

The Legacy



August 2010

<http://lakechristopherhomes.com/>

Happy Summer everyone...

This has been a hot one. But that doesn't keep our residents from enjoying a walk, bike ride, swim or sail. The lake quality is great and it is great to see so many enjoying the pleasures of our major asset. Take some time to appreciate the work of the individuals who make it such a pleasure for us all.

Thanks to Gary and Kathy Butterbaugh for treating the lake in time to catch the algae before it bloomed.

Thanks to the Virginia Department of Wildlife for relocating our family of geese to more appropriate locales.

Thanks to Les Murfin, our Maintenance Chair and Chip Laugerman, South Beach landscaping for coordinating so well during the fence construction project. There were a few glitches but overall, the project went well and efficiently.

Thanks to Jenny Pfeiffer and her intrepid band of attendants who are doing such a great job not only with checking residencies, but keeping the parks looking as nice as possible.

Remember: Beach tags are required when residents visit the parks. If lost or found, please notify the Property Manager's office with the number so it can be returned to the owner. Residents must accompany their guests at the park. Do not give your tag to a non resident.

Thanks to all the walkers and riders who pause to pick up a carelessly discarded piece of trash along their routes. **You know who you are and we appreciate you!**

4TH OF JULY...We would like to thank the following individuals for making the 2010 4th of July picnic a complete success.

- **Patrick Byrd** – The Best DJ in town
- **Malbon's Catering** – excellent food
- **Sharon White** for donating some very nice door prizes.
- **Rooney Rainey and Donna Christensen** – for help in collecting money, and help at the picnic
- **Bill Rainey, Bob Cantrell, Clark Christensen, Elias Logothetis, Rich Lindgren, Les Murfin, and others who set up and take down the tables and tents.**
- **Geri Linneball and Kathleen Cantrell** for serving the cake.
- **Jenny and Markus Pfeiffer** for filling in the blanks.
- **Karen Cagni** and Providence Presbyterian Church for help with ice and drinks.
- **Juanita Summers**, volunteer coordinator.
- **Greg Huhn**, party coordinator, for such a nice party on a tight budget..

Party Etiquette...

Many parties have been scheduled this year and we hope all have been enjoyable. To ensure the enjoyment of non party-goers who also may be in the park at the same time, please confine the consumption of alcoholic beverages to the shady area next to the parking lot and not at the beach side or in the playground.

Hail and Farewell

Les Murfin is leaving the Board of Directors for personal reasons. Gary Butterbaugh has been appointed to fill a position on the board until the annual meeting. As we were already short one member at the beginning of the year, we would welcome the application of one more resident to fill out our roster. If interested, please contact Gayle Pinero, property manager, at 486-6000.

Fall Garage Sale

The next sale is scheduled for Saturday, October 3. An ad will be placed in the newspaper thanks to the members of the Garden Club so all you have to do is open up your garage door and wait for the onslaught. If you would like to donate your leftovers to charity, a truck will be around after 3 pm to pick them up. Just leave them at the curb in front of your house.

Back to School

It's hard to believe school will be starting again in a couple of weeks. Please be on the lookout at the bus stops and for the kids who will be walking to school.

Revised Architecture Guidelines

Please note the new edition of the Architecture Guidelines. They are posted on the website and copies are available from the Property Manager's office, 486-6000.

495-6446

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**Bring in this ad for a Free Lumbar
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Valid through Dec. 31, 2010 at the Kempville location.

Attention Residents!

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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REAL ESTATE NEWS

by: **Sharon White, ABR, GRI**
William E. Wood & Associates Realtors

your Neighbor, your Real Estate Professional

How do Realtors help Sellers determine how to correctly price their homes for sale?

Why do some houses stay on the market so much longer than others?

These are just two of the many questions I have gotten from my Lake Christopher neighbors recently. Whether they are looking to sell their homes or just trying to keep up with neighborhood values, it is always good to be informed.

To answer the second question, it always depends on the Sellers expectations. If the Seller wants more than the "going price" in the neighborhood, it is common for the house to sit on the market longer than normal. Condition of the house and upgrades (especially kitchen, baths, vinyl siding, windows and roofs) are also factors.

Which brings us to question #1....how do Realtors help Sellers determine the correct price point when they list their homes to sell?

