



the Legacy

A journal of the lake Christopher homes association
June/July 2011

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 August issue
is July 23rd.

PARKS SECURITY MEETING

The Board of Directors will be holding an
informal meeting of all residents on

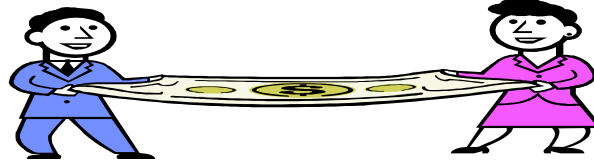
Thursday, June 9 at 7pm at the

Landing (Big) Park. An officer from the
Virginia Beach Police Department and
representatives from City Wide, our private
security patrol company, will be on hand to
give us some tips and answer questions. As
many of us have experienced, the parks have
been scene to many incidences of trespassing and unpleasant activity in
the parks, especially in the summer time. It is hoped that by cooperation
and dedicated enforcement of our rules, we may nip the problem before it
gets out of hand.



BOARD OF DIRECTORS TO CONSIDER NEW PAYMENT PLAN FOR 2012 ASSESSMENTS

Let's face it; we're all trying to stretch our dollars as far as they will go
these days. For that reason, the Board is considering a plan for dues



payment that may help us in this time of stress. According to the plan, the annual
Lake Christopher Homes Association
dues will still be due on January 1. This year, however, we will have the
option of paying in full as usual or breaking it up into four payments. There
will be an incentive to pay in full at the first of the year. Those who choose
the four-payments will have a small service charge attached. Late fees will
apply as usual. The bills for the 2012 assessments will be going out in
December containing coupons for the four payment plan should you
choose to use them. The new plan will come up for a vote at the next
Board of Directors meeting on June 27. All comments, questions and
suggestions are welcome.

Lake Christopher Homes Association Annual 4th of July Picnic

Great Food, Great Fun, Great Prizes

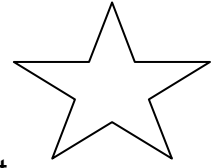
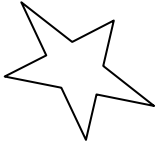
Monday, July 4th 2011

4:00 PM Rain Or Shine

See details next page



**Lake Christopher Homes Association
Annual 4th of July Picnic
Great Food, Great Fun, Great Prizes
Monday, July 4th 2011
4:00 PM Rain Or Shine**



Barbeque, Hot Dogs, Hamburgers, Relish Trays, Fresh Fruit,
Potato Salad, Chips & Salsa, Pasta, Salad, Baked Beans, Cake, Lemonade, Iced Tea

SCHEDULE OF EVENTS:

4:00 - Check-in, Get Your Meal Ticket
4:00 – 5:30 Appetizers, Games, Prizes
5:30 - Dinner is Served
4:00-7:00 - Great Music and Games by Patrick Byrd DJ



**Lake Christopher Residents and non-Resident guests
(Ages 6-adult) \$10.00 Children (5-Under) Free
IF RESERVATIONS ARE MADE AND PAID FOR BY:
Friday, JULY 1
\$12.00 Per Adult and Children over 5 if paid
at the park.**

AT:

Donna Christensen 1441 Lake Christopher Dr. 495-3996

OR:

Greg Huhn 1473 Lake Christopher Dr. 963-7356

**As Per Virginia Beach City Code- Fireworks are prohibited Come out for a fun day at the park,
Play volleyball, Swim, Sail, or just visit.**

Relax, bring your Lawn chairs, Blankets, and Sun Screen

We will have a few tents for shade!!!

Bring your own adult beverages. Please NO GLASS

ALL Children must be accompanied by Parents



Questions: call Donna @495-3996 or Greg @ 963-7356

495-6446

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Garden Club News

Yard of the Month

April

Yard of the Month – Susan Martin, 1516 Lake Christopher Drive

Honorable Mention – Joseph and Marsha Twyman, 1536 Quarry Court

May

Yard of the Month – Gary Newell, 1432 Lake Christopher Drive

Honorable Mention – Linda Hayes, 1641 Lake Christopher Drive

The Garden Club has elected new officers for 2011 to 2012

President – Susan Martin

Vice-President – Sandy Flaus

Secretary – Lydia Nobriga

Treasurer – Silvia Torriente

June Meeting

Potluck Dinner with spouses/significant others

Home of Gale Petroski, 1512 Lake Christopher Drive

Time – 5:30 p.m.

