

# Spring 2024

Mar - Apr - May

## Board of Directors

John Capomaggi..... President  
 Stephanie Hynes..... Vice President  
 Karen Cagni..... Treasurer  
 Simon Chercka..... Secretary  
 Paul Behson..... Member at Large  
 Lynette Bennett..... Member at Large  
 Susan Moyer..... Member at Large  
 Tim Olson..... Member at Large  
 Sharon White..... Member at Large

## Committee Chairs

Architecture..... Steve Rogovich  
 Directory..... Bill McMican  
 Facebook Community..... Steve Rogovich  
 General Maintenance..... Tim Olson  
 Lake Maintenance..... Susan Moyer  
 Landscaping..... Sharon White  
 Legacy..... John Capomaggi  
 Litter Control..... Paul Behson  
 Park Attendants..... Stephanie Hynes  
 Park Reservations..... Sharon White  
 Social..... Lynette Bennett  
 Website..... John Capomaggi

## Association Manager

Jill Albright, CMCA®, AMS®, PCAM®  
 The Select Group  
 2224 Virginia Beach Blvd. Suite 201,  
 Virginia Beach, VA 23454  
 Phone: 486-6000 FAX: 486-6988  
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## The Legacy Ads and Info

The Legacy is a free quarterly on-line community newsletter of the Lake Christopher Homes Association

See our website for business ad info, and past editions of the newsletter:  
<http://www.lakechristopherhomes.com>

**Deadline for the next issue is  
 June 15<sup>th</sup>, 2024**



A Journal of the Lake Christopher Homes Association  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

**Spring is Here!**



These last two years we've seen the duck population really thrive. Can you tell which are the chicks and which are the Peeps?

Original photo by David Wick, Facebook Community.

## In this issue:

- ◇ 50<sup>th</sup> Anniversary
- ◇ Yard Sale Dates
- ◇ Garden Club
- ◇ Paddle Pedal Run
- ◇ The Reserve Process
- ◇ History Corner
- ◇ ...and much more!

# From the President

By John Capomaggi, [president@lakechristopherhomes.com](mailto:president@lakechristopherhomes.com)

I want to thank everybody who came out to the annual meeting in February. As always there were good questions and plenty of discussion. At the meeting we also voted in three new board members; Simon Chercka, Paul Behson, and Lynette Bennett. Please join me in welcoming these first-time members as they serve out their 3-year terms.

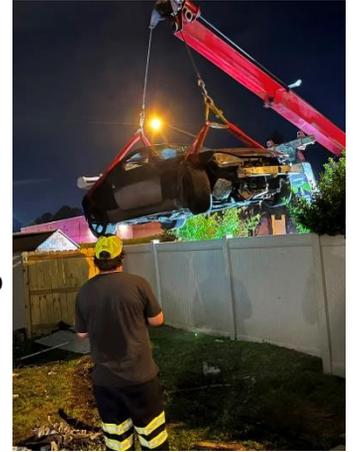
A significant item on the board's agenda the beginning of 2024 are preparations for our 50th anniversary in June. Karen Cagni is leading a committee of volunteers who are planning several events. There is a special page on the website for the anniversary, so please be sure to visit to see event details, forms, etc.

In this edition of The Legacy, a topic I want to share is a safety issue on Indian River Road, south of Sand Pebbles Drive. Since I first joined the board in 2013, there have been 7 vehicle accidents where a car departed the roadway and breached the perimeter fence into a homeowner's back yard. The most recent in April 2023 resulted in the vehicle plowing through the fence into a back yard, continuing through the yard into the neighbor's yard, coming to rest at the back door.

I've expressed my concern to Public Works- Traffic Engineering, and my desire to explore ways to reduce the risk to residents (guardrail, landscape boulders, etc.). They responded promptly and conducted research into all crashes in this area, ultimately researching the patterns of 17 crashes on this stretch of road over the last 3-years.



The bottom line is that none of the patterns identified met the city's 5-crash per year threshold to take action. As for guardrails, I was informed they are installed to protect drivers from steep drop offs or solid fixed objects that are in the area to minimize injury to vehicle occupants. Therefore, a guardrail is not warranted.



So where do we go from here? At this point I'd like to hear what residents think, especially those whose property borders the perimeter fence along Indian River Road.

This year the first half-century of Lake Christopher's history will come to a close, and the next half-century will begin. I'm thankful for 5 decades of leadership that created and maintained an HOA with a community culture where we still have Santa visiting us in the park, and adult socials at the beach after 50 years! The appearance of our community has evolved over the years, but we still maintain a distinct look, unique in Virginia Beach. This is due, in no small part, to the efforts of the Architecture Committee which works with homeowners to maintain compliance with our guidelines. At Lake Christopher, the over-whelming majority of homeowners (including board members) respond positively to letters from the Architecture Committee (yes, board members get them too on occasion), and those efforts and attitudes are reflected in our community's well maintained appearance and home values.

Well done, everyone!

A handwritten signature in black ink that reads "John Capomaggi". The signature is written in a cursive, flowing style.

# EASTER EGG HUNT

Lake Christopher Homes Association

**Saturday, March 23<sup>rd</sup>, 2024**

Where: Christopher Landing “The Big Park”

The hunt starts promptly at 9:30am. The Easter Bunny arrives at 10:00am.

Ages: Walking - Grade 5. Rain date March 24<sup>th</sup> 2024.





