The Sentinel

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

Issue 20: September 2023

BOARD OF DIRECTORS

Burt Poague
President
(703) 400-7831

Mayur Govani
Vice President
(757) 961-2571

Karina Rubow
Secretary
(757) 724-0876

Doug Thompson
Treasurer
(757) 418-2345

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

The Property Shoppe

Ms. Kimberly Cox
Ms. Laura Henry
Association Managers
(757) 650-9922

3149 Shore Drive, Suite B
Virginia Beach, VA 23451

Board of Directors' Corner

A Message from the President

Greetings to all!

I hope that you all had a great summer holiday and are ready to settle down for the fall. Summer is now behind us and the school year has begun. And just a little reminder that it is also that time of year to seed lawns, whether you do it yourselves or have a lawn service do it.

In this issue on pages 2-3, Carlos Torres, Treasurer of North Shore at Ridgely Manor HOA 2 (NSRM 2), has very graciously provided us with a Part 2 article with important information to help us prepare for our vote on a possible merger of our NSRM HOA 1 with NSRM HOA 2. My thanks to Carlos for this second article. For those of you who missed his first article, please refer to the June newsletter. If you do not have it or cannot find it, now worries, just let Pam Dargan know (pdargan@erols.com), and she will email you a copy.

As preparation for the merger vote, I would like to hold a get-together for both HOAs on the island near Knights Bridge Lane. This will give you an opportunity to talk to the officers of both HOAs and to ask any questions you might have. Look for an announcement for a Pizza Party in the coming weeks. If anyone would like to help us with plans for the party, please let me know. Also, I need to get a head count to order enough pizzas, so if you and your family can attend, please print the last page of this newsletter, fill out the form, and put it in the mailbox at 1141 Knights Bridge Ln.

For an event you might be interested in scheduled for late September, Virginia Beach will be celebrating its annual Neptune Festival. Many people look forward to this event every year because international artists compete for the prize-winning sand sculptures and vendors display their arts and crafts. Turn to page 5 for more information about this event.

In the past, the Sentinel used to introduce readers to a family in the neighborhood to let them tell us a little about themselves so that we could become better acquainted. I would like to encourage you to take the opportunity for us to get to know you, especially if you are new. To this end, I have asked Pam Dargan, the Communications Chair, to meet with anyone who wants to share information about their family, and Pam will write the article for the newsletter. Please contact Pam at pdargan@erols.com or (cell phone) 571-535-8538 if you are interested.

We are also repeating information in the newsletter about the Virginia Beach Public Utilities for those of you who might be new (refer to this on page 3).

Last, is there anything you want to see covered in this newsletter that is not currently included? If so, please let me know.

In the meantime, have a great fall!!! '

Burt Poague, email: bpoague@verizon.net

Why North Shore of Ridgely Manor Has Two HOAs: Part 2 of 3 Part Series – Joint Use, Operation and Easement Agreement

By Carlos A. Torres

Why Does North Shore (NS) Have Two HOAs, was published in the former NS1 newsletter. Please take a minute to read that article before reading this as it will make more sense. (/ (Ç } µ } v [š Z À } ‰ Ç U ‰ o • • l (*Dargan (pdargan@erols.com).*

d Z] • Œ š] o (} µ • • } v š Z ^ : K / E d h ^ U K W Z d / K E E ^ D E d 'Z D E d _ Beach on July 10, 2014. This agreement is between North Shore 1 (NS1) and NS2.

Since both HOAs share a common area: green space, ponds and property NOT owned by private parties, there is an obvious need for care and maintenance of these grounds. To that end each of the 179 lots in NS (NS1=93 lots, NS2=86 lots) has to pay their share to maintain the common area.

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NS2 sends monies to NS1 to jointly mange the agreement. By the agreement, NS1 segregates collected assessments for shared expenses on its books and records, not comingling those funds with other funds of the NS1 Association and earmarks those funds only to pay the shared expenses.
Z
There are several contracts that these shared expenses cover: landscaping, pond management, pest control and irrigation maintenance. Utilities included electricity and well/irrigation. Additional funds cover sign maintenance, landscaping extras, repairs to BMP (pond liners) and fountains. Budgeted also are funds for building fence and grounds and a storage unit. The storage unit is off site and houses the front entrance holiday decorations and signs. We also have a shared reserve for replacement and operations. Attached is the budget breakdown for CY-2023.

