



# Ocean Park Civic League

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Susan Karlau 460-0291

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Andrew Broyles 621-2082

Publisher

Jean Sleeman 328-2930

Editor

Carol Collins 226-9433

opcleditor@cox.net

## Meeting Notice

Thursday, September 9, 2004

Ocean Park Fire & Rescue Headquarters

Meeting Time: 7:00 P.M. – 8:30 P.M.

Ocean Park is a great place to live, under the live oaks and by the bay! Come to our meeting to learn what's happening in your neighborhood and to make it an even better place to call home. We gain influence with greater participation. We need you!

## Meeting Agenda

- Pleasure House Point Updates – Dave Metzger
- Stratford Property Progress – Andrew Broyles
- Osprey Point Park Proposal
- SDCC Report and Oyster Roast – Anne Kane
- By-Law Changes – Anne Kane and Susan Karlau
- Membership Growth & Retention
- Newsletter & Website Report – Carol Collins and Chris Hendricks
- Officer and Volunteer Vacancies

*\$25 Gift Certificate for Don Julio's to be given as door prize at meeting.*

## Name the Ocean Park Civic League Newsletter Contest !!!

We will be voting for a name for the Ocean Park Civic League Newsletter at the September meeting. It's not too late to submit your suggestions, just bring it to our meeting on Sept. 9 at 7:00 p.m. The winner will receive a \$50 gift certificate to Wisteria Restaurant!

We have received the following suggestions:

- "The OCEAN" which stands for Ocean Park Community Events And News - Bob & Laurie Carroll
- "Bayshore Times" - Ed Krauss
- "Under the Live Oaks" - Carol Collins
- "Whispering Bay News" - Carol Collins
- "Bay Breezes" - Carol Collins

### Inside this Issue:

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## Message from the OPCL President

Chris Hendricks

**Greetings, Neighbor:** Let's start with introductions for those of you who do not know me. I am Chris Hendricks, your new President of OPCL [Ocean Park Civic League]. Our Board and officers were elected on May 6<sup>th</sup>, so our upcoming meeting on Sept. 9<sup>th</sup> will be our first with the new slate. We will report on "the first 100 days in office" and will need your votes on some important issues. We will have lots of information on neighborhood doings. Please come. Please join, if you haven't already [\$10 per household]. Please come and vote!

The Board [including its officers] has been hard at work in two areas: structural issues and neighborhood issues.

### Structure:

1. We plan to change the Board structure which will require a **full session [plenary] vote** on a by-law change on Thursday. We propose to add up to three seats to ensure representatives from Aries on the Bay [AOTB], Three Ships Landing [TSL] and the two high rises have seats on the Board. We need representatives to speak for these communities and let their neighborhood associations connect with OPCL issues. In addition, we will have a chance to handily add 300-400 petition signatures for petitions through their block captain systems so, when issues arise, we can even more effectively organize. In the end, we hope to have a larger group of involved citizens in our civic league, as it should be.
2. We hope to be ready to present a rewrite of all our bylaws. It's been years since they were written and they are quite inadequate. Drafts will be available on the web at [www.opcl.org](http://www.opcl.org) and at the OPCL meeting, Thursday. We owe a debt of gratitude to Susan Karlau, Special Projects Manager, who researched other civic leagues and associations to create her revisions which were accepted by your Board, but still needs a **full plenary vote**.
3. We split the previous secretary/treasurer position held by Anne Kane, into three positions on the Board. We keep the awesome Anne Kane as Treasurer, focusing on fiduciary responsibilities and as OP's rep on some regional committees and added two spots: Grace Moran, Secretary, and we will vote in a second one, to assist Grace, on Thursday. Grace has been instrumental administratively in merging and getting letters to the City Council and The Mayor, and in providing timely minutes to our meetings [posted on our web-site] among other efforts behind the scenes. These changes and assignments are examples of structural improvements to make the Board more effective to respond to unexpected problems, handle new duties, and keep the stress level lower for our wonderful volunteers.
4. Further, we have assigned other collateral duties to our Board group. Your Vice President, Dave Metzger, is assigned to handling zoning hearings, new zoning initiatives [R5R], and the development issues of Ocean Park particularly in representing Ocean Park's best interests regarding the next developer planning to do things at Pleasure House Point. His expertise in real estate and contacts in City Hall make him perfect for the job. Billy Sykes, who remains on the Board as Past President, supports Dave on developments; is dealing with OPCL's title to new property that has just become ours; and uses his legal skills to edit the proposed by-law changes. These are some of the highlights of modifications. We could do more and we invite you come lend a hand.



