

PPPOA Newsletter

Pleasant Pointe Property
Owners Association

Winter 2025-2026



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Gordon Seagrave

Ice Storm





Welcome New Neighbors!

Sarah and Jimmy Johnson closed on their home at 831 Fountain Gate Road in December. They plan to divide time between residences in Heathsville and Ashland, north of Richmond.

Jimmy is a retired public-school teacher. Since retirement, he has worked as the Horticulture Superintendent for the State Fair of Virginia. Jimmy enjoys kayaking and archaeology. Over the past decade, he has volunteered on seven archaeological excavations in Israel.

Sarah is a part-time bookkeeper for Hydraulic Equipment Services in Scotts Addition, Richmond. Sarah's favorite pastimes are enjoying her family, including a two-year-old grand-nephew who lives in the nearby Bay Quarter Shores neighborhood; watching movies; finding bargains; gardening; and volunteering.

The Johnsons have two children, Grace and Addison, who reside in the Richmond area. Their son's band, Pitch'n a Fit String Band, performed the music at recent Pleasant Pointe annual picnics.



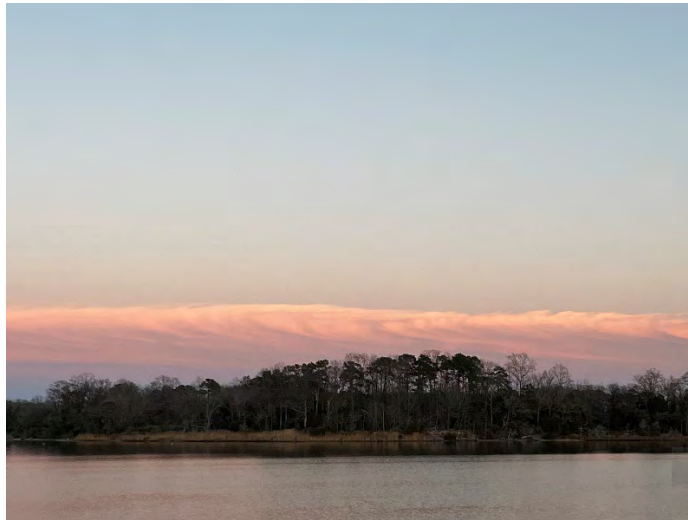
Gary Mullinax

Leo's Shed

Pris and Leo Bashinski are long-time, beloved members of the Pleasant Pointe neighborhood who have devoted their time and efforts to too many community endeavors to list. After serving on the PPPOA Board for 17 years, Leo is finally stepping down but will continue to serve on its committees. As a token of the board's appreciation, Gordon Seagrave and Gina Covi commissioned an engraved plaque to honor Leo. Many thanks for everything to Leo and Pris!



Code for Community Dock Lock: 2030



Well, Well, Well

The PPPOA participated in the 2025 Northumberland County Virginia Household Water Quality Program. The Virginia Cooperative Extension provided water testing kits to county residents (\$70 each) and transmitted the water samples to Virginia Tech for testing. The tests covered 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. The PPPOA took water samples on October 29 from the three PPPOA wells. Results came back in early December. The wells tested negative for coliform and E. coli. The only elevated reading was for sodium, which has traditionally been the case here, where we are surrounded by salty water. The full results were sent to all neighbors on Jan. 15. As usual, the wells were treated immediately after testing. Our regular program of testing and treating the wells each spring and fall will continue.

