



the Legacy the Legacy

A journal of the lake Christopher homes association
November 2011

BOARD OF DIRECTORS AND COMMITTEE CHAIRS

Sally Parsons, President
Gary Butterbaugh
Donna Christensen
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Nathan Lutz
Elias Logothetis
Sharon White
Steve Rogovich
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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 January issue
is December 23rd.

2012 ASSESSMENTS

Annual Lake Christopher assessment bills will be mailed to you in December. If you want to set up a payment plan, contact the manager before the payment is due.

Algae Bloom...We're trying

Now that the cold weather is here, we do not have to worry so much about algae growth but spring will be coming before we know it. By cleaning up the curbs and winter lawn debris we keep the build up out of the storm drains and the lake. Use only biodegradable products for washing cars or cleaning other equipment. **Please, do not dump gasoline or oil into the storm drains.** Be vigilant in picking up dog waste and keep the board informed of excessive numbers of waterfowl. Think about setting up an "urban buffer"; this is a section of plantings along the curb line. The buffers keep the water that falls on your property on your property. Read the article under Garden Club News.

**Check out the Garden Club
Poinsettia Sale
December 3, 2011 9am
1508 Lake Christopher Dr
"...the most beautiful poinsettias
in Virginia Beach."**

**Stop by and visit with neighbors and
bring a friend. Garden Club members will be
there to assist you. Come early for best
selection.**



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

**TEN WAYS TO CREATE
 WEALTH WITH REAL ESTATE
 (HowMoneyWorks.biz)**

- Buy Residential Properties:
 Stay away from land and
 commercial

Real estate unless you are an
 experienced investor or are buying
 as a business Buy mainstream
 houses that are at or below the
 average sales price: Avoid high
 priced or unusual properties

- Buy houses with a minimum of
 3 Bedrooms and condos/Townhomes with
 at least 2bedrooms. If possible, buy properties with a garage.
- Don't buy with partners unless you have to: If you do, make sure they have the
 same goals and values that you do and have job or financial stability.
- Believe in the Long Run: Real Estate Markets are cyclical but the long term trend
 has
 always been appreciation.
- Take care of the property and it will take care of you. Make sure it is properly
 maintained and kept In good condition. If you don't like Property Management then
 hire a professional.
- Put time on your side: Don't wait to buy Real Estate, buy Real Estate and wait!
 If you don't have the down payment money, make a plan and a commitment to start
 saving to get it. Investment loans generally require about 20% down.
- Never have more monthly debt per property than you can pay out of savings for
- Work with knowledgeable people: Pick a Realtor, Accountant, Attorney and
 Property Manager who are knowledgeable at what they do.
- Have a Goal and a Plan: Develop your goals and a plan to achieve them.

Paid advertising by:
 Sharon White, ABR, GRI, Realtor
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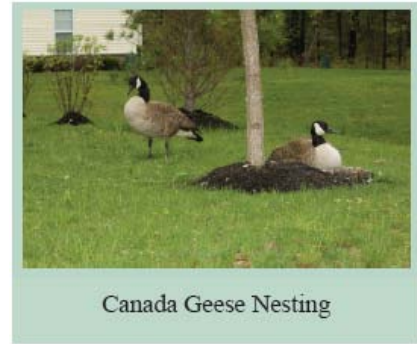
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They're Baaaack...maybe

Several (up to 63) Canada geese have been spotted on the lake and their leavings have been building up in the parks much to the chagrin of our regular beachgoers. We're not sure that they will stay but we have instituted some procedures in the landing park to discourage them from staying. A fence is placed in the water along the beachline to keep them from coming onto the beach at night. We have also experimented with some kitchen pepper sauce sprayed on the grass to discourage feeding. So far these have worked. We ask our friends along the lake front to discourage nesting next spring to prevent the proliferation of these birds taking up residence in Lake Christopher. The migratory birds are welcome but hopefully, they'll keep on going. For more information on this and other goose matters check out http://www.aphis.usda.gov/wildlife_damage/downloads/canada_goose.pdf



Garden Club News

At last month's meeting, a volunteer program was instituted to help clean up the entrance ways into Lake Christopher. The contracted landscaper does a good job when they are on the job, but trash seems to accumulate out of thin air overnight. The members have taken it on themselves to stop and pick up trash at the entrances when coming in or going out of the neighborhood, or on our daily walks. We hope all of you will join us in doing a little bit to insure a clean neat appearance to our neighborhood. Thank you.

