



Dec. 2002/Jan. 2003

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Brighton Green  
Community Association  
P.O. Box 35759  
Richmond, Va. 23235

Hotline: 768-5651  
Website:  
www.BrightonGreen.org

# Brighton Green Community Association



## Brighton Green Town Meeting December 8, 2002

Brighton Green community members who attended last week's town meeting saw a Power Point presentation highlighting the accomplishments of the 2002 Brighton Green Board. They received a copy of the current budget and participated in a discussion of board direction and priorities. Pat Francis explained how the cancellation of the BGCA insurance policy and the acquisition of a new policy created a projected budget shortfall for next year. The Board has reviewed and considered a variety of options to meet new budget challenges.

### Our recommendation is to :

- *Maintain the diving boards and continue the dive team.*
- *Continue to invite the neighborhoods adjacent to Brighton Green to become BGCA members, as specified in our By-Laws.*
- *Hold our membership fees at the 2001 rate, BUT have a goal of 100% General or Associate membership within Brighton Green.*
- *Move forward with "improvement projects", such as remodeling the bathrooms to continuously add value to our facilities, BUT will have to have community support with fundraisers.*

The 2003 board members were approved and the Smith-Packett company presented their plans for a continuing care retirement community on the property next to the post office.

To receive a copy of the Power Point presentation please email: BGCAnewsletter@yahoo.com. Other questions regarding the town meeting please contact Pat Francis, President, BGCA.

*Thanks again to all the community members who attended the Town Meeting.*

### **BG Swim Team Winter Swim Clinic** Get ready for the 2003 season!

**Where:** Riverside Wellness and Fitness- Briarwood

**Dates:** Sundays, Feb. 2<sup>nd</sup>, 16<sup>th</sup>, March 2<sup>nd</sup>, 16<sup>th</sup>, 30<sup>th</sup>, April 13<sup>th</sup>

**Times:** (age as of May 31, 2003) ages 10 & under 1-2:00 p.m.  
Ages 11 & up 2-3:00 p.m.

**Cost:** 1<sup>st</sup> swimmer- \$30; 2<sup>nd</sup> swimmer- \$28; 3<sup>rd</sup> swimmer- \$26, etc.

**Signup:** Sunday, January 12, 1-3:00 p.m. @ BGCA Clubhouse  
\*\*registrations will be accepted until the 1<sup>st</sup> session on February 2<sup>nd</sup>

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## 2002 Brighton Green Board

### PRESIDENT

Pat Francis - 330-0710

Email: BGCAPresident@yahoo.com

### PRESIDENT ELECT

Open

### PAST PRESIDENT

George Marget - 323-5976

### SECRETARY

Jayne Shepherd—272-8440

Email: BGCASecretary@yahoo.com

### TREASURER

Liz Stith - 320-6213

Email: BGCAreasTreasurer@yahoo.com

### AREA DEVELOPMENT & PLANNING

OPEN

Email: BGCAareadevelopment.com

### BUILDING MANAGEMENT

Alton Ayer 327-0044

Email: BGCABuildingMaintenance@yahoo.com

Building Rental: Pat & Kelly Francis  
330-0710 or 330-8963

Email: BGCABuildingrental@yahoo.com

Snack Bar: Gene Streett 330-4609

Email: BGCA\_SnackBar@yahoo.com

### COMMUNITY LIFE (Social and Youth)

Kelly Francis- 330-0710

Email: BGCACommunityLife@yahoo.com

Adult Social— OPEN

Youth Social— Carol Giles 440-0790/Anne Cejka 323-6797

Tennis— Mary Hunter Ayer 327-0044

Email: BGCA\_Tennis@yahoo.com

### GROUNDS

Julie Calder

Email: BGCA\_Grounds@yahoo.com

### MEMBERSHIP

Margaret Rittenhouse 272-4045

Joellyn Prince

Email: BGCA\_Membership@yahoo.com

Hospitality— Susie Stough-Judy Spivey

Membership Directory—

### COMMUNICATIONS

Lee Ann Newman 272-0287

Newsletter—Lee Ann Newman

Email: BGCA\_Newsletter@yahoo.com

Web Site—Michael Prior

Email: BGCA\_Website@yahoo.com

Signage/Kiosks— OPEN

### POOL

Sharon Doherty 560-8801

Email: BGCA\_PoolMaintenance@yahoo.com

Pool Maintenance— OPEN

Dive Team- Claire Dayton 320-8161

Email: BGCA\_DiveTeam@yahoo.com

Swim Team— Sally and Lewis Loth 320-4303

Email: BGCA\_SwimTeam@yahoo.com

## Special Meeting with Representatives from Smith Packett November 20, 2002

Present: Bruce Hendricks, Adam Garff, Gene Sikes,  
Alton Ayer, Pat Francis, Jayne Shepherd, recorder

Bruce and Adam came to present their plans for the site  
behind the post office.

