



05/20/2025

Greetings NSRM2 Residents!

See attached community newsletter for May 2025 - NSRM Sentinel Newsletter (Issue 26). The Newsletter is also available on the NS2 Website.

Please note the next NSRM2 HOA meeting is scheduled for 6pm Wednesday, June 18, 2025, at the Williams Farm Recreation Center.

Have a great day!

Thank you,
Kimberly Cox
The Property Shoppe
property@kimberlycox.biz



The Sentinel



A Newsletter for the Owners and Residents of North Shore at Ridgely Manor

BOARD OF DIRECTORS

Burt Poague
President
(703) 400-7831

Mayur Govani
Vice President
(757) 676-2555

Acting Secretary
Pam Dargan
(571) 535-8538

Louis E. Grever
Treasurer
(202) 697-0660

Stephen Hebert
At-Large Director
(757) 471-4819

The Property Shoppe

Ms. Kimberly Cox
(757) 449-9486

Ms. Rachel Arso
Association Managers
(757) 496-1986

3149 Shore Drive,
Suite B
Virginia Beach, VA
23451



Board of Directors' Corner

A Message from the President

Issue 26: May 2025

Welcome to Spring!!! It has been a pleasure to see neighbors taking walks, biking, or jogging in the neighborhood. The grass is green, flowers are blooming, and the weather is great (when it isn't raining).

My thanks to the NSRM HOA Social Committee once again for dressing up the entrance in honor of Spring! The photos to the right and below show the wreaths they prepared for the entrance. Lovely!!!



Figure 1: Front Entrance

You may not be aware of how busy the HOA has been lately taking care of issues. Just as a reminder, if you notice anything in the common areas that needs to be addressed, please do not hesitate to let me or Kim Cox know! Below is a list of work recently performed.

1. The brick entrance wall was power washed, broken mortar joints on the front and back of the wall were repaired, and a sealer was applied to prevent future water damage.
2. A new 100 light meter base and panel was installed that included two 20 amp GFCI protected circuits below panel, and an aeration system was installed.
3. One of the entrance sign floodlights was out – an electrician fixed this.
4. Fountain lights for Pond #2 had broken light clamp assemblies from the winter snow that were repaired.

North Shore Ponds



5. Critter control measures are in place for Ponds #1 and #2. The HOA has a contract with a wildlife and animal control company to remove and treat for snakes around the ponds, but it came to our attention that muskrats had migrated from Lake Smith to our ponds. The contract was expanded to include muskrats and their nests.



Board of Directors' Corner

A Message from the President - Continued



- Two of our "No Fishing" signs recently disappeared. They have since been replaced, but please let us know if you see anyone removing the signs from their locations or fishing in the ponds. **No one** is allowed to fish in our ponds.

A special "thank you" to the Board and HOA members who were actively involved in overseeing the HOA work: Louis Grever, Andy DiRosa, Carlos Torres, Patrick Henry, Nichole Bradshaw, Jeff Shumate, Stephen Hebert, and of course, our Property Manager, Kim.

On another topic, I am happy to announce that the NSRM HOA Social Committee has planned the first NSRM social event in years. I am looking forward to attending it and encourage everyone. It will be held on June 20, 2025, and details are provided below.

Just a friendly reminder that our next NSRM HOA 1 meeting will be held on Wednesday, June 11th at 6 pm at the Williams Farm Recreation Center, 5252 Learning Circle in Virginia Beach. I hope to see you there!

From Burt Poague, email: bpoague@verizon.net

NSRM HOA Social Come and Meet Your Neighbors!!!

The NSRM Social Committee is hosting **SummerFest 2025** and providing free pizza and beverages!!! Please join us and bring a beach chair to sit on. We hope to see you there!

DATE: Friday, June 20

TIME: 6pm - 8:30pm

WHERE: at the common area where Finchley Lane and Knights Bridge Lane intersect. Look for the tent and tables.

NOTE: The event will be cancelled only in event of heavy rain at start time.



