



The Legacy

A journal of the Lake Christopher Homes Association
January – February 2019
www.lakechristopherhomes.com

Lake Christopher Board of Directors

Elias Logothetis.....President
Karen Cagni..... Vice President
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John Capomaggi.....Secretary
Dick Chipchak..... Lake Maintenance
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Sharon White..... Landscaping
Neighborhood Watch
Mimi Wilson..... Social

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Bill McMican Directory
Tim Olson Facebook Community
Jenny Pfeiffer Park Attendants
Steve Rogovich Architecture

Association Manager

Alysia Schools
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
aschools@TheSelectGroup.us

The Legacy Ads and Info

The Legacy is a free bi-monthly on-line community newsletter of the Lake Christopher Home Owners Association.

Want ads, For Sales, Lost and Finds, and Small Service Ads are **free** to Lake Christopher Residents.

See our website for business ad info:
<http://www.lakechristopherhomes.com>

Deadline for the next issue is February 22nd, 2019

To be added to the distribution, email
legacy@lakechristopherhomes.com

Our Beautiful Lake



Sunset photo of Lake Christopher taken at Christopher Narrows

Photo courtesy of Lake Christopher resident, Sharon White

In this issue:

- 2018 Year in Review
- Board and Committee updates

... and much more!



2019

ANNUAL MEETING

All homeowners should have received their meeting package which includes a proxy to use if you will not attend. There is one proxy (or 1 vote) per lot. With 361 homes, there are 361 ballots (or proxies) to be cast. This year there are several owners stepping up to serve on the board, so please review the packet and prepare your proxy, especially if you cannot attend the meeting in person.

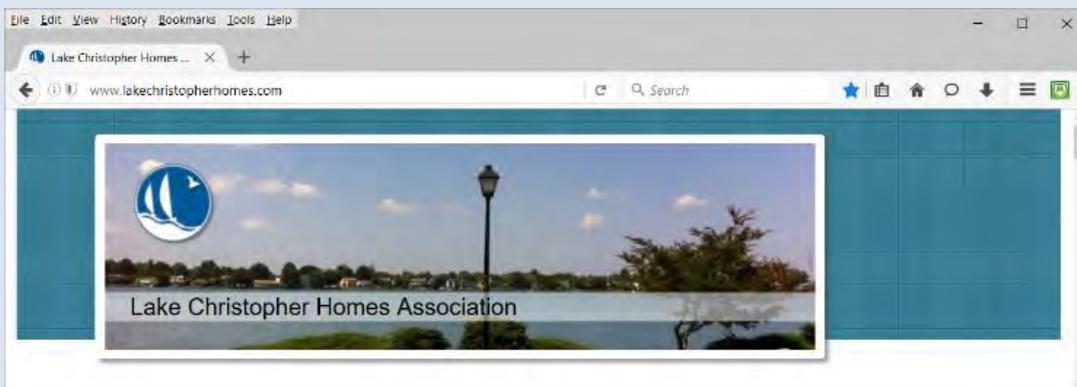
If you cannot attend, the Proxy you received can function as an absentee ballot allowing you to vote for the 4 open board positions. If you prefer, the form can also allow you to

assign your proxy to someone, so they can cast your vote for you.

If you plan to attend, it would still be a good idea to submit your proxy form in the event your plans change at the last minute. If you end up attending after all, your proxy will be returned to you when you check-in allowing you to vote in person at the meeting.

Contact a board member or The Select Group if you have any questions about the meeting, the proxy, or the 2019 budget.

**Visit our website
for information, forms, and much
more!**



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

Garden Club 2019 Schedule

All meetings at 7:00 pm unless otherwise noted

Monday, January 7, 2019

7 pm Flower Arranging

Location: Fairfield Florist in

Fairfield Shopping Center --

Kempsville Road, near Providence Road

Hostesses: Mary Ann Kincaid and Ann

Cazares

Make a Wonderful, fresh floral arrangement

– approx. \$25 for materials; cost and exact item to be determined.

Monday, February 4, 2019 - 7 pm

Speaker: TBA

Topic: TBA

Location: Mary Jane Quesnal

5212 Captain's Run

Co-hostess: Nicole Capomaggi

Monday, March 4, 2019 - 7 pm –

Speaker: TBA

Topic: TBA

+ Plan for May Plant Sale

Location: Home of Sharon White

1508 Lake Christopher Drive

Co-hostess: Judith Sylvester

Monday, April 1, 2019 - 7 pm –

Plant Sale Logistics

Location: Home of Rooney Rainey

1472 Lake Christopher Drive

Co-hostess: Geri Linneball

Nominations for 2019 – 2020 Officers at this meeting

Saturday, May 4, 2019

L.C. Community Yard and

Plant Sale - 8 am to 3 pm

(DAV - Charity pick up after 3 pm)

Plants at Sandy Flaus' home -

1552 Lake Christopher Drive

(Drop off Plants on Fri., May 3rd)

Monday, May 13, 2019 – 7 pm

NOTE: DATE IS 2nd MONDAY!