# **Lake Christopher Spring Yard Sale & Garden Club Plant Sale**

**Saturday - May 4 and 11, 2024**

**8 am to 3 pm**

**Here's your chance to sell your extra stuff!!**

**We're scheduling a two Saturday format this year to match the neighboring communities' yard sale schedules, and give us flexibility in case of rain.**

**Signs advertising the sales will go up at the community entrances on Sunday, April 28th.**

**We do not have enough participating homes to schedule a Saturday charity pick up. Please schedule individual weekday pick ups with your favorite charity.**

**Be sure to check out the plants:**

**1552 Lake Christopher**

**All proceeds go back into our community.**



# 2024 BUDGET

2024  
OPERATING  
FUNDS

2024  
RESERVE  
PORTION

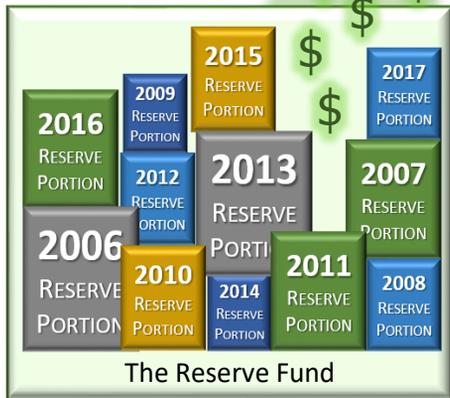
# Financial Corner

## The Reserve

Imagine its time to replace your driveway because tree roots are lifting it up, and it can no longer be ignored. Do you pay for it from savings, or do you borrow? Maybe you postpone the project for a few years. The decision is up to you as an individual homeowner. However, if the parking lot at Christopher Landing needs to be replaced because of tree roots, there is an expectation that it will be replaced in a timely manner, and that all LCHA members already contribute to cover costs like this through dues. What are our options for handling a common area capital replacement project like this?

One is by special assessment. LCHA By-Laws allow for special assessments (Article XII, Section 4), and it remains an option. However, The Virginia Property Owners Association Act (POAA) requires associations to maintain a special fund, or "reserve" for these projects, and to have a reserve study performed every 5 years. This is intended to prevent homeowners from getting blindsided with large short notice assessments for major replacements or repairs.

Every month we transfer a budgeted amount into a separate account for these projects. The money in that account goes by several names such as "The Reserve", or "The Reserve Fund". Our accounting software calls it "Replacement Reserve".



## Common Area Capital Items

There is a national-standard four-part test to determine which expenses should be funded through Reserves: (1) It must be a common area maintenance responsibility. (2) The item must have a limited life. (3) The limited life must be predictable. (4) The item must be above a minimum threshold cost. These four criteria limit reserve covered items to major, predictable expenses.

The LCHA has about 30 items which meet this criteria. The 10 most costly to replace are listed here:

- Vinyl Perimeter Fence
- Bulkheads 60" High, Christopher Narrows
- Bulkheads 30" High, Christopher Beach
- Bulkheads 60" High, Christopher Landing
- Treated Wood Docks, Christopher Landing
- Wood Perimeter Fence (section 1)
- Fiberglass Play Module, Christopher Land.
- Asphalt Parking Lot, Christopher Landing
- Wood Perimeter Fence (section 2)
- Retaining Wall 30" High, Christopher Land.

## How Much is Enough?

Consider your own HVAC system. If you look at your old heat pump and decide to replace it next year, you could easily come up with an accurate estimate of how much to save. However, if you just installed a new heat pump this year, try to estimate the cost to replace it in 15 or 20 years. How much should you set aside each year *starting today* to cover that future cost? That is what we're trying to accomplish with reserve funding each year.

So how much should be in our reserve? First, we start with a list of things that qualify as common area capital items. Each item is analyzed to estimate its **future replacement cost**, and **remaining useful life**. The costs are added, taking into account the year when each future expense will take place. This gives us a needed future balance year by year.

Consider the bulkhead example below. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending \$46,739 to replace it in 15 years. Therefore, we should set aside \$260/month for that future expense.

The future cost and useful life of each item is periodically updated, resulting in adjustments to how much is set aside each fiscal year.

### Replacing a bulkhead. How much should we set aside?

\$ 30,000	Replacement Cost in 2019
\$ 46,739	Replacement Cost in 2034
\$ 3,116	Savings required per year for 15 years
\$ 260	Savings required per month for 15 years

## The Reserve Study

A reserve study is a long-term capital budget planning tool required by law. It identifies the status of the reserve fund and looks to see if the funding plan will ensure there are sufficient funds available when major projects actually occur.

# SAVE THE DATE!

## 50<sup>TH</sup> ANNIVERSARY CELEBRATIONS



LAKE  
CHRISTOPHER

est. 1974

# JUNE 22<sup>ND</sup>, 2024



# PADDLE • PEDAL • RUN

## CELEBRATING LAKE CHRISTOPHER AT 50!

We are excited to announce Lake Christopher's first **Paddle Pedal Run** event. This 50<sup>th</sup> anniversary activity is family friendly with light hearted competition.

We welcome individual registration (1 person doing all three events), or team (relay style, each person taking 1 event).

We encourage all participants to be as creative as they want with themed apparel (Hawaiian shirts, tutus, crowns, whatever you can perform safely in while adding a bit of humor and fun!)

**When:** Saturday, June 22<sup>nd</sup>, 2024

**Start:** Christopher Narrows, 1744 Lake Christopher Drive

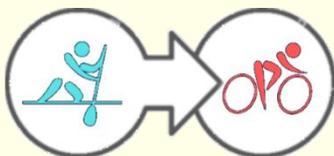
**Finish:** Christopher Landing, 1536 Lake Christopher Drive.

**Start time:** 9:00am

**Registration:** Coming soon on the website

**PADDLE** from the dock at Christopher Narrows to the beach at Christopher Landing on your paddleboard, kayak, or any human powered water craft of your choosing

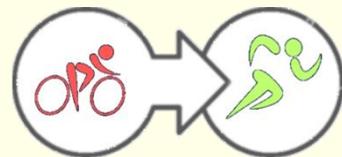
- PADDLE distance approx. 680 yards (.4 statute miles)
- PADDLE participants must be 12 and up
- You must provide your own paddleboard, kayak etc.
- Personal floatation device required
- Parking is limited at the Narrows, please plan accordingly.