Source: freepik clipart

2025 Community Associations (CA) Trade Show



Andy DiRosa (left), Louis Grever (center), and Carlos Torres (right)

The CA Trade Show hosted by the Southeastern Virginia Chapter of the Community Associations Institute and held each year provides an excellent opportunity for community association board members, managers, and homeowners to obtain information tailored specifically to the special needs and interests of community association living.

On March 22, Andy DiRosa (HOA 2 Board), Louis Grever (HOA 1 Treasurer), and Carlos Torres (HOA 2 Board) attended the 2025 Community Associations Day Trade Show and Education Expo at the Hampton Roads Convention Center, where experts presented CA board best practices, contracts, parliamentary procedure, association finances, and due process.

Keeping our Pond Trail Safe

One of the special, shared amenities in our community is the pond trail that winds along the two interior ponds. To help ensure that everyone will be able to enjoy the trail safely, new signage has been added to each of the five trail entry points noting that **motorized vehicles are prohibited on the trail**.

Recently, there was an incident involving a group of dirt bikes ridden at high speeds on the trail at night, creating significant safety issues. Although bicycles are prohibited on the walking trail along Ridgely Manor Blvd., there is no such restriction on the community trail in NSRM, so bicycles can be ridden at moderate speeds on the trail.

Pedestrians always have the right of way, and bikers should provide an audible signal when passing on the left.

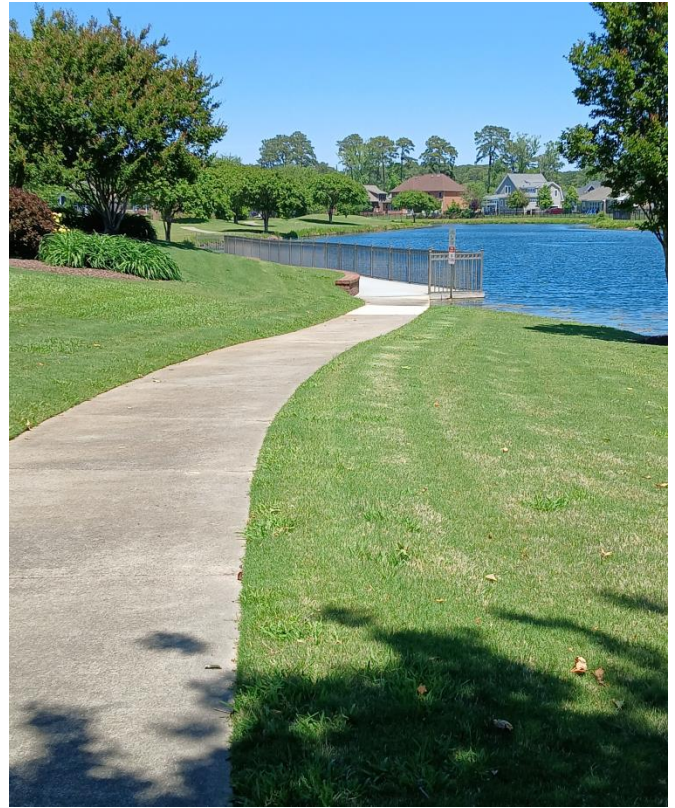
Dogs have to be on a leash and controlled when on the trail and of course dog-walkers must pick up after their pets.

The trail and the ponds are private property (belonging to the two NSRM HOAs), so the police cannot directly enforce the rules and restrictions established for the trail and ponds, but the HOAs can work with VBPD to enforce criminal trespass laws should chronic offenders be identified.

However, any criminal activity observed on the trail should be reported to 911 or to the city non-emergency number (757-385-5000).

As a shared resource, everyone has responsibility to help ensure the trail remains safe and welcoming. Please keep in mind any litter along the trail will likely end up in one of the ponds and can clog the fountains and aerators, leading to costly service calls.

Questions or concerns regarding the trail can be directed to our property manager at property@kimberlycox.biz.