Speaker: Dennis Giardina

Topic: Florida Panthers

Location: Home of Louella London

1500 Lake Christopher Drive

Co-hostess: JoAnn Given

Election of 2019– 2020 Officers

at this meeting & Collection of

\$10 Dues for 2019 - 2020

Sunday, June 2, 2019 –

NOTE: EARLIER TIME! 5 pm

Potluck dinner with Spouses and Significant Others

Location: Home of Gale Petroski

1512 Lake Christopher Dr.

Co-hostess: Susan Martin

Bring dues, lawn chairs, and a dish to share!

It's Summer!

No meetings in July and August

Tuesday, August 6, 2019 – 6 pm

National Night Out at the Big Park

Have questions? Contact Susan Martin at

757-761-0177 or

Sandy Flaus at 757-635-4532

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.



Lake Christopher Homes Association
www.lakechristopherhomes.com

4VAC15-40-286. Unauthorized Feeding of Wildlife.

It shall be unlawful for any person as defined in § 1-230 of the Code of Virginia to place, distribute, or allow the placement of food, minerals, carrion, trash, or similar substances when it attracts any species of wildlife in such numbers or circumstances to cause property damage, endanger any person or wildlife, or create a **public health concern**. Upon notification by department personnel, any such person shall be in violation of this

section if the placing, distribution, or presence of such food, minerals, carrion, trash, or similar substances continues. This section shall not be construed to restrict bona fide agronomic plantings (including wildlife food plots), bona fide distribution of food to livestock, or wildlife management activities conducted or authorized by the department or U.S. government agencies with wildlife management responsibilities.



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

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.



Architecture Committee Update: 2018 Year in Review

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, stever@infionline.net

A total of 56 Architectural Review applications were received and reviewed:

- Roof shingle replacements - 10
- Window or door replacements - 5
- Garage door replacements - 5
- Concrete driveway/sidewalk replacements/installation - 5
- Vinyl siding installations - 4 (Now a total of 235 vinyl-sided homes - 235/361 or 65%)
- Waterfront bulkhead replacements - 4
- House exterior painting - 4
- Aluminum trim installation- 4
- Fence replacements or fence modifications - 4
- Entrance door installation or paint color change - 4
- Shed installations - 3
- Stone material accent on exterior- 1
- Roof skylight replacement -1
- Install underwater light -1
- Gable vent installation -1

The “dark” side of the AC’s function is the issuing of violation notices due to non-compliance with the established Architectural Guidelines. During 2018 a total of 92 new violations were initiated. Many of these originated from homeowners reporting their observations and concerns on other homes in the community:

- Trash and/or recycling containers consistently kept outside in public view - 21
- Unapproved structure, shed, roof, bulkhead, fence, windows, doors etc. -12
- Visible mildew stains or discoloration visible on house exterior - 11
- Trailers consistently kept in driveways or vehicles/trailers parked on lawns - 9
- Visibly deteriorated structure (missing, rotted or damaged siding or trim, fencing) - 7
- Vehicles kept in driveways with no license plates, expired license plates or disabled - 8
- Tree stumps or dead trees visible on property - 6
- Use of white color on mailbox, doors or windows - 4
- Miscellaneous material stored outside in public view - 3
- Mailbox deteriorated or damaged or in need of cleaning or painting - 3
- White color windows or doors installed - 3
- Basketball poles consistently kept in the street - 2
- Overgrown vegetation blocking public sidewalk -2
- Vegetation attached to an overgrowing on house - 1

Most of these violation items were quickly resolved but a few have progressed into legal action between the Lake Christopher Homes Association and the homeowners involved. Efforts including multiple letters to homeowners and Board of Directors hearings are used to avoid legal proceedings which can be costly to both the community and the affected homeowners. The services of the City of Virginia Beach Department of Neighborhood Preservation have been helpful in requiring homeowners to correct deficiencies on property. This city department does independent inspections of communities to identify violations of city codes.

It has been noted that some residents performed work on their homes on weekends or holidays apparently to avoid City of Virginia Beach permitting requirements or to attempt to hide unapproved work from the HOA. During 2019 the monitoring of the community will increase on these days. Also, the Architecture Committee “marine unit” will be observing waterfront homes from the lake.

Unfortunately several property foreclosures took place in 2018 The Architecture Committee is working closely with banks, lenders, contractors, realty firms and our contracted association management company to insure that these homes’ violation issues are thoroughly documented so that responsibility for correction is taken at the time of re-sale.

The results of the efforts made by homeowners in maintaining and upgrading their properties have been noticed. Many recent comments from both our residents and from other local areas have indicated that the Lake Christopher community looks very good overall. As the community ages the amount of necessary maintenance on our homes increases but keeping up with it contributes to both the overall quality of our neighborhood and increased home values.