"... A full session  
(plenary) vote on a by-law  
change on Thursday. . ."

## Message from the OPCL President ..... Continued

ris Hendricks

5. Editor, Carol Collins, and Publisher, Jean Sleeman have massively improved our **newsletter**, as you can see. Board members Stuart Terrel and John Wigmore are assisting in advertising sales. While several of us write articles, we still seek contributors. This is our main communications tool for our estimated 1800 neighbors. We are also awaiting a proposal to upgrade our website [which will require a full session vote].

I want to add that your Board does an excellent job of keeping your best interests in mind when voting and contributing to Board actions and recommendations.

Please note: Several volunteers are still sought for positions advertised in this issue. Join us! Make a difference in your neighborhood and help us. We are fun to work with.

### Neighborhood Issues:

1. Letter to newly elected/current **City Council and Mayor**: we wrote a letter to City leadership outlining the new officers and our strengthened structure. We pointed out our top concerns:
  - a. Pleasure House Point development plans.
  - b. Need for open space as per the City plan for this neighborhood.
  - c. Inappropriate zoning requests within Ocean Park and inconvenient hearing times for us, who work. These times are good for developers and bad for residents.
  - d. Opposition to any expansion of Shore Drive.
  - e. We also expressed interest in meeting and working with The City.

We were gratified to receive a response from The Mayor. Our letter and Mayor Oberndorf's response are both on our website. There will be a few hardcopies at the Sept 9<sup>th</sup> meeting for those of you who choose to see it there.

2. We hear rumors of another developer for **Pleasure House Point** [see Dave's report in this issue and full report on Sept 9<sup>th</sup>]. Now that correspondence has been established with the City, the Board expects to enjoy fuller communication with city leadership. Therefore, VP Dave Metzger has sent a letter to City Hall expressing Ocean Park's interest in being involved in the planning process with the rumored new developer. **This is our top neighborhood priority and we will keep you posted.**
3. OPCL about to take title of **3608 East Stratford Street**, across from Jimmy's Pizza: We have a report in this issue and one for the meeting. Andrew Broyles leads a committee and a legion of helpers [some are Board members] on the Stratford Property Development Committee [SPDC]. They are working hard to collect information and numbers so the Board may take a recommended action, after comparing findings, so as to decide to put a choice up for plenary [full] OPCL vote.
4. **Osprey Point Park** planned: We will have some information about a park planned to be developed south of the boat launch ramp.
5. **Traffic Committee**: We would like to form a committee to improve safety and slow cars down a bit, by working with city officials.

*Anyway folks, that's our first report. I promise the reports will get shorter, but we have a lot irons in the fire to serve you, Neighbor. Please get involved. See you Thursday.*



"OPCL about to take title  
of 3608 East Stratford  
Street ..."