Safeguarding Our Kids During the Warmer Seasons

Summer is almost here, and kids are releasing months of pent up energy. Kids on scooters and bicycles are dashing back and forth on the streets. They may be having fun, but there are still a number of safety issues to be aware of:

- 1. Backing out of driveways:** vehicle drivers may have looked all around the rear of their vehicle before backing out of a driveway, but they could miss a child on a bicycle or a scooter if they suddenly dart behind the car. **Parents, warn kids to be extra cautious and look both ways when crossing driveways and streets. Drivers, be extra cautious when backing out your vehicles!**
- 2. Crosswalks:** vehicle drivers need to stop any time pedestrians are in the crosswalks! Pedestrians have the right of way. If you see a bicycle rider or scooter, let them cross!!! **Pedestrians, bicycle riders and scooters, please be careful when you cross streets and look both ways.**
- 3. Night-time driving:** make sure bicycles and scooters are appropriately outfitted for evenings. They need to be visible to drivers!!! **Bicycles and scooters should be equipped with headlights and tail reflectors and they should be used.** Parents, make sure kids wear bright clothes (white, yellow), so they can be seen as evening draws near.

As a last caution, please drive safely and watch out for the kids. Parents, educate your children on what they can do to avoid accidents. And above all, have a great spring and summer!

NSRM HOA SOCIAL COMMITTEE

The NSRM Social Committee was hard at work again this Spring. Many thanks to the committee and to the chair Lorraine Moore!

Please note that the Social Committee is open to members of the NSRM HOA 1 and HOA 2. If interested in joining, please reach out to property manager Kimberly Cox at property@kimberlycox.biz.



From left to right: Carlos Torres, Andy DiRosa, Mary Kay Horoszewski, Lorraine Moore, Mark Moore, and Tina Henry.

UPCOMING LOCAL EVENTS

VIRGINIA BEACH FARMERS MARKET

When: year round, 10 am to 4 pm

Where: 3640 Dam Neck Road, Virginia Beach, VA 23453

Cost: free

Details: <https://agriculture.virginiabeach.gov/farmers-market>

OLD BEACH FARMERS MARKET

When: every Saturday morning, 9 AM to Noon

Where: 611 18th Street, Virginia Beach, VA 23451

Cost: free

Details: <https://www.oldbeachfarmersmarket.com/>

VIRGINIA BEACH FLEA MARKET

When: every 3rd Saturday morning, 8 AM to 2 PM of each month from April through October

Where: 606-609 19th Street, Virginia Beach, VA 23451

Cost: free

Details: <https://www.fortresses.org/vb-flea>; <https://vibecreativedistrict.org/event/vb-flea-market-every-3rd-saturday-morning-2/2025-05-17/>



UPCOMING LOCAL EVENTS - Continued



Norfolk Greek Spring Festival

When: Friday, May 16 to Sunday, May 18

Friday and Saturday, 11 am to 10 pm

Sunday: noon to 6 pm

Where: 7220 Granby Street, Norfolk, VA

Cost: free and open to the public

Details: <https://norfolkgreekfestival.org/>

Chesapeake Jubilee

When: Thursday, May 15 to Sunday, May 18

Where: Chesapeake City Park

Cost: refer to the website for the specific venue

Details: <https://chesapeakejubilee.org/> includes an amusement park, concerts, shrimp fest, etc.

Bayou Von Vivant – Cajun Music, Food & Art Festival

When: Friday, May 16 to Sunday, May 18

Friday and Saturday, Noon to 10 pm

Sunday: noon to 6 pm

Where: Town Point Park, Downtown Norfolk Waterfront, VA

Cost: free and open to the public

Details: <https://festevents.org/events/2025/bayou/>

20th Annual Spring Wine Festival - VA Beach Neptune Festival

When: Saturday, May 17, noon to 5 pm

Where: 31st Street Park, Virginia Beach Oceanfront

Cost: from \$40 for tickets

Details: <https://www.neptunefestival.com/events/spring-wine-festival/>

2025 Smithfield Arts Festival

When: Saturday, May 17, noon to 5 pm

Where: Historic district of Smithfield: 319 Main Street, Smithfield, VA 23430

Cost: free and open to the public

Details: <https://www.smithfieldarts.com/arts-festival.html>

2025 Stockley Gardens Spring Arts Festival in Historic Ghent

When: Saturday, May 17 to Sunday, May 18

Saturday, 10 am to 5 pm

Sunday: noon to 5 pm

Where: 715 Stockley Gdns, Norfolk, VA 23507

Cost: free

Details: <https://www.visitnorfolk.com/event/2025-stockley-gardens-park-in-historic-ghent/>

