



the Legacy the Legacy

A journal of the lake Christopher homes association
January 2012

BOARD OF DIRECTORS AND COMMITTEE CHAIRS

Sally Parsons, President
Gary Butterbaugh
Donna Christensen
Greg Huhn
Rich Lindgren
Nathan Lutz
Elias Logothetis
Sharon White
Steve Rogovich
Jenny Pfeiffer

Property Manager

Gayle Pinero
The Select Group
2224 Virginia Beach Blvd.
Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
EMAIL:
gpinero@theselectgroup.us

PLACE AN AD IN THE LEGACY

Want ads, For Sales, Lost and
Founds, and small service ads are
free to Lake Christopher Residents.
Business ads are \$15 per issue or
\$75 for six issues for a Business
Card size ad.
Call Donna Christensen, 495-3996
for more information. **Deadline for
the March issue is February 23rd.**

Website:

Lakechristopherhomes.com

ANNUAL MEETING OF THE LAKE CHRISTOPHER HOMES ASSOCIATION TUESDAY, FEB 7, 2012 BRANDON MIDDLE SCHOOL CAFETERIA 7:30 PM SIGN IN STARTS AT 7 COME A LITTLE EARLY SO WE CAN START ON TIME

2012 ASSESSMENTS ARE DUE NOW...

January 1, 2012 was the deadline. If payment is received after the 31st, late charges will apply. Contact the manager's office at 486-6000 for more details.

FINANCIAL STATEMENTS

Assessments

- Notice of annual assessments is distributed by first class mail in December and payment is due in full by January 1.
- Notice will be given not less than 30 or more than 60 days prior to any increase in regular assessments or special assessments.
- Notice of an additional late fee of \$10.50 will be mailed to the homeowner if assessment is not received by January 31.
- Legal remedies for collecting delinquent assessments will be applied if payment is not received by March 1.

Budget

- A summary of the approved Budget is distributed annually along with assessment notices.

Financial Statement.

- All members in good standing may review any financial statements, insurance coverage, and Minutes of Board of Directors meetings at the office of the Property Manager by appointment.
- Any copies required by the member shall be at the member's expense.



REAL ESTATE NEWS

by: Sharon White, ABR, GRI, Realtor
your Neighbor, your Real Estate Professional

Lake Christopher Real Estate Sales in 2011

SOLD * Waterfront

1748 Lake Christopher Dr. \$390,000

SOLD * Non-Waterfront

- \$215,000 5220 Captains Run
- \$220,000 1533 Quarry Court
- \$233,000 1536 Beachview Drive
- \$239,000 1452 Lake Christopher Dr
- \$240,000 1509 Saybrook Cove
- \$240,000 1504 Captains Court
- \$250,000 1461 Lake Christopher Dr.
- \$272,000 5212 Canoe Landing
- \$285,000 1725 Lake Christopher Dr.
- \$299,900 1525 Still Harbor Lane

**NOBODY SELLS
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Sharon White
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TREND: Waterfront properties have held value for the last 2-3 years. Foreclosures and Short Sales are hurting non-waterfront values for now. Houses with the most selling value have Vinyl Siding, Newer roofs, Replacement Windows, Updated Kitchens with Stainless or at least newer Appliances and Renovated Bathrooms. Outdoor Entertaining Space and Landscaping add value as well. It will most likely remain a Buyers Market throughout 2012. Since it is an Election Year, it is predicted that Interest Rates will remain low. Buyers will need good credit to get a loan and sellers will continue to contribute towards Buyers Closing Costs.

Paid advertising by:
Sharon White, ABR, GRI, Realtor
William E. Wood & Associate Realtors
5308 Indian River Road
Virginia Beach, VA 23464
757-286-9375

- sharonsellshmz@cox.net



GOOSE UPDATE

Please refrain from feeding ducks and geese in our parks and lake. Artificial feeding of waterfowl can cause water pollution, delayed migration, concentrations at unnatural sites, overcrowding, and spread of disease, unnatural behavior, and devaluation of the species.

http://www.aphis.usda.gov/wildlife_damage/downloads/canada_goose.pdf

Garden Club News

Monday, January 9, 2012 - 7 pm Flower Arranging

Location: Fairfield Florist Fairfield Shopping Center -- Providence & Kempsville Roads

Hostesses: Mary Ann Kincaid and Ann Cazares

Monday, February 6, 2012 - 7 pm Tree Trimming with Paul Fleetwood of Angel Wings Tree Service

Location – Home of Rooney Rainey 1472 Lake Christopher Drive Co-hostess – Joanne Fischer

Monday, March 5, 2012 - 7 pm - Getting to Know Us! Garden Club members introduce their interests.