Architecture Committee Update: 2018 Year in Review

(continued)

The Architecture Committee wishes to remind all homeowners that it is a requirement of both the Lake Christopher Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the Homeowner's Association before making exterior modifications to homes and properties. Some examples are: painting, replacing windows, roofs sidewalks, and driveways, or construction of fences, bulkheads, decks, docks, sheds and home additions. Each alteration must be specifically approved prior to installation even though the intended alteration or improvement conforms to the adopted Architectural Guidelines or a similar or substantially identical alteration has been previously approved on another home. The purpose of the Architectural Guidelines is to establish standards for maintaining the overall appearance of our community in order to preserve the value of Lake Christopher as a quality place to live.

A Declaration of Covenants, Conditions, & Restrictions (CC&R) has been recorded against all lots in Lake Christopher. Among the provisions of the CC&R is the establishment of an Architectural Committee that reviews any proposed alteration of homes in the community. One purpose of this review is to maintain architectural harmony in the community while at the same time not unduly restricting how individual homeowners may modify their property. Please refer to Section (1) of the Lake Christopher Architectural Guidelines for complete details on what defines property modifications and the procedure for making application for review by the Architecture Committee.

Please contact the Architectural Committee with any questions you may have regarding the approval process or to assist you in preparing review requests. The Lake Christopher Architectural Guidelines and review application forms can be obtained on the official Lake Christopher HOA website:

<http://www.lakechristopherhomes.com/architectural-information>

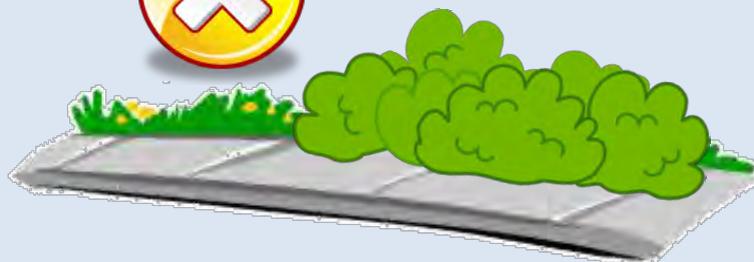
Keep the Sidewalks Clear!

In many neighborhoods I've lived in, there are sidewalks on both sides of the road, or no sidewalks at all. Here in Virginia Beach we have both in the same neighborhood! Many neighborhoods like ours have a sidewalk on just one side of the street.

Why this is so is anybody's guess... probably cost cutting, but whatever the reason, if you are fortunate (or unfortunate) enough to have a sidewalk in front of your house, please keep it clear.

The city has the responsibility to maintain the sidewalks themselves, and several cracked and uplifted sections on Lake Christopher Drive and Waff Road were repaired a few years ago. However, it is the homeowner's responsibility to ensure their trees, bushes and other plantings do not encroach the sidewalk. There are some areas in our community where pedestrians must walk "single file" because of untrimmed bushes, plantings and even crabgrass blocking a portion of the sidewalk.

If you have a question about sidewalk maintenance or responsibilities, contact Virginia Beach Code Enforcement at (757) 385-4421.



2018 Garden Club Yards of the Month!

May Winner	1508 Saybrook Cove	Walter & Mercedes Poellnitz
Honorable Mention	1545 Harbor View	Harvey Orr
June Winner	1664 Lake Christopher Dr.	Paul & Carol Heine
Honorable Mention	5808 Captain's Run	Michael & Ashley Bunting
July Winner	1553 Waff Rd	Robert & Lynda Simmons
Honorable Mention	1417 Lake Christopher Dr.	Gregory & Wanda Byrd
August Winner	1633 Lake Christopher	Karl & Charlene Wessler
Honorable Mention	1540 Quarry Court	Luciano & Daisy Reynoso
September Winner	1552 Lakeport Ct	Douglas Barnes
Honorable Mention	1496 Lake Christopher Dr.	Ray & Sue Moyer

The Garden Club recognizes "Yard of the Month" winners from mid April through mid September, but in October and December they recognize outstanding holiday decorations. Thanks to everybody in the community for making our neighborhood so attractive, but especially to the 2018 winners:

