



# the Legacy the Legacy

A journal of the lake Christopher homes association  
March 2012

## BOARD OF DIRECTORS AND COMMITTEE CHAIRS

Richard Schwartz, President  
Sally Parsons, Vice president  
Karen Cagni, Treasurer  
Donna Christensen, Secretary  
Gary Butterbaugh, Maintenance  
Linda Hayes, at large  
Greg Huhn, Social, Lake  
maintenance  
Elias Logothetis, Litter Control  
Sharon White, Landscape  
Richard Lindgren, Neighborhood  
Watch  
Jenny Pfeiffer, Park Attendants  
Steve Rogovich, Architecture

### 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 May issue is April 23<sup>rd</sup>.**

### Website:

Lakechristopherhomes.com

## 2012 ASSESSMENTS OVERDUE NOW...

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

## NUTRIA PROBLEM

For several years now there has been an increasing presence of these pests in and around the lake causing sinkholes and damage to gardens on properties on the lake. In fact the problem has increased so much that the board feels that it is the responsibility of the association to help eradicate these pests. **Not only are they destructive to property, they carry parasites in their digestive systems that, if swallowed, pose a potential danger to other species in the lake as well as humans.**

**ZOOPRO**, a humane wildlife removal and rescue company, has been contracted on a trial basis to live trap and remove the animals from our community. If they succeed in trapping and removing a sufficient number of the animals, the association will consider having them come out on a regular basis to keep our properties free of the animals.

There are many informative sites on the web that describe these rodents and justify the trapping and removal of them. Meanwhile, Steve Rogovich of the Architecture Committee advises repair of damaged bulkheads to prevent problems on individual properties. Report all sightings to the Board president or Property Manager.

## SAVE THE DATE

**MAY 5, Saturday, LAKE CHRISTOPHER  
COMMUNITY WIDE GARAGE SALE**

**APRIL THROUGH SEPTEMBER: YARD OF THE  
MONTH JUDGING**

**JULY 4, Wednesday, LAKE CHRISTOPHER ANNUAL  
4<sup>TH</sup> OF JULY PICNIC**



## REAL ESTATE NEWS

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

### **Best Foundation Plants for Stellar Curb Appeal**

Credit: This Old House Magazine

*Keep it Simple \* Tallest in Back, Shortest in Front*

Put another way, the best Foundation Planting starts with picking the right plants in the right proportions:

Evergreens to provide structural bones for the home year round

Deciduous and Flowering Shrubs/Trees to add texture

Perennials (of varying height to yield long lasting color

Annuals (planted each year) for more color pop

Here is an easy formula:

50% evergreens, 25% deciduous, 25% perennials

Plan for at least 1 foot of space between the house and the plants as they will grow over time. This also allows a nice view from inside your home as well.

Remember that too many colors distract the eye so decide on a basic color palette for your foundation planting. You always have the chance to add more color with annuals or pots. Also, don't forget grasses add movement to your landscape and variegated hosta or liriopse add both subtle color and interest.

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### **Planning a Party this Summer?**

Don't forget to submit a permit application for use of any of the Parks. Applications are available on the website; [lakechristopherhomes.com](http://lakechristopherhomes.com) and click party permit.

## 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](http://www.aphis.usda.gov/wildlife_damage/downloads/canada_goose.pdf)

## Garden Club News

**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

**Monday, April 2, 2012** - 7 pm – Organic Gardening Concepts, with Master Gardener, Karen Green

Location – Home of Sylvia Torriente 1525 Quarry Court Co-hostess – Natalie Griffin

**Saturday, May 5, 2012**- Community Yard Sale 8 am to 3 pm

**Monday, May 7, 2012** - 6 pm Garden Tour of the Hampton Roads Research Station with Mary Ann

Kincaid Location: Research Station Gazebo Northhampton Blvd. at Diamond Spring Road

Co-hostesses - Susan Martin and Sandy Flaus. Election of 2012 – 2013 Officers at this meeting

**Sunday, June 3, 2012** – 5:30 pm Potluck dinner with Spouses and Significant Others

Location – Home of Louella and Dan London 1500 Lake Christopher Drive Bring lawn chairs

## Gardening By the Month

MARCH

CHECK OUT THE MASTER  
GARDENER CLASSES  
FLYER ATTACHED TO THE END  
OF THIS NEWSLETTER.

- **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.
  - **Mulch** beds and trees.
  - **Early March** – Continue to start seeds indoors for summer plants.
  - **Divide Shasta daisies** and chrysanthemums before they begin to grow.
  - **Rejuvenate** your liriopie by using a lawn mower to cut back the old foliage to a height of 2 to 3 inches. Avoid mowing too close and damaging the crown of the plant, since that is where the new growth emerges.
  - **Don't fret** if weather beats down your daffodils. They'll recover.
  - **Prune roses** (March 1-15) for a Mother's Day bounty.
  - **As tulip, narcissus** and other large bulbs begin to emerge, set pansy plants between them for added color. Try the 2008 All-America Selection "Skippy XL Plum-Gold" which was chosen for its lavish number of blooms of plum shades surrounding the gold faces.
- APRIL
- **Check your lawn mower** and get blades sharpened to avoid the spring rush.
  - **Check for insects and disease**, and spray affected plants with horticultural oil when it's above 45 degrees.
  - **Rake bare spots** in the lawn and then apply grass seed.
  - **Do not mow** the lawn until it has grown at least 2 inches. The roots are being renewed in the spring, and grass needs vigorous top growth initially.
  - **Discourage nibbling deer** in your garden this year by using plants that most deer don't find tasty. Less tasteful annuals appear to include ageratum, dusty miller, French marigold, periwinkle, snapdragon, sweet alyssum, wax begonia and zinnia.

495-6446      5% Discount for Lake Christopher Homeowners

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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.



- LAKE CHRISTOPHER HOMES ASSOCIATION -

**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: gpinero@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 \_\_\_\_\_

## WE APPRECIATE YOUR HELP...

Thanks to the resident who repaired the swing seat at the main park. We really do appreciate your help. But could you let a board member know next time, please. One day the seat was gone and we ordered a replacement and before the replacement had a chance to be put on, the old one magically reappeared where it always had been.

## 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](mailto:cldochris@earthlink.net). Also, please send any changes in your own information to us as soon as possible. Thanks.

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## 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](mailto:cldochris@earthlink.net)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ (for directory use only)

Email: \_\_\_\_\_

## 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.



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Topics will include:

- ◆ **Vegetables for All Seasons**
- ◆ **Lawn Care in Tidewater**
- ◆ **Insects - "The Good, The Bad & The Ugly"**
- ◆ **Plant Disease - "The Fungus Among Us"**
- ◆ **Landscaping for the Novice**



All classes will be held at Major Hillard Library (824 Old George Washington Highway, Chesapeake, VA 23323).

There is a registration fee of \$25. For additional information or to register,  
please call 757.382.6348 or go to [chesapeakemastergardeners.org](http://chesapeakemastergardeners.org).



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*If you are a person with a disability and desire any assistive devices, services or other accommodations to participate in this activity, please contact the Chesapeake VCE office at 757.382.6348 during business hours of 9 am. and 5 pm. to discuss accommodations five days prior to the event.*