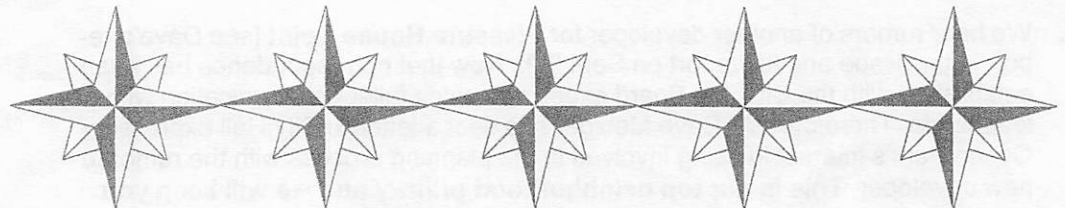
## Volunteers Needed for New Positions

We need concerned residents to become more involved in our community and in making Ocean Park a better place to live. To strengthen our organization we have created the following new positions in Ocean Park Civic League. Please volunteer a little of your time and talents for one of these positions:

- **Local Traffic Coordinator** – monitor community traffic issues and work with city traffic dept
- **Social Coordinator** – set dates and organize party planning
- **Meeting Dates Booking Manager** – manage dates and reservations
- **Shore Dr Advisory Committee Contact** – attend meetings and report back to league (meet at 3:30 pm)
- **Shore Dr Community Coalition Back Up** – serve as back up attendee when needed (evening meetings)
- **Attendance and Door Prize Coordinator** – secure door prizes and greet meeting attendees at sign in
- **Youth Reporter** – (get your kids involved!) report on youth activities and sports
- **Newsletter Reporters** – All are invited to contribute articles on area history, environmental issues, other items of community interest, or just what's happening on the beach.



"We need concerned residents to become more involved in our community and in making Ocean park a better place to live."



Ocean Park Civic League  
Newsletter  
We Reach 1800  
Households & Businesses

**Advertise in the Newsletter**

Contact Carol Collins



Opcleditor@cox.net

TEL: 757-226-9433



Joan Kaup, ABR, GRI  
Office: 757.490.0524  
Fax: 757.490.9002  
Mobile: 757.860.1433  
Joankaup@aol.com



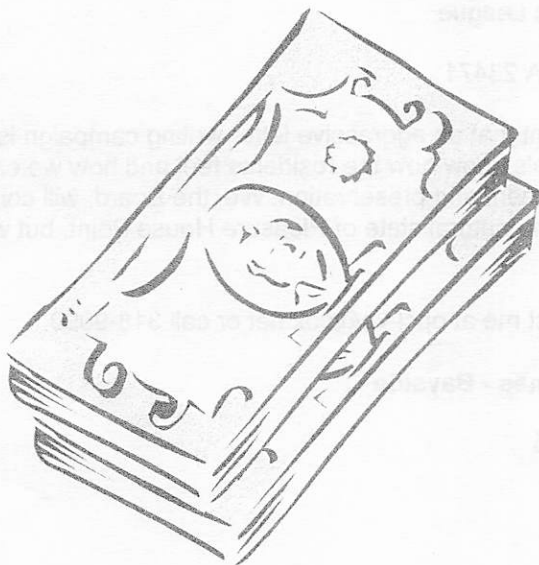
## Money Matters From Your Treasurer

Arlene Kane, Treasurer

I am pleased to inform all Civic League members that our financial standing is still good. Our most pressing financial issues concern the E. Stratford property and what to do about it. Although we didn't have a summer party, I'm sure our Holiday bash will be bigger and better than last year.

Although the regularity of our newsletter has been scratchy, the new editor and her team appear to be right on track to resume regular publication, add new topics, and increase articles of local interest. We will get newsletters to every household in Aeries On the Bay, Three Ships Landing, Pelican Dunes, Water Oaks, Chesapeake House, 3556 On-The-Bay, as well as all of Ocean Park (north and south of Shore Drive.)

Please show your support of our efforts by mailing in our dues right now. Or you may bring your \$10 to the General Meeting on Thursday. If you are not certain whether you have paid your dues for 2004, I have the roster on computer now and can check it very easily. Call me @ 363-7321 or e-mail me at OPCL-treas@cox.net. I will reply quickly.



"I am please to inform all  
Civic League members that  
our financial standing is  
still good."

