25,000 to this project. Unfortunately, the timeline, which was a condition of our donation, was not met, and the money was returned. Hopefully, we will be able to vote on this again at the next meeting to re-commit the \$25,000 based on the new timeline. I look forward to seeing you there to discuss this.

Also, Officer Marcus Johnson from the Virginia Beach Police Department, Third Precinct, will answer any questions regarding police department issues in the neighborhood. I hope to see you at the meeting, and at the events scheduled over the winter.

— Martin Thomas, OPCL President

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# OCEAN PARK EVENTS

## 12.1.11: Santa's Ocean Park Drive

On Dec. 1, Santa will drive his sleigh through Ocean Park. He will begin at 6:30 p.m. on Rockbridge Road (Don Julio side), coast along Jefferson, Powhatan, W. Stratford, Willow Lawn to Shady Oaks around Aeries loop, back down Shady Oaks, Shore Drive to Mystic Cove, Rockbridge, E. Stratford and finish with a party at the Rescue Station.

If you live along the route, please turn on your porch/house lights. Come outside, stand along the route, and wave to Santa. Then join us at the station for cookies & cocoa. Professional photographer and local resident Rose Bloom will be available from 7-9 p.m. for photos with Santa. Discounted photo packages will be available, including holiday cards.

The theme is Surf, Sand and Santa." Holidays are a time to gather with friends, family and neighbors. Please come out and join us for this family fun event! We need volunteers to help decorate the rescue station, please contact Dove (472.3418) if you are available.

## 12.19.11: Holiday Lights Contest

Judging for the second annual Ocean Park holiday lights contest will be Dec. 19. Categories are:

- ◆ Best yard display
- ◆ Best use of lights
- ◆ Best Balcony
- ◆ Best Door
- ◆ Charlie Brown

Gift cards will be awarded for winners. Results will be posted on [www.opcl.org](http://www.opcl.org) and Ocean Park Facebook page. If you don't have Internet access, call Dove at 472.3418 after 12.19.2011.



# News from the Bayfront

## Pleasure House Point update

Barbara Duke, senior planner with the City's Parks and Recreation Department, has been making rounds of Bayfront civic organizations reporting on the status of the acquisition of Pleasure House Point.

A couple of good news items: a bridge loan has been found to secure the acquisition — once the legal issues between Wayne McLeskey and Wells Fargo have been resolved.

This loan will have to be paid back, of course, but it gives the City more time to find grants and identify other funding sources.

The second piece of good news is that the wooded, 5-10 acre tract at the corner of Marlin Bay Drive and Shore Drive is not being considered for commercial development at this time.

— Grace Moran

## Beach wheelchair at the Bayfront

Are you or someone you know dependent on a wheelchair or walker for maximum mobility?

Bayfront residents now have access to their own beach wheelchair, thanks to the extraordinary efforts of the City's Public Works Department and coordination with Parks and Recreation and the VB Parks and Recreation Foundation ([www.vbprf.org](http://www.vbprf.org)).

Used to be, we would have to go to Grommet Park at the oceanfront or to the south end of the city, but now our own buggy is tethered outside the station-master's office at the Lynnhaven Boat Ramp. First come, first serve. It really glides on the sand, so if you use a walker or wheelchair, come on down. It's not electric, though, so bring a friend.

— Grace Moran

## Pound net case update:

Oral arguments were presented in the Virginia State Court of Appeals the week of Oct. 9.

The appeal is an attempt to establish legal "standing" for an aggrieved individual in order to challenge in Virginia Beach Circuit Court, the Virginia Marine Resources Commission's decision to allow three new pound nets to be installed off Ocean Park and Chesapeake Beach in 2009.

A decision from the three-judge panel court is expected sometime in the next few weeks.

— Mike Wills

## Finance committee update:

As of mid October, the Robbins Legacy account held investments valued at approximately \$191,500.

The portfolio is currently allocated 69% fixed income/cash and 31% equity/hybrid securities.