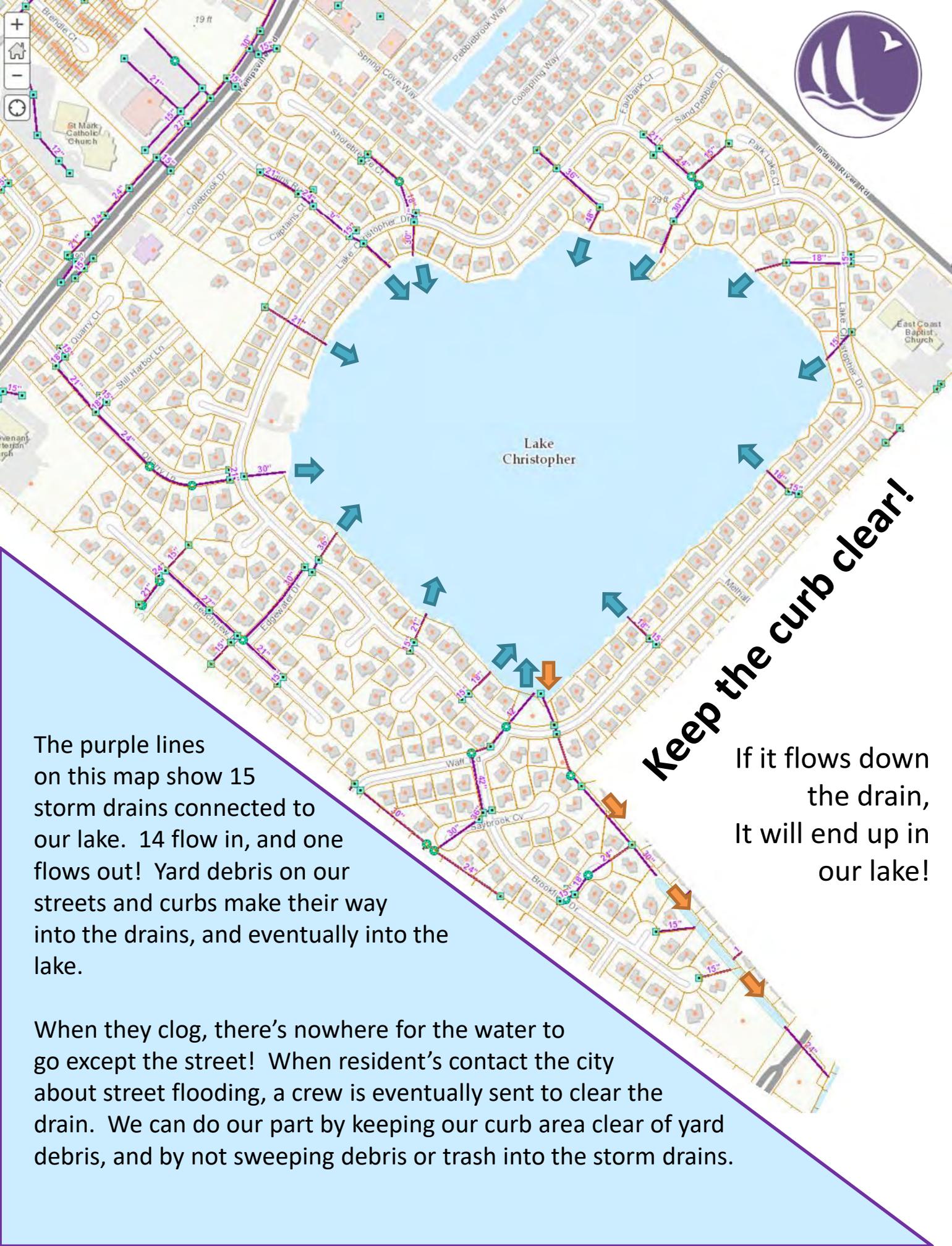
For information on the Lake Christopher Garden Club, and the Yard of the Month competition rules, visit their webpage:

<https://www.lakechristopherhomes.com/garden-club/>



Halloween Winner	1500 Colebrook Dr.	Rabea & Tierney Shaiboon
Honorable Mention	1505 Colebrook Dr.	Bert & Monica Lancaster
Christmas Winner	1505 Colebrook Dr.	Bert & Monica Lancaster
Honorable Mention	1517 Colebrook	Tom & Joann Colvin

The GC will select the next Yard of the Month in April 2019.



