

PPPOA Newsletter

Pleasant Pointe Property
Owners Association

Summer 2025



Photos by Richard Davis



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Annual Picnic

Please join your friends and neighbors at the Pleasant Pointe Annual Picnic!

Date Saturday, September 6 at 12:00 p.m.

Location Home of Deb Matthews (195 Gull Lane)

What to Bring Appetizer, Side Dish, or Dessert to Share (and Beverages for You)

PPPOA Will Provide Hot Dogs and Hamburgers (Beef and Vegetarian), Water, Paper Goods, Ice, Coolers

Please RSVP by Aug. 30 with number of guests to debomatt@gmail.com

See You There!



No Parking

Property owners and their guests should note that the boat launch turnaround area is for turning around only, not for parking. New, larger "No Parking" signs have been posted at the entrance.



Dining Out

By Gina Covi with Gordon Seagrave

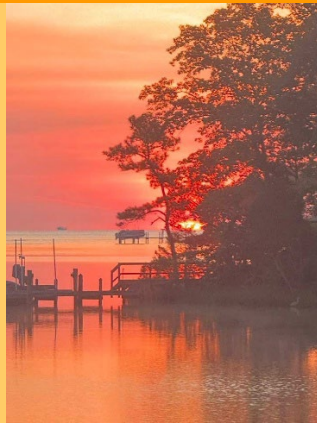
Hailing from the vibrant Washington, D.C. area, Gordon and I are no strangers to a rich tapestry of flavors and cultures. At home, we love to cook dishes from around the world, but there's something special about venturing out—sharing a meal, soaking in the atmosphere, and connecting with locals and friends over good food. For the right ambiance and a plate that makes us smile, we'll happily make the 45-minute drive to our favorite restaurants, each one a beloved stop on our personal culinary map. [Tavern 1710](#) in Tappahannock is 40 minutes away. It has quickly become our newest gem in Tappahannock, winning us over with its inviting atmosphere, attentive service, and a menu that feels like a flavorful journey. Whether it's a leisurely brunch, a round of expertly crafted drinks, or a satisfying dinner, every visit offers just the right mix of comfort and charm that keeps us coming back for more. Another cherished spot is [The Oaks](#) in Lively, just a pleasant 30-minute drive away. With its warmth, charm, friendly service, and delicious, hearty fare, the restaurant is frequented by locals. Steven, the talented cook, makes an exceptional ribeye; he ensures each plate is worth the trip, and the salad bar alone could be a meal with its colorful variety. Nancy, the heart and soul of the place, weaves a warm, family-style atmosphere. Her dedication shines through in impeccable service. Just down the road in Lottsburg, a mere 11 miles—or an easy 18-minute drive—awaits [Cygnet's](#), a cozy hideaway with a friendly small bar. Here, hearty sandwiches meet indulgence in

the form of their legendary bourbon milkshake—a creamy, spirited treat that turns an ordinary lunch into a little celebration.

If you're in the mood for dining with a view, there's no shortage of options nearby. Just 20 minutes away in Burgess, the [Horn Harbor](#) serves seafood, salads, and steaks all year round in a roomy, laid-back setting, now complemented by a brand-new bar. Although the food is not exceptional, it has sweeping views of the Great Wicomico River. A short drive to Reedville's historic Main Street brings you to [the Reedville Market](#), perched on Cockrell Creek, where a bar, surf-and-turf dishes, cocktails, and the occasional live music or karaoke night create a lively coastal charm. Though a bit pricey for the area, it's just a leisurely stroll to [Chitterchats Ice Cream Parlor](#), where the reward is a scoop of creamy, homemade ice cream. For those willing to venture farther, [Willoughby's Cafe](#) in White Stone rewards the 42-minute drive with panoramic Rappahannock River views, famous Bloody Marys, and even beachside dining on Sunday afternoons from 1-6 p.m. Open for lunch and dinner, its menu brims with seafood, hearty sandwiches, meats, soups, and salads—perfect for savoring by the water.

The restaurant distances are measured by trusty GPS, but Gordon's got a need for speed—so with his lead foot on the pedal, he always seems to arrive well ahead of schedule.

| Be Sure to Check Out the Fall Newsletter for a Trio of Spots for Breakfast Lovers |



Lessons of a “Living Shoreliner”

By Maura Burke Weiner

Virginia reimburses residents with a share of their costs and offers guidance for improving water quality by reducing runoff from rain and snow through landscaping, rain gardens, permeable pavements, rainwater harvesting, and living shorelines.