In addition to the appreciation from the original \$180,000 investment, the account continues generating approximately \$6,000/year in interest and dividends.

Ideas for funding community projects are encouraged and welcome.

— Mike Wills



# dredging UPDATE

By Grace Moran

## Dredge Transfer Stations Back on Radar

**T**he Beaches and Waterways Advisory Commission held a public meeting Oct. 13 at the Great Neck Recreation Center, to hear public comments about the proposed Neighborhood Dredging Plan outlined by the City in a Sept. 10, 2010 Policy Report to City Council.

The complete report can be found at [www.vabeach.com](http://www.vabeach.com) under the Neighborhood Dredging. The following excerpt is from the title: Neighborhood Dredging Special Service District Policy Report.



### *Recommendations from Report: The City's Case*

For neighborhoods desirous of dredging along private waterfront properties, the City proposes the formation of Special Service Districts (SSDs) to fund dredging when the City performs its spur channel dredging, which is a normal responsibility of the City.

The proposal includes City management of the projects and cost sharing to cover the contracting and administration, but only offers these service to communities that are will to fund the projects through binding taxation.

It is understood that 24 months is required upon Council adoption of the SSD to conduct the engineering, surveying, permitting and contracting, as well as allow the SSD fund balance to grow in advance of the first dredging.

Though this is a resurrection of previous initiatives founded on City/ Neighborhood cost participation staff supports this serious attempt to tackle the continued deterioration of the quality of our citizen's waterfront property and their access to navigable channels. Secondly, it attacks the leading cause for the degradation of the Lynnhaven's water and habitat quality - siltation.



### *Dredge Material Transfer Sites, and Transport Impacts:*

*Crab Creek and Maple Street, among others?*

Given the lack of available dredged material disposal areas for hydraulic dredging, the dredging of these channels would be accomplished by the mechanical dredging method.

In brief, the channels will be dredged using a barge mounted excavator, with the dredged material being loaded onto barges for transport to a transfer sta-

## The Residents' Response: On Maple Street & Crab Creek

*Summarizing the comments*

Nothing has changed with respect to the objections to the location of a Dredged Material Transfer Station (DMTS) at Crab Creek. It remains to be seen what effect the new Lesner Bridge configuration will have on accessibility at LBR, but the City has said that LBR will remain operational.

The Beaches and Waterways Advisory Commission is recommending that dredge material transfer operations be curtailed during certain sport fishing periods, weekends and holidays, and that operations be limited to 30 truckloads a day for no more than a 90 working day period, and for no more than two 90 day cycles per year.

In addition, the Commission is encouraging the City to examine more closely an alternative site for the Maple Street Transfer Station. Residents near both proposed sites have two primary objections, over and above the objections raised during the discussion in 2007 - 2008 of the LBR (Crab Creek) DMTS.

Rejecting an accusation applied to them, the opponents of the Maple Street and LBR DMTS locations claim that their objections are not NIMBY (Not in my Backyard.) It is their feeling that they are being asked to bear the burden of the private dredging, without any benefit to them. No gain, all pain. If anything, they feel that the upscale waterfront owners are the NIMBYs. (It is to be noted that Robin Hood Forest has stated that they will not need to use the DMTS; opting to truck through their own neighborhood. There may also be others, but Robin Hood Forest has the advantage of roads suitable for haul traffic.)

Additionally, some of the homes along the proposed truck route are earth-shakingly close to the truck traffic, which will render their backyards unusable during transfer cycles. And of course, all the old arguments remain from fishermen, boaters, kayakers, environmentalists, commuters and taxpayers who came forward when Crab Creek was on the table before.

## The Good, The Bad and the Not So Pleasant:

The good news is that the City is taking a big-picture, long-term approach to the situation, which is the best form of government. The bad news is that the burden and benefit of these projects do not seem to be equally shared. Only a brilliant, unorthodox solution can keep this from becoming a not-so-pleasant scene. Let the dialogue continue. With more civility, please.