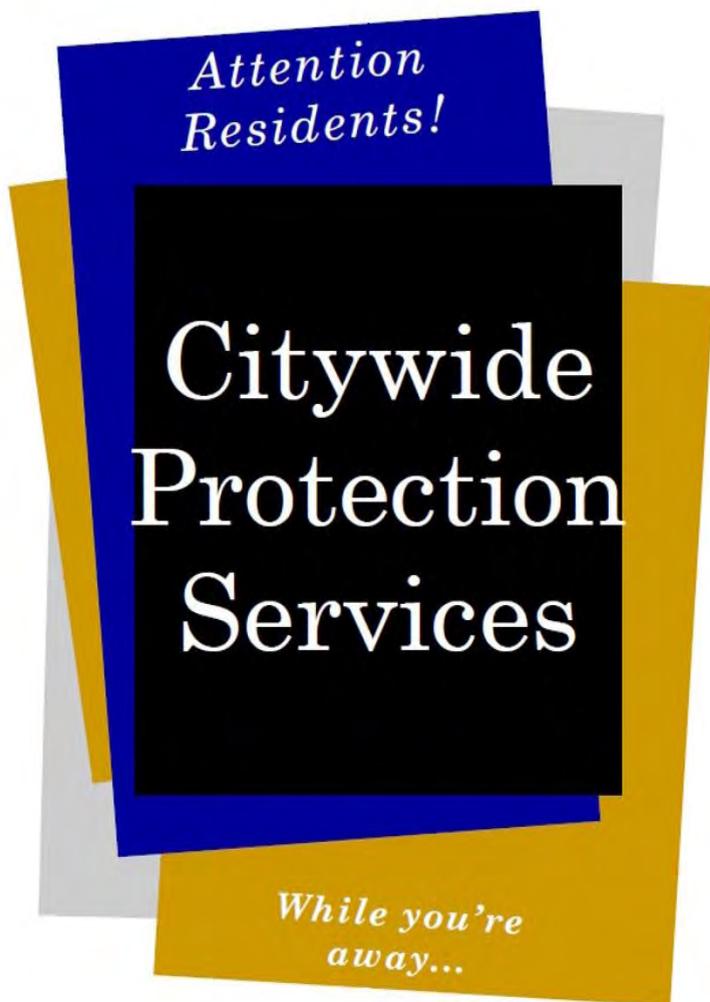
Keep the curb clear!

If it flows down the drain,
It will end up in
our lake!

The purple lines on this map show 15 storm drains connected to our lake. 14 flow in, and one flows out! Yard debris on our streets and curbs make their way into the drains, and eventually into the lake.

When they clog, there's nowhere for the water to go except the street! When resident's contact the city about street flooding, a crew is eventually sent to clear the drain. We can do our part by keeping our curb area clear of yard debris, and by not sweeping debris or trash into the storm drains.

Citywide Protection Services conducts regular patrols of Lake Christopher. If your family has planned a getaway, let us know! Feel free to contact Alysia Schools at The Select Group at 486-6000, or you may contact Citywide directly at 312-9911 so that officers will know to keep an extra eye on your home while you're away.



Suspicious activity in any of the parks or recreational areas of the property may be reported directly to Citywide. An officer will be dispatched immediately. Citywide is authorized to ban and even remove trespassers or anyone engaging in criminal behavior. Let's keep the community safe!

Let's help each other out! If you see that your neighbor is out of town, pick up any newspapers, menus or circulars laying around the home. It may help to prevent a potential break-in.

Questions???

Contact Alysia Schools, 486-6000
or via email at:
aschools@TheSelectGroup.us

The **SELECT**
Group, Inc.

Neighborhood Watch

Sharon White, Neighborhood Watch Coordinator * 757-286-9375

Keeping Your Kids Safe

Virginia Beach Police Dept. of Crime Prevention

Talk Frequently With Your Kids About Being Safe

*If they are the last ones out of the house, make sure they know to lock all doors and windows, including garage doors and side/back entrances.

* Have them be watchful when outside and never to get in a car with a stranger. Run and yell at the top of their lungs if they are approached. If they have a phone call 911.

*Make sure they also know never to open the door to a stranger.

* Your children should have a response ready if a stranger comes to the door when they are home alone, which again should be said through a locked door such as “my Dad said we are not interested” or “my Mom said for you to please leave or she will call the police”

*Never tell your children to not respond at all when a stranger knocks – burglars typically knock on the door of a home to see if anyone is inside before they break in. You don’t want your child to end up face to face with a criminal who has just broken in.

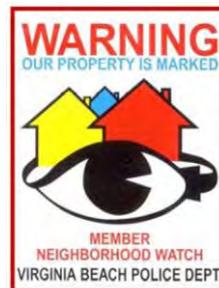
*Remember: always call the Police Nonemergency Number (757-385-5000) immediately if you notice anyone or anything suspicious. Call 911 for crimes in progress.

For More Information about Neighborhood Watch Contact Lake Christopher NW Coordinator Sharon White 757-286-9375

Are these important numbers programmed in your cell phone?

**Police Non
Emergency**
757-385-5000

**City Wide
Security**
757-312-9911



If you see any strange happenings or feel uncomfortable about anything or anyone you see in the neighborhood call the Non Emergency Police Number 757-385-5000

 **Nextdoor**

“Lake Christopher Community” Facebook Group

A Facebook Group has been created to help foster communication within the community. Unlike the LCHA Facebook **Page**, this **Group** is closed, meaning it is only available to residents (owners, and renters) 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!



Welcome Alysia Schools,
our new Association
Manager

SOCIAL COMMITTEE

Lake Christopher is an active community! Fun Neighborhood Events include Easter Egg Hunt, 4th of July Picnic, National Night Out in August for Neighborhood Watch, the Fall Halloween Festival and Santa in the Park. There is also a very popular Adult Only Party. Events are announced online, via email, and in The Legacy. Contact the committee chair if you want to get involved!

