

# PPPOA Newsletter

Pleasant Pointe Property  
Owners Association

Fall 2025



Richard Davis

## In This Issue

[Well, Well, Well](#)

[Annual Meeting](#)

[Community Dock Lock Code](#)

[Dining Out](#)

[Calling All Photographers](#)

[Dues and Fees](#)

[PPPOA Website](#)

[Grounds Fall Spruce Up](#)

[Mowing Contract](#)

[Upcoming Board Meetings](#)

[Board Members and Openings](#)

[Committees and their Chairs](#)  
[\(Volunteers Needed\)](#)



## **Well, Well, Well**

### **Water Testing**

The PPPOA is participating in the 2025 Northumberland County Virginia Household Water Quality Program. The goal of the program is to improve the water quality and health of Virginians with wells, springs and cisterns. Under the program, the Virginia Cooperative Extension provides water testing kits to county residents (for \$70 each) and, after residents use the kits to take samples of their water, transmits the samples to Virginia Tech for testing. The tests cover a broad range: iron, manganese, bacteria (total coliform and E. coli), arsenic, sodium, copper, lead, nitrate, hardness, pH, total dissolved solids, and 16 other metals and elements. On October 29, water samples were taken from the PPPOA wells and dropped off for testing. Results will be sent by e-mail in early December. As usual, the wells were treated immediately after testing.

### **Backup Power for the Well System**

The PPPOA Board has been exploring options for generating backup power for the neighborhood well system during power outages. We currently use a gas-powered generator. During an outage, someone must start the generator, hook it up to the well system, turn a valve by hand at one of the wells, and ensure that the generator has enough gas during the duration of the outage. The proposed new system would employ a battery or batteries for an uninterruptible power supply that would charge when the electricity is on and automatically power the system when the electricity goes out. Three members of the board are leading the project.

---

## **Annual Meeting**

The PPPOA Annual Meeting will be on Saturday, January 24, 2026, at 10 a.m. in person at the Northumberland Public Library, in downtown Heathsville at 7204 Northumberland Highway, and remotely by Zoom. An agenda and Zoom instructions will be sent soon. Hope to see you there!

---

**Code for Community Dock Lock: 2030**



## Dining Out

By Gina Covi with Gordon Seagrave

For breakfast lovers, the nearby area offers a trio of beloved spots worth the drive. Just 20 minutes away in Reedville, **Fawn's - A Delectables Cafe** charms with its cozy atmosphere and friendly service. While the menu is simple and you pay at the counter, it's the go-to place for fresh-baked goods and irresistible croissant breakfast sandwiches—making it a hidden gem in the neighborhood. **Delma's Family Cafe**, 18 minutes away in Lottsburg, is a beloved local gem where friendly smiles and wallet-friendly prices make you feel right at home. The atmosphere is relaxed and unhurried—so unhurried, in fact, that you might want to allow a little extra time for your meal. Conveniently, if your car needs brakes or tire work during the week, Baughan Tire & Automotive is right next door, making Delma's the perfect place to sip coffee and enjoy a bite while you wait. For breakfast lovers, **Egg-Spresso** in the heart of Warsaw draws locals, “come-heres,” and travelers alike with its warm service, delicious food, and welcoming atmosphere. Coffee enthusiasts flock here. And don't miss the omelets—they're a favorite for good reason. For weekend brunch, a 30-minute drive for an exotic favorite is the **Kilmarnock Inn**, where a smashing Bloody Mary pairs perfectly with fantastic service and a welcoming atmosphere that draws travelers from near and far. Gordon's favorite is the Harrison Hash & Eggs.

## Calling All Photographers

Richard Davis on Gull Lane, Maura Burke Weiner on Osprey Drive, and other neighbors have contributed wonderful photos for this issue of the newsletter and past ones. Are there other photographers in the neighborhood willing to share their shots? If so, please send them by e-mail to [wruberry@comcast.net](mailto:wruberry@comcast.net). Thanks in advance!

## Dues and Fees

Bills for dues, water fees, and mowing fees will go out in early January and will be due by January 28. Payments can be made online by credit card or by check.

## PPPOA Website

Improvements are continuing on the neighborhood website at <https://pleasantpointeva.com/>. Stay tuned for instructions on how you can log into the Members Only section.



## Grounds Fall Spruce Up

Many hands made light work on a sunny Saturday early last month as neighbors pitched in to weed and trim around the Pleasant Pointe sign and common areas. The results look great! Thanks to everyone who helped keep our neighborhood looking good!



---

## Mowing Contract

The contract for mowing neighborhood common areas, empty lots, and other property is expiring, so the PPPOA Board is reaching out to contractors interested in bidding on the job. Phil Ulversoy of Gull Lane has volunteered to work with Leo Bashinski of Cardinal Court to confirm the scope of the job and conduct walk-throughs with contractors.

---

## Upcoming Board Meetings

Wednesday, December 3, at 7:00 p.m. (by Zoom)  
Saturday, January 24, at 10 a.m. (in person and by Zoom)

Zoom links are e-mailed to all PPPOA members in advance.



## Board Members for 2025

President	Ellie Schmidt	(Term Expires 2026)
Vice President	Gordon Seagrave	(Term Expires 2027)
Treasurer	Maura Burke Weiner	(Term Expires 2027)
Secretary	Bill Ruberry	(Term Expires 2026)
Director-At-Large	Leo Bashinski	(Term Expires 2026)
Director-At-Large	Deb Matthews	(Term Expires 2027)
Director-At-Large	Gary Mullinax	(Term Expires 2027)

**NOTE: Three members' terms will soon expire, so if you are interested in serving, please contact Nominating Committee members Leo Bashinski and Gary Mullinax at [PleasantPointeVA@gmail.com](mailto:PleasantPointeVA@gmail.com).**

## Committees and Their Chairs

### Architectural Review Board (ARB)

Ellie Schmidt  
Gordon Seagrave  
Bill Ruberry  
Maura Burke Weiner  
Leo Bashinski  
Deb Matthews  
Gary Mullinax

#### **Reminder**

Our covenants say, "all buildings, additions, fences and other structures constructed or erected upon any lot shall be approved prior to construction, in writing, by the Architectural Review Board... as to placement of buildings, landscaping and design."

### Water Committee

Leo Bashinski, Chair  
Gary Mullinax, Co-Chair  
Bill Ruberry  
Maura Burke Weiner  
Richard Davis  
Ed Weiner  
Phil Ulversoy

### Grounds & Maintenance

Leo Bashinski, Chair  
Phil Ulversoy, Co-Chair  
Gary Mullinax  
Maura Burke Weiner  
Ken Harris

### Communications

Deb Matthews, Chair  
Bill Ruberry, Newsletter Editor  
(Looking for Volunteers)

### Finance Committee

Chair (Vacant)  
Maura Burke Weiner  
Ellie Schmidt

### Nominating Committee

Leo Bashinski  
Gary Mullinax

### Administrative Committee

The Board is evaluating the need for this committee.

### VOLUNTEERS

**The board is seeking volunteers to join committees, particularly to serve as chair of the Finance Committee. If interested, please e-mail the board at: [PleasantPointeVA@gmail.com](mailto:PleasantPointeVA@gmail.com)**