UPCOMING LOCAL EVENTS - Continued



Starting May 21st, Oceanfront Concert Series thru September 10

When: summer concerts on Wednesday nights

Where: consult website for which street park is hosting the concerts

Cost: free

Details: <https://beacheventsvb.com/events/category/oceanfront-concert-series/>

Bodacious Bazaar

When: Friday, May 23 to Sunday May 25

Friday and Saturday, 10 am to 7 pm

Sunday: 10 am to 6 pm

Where: Hampton Roads Convention Center

Cost: varies, (refer to the website)

Details: <https://www.bodaciousbazaar.com/spring/>

Memorial Day Weekend Salute to Summer

When: Friday, May 23 to Sunday May 25 from 7:00pm to 11:00pm

Where: 17th and 24th Street Parks, Virginia Beach oceanfront

Cost: free and open to the public

Details: <https://www.visitvirginiabeach.com/event/memorial-day-weekend-salute-to-summer/8815/>

Newport News Greek Festival

When: Thursday, May 29 to Sunday, June 1 (refer to the website for times)

Where: 60 Traverse Road, Newport News, Virginia 23606

Details: <https://www.newportnewsgreekfestival.org/>)

Blackbeard Pirate Festival

When: Saturday, May 31: 10 am to 10 pm and Sunday, June 1: noon to 6 pm

Where: Mill Point Park and Downtown Hampton

Cost: free

Details: <https://www.hampton.gov/2008/Blackbeard-Pirate-Festival>

Harborfest

When: Friday, June 6 to Sunday, June 8

Friday and Saturday, noon to 11 pm

Sunday: noon to 6 pm

Where: Town Point Park, Downtown Norfolk Waterfront, Virginia

Cost: free and open to the public

Details: <https://festevents.org/events/2025/norfolk-harborfest/>

UPCOMING LOCAL EVENTS - Concluded

CoVA Battle for the Burgers

When: Saturday, June 14 from 1 pm to 5 pm

Where: Hampton Roads Convention Center

Cost: general admission: \$45, must be 21+ years old

Details: <https://covaburgerbattle.com/> sample 10 burgers and get a 1 year subscription to Coastal VA magazine!



Source: freepik



Honey Festival!

When: Saturday, June 21 from 10 am to 4 pm

Where: Farmers Market, 3640 Dam Neck Road, Virginia Beach, VA 23453

Details: enjoy a craft show, food trucks, children's activities, music and so much more!
<https://agriculture.virginiabeach.gov/farmers-market>



Source: freepik

July 4th Stars and Stripes Celebration in VA Beach

When: Friday, July 4 from 7 pm to 10:30 pm

Cost: free and open to the public

Where: Atlantic Avenue, Virginia Beach oceanfront (see website for details)

Details: <https://www.visitvirginiabeach.com/event/stars-%26-stripes-celebration/8820/>

Need a Good Rehab Center for Sciatica, a Knee Injury, or Something Else?

Thus far, I have been to three different companies for physical therapy, and only one was great. Two of them hired young staff with minimal experience and gave them charge of multiple people at a time, limiting individual attention. Needless to say, they didn't help me recover.

Provided you get an accurate diagnosis from a medical doctor along with a referral, the [Sentara Therapy Center at 816 Independence Blvd, Virginia Beach](#) does a great job. They rotate therapists, and each has a doctorate in physiology or may be working on one. You get individual attention and they care about your progress. They can also schedule all of your appointments up front, so you don't need to scramble each week.

My excruciating sciatica pain disappeared almost overnight, so I highly recommend them!!! The therapists know what they are doing!