There is always the common CMA...Comparative Market Analysis, which shows what homes like theirs have sold for over the past 6-12 months.

There is also a "New Tool" to help Sellers price their home correctly that William E. Wood agents are using and it is called Absorption Rate Pricing. By using this method, Sellers can see exactly the price point at which they need to be. Here is how it works:

Lake Christopher Absorption Rate Pricing for the Past 12 months;
8 Current Active Listings in Lake Christopher
12 Sold Listings over the past 12 months so in the last 12 months, 12 homes have sold or 1 per month. Divide the number of active listings (8) by the number of homes sold per month (1) and that gives us an 8 MONTH INVENTORY of homes for sale in Lake Christopher

The average sales price has been \$280,000, average square footage 1939, with the upper price of \$305,000. With 8 months inventory on the market, a Seller can then use that information to decide where to price the house...at the top of the price point, mid range in the price point, or at the lower range of the price point. If the Seller prices the house above the recommended price point, it has an even longer chance of sitting on the market.

If you would like more information regarding our market in Lake Christopher or any other area, I am easy to reach. Email:
sharon@sellshmsz.com
phone: 757-286-9375

paid advertising by Sharon White

Garden Club News

September Meeting – Monday, September 13th
at 7:00 p.m.

Ice Cream Social at the home of Maureen Flanagan, 1552 Lakeport Court. Bring your favorite topping to share, ice cream will be provided.

We will be organizing the program for the year and volunteering to host or co-host our meetings.

Annual Dues of \$10.00 is collected at this meeting.

The October Meeting will be on Monday, October 4th at 7:00 p.m. Check the Lake Christopher web site for the location and topic.

The Garden Club welcomes any resident to join us on the first Monday of the month at 7:00 p.m. for an evening of discussing gardening ideas and neighborly socializing. For more information, contact Sue Edwards, President, at 495-3551 or smewalks@aol.com.

Congratulations to our Yard of the Month Winners:

June Yard of the Month
Mary Ann and Jim Kincaid
1549 Beechwood cove

June Honorable Mention
Nathan and Shana Lutz
1545 Edgewater Drive

July Yard of the Month
Dick and Cheryl Montgomery
1724 Lake Christopher Dr

July Honorable Mention
Henry and Carol Mitchell
5417 Brookfield Drive

PLACE AN AD IN THE LEGACY

Want ads, For Sales, Lost and Finds, 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. Other sizes are available.

Call Donna Christensen, 495-3996 for more information. Deadline for the October issue is September 23rd.

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.

Manager's Address:

Gayle Piñero, Select Group, Inc., 2224 Virginia Beach Blvd, Suite 201, Virginia Beach, VA 23454. Email: gayle.pinero@theselectgroup.us

BOARD OF DIRECTORS

Gary Butterbaugh	289-8032
Donna Christensen	495-3996
Greg Huhn	963-7356
Rich Lindgren	495-8289
Nathan Lutz	986-6964
Elias Logothetis	495-6539
Tim Short	471-1231
Juanita Summers	575-6777
Steve Rogovich	467-9790

To the residents of
LAKE CHRISTOPHER HOMES ASSOCIATION

There have been numerous complaints of residents throwing cigarette butts and other trash items to the ground in the parks and recreational areas throughout the property. Not only is this practice unsightly, but poses as a potential fire hazard.

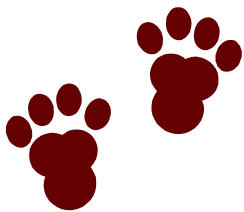
We kindly ask that residents refrain from feeding the water fowl in the parks. This encourages the birds to take up residence in the lake and causes a health hazard with their droppings. We would ask the homeowners on the lake to take this into consideration when the intention is to help our feathered neighbors. Not only is it not good for the lake, it is also not good for the birds to feed them food scraps.

P L E A S E B E C O N S I D E R A T E !

There have recently been reports concerning the improper disposal of dog waste within the community. Please think of the health and safety of your fellow residents and their dogs when you take your dog for a walk. Dog waste is unpleasant and a health risk! Some risks associated with dog feces are blindness in children due to Toxocariasis, and the transmittal of parasites such as tapeworms and other diseases from one pet to another.

We are asking all pet owners to ensure that dog waste is promptly removed and properly disposed of at all times.

T H A N K Y O U !!!



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