Spring Spruce Up

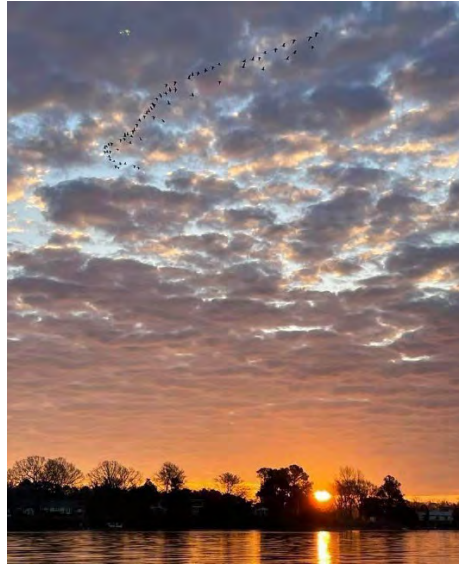
Look for a message soon about a date to weed and trim around the Pleasant Pointe sign and common areas. Please help if you can!

Annual Picnic

Mark your calendars! The PPPOA Annual Picnic will be on Saturday, September 12, at the home of Hester and Phil Ulversoy at 196 Gull Lane. Details to come.

Mowing Contract

The PPPOA has awarded its contract for mowing neighborhood common areas, empty lots, and other property to Ty Gaskins & Sons Lawn Care. Our new contractor, Ty Gaskins, stopped by our annual meeting on Feb. 28 to introduce himself. Phil Ulversoy of Gull Lane worked with Leo Bashinski of Cardinal Court to convey the scope of the job to potential contractors, conduct walk-throughs and propose the winning bidder. Many thanks to Phil and Leo for their efforts!



Maura Burke Weiner

Board Members for 2026

The PPPOA board has one change in membership this year. Ela Seetharaman of Fountain Gate Road is taking the at-large position of Leo Bashinski of Cardinal Court. Welcome Ela!

President	Ellie Schmidt	(Term Expires Jan. 2028)
Vice President	Gordon Seagrave	(Term Expires Jan. 2027)
Treasurer	Maura Burke Weiner	(Term Expires Jan. 2027)
Secretary	Bill Ruberry	(Term Expires Jan. 2028)
Director-At-Large	Ela Seetharaman	(Term Expires Jan. 2028)
Director-At-Large	Deb Matthews	(Term Expires Jan. 2027)
Director-At-Large	Gary Mullinax	(Term Expires Jan. 2027)

Upcoming Board Meetings

- Wednesday, April 15, at 7:00 p.m. (by Zoom)
- Wednesday, June 10, at 7:00 p.m. (by Zoom)
- Wednesday, Sept. 9, at 7:00 p.m. (by Zoom)
- Thursday, Nov. 12, at 7:00 p.m. (by Zoom)
- Wednesday, Dec. 9, at 7:00 p.m. (by Zoom)

Dues and Fees

Bills for annual dues, as well as water fees and mowing (if applicable), were recently sent by e-mail. Payments must be received by PPPOA by March 24, 2026, to avoid a \$25 late fee. Pay by check or online using the link in the e-mail. Annual dues remain at \$300 per lot. The annual water fee for homes connected to the PPPOA water system increased to \$360 per year (from \$287 in 2025). The vacant lot mowing fee for owners who participate in the group contract is \$280 (from \$270 in 2025).

Questions? Please email us at PleasantPointeVA@gmail.com.



Committees and Their Chairs

Architectural Review Board (ARB)

Phil Ulversoy, Chair
 Ellie Schmidt
 Gary Mullinax

Reminder

Our covenants say that all buildings, additions, fences and other structures constructed or erected on any lot must comply with the PPPOA Architectural Guidelines and be approved prior to construction, in writing, by the Architectural Review Board as to placement of buildings, landscaping and design.

Water Committee

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

Grounds & Maintenance

Phil Ulversoy, Chair
 Leo Bashinski
 Gary Mullinax
 Maura Burke Weiner
 Bill Ruberry
 Jimmy Johnson
 Deb Matthews
 Priya Elumalai

Communications

Deb Matthews, Chair
 Bill Ruberry, Newsletter Editor
 Priya Elumalai
 Gina Covi
 Sarah Johnson

Finance Committee

Chair (Vacant)
 Maura Burke Weiner
 Ellie Schmidt
 Ela Seetharaman

Nominating Committee

Gary Mullinax, Chair

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