When the weather is hot – we recommend Baskin-Robbins ice cream!!!

Baskin-Robbins

• **Where:** 3900 Holland Rd, Virginia Beach, VA 23452, Virginia Beach.

Look for the "Dunkin' Donuts sign – they are in the same building!"

• **What:** Baskin-Robbins rotates their flavors so you may see some new ones each time you go there. There is nothing to match their creamy flavors – try the Jamoca or Rocky Road for a new experience.

• **URL:** <https://locations.baskinrobbins.com/va/virginia-beach/3900-holland-rd-306326-br/>



Free clipart-library

RECOMMENDED READING



Spring 2025 Issue



Summer 2025 Issue

Coastal Virginia Magazine

Coastal Virginia Magazine is a regional lifestyle publication that celebrates life in Coastal Virginia, covering topics such as food and dining, health and wellness, home and garden, people and community, travel and destinations, and local events. The magazine is dedicated to connecting the community through engaging local stories.

The Spring issue (left) features a list of “**Top Docs All Stars**” - medical doctors considered the “**best of the best**” in **Coastal Virginia** (which includes VA Beach) and have made the annual list for **five years**. It lists exceptional doctors according to their specialty (e.g., Allergy Immunology, Cardiology, Hematology, etc.). **This is a list you do not want to miss!!! Get the Spring issue at Barnes & Noble.** The cover of the current Summer 2025 issue is shown center left, and it is another winner. (Online:

<https://coastalvirginiamag.com/article/top-docs-all-stars-2025/>)

Each **Coastal Virginia Magazine** issue covers upcoming events in the Tidewater area that you might never learn about otherwise. *The Sentinel* often pulls from this list, because the **Coastal Virginia Magazine** does a spectacular job of finding out about local happenings. The magazine also features new and noteworthy restaurants and discusses special chef creations.

Someone gave us a subscription to the magazine and it didn’t take long to know that it was on our must-have list!

Here is how you can subscribe and sign up for Coastal Virginia Magazine newsletters:

<https://coastalvirginiamag.com/subscribe/>

Better Homes and Gardens (BHG) Best Salad Recipes

Have you gotten **tired** of bottled commercial salad dressings that boast numerous ingredients you never ever heard of?

Have you searched cookbooks you’ve owned for years to find dressing recipes, only to discover **they really don’t taste that great?**

BHG magazine features a special issue for Spring dedicated to providing dozens of salad and salad dressing recipes to try.

And guess what? **Every single recipe is GREAT!!!**

Get the magazine at Barnes & Noble, Harris Teeter, and Food Lion before they sell out!!!



HOME SERVICES CONTRACTORS WE HAVE USED



Electrician

Hampton Roads Electric: call 757-486-1231; email: www.hamptonroadselectric.com When getting my mother's home ready for sale, my realtor recommended Hampton Roads Electric and they were able to fix all of her electrical issues and GFCI outlets – they were very knowledgeable and did quality work.

Exterior and Interior Painting

Painter and Deck Sealing: call Skip at 757-650-5947, [Paint by Numbers](http://PaintbyNumbers.com); email: paintbynumbers@cox.net for exterior and interior painting, deck sealing, and cabinets. He takes extra care and applies European old-world expertise for kitchen cabinets and drawers.

HANDYMAN



Our go-to handyman Matt Cortelyou has taken care of many of our repairs over the years. He is especially talented with wood, adding designer shelves to cupboards, building pantries, building and installing wooden bookshelves, and fixing antique furniture.

Phone: 757-339-5691

Email: cortelyourenovations8@gmail.com

HVAC

JMR Brothers Heating & Cooling: call 757-852-3320, [JMR Brothers Heating and Cooling](http://JMRBrothersHeatingandCooling.com) located at 1505 Technology Dr., Unit 102 in Chesapeake. They installed a Trane HVAC package for us and also for a family member and they work great! They excel at diagnosing problems and making repairs.