Contact Susan Martin or Gale Petroski if you can attend

Save the date for our annual Ice Cream Social on Monday, September 12th (second Monday due to Labor Day)

Garden “To-do” list

June

Deadhead perennials by using your thumb and forefinger to pinch off spent blooms.

Plant fancy leaf caladiums.

Check tomatoes for hornworm.

When dead or damaged branches are found on shade trees, prune them out immediately.

Dried, crushed shells from shrimp, crab and lobster can be sprinkled on soil to enrich it with calcium.

July

Set out tomato plants if you want a fall crop.

Pick the yellow leaves off geraniums.

During hot July weather, be sure to mow your lawn to the appropriate height(about 3 inches). This reduces water loss and helps lower soil temperatures. Leave clippings on the lawn to decompose.

Snapdragons should be pinched back after blooming to promote a second flush of bloom.

When drought hits, if you cannot water roses don't do anything. Fertilizing, pruning, applying pesticides or even cutting flowers can harm plants that are water stressed.

August

Turn up the a/c, get back on the sofa and order bulbs for fall planting. As you select your flowering bulbs to plant this fall, keep in mind that larger caliber bulbs give big, showy displays, but cost more.

Cut dead bloom stalks off daylilies as soon as the last bud blooms.

Pull weeds.

Water beds once a week if there is no rain, and lay mulch if necessary.

Water your plants several hours before applying pesticides, especially during dry weather. Drought-stressed plants have less water in their plant tissues, and the chemicals that enter the leaves consequently will be more concentrated and may burn the leaves.

**NOBODY SELLS
LAKE CHRISTOPHER**

better!

Sharon White
your Neighbor, your Real Estate Professional

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 williamwood.com/sharonwhite

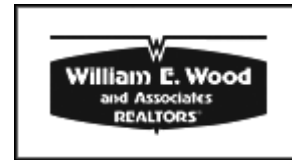
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REAL ESTATE NEWS
 by: Sharon White, ABR, GRI, Realtor
your Neighbor, your Real Estate Professional



BUYING vs RENTING

Buy or rent? That is a question that many people ask Here is information that may help with that decision.

Interest rates are at historic lows...today's rate is around 4.5%. That means for a home priced at \$300,000 the House payment would be about \$1520 per month. A house priced at \$275,000 the payment would be about \$1393. House in Lake Christopher are renting between \$1400-\$1800 per month.

You do the math!

There are pros and cons to both sides.

The pros of Buying are the tax benefits and you will be building equity. You can remodel and landscape to your liking and needs. You will be establishing roots as you become part of the neighborhood. You can have pets on your own property and put up a fence for them.

The cons to renting are the same as the pros to Buying...you get no return on your investment and you will have limited say-so about how you can personalize the property to make it feel like your own. Many times pets are not allowed. Rent is often more than a monthly house payment. The pros: your landlord will be responsible for most repairs and you can move out easily at the end of your lease.

We are in a Buyers Market. Sellers are negotiable on Terms and helping with Buyers Closing Costs. Interest rates are low.
Now is one of the best times in recent history to Buy a Home!

paid advertising by Sharon White
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 5308 Indian River Rd Virginia Beach, VA 23464
 757-286-9375



**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 of homeowner _____

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 _____



Congratulations...

Alison Lindgren of Shorebreeze Ct. was named Female Athlete of the Year for Virginia by the Virginia High School League. The award was presented in Charlottesville and included a Princess Anne Revere Bowl and a scholarship check. A smaller version of the bowl will be on display at Tallwood High School

STORM DAMAGE

Almost all of us were affected in some way by the recent wind storms; mostly broken branches and plant debris. It is the homeowners' responsibility to remove broken branches and fallen trees that originated on their property. When possible cut branches in 4 foot lengths and bundle them for pick up at the curb. The association will take care of damage at the parks and along fence line. And please, sweep up the streets in front of your home to prevent run off into the lake.

NEIGHBORHOOD WATCH

June is 're-register as a Neighborhood Watch Community' month. It's time to get reacquainted 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).

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.

Attention Residents: Change of Info!

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

If, however you would like to receive the Legacy by email, please fill out this form and drop it off to: Donna Christensen, 1441 Lake Christopher Drive or email: cldochris@earthlink.net

Name: _____

Address: _____

Phone: _____

Email: _____



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