*Transition Area: Christopher Landing sandy beach, and boat ramp turning area*

**PEDAL** your bike 3 times around the lake on Lake Christopher Drive (returning to the parking lot at Christopher Landing)

- PEDAL distance approx. 4.1 statute miles.
- You must provide your own bike
- Helmet required
- Roads will not be closed, please exercise safety!



*Transition Area: Christopher Landing parking lot*

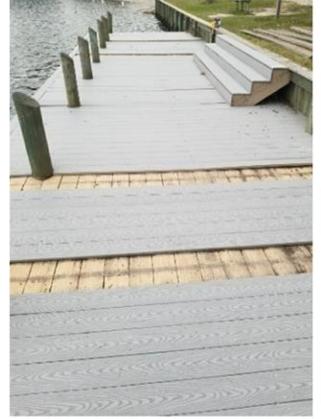
**RUN** once around the lake on Lake Christopher Drive, ending at the finish line at the Christopher Landing entrance gate.

- RUN distance approx. 1.4 statute miles.

# General Maintenance Committee

## Stretching Maintenance Dollars Through DIY

Recent projects by the maintenance committee include fence repair, partial rebuild of the porta-potty enclosure, step repair and dock maintenance. Every project done is one less contractor to hire, stretching our maintenance dollars. This committee is led by Tim Olson, but in practice Tim does nearly all the work himself. Please contact Tim if you want to get involved.



# The Lake as Training Laboratory

## Supporting Police, Fire, Water Rescue, Divers and USCG

Lake Christopher regularly hosts City emergency services, and on occasion the USCG for training. Most recently the VBFD conducted pumping training at the boat ramp. Parks remain open during training activities, and they've been warned that spectators will likely gather.



# The Lake as SWMF

## Storm Water Management Facility



On Facebook, a resident recently asked about the lake water level.

Lake Christopher is designated a privately owned, city maintained stormwater management facility (SWMF) within watershed 12. In its role as an SWMF, it provides storage for stormwater to prevent flooding when it rains, so the water level is set to a specific height.

There are 14 storm drains which empty directly into the lake. With just one outflow, the water level will rise as the lake acts like a buffer, holding approximately 1.6 million gallons for every inch the water rises.

**The lake's water level is set by a weir at the end of the drainage channel.** The weir is followed by a culvert under Lynnhaven Parkway that discharges to another drainage channel and eventually to Stumpy Lake.



I routinely check the outflow drain weir twice a week and clear it as needed. For the past 5 days due to the consistent rain I have visited it daily and cleared it and each day it has been clogged up with debris. Plastic bottles, leaves, pieces of wood, food wrappers, plastic bags, and other various trash are some of the items found. It appears that most of this is stuff probably originated in storm drains on the streets. Once it stops raining the lake should return to a more normal level in a few days.

Steve Rogovich  
Facebook Community

# News from the Bottom of the Lake

Some of our readers already know this, but back in May 2022 I emailed public works and explained how in recent years we have seen increased algae blooms in Lake Christopher which was causing some concern. I described how for years we have been using Cutrine to treat the lake with good results, but in recent years the treatments appeared less effective. Something changed – we were doing the same things but getting different results, so I asked if help was available to sort it out, and if there are any city resources that can help us understand how to better manage this issue.

I learned the city had a contract with an environmental management company that treats all city-owned SWMFs. This company assesses each situation and

## Algae – the Good and the Bad

**The Good:** Algae, a plant-like aquatic organism, grows naturally under the right conditions (just the right amounts of phosphorus, nitrogen, sunlight, and acidity, at the right water temperature.) It is the basis of the food chain in a healthy lake, and is eaten by little critters (like zooplankton and protozoa), that are in turn eaten by bigger critters and sh. A healthy lake has algae.

**The Bad:** Too much algae uses up oxygen needed by other aquatic organisms, including fish. An algae bloom blocks sunlight from underwater plants. Some algae can produce toxins that are harmful to higher forms of life, affecting the food chain. As the algae die, the decaying process consumes dissolved oxygen in the water, which is needed by fish and other organisms. The lake starts to look bad and smell worse.

then makes necessary treatments for algae, invasive weeds, etc. Basically a “pool guy” for the city’s lakes and ponds.

The city let us know of the Virginia Beach Lake Management Program. At the time the program allowed privately owned SWMF’s (like Lake Christopher) to hop on the city contract with the environmental management company to take advantage of the savings afforded.

Unfortunately, in 2022 the city contract was expiring and was out for bids. Nearly two years later the contract has been awarded, and we are getting estimates from the city’s contractor.

Just who are all these people poking around my weeds?



“Chris”, the resident Lake Christopher sea creature, is seen coming up to have a look around in this undated picture taken at sunset from Christopher Narrows.

# ARCHITECTURE

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, [stever@infionline.net](mailto:stever@infionline.net)

## CRIME REPORTING AND PREVENTION

I attend the monthly Virginia Beach Police Department Citizen Advisory Committee (CAC) meeting held at the local 4th police precinct. The purpose of the CAC is to maintain good relations and communication between citizens and the police and other city government agencies and to solicit feedback from the neighborhoods. The 4th precinct is divided into multiple patrol zones, Lake Christopher is in zone 421. During recent CAC meetings this zone has been consistently reported as one of the lowest reported crime areas in the precinct. The police department constantly reminds residents to report ALL crimes that are committed along with any suspicious potential crime-related activity. One of the criteria for an increase of police patrols is determined by the number and frequency of reports in an area. The

recent incidents in Lake Christopher of larceny from unlocked vehicles in Lake Christopher are a good example what should be reported. The police will always respond to calls. When reports are made this information is collected and analyzed and then the police department can allocate more attention and resources to the area of concern as needed. If reports are not made then the VBPD will not be aware that there may be a problem that needs their assistance. The advice given at the CAC meetings is that all incidents should be reported, no matter how small.



Citizen Advisory Committee (CAC):

<https://police.virginiabeach.gov/community/citizen-advisory-committees>

To review Police Incident Reports in a public searchable database.