Schedule: call 635-4532 for locations

Monday, November 7, 2011 - 7 pm Water Quality Through Horticulture, with Master Gardener, Mary Ann Kincaid

Saturday, November 26, 2011 – 10 am – Create Swags for Community Entrances

Saturday, December 3, 2011 – 9 am to 3 pm - Poinsettia Sale

Monday, December 6, 2011- 7 pm Holiday Dinner and Ornament or Decoration exchange. Location - Ruby Tuesday

December 15 to 17, 2011 - Holiday Decoration Judging

Monday, January 9, 2012 - 7 pm Flower Arranging at Fairfield Florist

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

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

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

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

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

Gardening By the Month...

NOVEMBER

- Now's the time to plant **paperweight narcissus, hyacinths and amaryllis (indoors)** for beautiful color and aroma on New Year's Day!
- mulch **roses** and other shrubs
- Wrap plants in **burlap** for winter protection. **Do NOT use plastic!** They can't breathe any better inside plastic than you can.
- If you haven't **fertilized** your lawn or garden yet, now's the time!
- **Water your trees and shrubs** until the ground freezes.
- check them for **diseased foliage** and remove it. Remember anything diseased should go into the garbage, NOT the compost.
- Are you planning to plant your **live Christmas Tree**? Dig the hole now, then cover the hole and the dirt you removed, so you can easily plant it when the time comes.
- **After chrysanthemums** are killed by frost, cut them down in preparation for winter. Apply a 2- to 3-inch layer of loose mulch, such as leaves, after the ground has frozen.
- **Take a walk** through your garden as the fall season winds down. Take time to reflect on the successes and failures of your gardens this year. Make notes about new things to try, and things to fix next spring.

DECEMBER

- Plant your **pre-cooled bulbs** in pots for some wonderful indoor color. Put them first in a cool and dark spot to begin growing roots. Water them, so they don't dry out.
- Remove decorative foil from **gift plants**. Set the plants into waterproof containers, after placing a layer of gravel in the bottom (of the outside pot) so the plant doesn't sit in water. Plants are far more harmed by too MUCH water, than too little!
- **Poinsettias** should be in moist, NOT wet soil.
- Fertilize **houseplants**.
- Save **hardwood ashes** to amend the soil in the spring.
- Think about gardening tools, equipment and books as **Christmas gifts**.
- Go to a **gardening seminar**.
- **When a freeze** is expected, cover winter vegetable crops with cloth.
- **Rake leaves** off the lawn.
- **Fertilize** trees.

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WATER QUALITY THROUGH HORTICULTURE

Mary Ann Kincaid

Virginia Beach Master Gardener Water Steward

Goals

- Keep the water that falls on your property, on your property.
- Keep your garden looking great using the least water you can.

Horticultural Tactics

- Improve your soil.
 - .Compost
- Get rid of some lawn
 - .Make garden or mulch beds
- Create a buffer
 - .Urban buffer – between your front lawn and the street gutter.
 - .Riparian buffer – between your back lawn and a body of water
- Build a rain garden
 - .Capture water running into a low spot in a rain garden designed to hold the water a day or two.
- Keep plants with similar sun/water needs together.
 - .Keeps the plants happy and saves water.
- Add mulch
 - .Use organic mulch, 2-3” deep





**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: 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 7:00P.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 info to us asap. Thanks.

Attention Residents: Change of Info!

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

If you would like to receive the Legacy by email, or have any change in information, 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: _____