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## Pleasure House Point Update

Dave Metzger, V.

It is our understanding that another developer is making plans to develop the property known as Pleasure House Point. Every effort is being made by the Board of Directors to be involved in this development in an attempt to preserve at least some of the wetlands and preserve the natural state of this property.

I personally invite you to attend the Civic League meetings and to get involved; your input is going to be key in the residents of Ocean Park and surrounding neighborhoods having some say as to what is built. As a Board, we are currently writing letters to, and hopefully will meet with, the Mayor and some of the City Council members to make our position known. Copies of previous correspondences will be available at the next Civic League meeting.

In addition to attending meetings, I strongly encourage you to take a few minutes to sit and write a letter to your representative on City Council, as well as the At-Large Council Members, and make your position known. After writing a letter to Council Members please send me a copy.

Email to address provided below or mail to:

Dave Metzger, Vice President  
Ocean Park Civic League  
PO Box 55385  
Virginia Beach VA 23471

The Board is in agreement that an aggressive letter writing campaign is the best way, at this point, to let city officials know how the residents feel and how we expect them to react in regards to development and preservation. We, the Board, will continue to make every effort to preserve the natural state of Pleasure House Point, but we are going to need your help!

Please feel free to contact me at [opcl-vp@cox.net](mailto:opcl-vp@cox.net) or call 318-9090.

Your Council member is:

**Vice Mayor Louis R. Jones - Bayside**

1008 Witch Point Trail  
Virginia Beach, VA 23455  
Home: 464-2151  
Work: 583-0177  
[ctycncl@vbgov.com](mailto:ctycncl@vbgov.com)

"... another developer is making plans to develop the property known as Pleasure House Point ...."



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Susan Karlau  
Office: 757.481.1919  
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Toll Free: 800.941.2222  
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Ocean Park Civic League  
Newsletter

We Reach 1800  
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**Advertise in the Newsletter**

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## Summary of the Minutes from May 6, 2004 Meeting

Grace Moran, Secretary

Meeting called to order by Billy Sykes, Pres. The first order of business was a discussion of the property at 3608 E. Stratford Rd, which is currently rented. Title is in the process of reverting to OPCL. The structure is in need of repairs and the options regarding the property presented by Andy Broyles are as follow:

1. Remodel the present structure. The estimate to repair the outside is \$25,200 which does not include hidden damage, nor has the inside been assessed.
2. Demolish the present structure and build a multi-purpose structure which could function as a business on a daily basis and a meeting and conference center for the OPCL. This would require rezoning from the property's present R5D status.
3. Sell the property. Present market conditions suggest a \$225-235K sale price.

Concern was expressed regarding the variances required to execute Option 2. From the floor came Option 4 – Demolish the current structure and plant grass with the intent of revisiting the future development at a later date. Motion was made and seconded to form a committee to conduct further study and refine plans for future development.

Next was the update on Pleasure House Point. Billy Sykes reported that Stanley Tseng still has an option to buy and develop the property. OPCL has enlisted the sponsorship of councilman Louis Jones in petitioning the city to use city funds to purchase some or all of the property as open space and both are awaiting the outcome of recent elections to present their points to council. Meanwhile the city's open space fund is dwindling.

Chris Hendricks then brought up the newly reinstated OPCL Newsletter as a means to attract, inform and retain members of the community. The Newsletter has resumed under the direction of Carol Collins and Jean Sleeman. Their recent efforts were acknowledged and members are encouraged to submit articles.

Tim Solanic announced that the Website has been revamped and is now online at [www.opcl.org](http://www.opcl.org).

Visit the website to get an update on the Live Oak Sapling Preservation effort. The city has designated the live oak as the city tree.

Anne Kane presented the Treasurer's Report. There is over \$2,900 in the checking account and \$11,500 in the savings account, income coming from rent, dues, donations and advertisers.