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# Ghosts, Ghouls & Goblins



# ***Rash of robberies in Chick's Beach***

**Police are increasing patrols, and urging residents to make sure their homes are secured.**

*Editor's note: Between Sept. 13-Oct. 4, there were seven burglaries and two attempts in the Chick's Beach area. Virginia Beach police believe these burglaries, are connected to a string of others that have happened in the area, in recent weeks.*

**VIRGINIA BEACH, Va. (WAVY) - Residents in the Chick's Beach area of Virginia Beach are locking up after a rash of burglaries have hit the neighborhood.**

Virginia Beach police said the burglaries span from Lake Smith to the Lesner Bridge. Detectives believe at least two burglary rings are behind the crimes. According to police, the thieves park their vehicles, ring the doorbell and enter homes from the back.

A flyer is circulating around the neighborhood warning residents to be vigilant. "I got a notice about a burglary in the neighborhood, and it was so close to my house..they want me to see it. So, I read it and got a little frightened," said one Lookout Road resident who asked not to be identified.

**According to police,  
the thieves park their  
vehicles, ring the  
doorbell and enter  
homes from the back.**

=

Police urge people living in the area to lock up, even when they are home and look out for each others' homes and safety. One victim said the burglars came through his window and stole computer equipment and firearms. He said on September 13 someone jumped his privacy fence, opened a window and stole from his home. The suspect left with two laptops, three cameras, a pistol safe with a weapon inside and a camcorder.

The victim added, "everything they stole I earned with my own money. I've been deployed. That's deployment money buying nice things so I can go to school. They stole the computer I had all my school work on."

"All new dead bolts and security systems going up. Neighbors are telling me about different security systems out there. We've certainly upgraded and we're definitely keeping an eye out," he said. He added one neighbor has even installed security cameras, "it's a shame you have to worry about that sort of thing when you're out working, making money."



# Developers scale back condominium project at former Duck In site



Four-story condominiums are now planned for the property at the base of the Lesner Bridge. This photo shows the 2005 demolition of the Duck-In restaurant. (Stephen M. Katz, Virginian-Pilot file photo)

By [Rita Frankenberry](#)  
The Virginian-Pilot  
© October 8, 2011

**P**lans to develop on the old Duck-In site, vacant since the once-popular seafood restaurant closed in 2005, are changing. The restaurant was demolished a few months after it closed, although the gazebo remains.

Local developers purchased the property in 2004 and proposed building Point Chesapeake, a \$100 million condominium complex. Plans for the development consisted of 158 condos, ranging in size from 2,000 to 4,000 square feet, which would be housed in several buildings eight to 10 stories high.

But, the project stalled after the housing market hit a downturn. For the past several years the developers – Terry Peterson Cos. in Virginia Beach and Napolitano Homes – have sat on plans to develop the property.

“We knew they were going to be more expensive than what the public was going to pay,” said Tuck Bowie, president of Terry Peterson Cos.

**The new proposed project is scaled back. The plan calls for fewer units and smaller buildings that are four-stories high.**

Earlier this year, the developers submitted paperwork to redo the site.

“They’re working to amend their plans,” said Karen Lasley, zoning administrator with the city’s Planning Department. “They had something approved, and they’re talking about changing it since the economy’s changed.”

“We’re getting it more in line with where the market is today,” Bowie said.

The city just received \$85 million in state funding to pay for replacement of the Lesner Bridge. The aging bridge, which borders the Shore Drive property, has some technical issues associated with the new bridge design that have to be resolved before Bowie will know exactly what the finalized condo plan will look like.

Once the technical issues with the bridge design are resolved, Bowie said, he will file for a new conditional-use permit for the updated project. If the project is accepted by the city, construction would not begin until after the completion of the Lesner Bridge’s new west-bound lanes, unless the housing market quickly rebounds.