Projected shared income expenses for CY 23 are $88,657.06 from NS1 and $81,983.94 from NS2. The difference is due to the larger number of lots in NS1.

Since the owner/resident NS2 board was established in the fall 0f 2022, this year we are formalizing the joint budget process. Both associations are already working closely to determine CY-24 shared expenses. The comptroller, property manager, treasurers and finance committee chairs will determine what those expenses will be for next year. Currently approximately 80% of HOA dues go toward our shared expenses.

2023 All North Shore Shared (NS1 & NS2) Expenses

Amounts taken from NS1 2023 Budget

Shared Contracts/Utilities:			
	Earthscapes	$ 63,184.00	
	Pond Mgmt	$ 17,205.00	
	Pest Control	$ 891.00	
	Irrigation contract	$ 800.00	
	Storage Unit	$ 900.00	
		$ 82,980.00	Total Contracts
	Utilities		
	Electricity	$ 10,500.00	
	Well & Irrigation	$ 13,000.00	
		$ 23,500.00	Total Utilities

2023 All North Shore Shared (NS1 & NS2) Expenses - Continued

Amounts taken from NS1 2023 Budget

Shared Operating Maintenace Funds				
	Sign Maintenance	$	1,000.00	
	Landscaping	$	5,000.00	
	Repairs to BMP & Fountains	$	1,800.00	
	Bldg Fence & Grounds	$	4,600.00	
		$	12,400.00	Total Cushion
Shared Reserve Contributions				
	Replacement Reserves	$	43,722.00	
	Operating Reserves Deposits	$	8,039.00	
		$	51,761.00	Total Reserves
		$	170,641.00	Grand Total

$ 170,641.00 divided by 179 lots

NS1 at $953.301676	X	93 lots	$	88,657.06	
NS2 at $953.301676	X	86 lots	$	81,983.94	
		179 lots	$	170,641.00	Grand Total

NSRM HOA 2 Officers

NRMS2 Officers currently include:

President: Patrick Henry

Vice President: Mark Moore

Treasurer: Carlos Torres

Secretary: Pete Fries

Member-at-Large: Vanessa Flores

This concludes Part 2 of a 3 -Part series.

FRIENDLY REMINDERS AND REGULATIONS REVIEW

Committee Chairpersons

Architectural Control Committee
Karina Rubow: (757) 724-0876

Beautification Committee
Currently Vacant

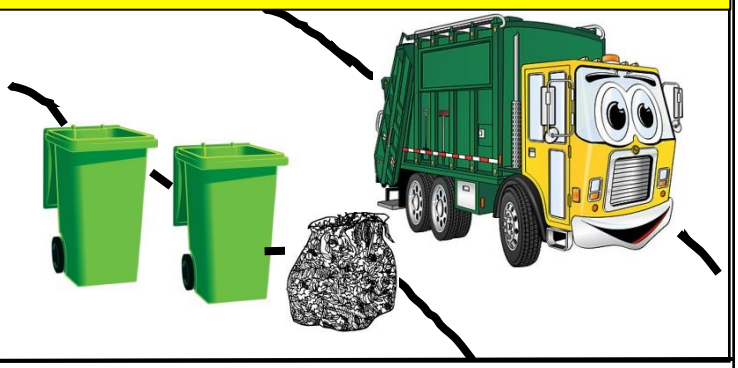
Communications Committee
Pam Dargan (757) 490-2783

Document Committee
Currently Vacant

Crime Prevention Committee
Stephen Hebert (757) 471-4819

Social Committee
Currently Vacant

Do not put trash cans and yard waste at the curb any earlier than 5 pm on Tuesdays



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.

Neighborhood Updates

Lawn and Landscaping. It has come to our attention that not everyone is bagging their yard waste and leaving it on the curb on trash pickup days. Please:

- Do not blow leaves into the street as they will eventually end up in the street drainage sewers and clog them, requiring maintenance.
- Do not put bags of yard waste in front of drainage openings. They can get sucked down the drainage sewers when there is a lot of rain.
- Do not blow grass clippings into the street, but please be sure to remove grass clippings from the sidewalks.
- Instruct landscapers not to leave bags of clippings on the curb unless it is Tuesday afternoon. Store the bags out of sight on your property until trash pickup day.