My husband, Ed, and I made a few missteps on our living shoreline journey at our home on Osprey Drive. The journey began in the fall of 2018 after Hurricane Michael caused extensive shoreline erosion at our newly purchased home.

In our rush to mitigate the damage, we followed the advice of a consultant and were ready to install almost 150 feet of rip rap around our point of land on Bridgeman Creek. We later learned that rip rap is not included in the definition of a living shoreline and not eligible for reimbursement under the Virginia Conservation Assistance Program (VCAP).

Fortunately, with the help of Philip Marston from the Northumberland County Building and Zoning office, we met Mike Vanlandingham, a shoreline conservation expert with the state Department of Conservation and Recreation. He helped us get on the right path in creating a living shoreline around our home.

We obtained approval to build a “fringe marsh” with a pyramid-shaped rock wall off our shoreline, backfilled with sand, and planted with cord grass. We were wait-listed for VCAP funding reimbursement until February 2021, so the project began in the spring of 2021.

Once the work was complete, we submitted the invoices to VCAP and about six weeks later, we received a check for 50 percent of the allowed costs.

Since the spring of 2021, we have planted additional cord grass, which has spread beautifully and softened the harshness of the stone. Each spring we clean up the debris in the marsh areas to allow new cord grass to emerge. We battle back against the invasive phragmites, which can choke out the native grasses. Despite those challenges, animal life has increased. Fish and crabs use the shallow areas behind the sills as nurseries. A family of otters made a den on the east side of the point. Great Blue Herons and bald eagles visit daily. Through the big storms of the last three years, we’ve lost no trees or land from our point at Osprey.

Now I’ve turned my attention to oyster gardening!



VCAP Facts

- VCAP (<https://vaswcd.org/vcap>) is run through the state's 47 participating Soil & Water Conservation Districts, including the Northern Neck District.
- Living Shorelines can be reimbursed at 80% of total costs with a maximum payment of \$30,000, but limited funding and competing projects can result in a worthy project being declined or wait-listed.
- VCAP participation requires the property owner to make a 10-year commitment to maintaining the living shoreline. The commitment must be transferred upon sale of the property, unless you choose to return a portion of the funds.

County Household Hazardous Waste Collection Day

Saturday, October 25, 2025, from 9 a.m. to 2 p.m.

Middle School bus parking lot located on Route 360 in Heathsville

Bring spent fluorescent bulbs, pesticides, antifreeze, rechargeable batteries, cleaners, oil-based paint, stains, solvents, old or contaminated fuels or petroleum products, and household chemicals. Also bring computers (CPUs and laptops), mainframes, peripherals; monitors, CRT and flat screens; telephones; cell phones; fax machines; printers and copiers; TVs; banking and financial equipment; electronic circuit boards/components; stereo equipment; gaming systems; PDAs; vape pens/batteries.

DO NOT BRING tires, radioactive items, smoke detectors, medical waste, or ammunition and explosives.

Code for Community Dock Lock: 2030

Gazebos on Piers?

According to *News on the Neck*, the Northumberland County Planning Commission is exploring zoning language to allow open gazebos on private piers.

The idea surfaced at the request of a Northumberland resident interested in building an on-pier gazebo. The Virginia Marine Resources Commission, which regulates activity in tidal waters, allows open-sided gazebos on private piers if they meet certain criteria. However, Northumberland's current zoning ordinance permits only boathouses on piers. To close the gap, the Planning Commission asked the Board of Supervisors for permission to look into amending the ordinance. The board approved the request. If the Planning Commission agrees to a change, the proposal would then go to the board for consideration.

Sign Guidelines

At its June 18 meeting, the PPPOA Board adopted changes to the restrictions on the size of signs in the neighborhood. The board cannot regulate sign content but can regulate the size. The board voted unanimously to allow signs up to to 6.25 square feet, with no side longer than three feet.

PPPOA Website

Work is continuing on updates to the community website at <https://pleasantpointeva.com/> The site now has a section on the history of the neighborhood and Northumberland County. It also has a page for requesting a resale certificate and listings of local restaurants, coffee shops and thrift stores. Check it out!

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)



Upcoming Board Meetings

Saturday, September 6 10:00 a.m. (before PPPOA picnic)
 Wednesday, November 5 7:00 p.m.
 Wednesday, December 3 7:00 p.m.

Would you like to attend PPPOA Board Meetings? Zoom links are emailed to all PPPOA members in advance.

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.

Committee Volunteers Needed

The board is seeking volunteers to join the committees, particularly to serve as chair of the Finance Committee. If interested, please email the board at: PleasantPointeVA@gmail.com