The slate of officers for the 2004-2005 year was presented. Chris Hendricks, President; Dave Metzger, Vice President; Anne Kane, Treasurer; Susan Spears and Grace Moran, co-Secretaries; Stuart Terrel, Northside Representative; John Wigmore, Southside Representative. There were no nominations from the floor. The slate of proposed officers was accepted unanimously.

Note was made of the handicapped-accessible walkways the city has introduced to the bayfront on Albemarle and soon on Sandalwood. A need for someone to place the meeting signs was expressed and Dave Metzger agreed to handle the responsibility.

Chris Hendricks offered an overview of his vision for OPCL in the coming year. Anne Kane announced the city's plan to hold a meeting regarding the bike lanes across the Lesner Bridge.



**"The slate of officers for  
the 2004-2005 year were  
presented ..."**

## Updates and Reminders

### Civic League By-Laws

The Civic League Board will be presenting their proposed new By-laws at an upcoming meeting. The revision of the By-laws was necessary as the current ones are not only vague but do not address the many new issues that have arisen due to the changes in the nature of the community. The proposed By-laws are far more reaching and complex and we ask the community for their input during the review process.

We look forward to having the participation of many OPCL members during this process so be sure to attend our meeting on September 9.

### Oyster Roast

The Fourth Annual Shore Drive Community Coalition (SDCC) Oyster Roast will be held on Sunday, October 3, 2004 at Duck-In Beach Club from 1:00 p.m. to 5:00 p.m. Come and join us for another wonderful afternoon at the beach! Chat with old friends and meet some new ones!!!

Food will be served from 1:00 p.m. to 4:00 p.m. but the party goes until 5:00 p.m.

The Beach Club will be serving the following:

- Roasted and BBQ oysters--as well, there will be a raw bar.
- Pork BBQ and Chicken BBQ, hot dogs, sides of baked beans, corn on the cob, cole slaw and their famous hush puppies.
- Assorted cookies and soft drinks are also available.

Fun activities—There will be a catamaran sailboat race by Hobie Fleet 32 which will be run concurrent with the Oyster Roast and will end at Duck-In Beach Club where awards will be presented. It should make a dramatic spectacle. The SDCC Oyster Roast High School Student Art exhibit will be held again this year with Virginia Beach High School art students competing for honors with well-known local artists acting as Judges. Oyster Roast participants also vote for the best art student presentation exhibited. One promising student actually sold her painting for a figure in the thousands. In addition, The Cox High School jazz band "Falcon Jazz" will do a presentation for us. Live music will be played by local resident Bob Linsly and raffle prizes will be given away.

Cost of tickets: \$17.00 in advance or \$20.00 at the door. Children (6-12) \$5.00. Under 6 free! For tickets, please call: Anne Kane 363-7321, Ronda Morrison 407-7782 or Susan Karlau 460-0291.

### Have you noticed a problem with dog poop?

Visit our website at [www.opcl.org](http://www.opcl.org) and print out and share the "Poop" article.

### New Newsletter Service Coming!

We will be offering a **Classified Ads section** which will be **free** to all current OPCL members. What a bargain for a \$10 per year membership fee! Residents can advertise personal items for sale, free, needed or to trade. Youth services can also be advertised (great for babysitting or lawn work). Ads should be submitted at least 3 weeks before the next civic league meeting and emailed to [opcleditor@cox.net](mailto:opcleditor@cox.net) or call the editor.



"... Proposed new By-Laws at an upcoming meeting ... will be presented ..."



## Updates and Reminders

continued

You will also notice the new section for Recipes. Please submit some of your family favorites to share with your neighbors, but only those that won't infringe on any copyright laws.

### Elections are November 2 - VOTE!

Are you registered to vote? The deadline to register is 10/4/04.  
Go to the website [www.VBgov.com/voter](http://www.VBgov.com/voter) or call 427-8683 for more information.

Absentee Ballot application deadline by mail is 10/28, in person is 10/30.

Our polling place is now at Bayside Community Recreation Center on 4500 First Court Road.