Architecture Committee Update: Autumn (and winter) Leaves

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, stever@infionline.net

The late autumn season brings down the leaves and also brings about some issues about cleaning up the leaves. There are some homeowners who have no trees by choice but their adjacent neighbors' trees drop leaves which fall or are blown over the property lines. It has been determined by lawyers and courts that leaves are considered a "natural" product. Even if the fallen leaves cause damage, like clogging rain gutters you have no legal claims against the owner of the tree. Additionally, you are responsible for cleaning up any natural products that fall into your yard. If, however, the tree branches that are shedding the leaves are hanging over your yard you have a right to trim those branches up to the property line. However, the law only allows tree trimming and tree cutting up to the property line. You may not go onto the neighbor's property without permission or destroy a tree. If you do harm a neighbor's tree, you could be found liable for the value of the tree which could get expensive.

See more at:

<http://realestate.findlaw.com/neighbors/conflicts-involving-trees-and-neighbors>

Recently a City of Virginia Beach Department of Public Works crew was in the neighborhood cleaning out storm drains on the streets after several areas of street flooding were reported. One of the workers indicated that most of their work is the result of large volumes of leaves clogging the storm drain basins and the connected underground piping. Also known as catch basins, storm drains along with the curbs, gutters, and ditches are the entryway from our streets into the storm water collection and disposal system. In Lake Christopher there are 52 catch basins and all of them drain into our lake. When storm drains get clogged with fallen leaves and debris, water can no longer be drained from the street. Water ponds along streets and can flood intersections and localized street flooding can be a hazard to the traveling public. It is a violation of the City of Virginia Beach "Storm Sewer Discharge Ordinance" to place leaves or lawn clippings or pollutants in storm drains and you could be subject to a fine if caught.

Residents are reminded that cleanup of leaves is each homeowner's responsibility. It is noted that some

residents appear to make no effort to clean up fallen leaves year after year. This is especially evident in the Christopher Woods section where there are a lot of large trees. Others have been blowing or sweeping leaves collected from their property into the streets. Curbside collection of yard waste is provided on our normal (Friday) collection day, and does not require a special work order. Each week you can dispose of yard debris, such as lawn cuttings and leaves (no dirt or mulch) in up to 25 clear plastic bags not to exceed 25 pounds in weight.

If you see a storm drain filled with debris and you cannot clear it yourself, notify the City of Virginia Beach that help is needed. Call the Department of Public Works (757) 385-4167 or on line at:

<https://www.vbgov.com/services/Pages/report-problems.aspx>

A very effective way of reporting any city problems or issues is through "See-Click-Fix:

<https://en.seeclickfix.com/virginia-beach>

Got a storm drain near your property? Help maintain it!

Storm drains often get clogged with trash, leaves, mulch, grass clippings, and other debris.

Please help and pick up that drain-choking stuff! Put it in a clear bag or toss it in your trash can.



Advertise in The Legacy!

Visit us online at

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



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Office: (757) 424-5360 - Toll Free: (800) 955-5360



The Legacy is published 6 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 are not getting caught or refused by your spam filters.

Don't Re-Up...Re-Do

Realtor Magazine RISMedia

When it comes to furnishings and design trends, the classics never go out of style. Just Watch HGTV decorating shows and you will see that no home is ever just one singular style.

Let's talk about integrating re-purposed furniture and how the seamlessly blending of all the elements in your home together can achieve a trendy cohesive space.

People want to keep sentimental items out in the open, but oftentimes end up hiding them in a basement or attic. Here are some tips on blending old and new together to create a unified and unique style.

Reupholster Vintage Furniture: Make old look new again by reupholstering or buying a new slipcover! Determine which room to put the reclaimed piece in and take design cues from that room to target a new color for the piece. Updated fabrics can do wonders!

Restore and Reuse: An old cabinet or table can look tired. Restore it by sanding it down and applying a fresh coat of paint. Keep it shiny or distress it to fit your décor. Add a modern twist and texture with shells or beads, even a touch of glitter paint!

Organize Art: Not all artwork costs thousands. One way to display artwork while still keeping in sync with the style of the home is to frame it in a unique way that compliments the rooms. Old frames found in thrift stores can be painted all the same color and used to coordinate and hang the pictures together.

Color Matters: No matter which element is introduced to a room, whether it is an antique item to add a pop of color to a room or changing the hue of an older item to fit in with the current theme, all items can fit into a room perfectly as long as the colors do not clash.