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

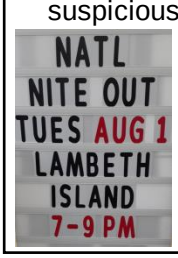
Walkers and mothers with children are complaining that cars are speeding in our neighborhood. Please slow down.

Neighborhood Watch

Community Advisory Committee. Community Advisory Committee meetings occur on the **3rd Thursday of each month** except during July. Meetings are held at Williams Farm Recreation Center at 6:30pm. Please attend -- this is a great way to get City information! The VA Beach City government provides staff from their departments to provide updates and answer any questions you may have.

Vandalism. Police are still receiving reports of cars being stolen or broken into because people are not locking their car doors. Some have left guns in the car which have been stolen. **Please** lock your cars and remove any objects from sight that might tempt someone to break in.

Get to know your neighbors and neighborhood so that you can be on the lookout for people or things who appear suspicious and REPORT this to the police.



National Night Out, August 1, 7-9pm. For those of you who saw the sign at the entrance of Ridgely Manor, this was an event hosted by the Neighborhood Watch

Announcements for this meeting were sent by email to residents, but we were told that not everyone received them (even several of us didn't receive them). On behalf of the NSRM HOA, we apologize, and we will try to get the announcement in **The Sentinel** in advance for the next time (757-385-2703).

National Night Out, August 1, 2023

The North Shore at Ridgely Manor **National Night Out** event on August 1 drew a sizeable crowd of residents to the island on Lambeth Lane. Two officers from the VBPD 3rd Precinct discussed community safety, and attendees were provided an update on the city-wide re-certification process for the **Neighborhood Watch** program, including the one in NSRM.

Children were invited to walk through a fire engine and everyone was able to engage with their neighbors and enjoy refreshments..

Virginia Beach Events

Annual Neptune Festival

<R X GRQ¶W ZDQW WR PLVV WKH Annual Neptune Festival!! For details, go to: https://www.neptunefestival.com

When: **Friday, September 29 ±Sunday, October 1, 2023**

Where: **2nd-33rd Street on the Virginia Beach Oceanfront boardwalk**

What: **arts and crafts from craftsmen, jewelry, art, glassware, china, and many other things as well as food and drinks. Free admission**

Festival events: **for events at Neptune Festival - https://www.neptunefestival.com/events/photo/**

International Sand Sculpting Championship

Open to the public ±incredible sculptures

When: **September 29 - October 1, 2023**

Where: **between 6th ±8th Streets on Virginia Beach Oceanfront. Look for the signs to the tent**

What RI WKH ZRUOG¶V PRVW WDOHQWHG VDQG VFXOSWRUV FRPH **Virginia Beach to compete as part of the annual Neptune Festival**

Master Gardeners Fall Garden Festival

Open to the public ±free admission, free parking

When: **Saturday, October 7, 2023**

When: **10 am to 3 pm**

Where: **between 6th ±8th Streets on Virginia Beach Oceanfront in a large tent**

When: **Hampton Roads Agricultural Research and Extension Center, 1444 Diamond Springs Rd, VA Beach**

What: **arts and crafts, demonstrations of building raised garden beds, arboretum tour, a huge variety of plants, and much, much more**

Home Repair Contractor Referrals

From pixabay.com

Appliances. We used VA Appliance Repair Specialists at (804) 461-0759 which services Subzero, GE, Frigidaire, Bosch, and some other manufacturer s, but they may not be able to provide same-day service. The company was highly recommended by the Subzero distributor in Richmond, and I could see why. Mike Davidson, our specialist, was very friendly, knowledgeable, and could answer any questions asked.

While we were looking for appliance repair services, we were referred to other local contractors, but none service Subzero. We did not use the appliance specialists below, but their Internet reviews were very good.