Lawn and Landscaping

Lawn Mowing: call or text 757-407-8504 for Matt Wright of The Wright Stuff. His staff do a great job and will use a manual lawnmower if you prefer. His company will also provide seeding and aerating for an additional charge, but you will need to request this.



Landscaping. After numerous interviews with landscaping contractors who quoted extremely high prices and refused to itemize or explain costs (“you have a big yard”), we were very happy to find **Tajh Taylor**. He gave us a detailed estimate for a major landscaping effort and his prices were reasonable. The work was outstanding and we will be hiring him again.

Tajh's Cell: 757-977-3555 (reach him by texting or phoning)

Four Seasons Nursery: Four Seasons Nursery offered the shrubs and tree we purchased for our landscaping effort. Their prices and quality beat all other garden centers nearby that we visited! They referred us to Tajh Taylor for landscaping (see above). This is the garden center we go to first.

Website: <https://www.fourseasonsnursery.biz/gallery> **Phone:** (757) 250-9069

TruGreen: a neighbor turned us on to TruGreen (<https://www.trugreen.com/>), and we can recommend them as well. They offer an annual lawn care plan and a plan for trees and shrubs. You can reach them at 1-844-567-9909.

FRIENDLY REMINDERS AND REGULATIONS REVIEW

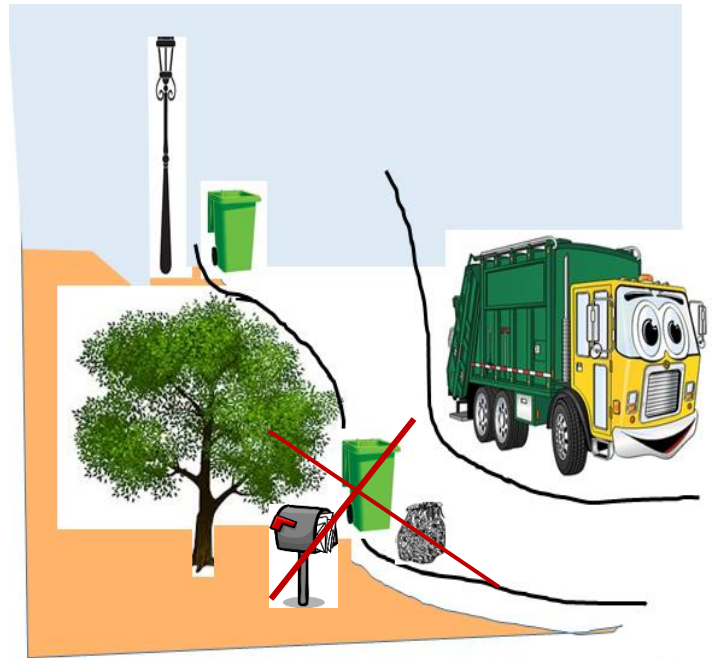
It is **ILLEGAL** to park a car facing the wrong way on the street, opposite the direction of traffic. VA Beach police can ticket or tow your car if illegally parked.



NSRM HOA 1 Meetings

- Meetings are scheduled for the 2nd Wednesday of the month
- All in-person meetings will be held at:
Williams Farm Recreation Center
5252 Learning Cir, Virginia Beach, VA 23462
- All NSRM HOA1 and HOA2 members are welcome to attend
- **2025 Schedule for open meeting sessions**
 - Wednesday, June 11 at 6 pm
 - Wednesday, September 10 at 6 pm
 - Wednesday, December 10 (Annual HOA Meeting) at 6 pm

Please do not put trash cans, yard waste, or recycle bins in front of mailboxes, trees, or light poles. It may prevent your trash pickup or mail delivery.



Trash Collection

Put yard waste and trash cans where they are not visible from the street until it is time to put them at the curb on Tuesdays in preparation for the VA Beach City trash pickup. Nothing but vehicles should be on the driveways.

Trash Collection is on Wednesday mornings unless Virginia Beach City states otherwise, such as for holidays.