- ❖ Since St. Francis is on hold and so many MD groups are not ready to commit to a new medical office, Smith Packett is looking for another use for the site.
- ❖ Now considering a Continuing Care Retirement Community with a small medical building, two 5 story independent living buildings (330 units), a 2-3 story Assisted Living Building (80 beds), and a Nursing Home (120 beds). Independent living would be a conditional use as multiple family. Developed a model in Roanoke very similar to the Cedarfield Concept; except it will be rental area not a place where residents purchase their residence.. Walking trail ties things together; wellness center for older adults. This would have a 60% less traffic than the proposed office, hotel that was last proposed.
- ❖ Preliminary meeting with the county. Phase I: 1 independent living building; then nursing home; assistive living for 2<sup>nd</sup> phase. Probably 60% of property disturbed.
- ❖ Build out time in about 10 years. County and VDOT will determine if there is a turning lane all the way down to Brucewood. We prefer it to be tapered and not 4 lanes on Pinetta. Would like the BGCA neighborhood to be evident.
- ❖ 70% of staff on shift work so would not be there for main traffic problems.
- ❖ Amenity package with the rent could maybe include a membership to BGCA. Bruce is willing to look at it.
- ❖ Suggestions for sharing this information with the community: why a good use, what typically I living looks like; how this fits into the community, difference in the number of trips with this development in comparison to the medical complex development, and a site view from Brucewood of what the 5 story unit will look like..
- ❖ Problem traffic remains main concern. Would like to keep most of green around the property. Undisturbed buffer. Trying not to try clear right to Midlothian. 5 stories from the back of the independent living buildings will give a sound barrier to Midlothian Turnpike.
- ❖ Delivery will mostly be food and supplies as they do their own laundry. We hope no delivery trucks will go down Pinetta.

Mark Your Calendars!  
Upcoming Events at BGCA

- ❖ January 12, Swim Clinic Registration  
1-3 p.m. BGCA clubhouse
- ❖ January 27 Board meeting: 7 p.m.  
Pat Francis' House: 324 N. Pinetta Dr.
- ❖ February 2, first Swim Clinic, Briarwood
- ❖ February 8: Pancake Breakfast  
8 a.m. BGCA
- ❖ February 24: BGCA Board Meeting  
7 p.m. Francis' house
- ❖ March 15<sup>th</sup> St. Patrick's Day  
Celebration, 8p.m. to midnight, BGCA
- ❖ March 24<sup>th</sup> BGCA Board Meeting  
7 p.m., Francis' house

**Communications News** : Due to budget constraints, the BGCA newsletter (starting with this issue) will be mailed to BGCA general and recreational members only for all but two of the issues each year. If you know of a neighbor who likes to receive the newsletters but is not a member, please encourage them to join the Brighton Green community as a general member. Anyone can continue to access the Brighton Green website at [www.brightongreen.org](http://www.brightongreen.org).

**Do you have a new neighbor?**

Are you a new Brighton Green resident?  
Please call BGCA Hotline 768-5651  
to alert the Hospitality Committee to drop  
by a NEW NEIGHBOR WELCOME  
PACKET.



**DOUG SHOWALTER**  
REALTOR®

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V. Mail: (804) 257-9758  
Res: (804) 323-1741



Swim clinic continued:

**Important Info:**

- Open to **ALL** current and potential BG swimmers for 2003 season.
- If enrollment is below 30 participants, clinic will be cancelled and all signup fees refunded.
- For safety purposes, swimmers must be able to swim the length of the pool

**Contact info:** Please direct any questions to either:

- Head Coach **Becky Miller:**  
home phone: (540) 442-6237  
cell (540) 421-3939 email: millerrl@jmu.edu
- Parent representative **Sally Loth**  
Phone: 320-4303  
Email: ccloth@comcast.net

Kelly Francis has been doing a wonderful job with the Adult Social and Building Rental. She sure could use some help! If you do not want to officially join the Social Committee, would you like to help plan one event? Do you have a good idea for a social event? This type of help would be so welcome. Help prevent Board burnout! Keep Brighton Green neighbors connected! Call Kelly Francis at 330-0710

**Synopsis of 2002-2003 Surveys received as of 11/30/02.**

Out of 21 Surveys received,  
**What they liked Best about Brighton Green:**  
12 chose Location as #1  
8 chose Neighborliness as #1  
3 added 25 mph on Pinetta as #1  
others added: Ladies Nights, Beautiful area, safety, a wonderful place to live, quiet

**What they liked least about Brighton Green:**  
10 chose Neighbors don't keep up their property as #1  
4 chose Roaming/ Pooping Dogs/Cats as #1  
2 added Speeding in Neighborhood as #1  
2 chose Mosquitoes as #1  
1 chose Pool Hours as #1  
1 added Downgrade of Midlothian Turnpike as #1

**Suggestions included:** stopping excessive sale & repair of cars, enforcement of covenants, encouragement of "block" parties, better lawn care, removal of unsightly items on lawns, neighborhood watch program, more participation by seniors, swim & dive practice hours for parent that work, update web site monthly with dates of activities, more extensive emailing of info.