(Filter note: Lake Christopher is in the 4th precinct, zone 421):

<https://data.virginiabeach.gov/datasets/67bc708103e746f18e216c32ba39febe/explore>

For emergency services (police, fire, etc.) call 911

For non-emergency issues call 757-385-5000

# Please remember to keep your dog on a leash. Its more than just neighborly, it's the law.

We cannot over emphasize the importance of keeping your dog under control at all times when in public. Whether large or small, the leash law applies (excerpts below).

If you have any questions about the laws as they apply to your dog, or if you have questions about how to address neighborhood dogs that menace people walking, riding, or running by; please call Animal Control or the Police Non-Emergency number.

## VIRGINIA BEACH CODE OF ORDINANCES

### SEC. 5-530. DOGS OR CATS RUNNING AT LARGE.

(a) Any person owning, keeping or harboring any dog or cat within the city that is found running at large shall be guilty of a class 4 misdemeanor. For the purposes of the section, a dog shall be deemed to run at large while roaming, running or self hunting off the property of its owner or custodian.

(b) It shall be the responsibility of any person owning, keeping or harboring any dog or cat within the city to keep such dog or cat confined to the premises of such person. The words "confined to the premises" shall be construed to mean that such dog or cat shall be kept on the owner's or custodian's premises, unless in the custody of a responsible person.

(c) This section shall not apply where the owner, custodian or trainer has released a dog for the express purpose of hunting game in an area zoned agricultural, where it is lawful to hunt, or competing in field trials or training, and such dog becomes temporarily out of control of such owner, custodian or trainer or is returning to the place of release after the hunt or chase. If such dog is observed violating any other section of this Code, or committing an unlawful act under state law, it shall become subject to impoundment; and the owner, custodian or trainer shall be liable for all fines as prescribed by law.

## VIRGINIA BEACH CODE OF ORDINANCES

### SEC. 5-531. KEEPING DOGS UNDER RESTRAINT; LEASH LAW.

(a) It shall be unlawful for the owner or custodian of any dog to permit the dog to go upon any city park, public street, sidewalk or right-of-way, excluding the public beaches of the city, unless it is kept secured by a leash or lead or other means of restraint not harmful or injurious to the dog and under the control of a responsible person capable of physically restraining the dog.

(b) Any person who does not restrain his dog, in accordance with this section, whether such person be the owner or custodian of such dog, shall be guilty of a class 4 misdemeanor. The animal control officer or police officer may issue a summons to any person he finds in violation of this section.

(c) For the purpose of this section "city park" means any city-owned and operated property open to the public for general recreational use, including, but not limited to traditional park areas, canoe and kayak launch areas, and the disabled children's beach playground known as Grommet Park.

Note: While Christopher Beach is a private park, LCHA rules require dogs to be on a leash when not in the water. See the website for a complete list of park rules.



# Garbage and Household Waste Collection

(From the city website)



Trash and household waste are collected in 95-gallon containers. The containers may be purchased from the Waste Management division by calling 385-4650 to schedule delivery or by visiting their office at 3024 Holland Road.

Please help to provide efficient service by following these guidelines:

- Have containers and/or items for pickup at the street between 5:00 p.m. the day prior to your day of collection and 7:00 a.m. the day of collection.
- Keep at least 3 feet of clearance between your container and any other item (yard waste bags, limbs, bulky items, mailboxes, cable boxes, or vehicles) including the blue recycle container.
- Cans that are overflowing will not be collected. The lid should be able to close securely
- **Remove containers from public view at the end of collection day.** City requirement.
- Clearly label your container with your address and record your container serial number.
- Loose trash in can should be bagged, to reduce litter.
- No other garbage will be collected outside of the black can except for yard waste.
- **To report service problems, please call 385-4650 on your collection day or by noon the following business day.**



Posts on Facebook help, but the city must be called.



The Virginia Underground Utility Damage Prevention Act, or "Miss Utility Law", requires that Miss Utility be called 48 hours in advance of planned excavation work to allow time for marking, that the marks be respected and protected, and that excavation be completed carefully.

For your safety and to minimize disruptions to utility services you need to call Miss Utility to have any utility lines that might be in the area of your work marked so you can avoid damaging them or possibly injuring yourself. A representative from each utility company with service that might be affected by your work will mark the approximate location of their underground lines.

**There is no charge for this service!**

Even if you are replacing an existing fence post or mailbox, there may be a utility line very near that you should know about.

Failure to notify Miss Utility before you dig could make you liable for the cost of any repairs should you damage a utility service.



**Know what's below. Call before you dig.**

**48 HOURS BEFORE YOU DIG... CALL 811 or 1-800-552-7001**

## Virginia Beach 24/7 Information Hotline

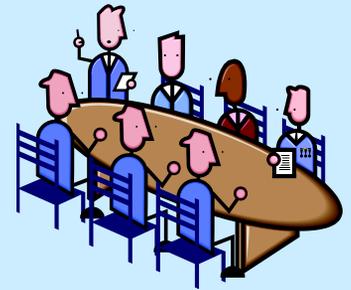


Do you have a question you need answered *right now*? For that, the City has VB311. Residents can reach out to VB311 over the phone by dialing 311 from any landline or 757-385-3111 on a cell phone or from outside the city limits.

**Resident volunteers  
help make our neighborhood a  
great place to live!**

The front page of *The Legacy* lists the active committees at Lake Christopher.

If there's an area of interest to you, contact the committee chair to get involved!



House & Roof Washing - Soft Washing - Deck, Patio & Fence Restoration  
Gutter Cleaning - Parking Garages - Driveways & Sidewalks

**(757) 744-9436**

**AQUANOMICSVA @ GMAIL.COM**

<https://www.aquanomicsva.com/>

<https://www.facebook.com/AquaNomicsVA>

**WE DON'T CUT CORNERS, WE CLEAN THEM!  
ASK US ABOUT THE LAKE CHRISTOPHER DISCOUNT**

# UPDATE ON THE COMMONS

Beginning in late 2022, the board began to work with the City, The Select Group and The Commons to restore the buffer consisting of privacy fencing and evergreen trees as described in the original rezoning Application and Land Use Plan for The Commons that was approved by the city over 20 years ago, back in June 2000.