- **B. R. Appliance** at **(757) 463-3180**
- **Jay's Appliance** at **(757) 255-4444**
- **Beach Appliance Service LLC** at **(757) 471-0276**

Body Shop. We took several of our cars to **Scott Stokes** at **Stakes Custom Auto Restoration** for repairs. He did a great job and his prices were very reasonable. You can reach him at **757-855-6493**

Irrigation Systems and Drainage. When it gets closer to November it will be time to consult Walter Putland of **The Irrigation Man** at **(757) 544-7858** to get your irrigation systems ready for winter! He can also evaluate your landscape for drainage problems and make repairs. Walter's prices are extremely reasonable and you'll find that he is very accommodating and knowledgeable.

HVAC Service and Installation. With the cooler temperatures coming, your furnaces will need their annual maintenance. We rely on **JMR Brothers Heating and Cooling** located at 1505 Technology Dr., Unit 102 in Chesapeake for this, and they can be reached at **(757) 852 3320.** ' R Qffnet to replace your air filters every several months. Flanders PrecisionAire is the brand A/C and furnace companies recommend. The filters are available on Amazon.

Painter and Deck Sealing: we recommend Paint by Numbers. Skip does beautiful work for interior and exterior painting. He seals decks and uses old-world master painter techniques for repainting kitchen cupboards that have aged. He also recently sealed our deck.

Plumbing. **George the Plumber** at **757-717-8375** answers the phone 24X7. He even came to our home during a weekend to take care of an emergency. George's prices are reasonable and he guarantees the work. George is always our first choice if we run into plumbing problems.

Roofers. My mother's roof needed some repairs before we put it up for sale. **Scott Maxwell Roofing Company** at **(757) 693-0680** inspected the roof and made the repairs for the home inspection. He was very easy to work with and scheduled the repairs right away.

Termite and Moisture Prevention. With all of the rain in Virginia Beach, it might be useful to hire a service to evaluate your home's crawlspace and exterior for excess moisture to prevent possible termite entry. We used 1 R D K ¶ V 7 H U P L **Structure** at **(757) 289-5368** for this. Mike Noah recommends an annual inspection.

THE COOKING CORNER

Favorite Recipes

Share your favorite recipes in the **Sentinel**! Send your favorite recipes to Pam at pdargan@erols.com

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Ever get tired of losing favorite recipes? Barnes & Noble now offers a three-ring binder with page inserts that you can put your fave recipes into! We use Avery Heavyweight Diamond Clear Sheet Protectors, 8.5" x ³ WR SURWHFW WKHP 8VH 06 :RUG WR

Kitchen Barn
1628 Laskin Rd Ste 701
Virginia Beach, VA 23451

Check out the Kitchen Barn for hard to find items. This store is well stocked!

French Onion Soup Bourgignon

Adapted from An Edible Christmas cookbook by Irena Chalmers

Photo from https://www.freepik.com/

Ingredients

- 8 TB (1 stick) unsalted butter
- 8 large yellow onions, thinly sliced (4 lbs)
- 2 tsp sugar
- 1/4 cup all-purpose flour
- 6 cups beef stock or canned low-sodium broth
- 1 tsp salt
- 2 cups red wine
- 2 tsp thyme
- 1/4 tsp freshly ground pepper
- 12 ½ inch thick French baguette slices
- 1/2 cup Grated Gruyere cheese

Directions

1. Heat the butter and oil in a large soup kettle and add the onions. Cover, and cook over medium heat, stirring often for 20 or 30 minutes, until the onions have wilted. Transfer the onions to a large skillet and sprinkle with sugar.
2. Cook, uncovered, over medium-high heat, stirring often until the onions are a rich brown color, about 25 minutes. Stir in the flour and cook for 1 minute. Using a wire whisk, stir in 2 cups of the chicken broth gradually to prevent the flour from forming lumps. Return the onion mixture to the kettle. Stir in the remaining broth and the wine. Add the salt and thyme.
3. Simmer, uncovered, until the soup has reduced slightly. Season with pepper.
4. Preheat the oven to 400 F. Toast the slices of bread. Put the toast into the soup bowls and ladle the soup over the toast. Sprinkle the soup bowl s w/cheese and put the bowls in the oven until the cheese melts, about 5 minutes.