## OPCL OPERATING ACCOUNT

Item	2011 Budgeted	2011 Actual	2012 Proposed
<b>Starting Balance</b>		<b>\$5,568.22</b>	
<b>Income</b>			
Advertising Revenue	\$3,500.00	\$2,425.00	\$3,000.00
Fireworks Reimbursement	\$3,000.00	\$2,500.00	\$0.00
Money Market Interest Earned	\$500.00	\$279.36	\$300.00
Membership Dues	\$3,000.00	\$2,245.00	\$3,000.00
Raffle Money (Spring Crawl Out)	\$0.00	\$202.00	\$200.00
Robbins Fund - Community Improvement	\$12,000.00	\$12,000.00	\$6,000.00
<b>Total Income</b>	<b>\$22,000.00</b>	<b>\$19,651.36</b>	<b>\$12,500.00</b>

### Expenses

Item	2011 Budgeted	2011 Actual	
SDCC/VBCCO/Other Dues	\$100.00	\$50.00	\$50.00
Fireworks Startup	\$3,000.00	\$2,500.00	\$0.00
Online Payment Fees	\$50.00	\$43.96	\$50.00
Legal Expenses	\$0.00	\$867.90	\$1,000.00
Miscellaneous Donations (ie Rescue Squad)	\$6,000.00	\$2,500.00	\$3,000.00
PO Box Annual Fee	\$70.00	\$70.00	\$70.00
Newsletter/Flyer Printing	\$2,600.00	\$2,252.25	\$2,500.00
Social Events	\$2,500.00	\$1,260.00	\$2,500.00
Umbrella Liability Insurance	\$737.00	\$737.00	\$737.00
Virginia Corporation Fees	\$25.00	\$25.00	\$25.00
Postage and Mail Supplies	\$10.00	\$0.00	\$10.00
Website Construction/Maintenance	\$300.00	\$240.00	\$300.00
Scholarships	\$1,000.00	\$1,000.00	\$1,000.00
Merchandise Purchase	\$1,000.00		\$1,000.00
Pleasure House Point	\$0.00		
General Meeting Refreshments	\$0.00		
Civic League Logo Design	\$0.00		
Miscellaneous Expenses	\$1,000.00	\$108.99	\$1,000.00
<b>TOTAL EXPENSES</b>	<b>\$18,392.00</b>	<b>\$11,655.10</b>	<b>\$13,242.00</b>

**Ending Balance** **\$13,564.48**

### OTHER Accounts:

	Income	Expenses/Debits	Current Balance
<b>Fireworks Fund:</b> Starting: \$ 2960.77	\$14,733.16	\$10,641.01	\$7,052.92
<b>Money Market:</b> Starting: \$ 50,000.00	\$25,231.17	\$231.17	\$75,000.00
<b>Robbins Account:</b> Starting: \$ 200,552.78	\$2,096.75	\$12,000.00	\$190,649.53
(Robbins Cash Balance: \$6147.73)			

**TOTAL OF ALL OPCL ACCOUNTS (as of 10/23/11):** **\$286,266.93**



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# Join Ocean Park Civic League

Property owners, residents, renters and businesses are eligible to join.

Please encourage all your neighbors as well.

**A**nnual civic league membership dues are just \$15. Our membership year runs from Jan. 1-Dec. 31 so the earlier in the year that you pay your dues, the more benefits you receive.

For a membership application and easy way to pay your dues through Pay Pal (even if you don't have a Pay Pal account!), go to [www.opcl.org](http://www.opcl.org). Click on the "Join/Pay" link in the top menu bar.

If you use Pay Pal, please take an extra minute and fill out the membership application (available as a PDF download on the same link), and mail it in. This gives us a bit more information for our records, and we can match this up with your Pay Pal payment.

With your email address, we can make sure you're getting those all-important emails from OPCL. Even if you aren't a "paid" member of the OPCL, please consider sending your email address to Membership Chair, Terry Gearhart, at [tgearpsu@gmail.com](mailto:tgearpsu@gmail.com) so he can add you to this important email list.