*New Plantings, 2023*

Back then, the rezoning application described “The area of greatest concern was the existing, adjacent Lake Christopher development.” As a result, the buffer was included in the original plan “for privacy and safety but also [...] as a separating element between the two very distinct and differing lifestyles.”

We are pleased to report that new evergreens have been planted, and will eventually grow to recreate the privacy screen benefiting both communities.



## UPDATE ON THE VEGETATIVE SCREEN BETWEEN THE COMMONS AND LAKE CHRISTOPHER

About a year ago, our neighbors at *The Commons* began removing trees that formed a privacy screen between *The Commons* and Lake Christopher. You may not have noticed, but the 21 homes bordering *The Commons* on Fairbank Ct., Shorebreeze Ct., and Lake Christopher Dr. most certainly have!

Twenty years ago, back in 2000, in order to build *The Commons*, the land (called the CROSS-FARIS FARM) had to be rezoned. Many Lake Christopher residents were opposed to the higher density zoning, as evidenced by several articles in *The Legacy* from the period.

At a meeting with the LGHA board, the developer, TERRY PETERSON RESIDENTIAL TEN, L.L.C., addressed residents’ concerns by agreeing to install fast growing trees and a 6 ft. high fence along the boundary with Lake Christopher as a privacy buffer. Furthermore, the developer said none of the taller model buildings would be built along the boundary with Lake Christopher. The zoning was approved, and the fence,

plantings, and building placement were all executed as promised.

Fast-forward 20 years, and the “fast growing” trees were becoming a problem for *The Commons*. At a recent informal meeting with some board members, the association manager for *The Commons* explained that the tree species selected 20 years ago was causing damage to buildings and structures, and others were dying off presenting a hazard. This necessitated their removal, which has been taking place in phases.

We were assured that the residents at *The Commons* want the privacy screen back just like residents at Lake Christopher do. The association manager communicated their plan; which is to replace the privacy screen with trees more suited to the location, and to replace the wood fence with vinyl. These projects will take place over the next two years.

*The Legacy*, Jan/Feb 2020



*A comparison of satellite images from 2016 (above) and 2021 (below) highlights how significant the buffer is.*



# Garden Club

The Garden Club recognizes "Yard of the Month" winners from mid April through mid September, and "Holiday Decoration Contest" winners in October and December. **Thank you for making our community so attractive!**



Yard of the Month Judging Guidelines are:

1. Compliance with Architectural guidelines of the LCHA.
2. Creativity and balance in landscape and design.
3. Neat, well groomed appearance.
4. Curb areas free of debris.

# Party Permits

Summer will be here before you know it, and like last year, we expect the parks to again be in demand for special occasions.

Did you know that for only \$40 you can host a party at the lake? Lake reservations are perfect for birthday parties, team parties, graduation parties or even a wedding! Reserving your spot is as easy as 1, 2, 3!

1. Visit Lake Christopher website and download the reservation form (LakeChristopherHomes.com → Parks and Lakes → Party Permit)
2. Fill out the form and drop it off along with your 2 checks. One for \$40 (non refundable) and another for \$35 (refundable)
3. Host your party, Have fun, then clean up.

<http://www.lakechristopherhomes.com/parks-and-lake/party-permit/>

# PARK SIGN-IN PROCESS



Some residents may still have “Park Passes” (shown here) which were part of an ID badge system instituted to help ensure the parks were kept available for residents’ and their guests’ use only.



Back in the 2018 season, the pass system was replaced with a **Park Sign-In / ID Check Process**.

This process is enforced during “Lake Season”, which typically runs Memorial Day through Labor Day.

Signing in to use common area facilities is a regular practice at private homeowners associations like ours. Christopher Landing, Christopher Beach, Christopher Narrows and Christopher Woods are not public city parks. The intention is to improve the quality of the park experience for residents and their guests.

Please support the park attendants by signing in when you arrive at the parks. To help out, don’t wait for the park attendants to come to you; please go to them and simply sign in. The attendants will verify your name and address with the access list. If you have guests, they will also sign in, or you will need to provide some guest information.

And just like the with the old pass system, the rule of 4 guests per accompanying resident (maximum of 8 per home) still applies. If you’re anticipating having more than 8 guests, use the Party Permit process.

Remember, if you want to use the park for a larger event, see the Party Permit page on the website.

Please note that only members in good standing (i.e. not delinquent in dues) will be allowed to enjoy the facilities. Members with an outstanding balance in homeowner dues will not be on the access list. This will include your tenants if you are leasing your home.

Police Non Emergency: ..... 757-385-5000  
Emergency always call: ..... 911

Please contact our office at 757-486-6000 should you have any questions or concerns.

The **SELECT**  
Group, Inc.

# LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

1. Lake Christopher Parks are for the exclusive use of Lake Christopher homeowners, renters, and their accompanied guests. No more than 4 guests under the age of 18 are permitted, unless prior approval is obtained from the Park Staff Committee Chair.
2. All users of the parks are responsible for their own safety and are fully responsible for their own actions and consequences thereof. All facilities and equipment are to be used "AT YOUR OWN RISK".
3. The use of all playground equipment is restricted to children 12 years old and under.
4. Children under 10 years old must be directly supervised by a resident at least 12 years old.
5. Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
6. No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
7. No glass containers of any type are permitted.
8. Persons using the facilities shall remove or properly dispose of their trash.
9. The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
10. No pets of any kind are allowed at any time. (This line item revised to allow Dogs at Christopher Beach with restrictions - consult Specific Regulations for Dogs below).
11. No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
12. After sunset, all parks are closed to people under age 18, except under the direct supervision and responsibility of a resident at least age 18.
13. Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
14. No motorized vehicles are allowed in any park except on the paved area. All vehicles shall be operated in a safe and civil manner so as to avoid any injury to anyone and to avoid any damage to property.
15. Inappropriate or dangerous behavior, or not adhering to these rules, may result in the use of all the parks being revoked.