**"The purpose of the SPDC  
is to provide information  
from which we can make  
an objective decision  
regarding the repairing,  
remodeling, razing or  
rebuilding of the  
property ..."**



## Stratford Property Development Committee (SPDC)

Andrew Broyles, Chair

A committee named the SPDC has been formed and has met 3 times since its beginning in May 2004. The purpose of the SPDC is to provide information from which we can make an objective decision regarding the repairing, remodeling, razing or rebuilding of the property recently discovered to be owned by Ocean Park Civic League at 3608 East Stratford Road. The group is Chaired by Andrew Broyles, Vice Chairman is John Wigmore, Secretaries are Jim and Sharon Need. The following five committees and members have been established: Insurance Committee - Mike Corvigno; Legal Committee - Lew Mabie and Susan Karlau; Tenant Committee - Anne Kane; Construction Committee - Andrew Broyles and Tim Solanic; Municipal Committee - Dave Metzger; at large Nancy Koch, Jean Sleeman and Mike Wills.

The SPDC is preparing a presentation to the Board of Directors and the Ocean Park Civic League for discussion in the months of August and September. Once the Board has discussed the options and come to some decisions, the recommendation will be brought before the entire membership for a vote. The Board is currently addressing the first priority of obtaining clear title to the property in the name of Ocean Park Civic League.

The Civic League thanks the committee for their diligent efforts in thoroughly assessing all the issues and options.

## A Call To Action

Dave Metzger, VP

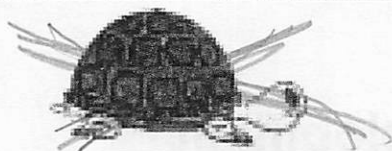
In June Ocean Park Civic League's new President, Chris Hendricks, sent a letter to Virginia Beach Mayor and City Counsel members that arrived soon after the start of their new term announcing our new officers and stating our positions on several issues of importance to our membership. We are pleased to have received a reply from the Mayor. To read the letters please visit our website at [www.opcl.org](http://www.opcl.org).

The purpose of a civic league is to give the residents an opportunity to become involved and work together for the betterment of the community. Our Board is working hard to lead us toward objectives that are in the best interest of the community as a whole. However, in order to increase our voice and influence on the issues affecting our neighborhood we all need to take a more active role in our Civic League meetings and initiatives. Together we can work more effectively to support those issues that will have a positive effect and oppose those that will be detrimental to our values and quality of life. Come to our meetings and learn about those issues we are trying to impact, but more importantly let your voice be heard on community issues.

A strong, actively involved community is the most effective way to impact the decisions made by our city government that directly affect us. Act now, offer your assistance. **WE NEED YOU.**



Share your recipes with  
your neighbors, submit  
them to Carol Collins at  
[opcleditor@cox.net](mailto:opcleditor@cox.net)



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## RECIPES

### OREO COOKIE PIE

Ruth Manlove

- 1 bag Oreo cookies (regular, not double-stuff)
- 3 squares unsweetened chocolate
- 1 stick butter (melted)
- 3 whole eggs
- 2 cups sifted confectioner's sugar
- 1/2 gal Breyers vanilla ice cream (softened)
- 1/4 cup cream de menthe

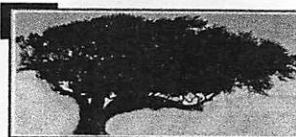
Crush 25-30 Oreo cookies and spread in bottom of 9" x 13" glass pan.  
Heat unsweetened chocolate and butter until melted (Do not cook - or boil)  
Add eggs and stir in sifted confectioner's sugar until mixed together (Do not over heat)  
Pour melted fudge mixture evenly over Oreos in glass pan and freeze until set - approximately 1 hour.  
Mix together ice cream (softened) with cream de menthe.  
Spoon (or pour) over top of fudge mixture and top with 5 crushed Oreo cookies.  
Cover with aluminum foil and freeze overnight.  
Serve frozen.