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We're looking for some OPCL members who can help with a sponsor drive in the fourth quarter, so that starting Jan. 1, we'll have a great list of restaurants, bars, retailers and service providers offering discounts to our members. It's a great way to leverage your \$15 per family annual dues! Can you help by just agreeing to call on two to three Shore Drive businesses? If so, please contact Terry Gearhart at [tgearpsu@gmail.com](mailto:tgearpsu@gmail.com). We'd appreciate your help. Local businesses need our business, and this is a great way to bring customers in!

If you paid your 2011 dues but never got your membership card, it may be that we had your name when you joined, but not your address. If you know you paid and didn't get your 2011 OPCL Membership Card, please contact Terry Gearhart at the email address above with your information and we'll get that card out to you!





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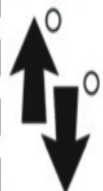
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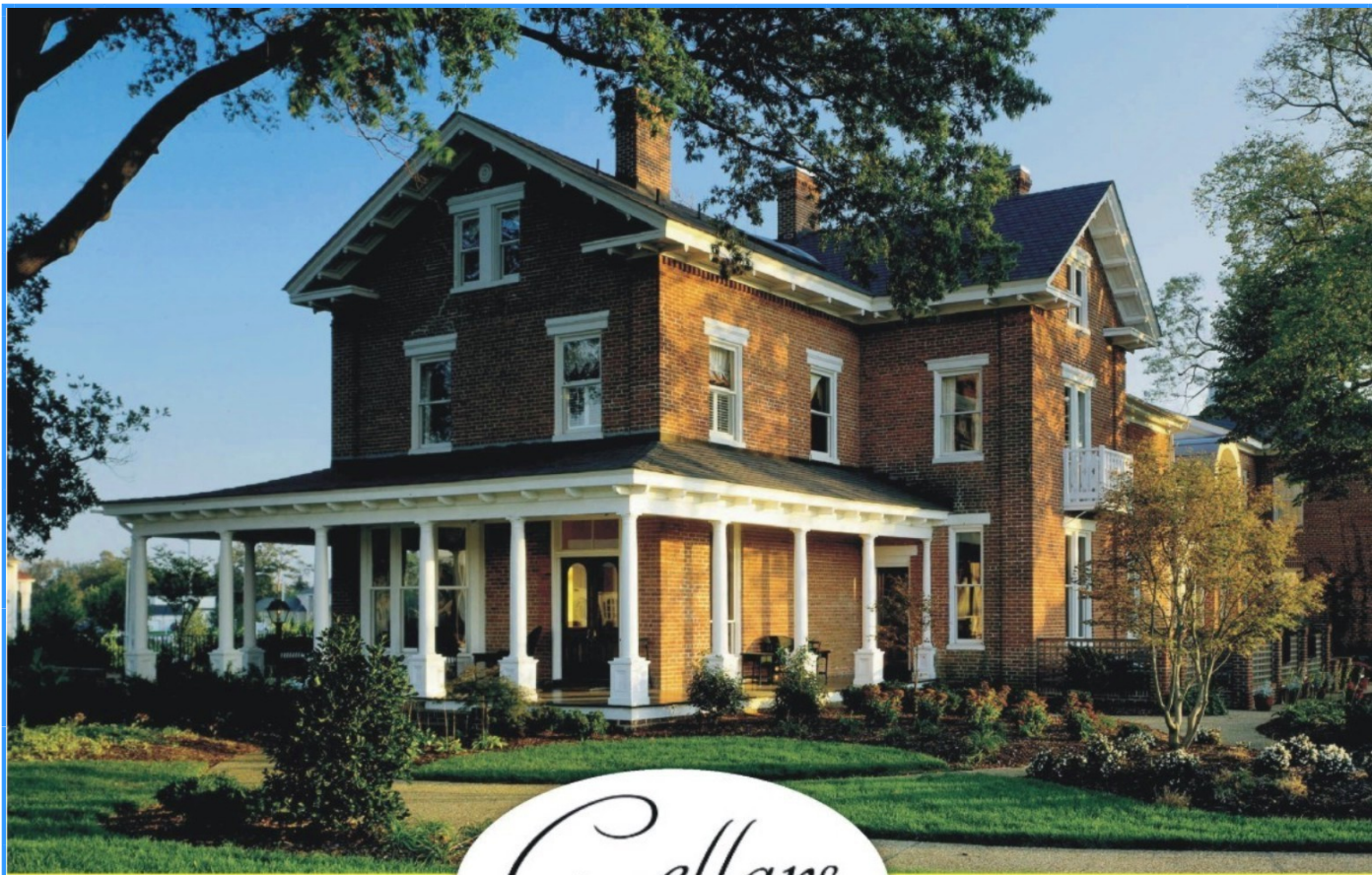
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# Ocean Park Real Estate