## SPECIFIC REGULATIONS FOR BOATERS

- Boats, sailboards and other watercraft shall be launched and removed from the lake parks only at the ramps provided.
- There is a 72 hour limit on mooring of watercraft at the Common Areas; the boat is to be properly secured to include, but not limited to, requiring that all sails be taken down and furled or removed while the boat is left unattended. In no case will a boat be left overnight at a common area park with its sails hoisted. Failure to comply will result in the boat owner being asked to remove the boat or the boat may be removed, without notice by the association, from the park at the owners' expense.
- Anchoring (vice permanent mooring at a permanent mooring) in the lake of any unattended boat is prohibited at any time. Failure to comply will result in the boat being removed from the lake at the owners' expense. For the sake of this rule, anchoring is defined as using a temporary bottom holding device to hold a boat in position. Mooring is defined as using a permanently installed fixed mooring system of sufficient weight and strength needed to keep a boat in a fixed position during storm conditions with wind speeds in excess of 60 knots.
- The Board has designated the safe areas for mooring. To install or use any mooring in the common Lake area, the homeowner must first apply to the Board. If all requirements for mooring construction, liability, etc. are met and there is appropriate space, the Board may grant approval for placement and use of the mooring.
- Only electric motors rated no higher than 45 lbs. thrust are permitted.

## SPECIFIC REGULATIONS FOR DOGS

Lake Christopher residents' dogs shall be permitted in Christopher Beach park under the following conditions:

1. Dogs must be leashed (except when in the water), and under the Owner's control at all times.
2. A limit of two (2) dogs per lot shall be permitted at any time.
3. Dogs shall be permitted within the park from 8:00 a.m. to dusk.
4. Owners are responsible for proper disposal of all dog waste.
5. Owners must adhere to Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets.

Dog Regulations are for Christopher Beach.  
Pets are not allowed in the other parks.

# Stephanie Hynes

Associate Broker  
REALTOR®, GRI, ABR, MRP Specialist



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**Have a Question?  
Check the Website**  
<https://www.lakechristopherhomes.com/>

- Welcome
- Architectural Information
- Association Management
- Board and Committee
- Garden Club
- The Legacy Newsletter
- Neighborhood Watch
- Parks and Lake
- Resident Directory
- Social Events
- City Services Information
- 50th Anniversary

- AC Guidelines & Forms
- AC Tips
- Lakeroni Homes

- Advertise in The Legacy
- Archive: (2020 - Present)
- Archive: (2010 - 2019)
- Archive: (2000 - 2009)
- Archive: (1990 - 1999)
- Archive: (1980 - 1989)
- Archive: (1970 - 1979)

- Our Parks
- Our Lake
- Park Sign in Process
- Party Permit
- FAC:

## Advertise in The Legacy!

Visit us online at

<http://www.lakechristopherhomes.com/the-legacy-newsletter/advertise-in-the-legacy/>

## BABES-N-TOTS

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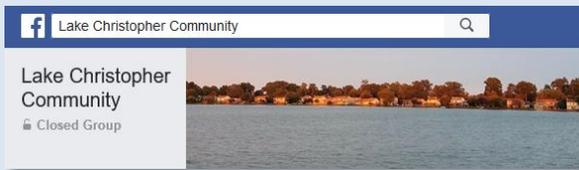
First Ringed-neck Duck I've seen on the lake.

Susan Bentley Sangenario  
Facebook Community

# “LAKE CHRISTOPHER COMMUNITY”

## FACEBOOK GROUP

This Facebook Group exists to help foster communication within the community. This Group is closed, meaning it is only available to residents in Lake Christopher. When a request to join is received, the moderators verify residency in Lake Christopher before approving new members to the group. If you're a resident, log into Facebook and join today!



## DO NOT FEED WATERFOWL



REGULAR FEEDING CAN CAUSE:

- ✓ Unnatural Behavior
- ✓ Pollution
- ✓ Overcrowding
- ✓ Delaying Migration
- ✓ Poor Nutrition and Disease
- ✓ An Unsanitary Lake

## IT IS ALSO UNLAWFUL

Statutory Authority: §§ 29.1-501 and 29.1-502 of the Code of Virginia.

*Program this number in your cell phone!*

# **VB Police**

## **Non-Emergency**

# **757-385-5000**

**The Legacy is published 4 times a year. Don't miss a single issue!**

Please use the contact form on the website to make sure your email address is on our list.

Also, make sure emails from [legacy@lakechristopherhomes.com](mailto:legacy@lakechristopherhomes.com) are not getting caught or refused by your spam filters.