Recycle bins are collected every other Wednesday. If you have forgotten when the recycle trash is to be collected, go to this link:

<https://pw.virginiabeach.gov/trash-recycling/recycling-information> and enter your address where you see

"My Trash Day" on the left side of the page and click the mouse. The collection day will be displayed.

Curbside bulk/large item pick-up is scheduled by request and collected by City-employed operators in City vehicles, usually on the same day as the trash collection. Call 757-385-4640 to schedule a pickup..

Speed Limit is 25 mph. Please slow down!!!



Walkers and mothers with children are complaining that cars are speeding in our neighborhood. Please slow down.

THE COOKING CORNER



Favorite Recipes

Send your favorite recipes to Pam at pdargan@erols.com

Make Your Own Soft Pretzels!!!



Make your own soft pretzels – they taste so much better freshly made and they are easy to make and bake!

Ingredients

- 1 cup milk warm
- 2¼ tsp yeast
- 3 TB brown sugar
- 2 TB butter melted
- 1 tsp salt
- 3 cups flour plus more, as needed
- 1 TB butter melted
- chunky sea salt for sprinkling, to taste
- 3 TB baking soda
- 2 cups water hot

Recipe from

<https://www.allrecipes.com/recipe/24272/buttery-soft-pretzels/>

Directions

1. Stir yeast into warm water (105°F to 110°F). Add salt, brown sugar, and melted butter. Slowly add 3 cups of flour, 1 cup at a time. Mix with a wooden spoon or in a bread machine until dough is no longer sticky. If it is still sticky, add 1/4–1/2 cup more flour, as needed.
2. Knead the dough: Knead dough for 6 to 8 full minutes. Shape the dough into a ball. Cover lightly with a towel and allow to rise for about 1 hour, until doubled in size. Poke dough with your finger—if it bounces back, it is ready to knead.
3. Preheat oven to 400°F. Line a baking sheet with parchment paper.
4. Using a sharp knife, slice dough into 8 equal sections. Roll each section into a 20 to 22-inch log shape. Form a circle with the dough by bringing the 2 ends together at the top of the circle. Twist the ends together. Bring the twisted ends back down towards yourself and press them down to form a pretzel shape.
5. Add baking soda to 1 quart of water and bring water to a boil in a large pot. Drop 1–2 pretzels into the boiling water for 10 seconds. Using a slotted spatula, lift each pretzel out of the water and drain on a paper towel. Place each pretzel onto the baking sheet. Sprinkle the top with coarse sea salt. Repeat with remaining pretzels. (To see how to roll the dough into pretzels, go to the video at <https://www.allrecipes.com/recipe/24272/buttery-soft-pretzels/>)
6. Bake for 12–15 minutes or until golden brown. Remove from the oven and enjoy!

THE COOKING CORNER



Favorite Recipes

Continued – Popovers!!!

Soft Pretzel Dipping Sauce

What is a soft pretzel without anything to dip it into? Try making one of the two dips below for your soft pretzels. We prefer the cheese dipping sauce, but that's just us.

Honey Mustard Sauce Ingredients

- 3 TB mayonnaise
- 3 TB Dijon mustard
- 3 TB honey
- 2 tsp yellow mustard



<https://pixabay.com/illustrations/honey-bee-bee-honey-icon-bee-icon-469560/>

Directions

1. Combine the mayonnaise, Dijon mustard, honey, and yellow mustard in a bowl and mix well.
2. Enjoy the honey mustard sauce with the soft pretzels.
3. *Note: honey mustard sauce needs to be refrigerated when not in use.*



Cheese Dipping Sauce Ingredients

(makes a white sauce and adds cheese)

- TB butter, salt to taste
- 1 TB flour
- 1 cup milk
- 1 cup cheddar cheese shredded

Directions

1. Melt butter in a medium saucepan. Stir in flour and salt and wait until mixture begins to bubble.
2. Slowly add milk and stir the mixture continuously until it thickens. Then add the cheese and stir the mixture until all of the cheese is melted and the sauce is smooth.
3. Season to taste with salt and serve with the soft pretzels.
4. *Note: cheese dipping sauce needs to be refrigerated when not in use.*