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3734 DUPONT CIRCLE	379,000		
2249 WOODLAWN AVE	525,000		
3301 OCEAN SHORE AVENUE	650,000		
3756 JEFFERSON BLVD	1,200,000		
3558 SHORE DRIVE	699,000		
3707 VINTAGE POINTE PL	239,900		
3733 JEFFERSON BLVD	500,000		
3558 SHORE DR	219,900		
3558 SHORE DR	299,000		
3911 SHADY OAKS DRIVE	305,000		
2320 RALEIGH AVE	485,000		
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3558 SHORE DRIVE	275,000		
3753 STRATFORD ROAD E	300,000		
2125 WOODLAWN AVE	385,000		
3906 STRATFORD RD W	337,900		
2330 PURPLE MARTIN LN	285,000		
3558 SHORE DR	169,000		
2107 MYSTIC COVE DR	258,900		
3820 MYSTIC COVE CT	245,000		
3558 SHORE DR	182,900		
3558 SHORE DR	299,000		
3735 ROCKBRIDGE ROAD	395,000		
3737 VINTAGE POINTE PL	316,440		
3790 JEFFERSON BLVD	775,000		
3704 VINTAGE POINTE PL	269,900		
3720 VINTAGE POINTE PL	343,900		
3700 VINTAGE POINTE PL	239,900		
3711 VINTAGE POINTE PL	259,900		
3962 WHISPERING OAKS PL	500,000	480,000	05/31/2011
3623 STRATFORD RD E	284,000	280,000	06/20/2011
2214 WOOD IBIS WAY	320,000	308,000	06/20/2011
3558 SHORE DR	199,000	135,000	06/30/2011
3579 PIEDMONT CIRCLE	340,000	315,000	07/05/2011
2213 KNORR CT	315,000	290,000	07/15/2011
3806 CLIPPER BAY DRIVE	209,000	180,000	07/26/2011
3756 CHESTERFIELD AVENUE	350,000	325,000	07/27/2011
3775 JEFFERSON BLVD	369,900	369,900	07/28/2011
3558 SHORE DR	139,000	129,000	08/19/2011
3712 JEFFERSON BOULEVARD	589,000	525,000	08/25/2011
3875 JEFFERSON BLVD	618,500	585,000	08/26/2011
2337 PURPLE MARTIN LN	324,500	314,500	08/30/2011
2117 WOODLAWN AVE	349,900	330,000	09/02/2011
3558 SHORE DRIVE #603	145,000	143,000	09/15/2011
3964 AERIES WAY	270,000	270,000	09/23/2011
3964 STRATFORD W	463,990	463,990	09/30/2011
3964 STRATFORD W	463,990	463,990	09/30/2011





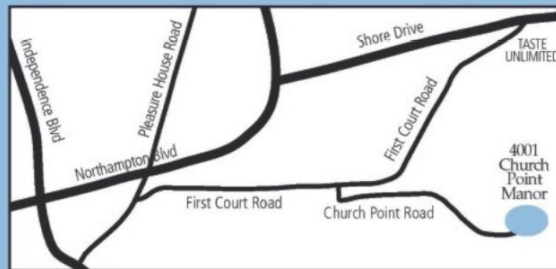
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as seen in **skirt!** magazine