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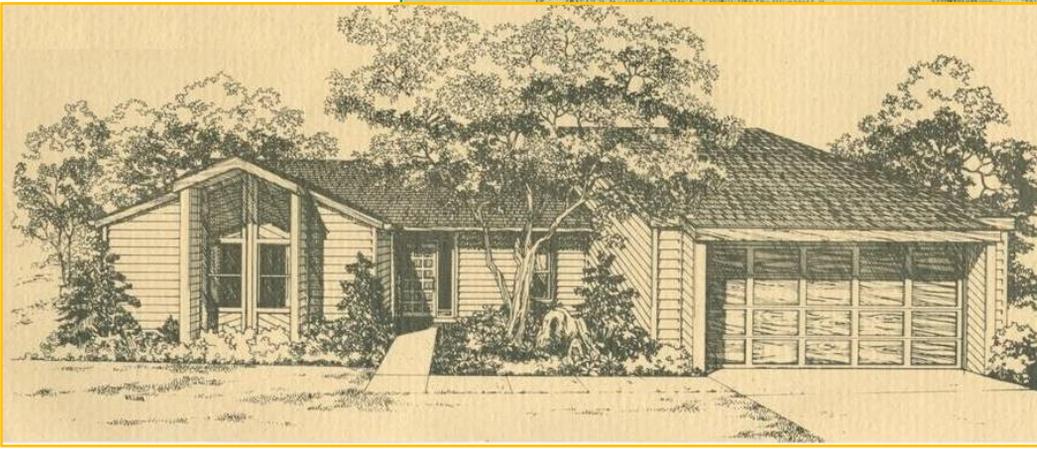
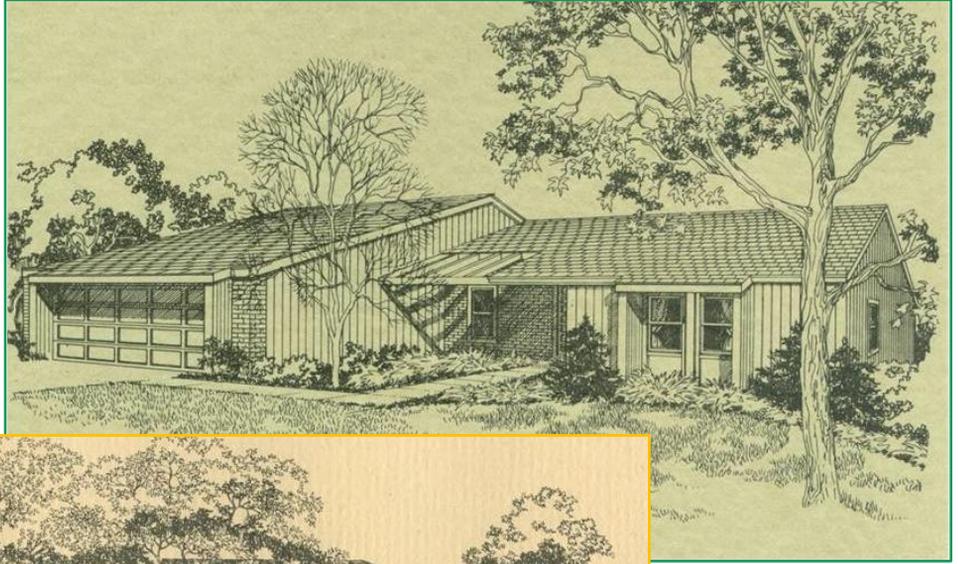
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 **ALCOVA MORTGAGE**

# History Corner

In this issue we feature “*The Ontario*”. Out of 361 homes in our community, 87 (or 24%) are Ontarios, making it the most popular floor plan in Lake Christopher.

In 1975 an Ontario would cost you \$48,400. However, for an additional \$2000 you could have the “Rumpus Loft” option over the family room.



The 1975 and 1978 marketing brochures described the Ontario as “An exciting combination of large living space and dramatic design. Its raised entry foyer

*steps down into a beautifully oriented living room and dining room area, with a sun-brightened window wall. The Ontario kitchen has a novel breakfast bar arrangement integrated into the family activity center. For extra excitement, the Ontario is available with a second story rumpus loft overlooking the lower level. There are 3 bedrooms with a 16-ft master suite, 2 full baths, double garage, carpeting, and air conditioning included. Here is a design oriented toward the out-of-doors, bright, spacious, comfortable... the perfect architectural statement for its beautiful environment.”*

The 1981 brochure description changed slightly. By then the loft was described with a large skylight overlooking the family room. The Master bedroom now included a cathedral ceiling, double door entry, his and her closets, and twin skylights; one over the dressing area, another over the step-up tub.

Like all Lake Christopher homes, each model was available in two different exterior designs or “elevations”. However the Ontario had a third elevation, which was used if the rumpus loft option was not selected.

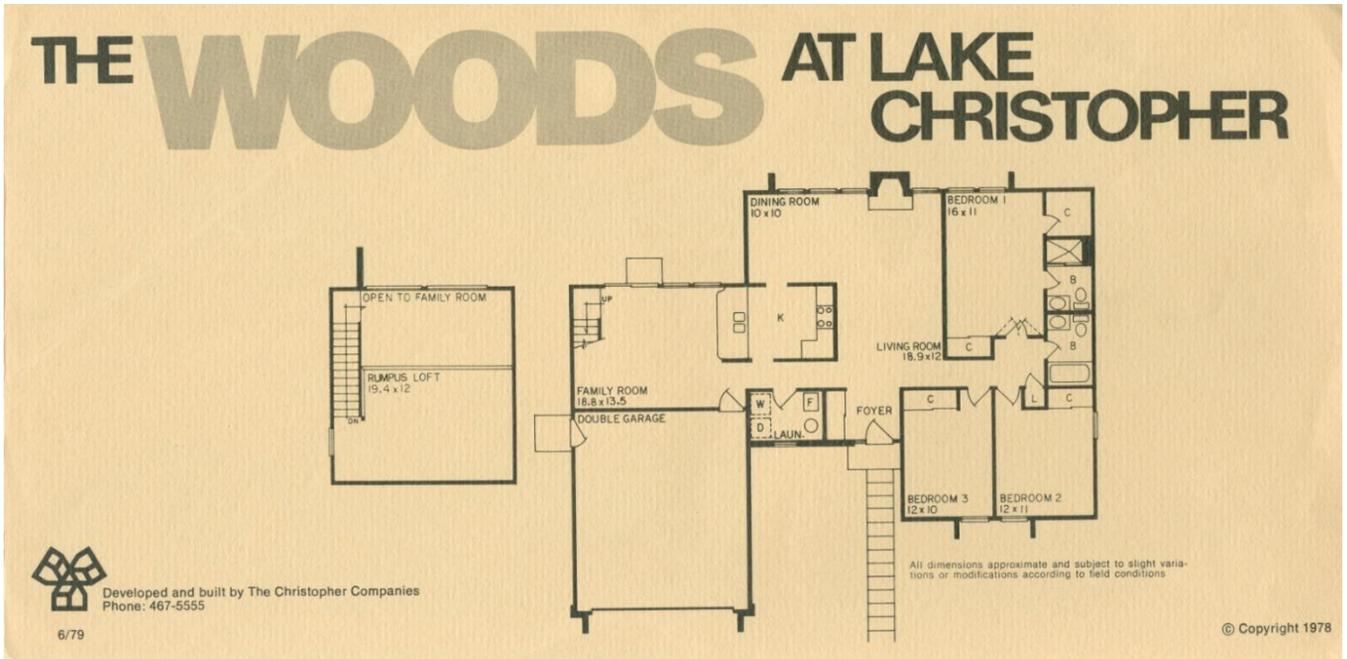
The first Ontario was the model home built in 1975, located at the corner of Ship’s Landing and Lake Christopher Drive.