### SALMON & WHITE BEAN DIP

Ruth Manlove

- 1 garlic clove (peeled and chopped)
- 1 (15oz.) can white beans
- 1 large can salmon (drained)
- 2 tbs. lemon juice
- 2 tps. dried dill
- Few drops of liquid "Smoke" (add to taste)
- Tarragon (add to taste)

Chop garlic. Add all ingredients together. Puree. Cover. Chill 1 hour. Serve with crackers or pumpernickel bread.



Don't forget to vote on  
November 2nd—Bayside  
Community Recreation  
Center.

**RE/MAX**  
**Allegiance**

Lynn Hume  
757.481.3064  
757.437.1600  
Lkhume@aol.com  
www.lynnhume.com



**We're on the Web**  
**www.opcl.org**

Residents are invited to contribute  
timely news articles or stories of  
interest to the OPCL newsletter.  
Please call the editor.







# **Ocean Park Civic League**

P.O. Box 55385  
Virginia Beach, Virginia 23471



3324 SHORE DRIVE  
VIRGINIA BEACH, VA  
481-0201

## **Mark Your Calendar:**

- |                          |  |
|--------------------------|--|
| 8/30/04 / 7:30 pm        | Shore Drive Community Coalition / Ocean Park Fire & Rescue         |
| 9/2/04 / 3:30 pm         | Shore Drive Advisory Commission / Bayside Rec. Center              |
| 9/8/04 / 7:00 pm         | Council of Civic Organizations / 2097 Roundhill Drive              |
| <b>9/9/04 / 7:00 pm</b>  | <b>OPCL meeting / Ocean Park Fire &amp; Rescue</b>                 |
| 9/16/04 / 7:00 pm        | 3 <sup>rd</sup> Precinct Citizens Adv. Comm. / Bayside High School |
| 9/27/04 / 7:30 pm        | Shore Drive Community Coalition / Ocean Park Fire & Rescue         |
| 10/3/04 / 1-5 pm         | SDCC Oyster Roast / Duck In Beach Club                             |
| 10/7/04 / 3:30 pm        | Shore Drive Advisory Commission / Bayside Rec. Center              |
| 10/7/04 / 7:00 pm        | OPCL BOD meeting / Chesapeake House                                |
| 11/2/04 / 6 am-7 pm      | PRESIDENTIAL ELECTION 2004 / Bayside Rec. Center                   |
| <b>11/4/04 / 7:00 pm</b> | <b>OPCL meeting / Ocean Park Fire &amp; Rescue</b>                 |
| 12/9/04 / 7:00 pm        | OPCL BOD meeting / Chesapeake House                                |

*12/12 5-8 pm Pot Luck Christmas Party / OP Fire + Rescue*  
*1/6/05 7pm OPCL meeting*

## **MEMBERSHIP APPLICATION 2004—2005**

Now is the time to renew your membership in the civic league for the ensuing year. Dues are just \$10 a year. If you are not a member, become one now. Just fill in the Membership Application and send it to our treasurer Ms. Anne Kane. You will be helping your community and yourself. If you attend the next meeting, please give your dues to Anne.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_ RENT: : \_\_\_\_\_ OWN: \_\_\_\_\_

YEARS IN OCEAN PARK: \_\_\_\_\_

### **AREAS OF INTEREST IN THE OCEAN PARK CIVIC LEAGUE (circle all that apply)**

- |                                     |                         |
|-------------------------------------|-------------------------|
| Newsletter Contributions            | New Development         |
| Newsletter Distribution             | Zoning                  |
| Refreshments, Civic League Meetings | Crime Watch Committee   |
| Social Events Committee             | Suggestions are Welcome |

Mail this Application with your dues, Ten Dollars (\$10.) to:  
Ocean Park Civic League (OPCL), P.O. Box 55385, Virginia Beach, Virginia 23471