Lynda Simmons
Fine Art Painter
757-271-8894

Surrealist Artist
Oil & Acrylic
Works

See my work at local
art shows or call
today

robsim3333@gmail.com



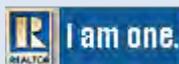
REAL ESTATE NEWS

From: Sharon White, ABR, GRI,
REALTOR
your Neighbor, your Real Estate
Professional

Howard Hanna William E. Wood
Town Center
4598 Broad Street
Virginia Beach, VA 23462
sharonsellshzmz@cox.net
757-286-9375
Listings * Buyer Representation *
Relocation Services



WILLIAM E. WOOD



Indian River Road / Kempsville Road Intersection Update

Current Status and Progress (From the City Website)

This project provides funding to study, design, and reconstruct the Indian River Road/Kempsville Road intersection to increase the capacity of the intersection and improve safety and traffic flow. The design and construction of this intersection combines indirect left turns to the north and south on Kempsville Road and median U-turn lefts to the east and west on Indian River Road. Design and construction of two half signals north and south of the intersection as well as geometric improvements to the intersection of Indian River Road and Kempsville Road and its vicinity will also be included. The project will enhance the overall safety and operational capacity of the intersection and its corridors.

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=3195>



Centerville Turnpike Construction Update

Current Status and Progress (From the City Website)

City Council has identified this project as a top priority. This project is for the construction of a four-lane divided highway within a 130 foot right-of-way from Indian River Road to Kempsville Road, a distance of 1.85 miles. This project will provide improvements at the Kempsville Road and Indian River Road intersections, including triple left turn lanes onto Indian River Road from Centerville Turnpike. This project will also include sidewalk, dedicated on-road bike lanes, landscaping, and relocation of existing aerial utilities to a new overhead location.

Click on the link below to see more details and updates:

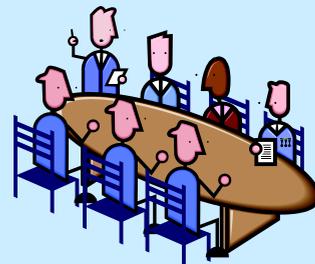
<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=2878>



Board & Committee

(from August 2018 thru December 2018)

- In August 16 homeowners attended the board meeting to discuss the Canada geese. There is an understanding that some waterfowl have always been at Lake, Christopher (some of the homeowners present are original owners), but in the last 10-12 years the Canada Geese have been steadily increasing. This year some tipping point appears to have been reached with the resident geese population appearing higher than ever. Sharon White gave a synopsis of this year's effort to address the geese, and the results of the geese committee. Several owners agreed on the importance of using multiple approaches, spray repellent, dogs, roundup, lights, education, etc. is needed. Homeowners (especially lakefront owners) need to be empowered to select an approach that works on their property. Any effort the board takes to address geese in the parks would be more effective if other properties were engaged.
- Discussed email from resident about legality of street parking, and cars parked in front. Research determined that if cars are legally parked, they can park in the street unless abandoned.
- Good season with parties at the parks. Had discussion on how to handle sign-ins when there are parties going on which have guests attending the parties.
- DoodyCalls to continue coming on Tuesdays and Fridays effective 9/4 to include the beach area.
- Motion made and carried to have a separate line items for geese remediation and geese removal for the purpose of more fully explaining the costs to the members.
- Geese update - Coyote Silhouettes and no-feeding signs purchased and deployed at the beach.
- Discussion concerning a damage tree behind 1505 Colebrook Drive. During the wind event on the 11th, a large tree on the outside of the fence was damaged. A piece of the tree fell down into the back yard. The Lake Christopher fence was NOT damaged at all, however, the tree also has a very large branch that is split and cracked and appears close to falling down on the fence. Board agreed to pay landscaper to remove and haul away the tree, and to remove storm debris at Christopher Woods.
- Discussed raising park reservation fee from \$25 to \$40. Motion made, seconded and carried to change rate effective 1 May 2019.
- In November, two homeowners attended the meeting to discuss traffic concerns on Captains Run. Discussed that the issue is not just speeders, but people making U-turns on Captains Run off of Kempsville Road. Discussed past and current efforts at traffic calming and the high bar standard the city requires. Discussed whether or not traffic calming (which addresses speeding) would apply to the Captains Run problem. Discussed the need to bring this up with the city. Several board members expressed similar concerns about speeding on Lake Christopher Drive.
- Traffic Calming Committee – Stephanie spoke with city and learned traffic in Lake Christopher is not a problem in the eyes of the city. There have not been enough police reports to support the traffic calming program, and most of our streets don't conform to the guidelines. The city contact said 1,000 cars a day pass Christopher Landing.
- Discussed tree at Christopher Landing that split and fell over. The remaining portion needs to be removed. Sharon to get a quote from the landscaper, but the stump will be ground next year when 3 trees are removed at Christopher Beach. This is a cost saving decision.
- Received the resignation of Tim Olson from the board. Tim is willing to maintain the Lake Christopher Facebook page and will continue as Moderator.
- Obtained police report from the 12/01/18 accident on Indian River Road. The fence damage is behind 5116 Park Lake Court. Temporary repairs were made by the landscaper at a cost of \$245. Will proceed with repairs with material that closely match the original and proceed with insurance reimbursement.
- Reserve Study received November 29, 2018. Readjusted the 2019 budget to reflect the amount we need to keep in the Replacement Reserve Bank Account. The Reserve Study gave us a rating of Fair. Treasurer indicated it could take us 5 years to get a Good rating at our current replacement rate.