Ontario’s originally built without the rumpus loft option have a distinct curb appearance featuring a large covered entry and front porch area.

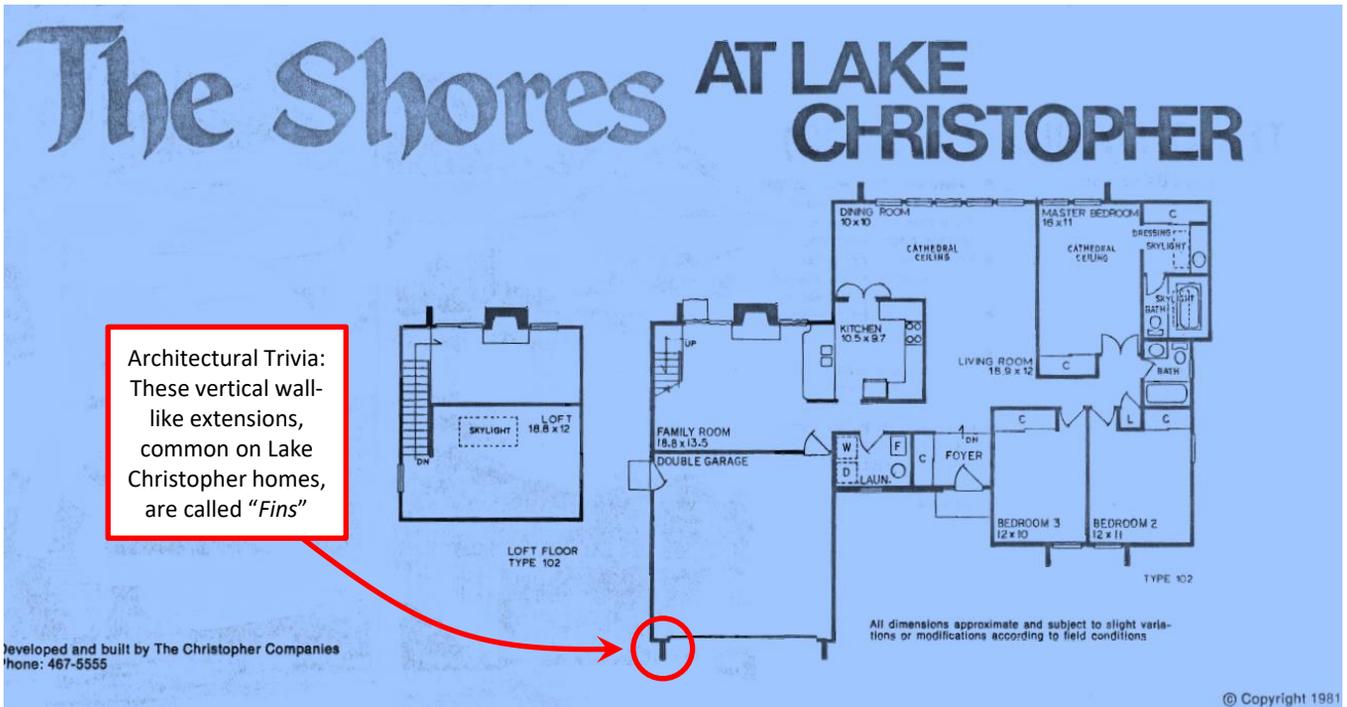
# History Corner

(cont)



In these two marketing brochures we see the evolution of the Ontario floor plan. In the 1978 plan above, note the fireplace in the Living Room. By 1981 (below) the fireplace has moved to the Family Room. Other changes include a slightly

larger kitchen with “U” shaped counter, optional skylights, and a bump-out creating a larger master bathroom. This bump-out on the exterior wall opposite the garage is the main feature visible from the street that distinguishes newer Ontario's.



Did you know, the developer that built our community is still in business? Their website is:

<http://www.christophercompanies.com/>



# LAKE CHRISTOPHER

Geneva	Huron
Victoria	Lucerne
Christina	Ontario
Laguna	Tahoe
Maplewood	
Oakwood	



- BVD** Beachview Drive
- BWC** Beechwood Cove
- BFC** Brookfield Cove
- BFD** Brookfield Drive
- CL** Canoe Landing
- CC** Captains Court
- CR** Captains Run
- CVC** Coastview Court
- CBD** Colebrook Drive
- EW** Edgewater Drive
- FB** Fairbank Court
- HV** Harbor View Cove
- LCD** Lake Christopher Drive

- LPC** Lakeport Court
- LBC** Long Beach Court
- PL** Park Lake Court
- QL** Quarry Lane
- SP** Sand Pebbles Drive
- SAY** Saybrook Cove
- SEA** Seaford Cove

- SL** Ships Landing
- SBC** Shorebreeze Court
- SCC** Shorecrest Court
- SHL** Still Harbor Lane
- WR** Waff Road

- CB** Christopher Beach  
1620 Lake Christopher Dr
- CL** Christopher Landing  
1536 Lake Christopher Dr
- CN** Christopher Narrows  
1744 Lake Christopher Dr
- CW** Christopher Woods  
[no street address]