Location: Home of Kathleen Cantrell 1488 Lake Christopher Drive Co-Hostess – Lydia Nobriga

Holiday Decoration Winners

Halloween

Cerci Sellers - 1549 Beachview Dr

Debbie McMullin - 1628 Lake Christopher Dr

Christmas Winners

Rocco Greiko and Adrienne Turner - 1509 Colebrook Drive

Michelle Carrillo - 1496 Lake Christopher

Gardening By the Month

January

A good time to prune many trees and shrubs, including crape myrtle, because most are in a dormant stage.

Some exceptions include dogwood, flowering cherry and peach, redbud and azaleas.

Fertilize daffodils, crocus, tulips and hyacinths just as their foliage is emerging.

Get your soil tested and add what's lacking. Soil test kits that allow you to send samples from your garden to Virginia Tech for analysis for about \$7 are available at local extension offices or at www.ext.vt.edu/resources/

Take a walk around the yard and pick up fallen limbs and debris. Don't walk on frozen lawn.

Keep winter fertilization of most houseplants to a minimum, as growth is now at its slowest.

February

Snuggle into a comfortable chair and flip through seed and bulb catalogs. Stay warm while you plan when and where to plant spring arrivals.

Mid- to late-month – Start plants that you want to grow from seed indoors.

Apply crabgrass pre-emergent to your lawn before the forsythia blooms fade.

Geranium seeds started now will produce plants large enough to transplant to outdoor flower beds in May. Plant in sterilized potting soil, covering them about ¼ inch deep. If you overwintered geraniums indoors, root cuttings now.

If you are spreading ashes from your wood burning stove or fireplace in your garden, be aware that over time you are raising the pH of your soil.

On warm days, check to see if any perennials have been heaved by freezing and thawing of soil. Firmly press down any that have lifted and cover with at least 2 inches of organic mulch.

495-6446

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LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE Revised and approved September 2, 2008

- 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.
- 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".
- The use of all playground equipment is restricted to children 12 years old and under.
- Children under 10 years old must be directly supervised by a resident at least 12 years old.
- Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
- No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
- No glass containers of any type are permitted.
- Persons using the facilities shall remove or properly dispose of their trash.
- The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
- No pets of any kind are allowed at any time.
- No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
- 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.
- Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
- Inappropriate or dangerous behavior, or not adhering to these rules, may result in the use of all the parks being revoked.

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.

ARCHITECTURAL REVIEW REQUEST

(Revised 5-1-07)

Date: _____

From: Name _____

Address- _____ **Phone -** _____

e-mail - _____

To: Lake Christopher Homes Association

c/o Gayle Piñero Association Manager, The Select Group, Inc

2224 Virginia Beach Blvd Suites 201/202

Virginia Beach, VA 23454

Phone: 486-6000 Fax: 486-6988 e-mail: gayle.pinero@theselectgroup.us

Subj: Architectural Review Request

1. As required by the Lake Christopher Architectural Guidelines, I would like to have this request considered for review by the Architectural Committee.

2. The following information is provided to aid the committee in the review of my request:

General description of work being requested- _____

(check as applicable and enclose or attach any additional information)

- Detailed drawings, plans, sketches or plat showing boundaries
- Vinyl siding, and/or trim sample (must include color name and style)
- Color sample for painting (must include names of colors)
- Sample of roof shingle material
- Other samples and information as applicable (windows, doors, fences, etc)

Signature of homeowner

For AC use:

Date Rec _____

NEIGHBORHOOD WATCH

Every year Lake Christopher has to re-register as a Neighborhood Watch Community. This requires 80% neighborhood participation, but we're always aiming for 100%. It's only a matter of getting acquainted with our neighbors, find out who's going to be out of town, keep an eye on each other's property and report any unusual or suspicious activity on the street. Make sure your information (address and phone #) is up to date with Rich Lindgren, Neighborhood Watch Chair (495-6133). Sometimes nosy neighbors can be a real asset.

ATTEND THE MONTHLY BOARD MEETING

Board meetings are held on the fourth Monday of every month at 7:30 P.M. Have a gripe? Make a suggestion? Give a "warm fuzzy"?

HOMEOWNERS' FORUM is held at the beginning of each meeting.

Please call our Property Manager, Gayle Piñero, at 486-6000 for the meeting location.

EMAIL UPDATES...

Help us keep everyone up to date. Please ask your neighbors who may not be receiving email messages to let us know their email information in order to receive the most recent changes, and communications from the Board. They can use the form below or email Donna at cldochris@earthlink.net. Also, please send any changes in your own information to us as soon as possible. Thanks.

Attention Residents: Change of Info!

The Legacy is available on the Lake Christopher Website <http://lakechristopherhomes.com>

I would like to receive the Legacy by email ____

I have a change in information ____

I would like my phone number published in the Lake Christopher Directory ____

Please fill out this form and drop it off to: Donna Christensen, 1441 Lake Christopher Drive or email: cldochris@earthlink.net

Name: _____

Address: _____

Phone: _____ (for directory use only)

Email: _____