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.

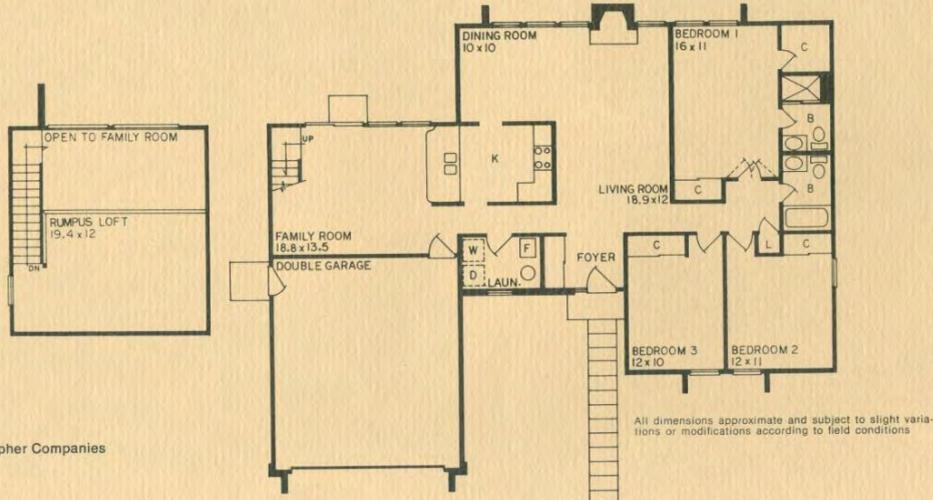


Ontario’s originally built without the rumpus loft option have a distinct curb appearance featuring a large covered entry and front porch area.

History Corner

(cont)

THE WOODS AT LAKE CHRISTOPHER

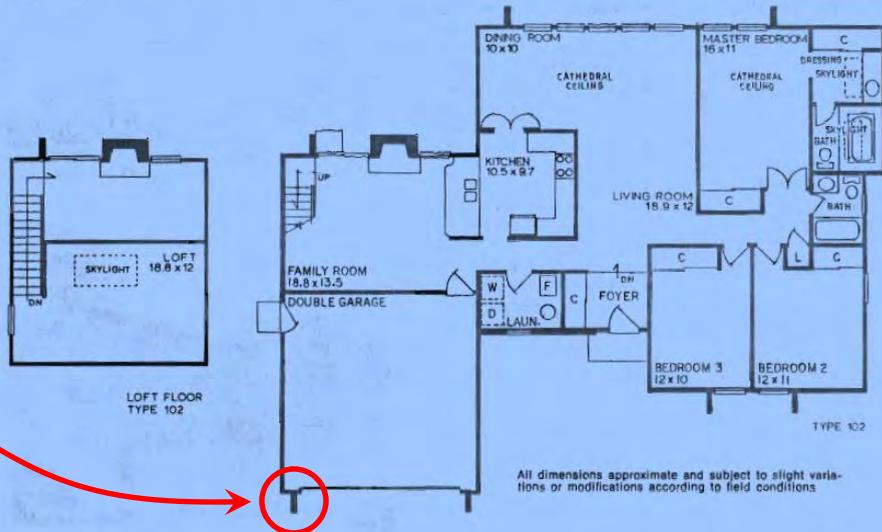


Here we see the evolution of the Ontario floor plan in these two marketing brochures. In the 1978 plan above, note the fireplace in the Living Room. By 1981 (below) the fireplace has moved to the Family Room. Other changes include a slightly larger

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.

The Shores AT LAKE CHRISTOPHER

Architectural Trivia:
These vertical wall-like extensions, common on Lake Christopher homes, are called “Fins”



Did you know, the construction company that built our community is still in business? Their website is: <http://www.christophercompanies.com/>

Lake Christopher Map



- Ontario
- Tahoe
- Lucerne
- Huron
- Geneva
- Victoria
- Christina
- Laguna
- No model info



- (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
- (EWD) Edgewater Drive
- (FBC) Fairbank Court
- (HVC) Harbor View Cove
- (LCD) Lake Christopher Drive

- (LPC) Lakeport Court
- (LBC) Long Beach Court
- (PLC) Park Lake Court
- (QC) Quarry Court
- (QL) Quarry Lane
- (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
- CL** Christopher Landing
- CN** Christopher Narrows
- CW** Christopher Woods