

the Legacy the Legacy



A journal of the lake Christopher homes association

December 2010

NEW SIGNS FOR A NEW FENCE IN THE NEW YEAR

The Board is researching new entrance signs for Sand Pebbles, Captains Run and Quarry Lane. As most of you know we held a design submission period last summer so that all residents would have an opportunity to present an idea on paper for the project. Unfortunately, we did not receive anything on paper but the general feedback from discussions among neighbors was to have something that would be similar to the old signs or like the design we had for the Lake Christopher T-shirts. We had a sign company, **Signs By Tomorrow**, come and give us an estimate for signs very similar in size and shape to the old ones to give us an idea of how much money we were looking at.. The price came in a bit high but it was a good start for our research.

Since then, Elias Logothetis, one of our board members has been working on getting this visual ready for you to see and make comments. We think we have a visual for our entrances of which we can all be proud.



The overall width and height of sign is 84"x34-1/2". The rectangular panel dimensions are 84" wide by 28" high. Logo diameter is 20-1/2". Letter height is 8". Overall sign thickness is 1" high density urethane sign foam. Sign background is in blue, routed to give the appearance of wood grain. Logo and lettering are in white. The signs are sturdy and permanent but light enough to be attached to the fence.

We look to send out solicitations for bids in January; we would appreciate any comments or suggestions be submitted in writing to the property manager's office by the end of this month.

**ANNUAL MEETING
OF THE LAKE CHRISTOPHER HOMES ASSOCIATION
TUESDAY, FEB 1 2011
BRANDON MIDDLE SCHOOL
CAFETERIA
7:30 PM
SIGN IN STARTS AT 7
COME A LITTLE EARLY SO WE CAN START ON TIME**

Garden Club News

The results of the judging for the Harvest/Halloween Decorations are as follows:

First Place - Don and Sondra Hill,
5216 Shore Breeze Court

Honorable Mention - Derek Nobriga and Theresa Van Nostrand,
1548 Beechwood Cove

December 15-17, 2010 – Judging for the Holiday Decorations

January 10, 2011 – Flower arranging at Fairfield Florist at 7:00 p.m.; cost to be announced, probably about \$15.00 to \$20.00

February 7, 2011 – 7:00 p.m. Program: Bee Keepers
Location: 1488 Lake Christopher Drive

March 7, 2011 – 7:00 p.m. Program: Lawn Care – “Green but it is not grass”
Location: 1513 Beachview Dr.

We welcome all Lake Christopher residents to attend our meetings. For more information, contact Sue Edwards, President, at 495-3551 or smewalks@aol.com.

ANNUAL ASSESSMENTS

The annual dues assessments will be mailed to you shortly along with a copy of the 2011 Budget. Payment in full is due by January 1st.

If payment is not received by January 31st, a late fee will be added to the amount owed.

Please make sure you do not overlook the assessment letter from the Select Group.

Your neighbors are counting on you to have the payment in on time.

Members of LCHA will be denied voting privileges at the Annual Meeting and access to the parks if dues are not paid.

Renters: the assessment bill for your property will be sent to the owners of the house or their agent. You will, however, be denied access to the parks this summer if the assessment is not paid

Financial Disclosure

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.

Thanks

At this time of year we would like to thank the following sponsors who helped publish the Legacy and provide valuable services to our community:

Sharon White, realtor
Alan Price, realtor
Dave Detwiler, Heating and Air
Jim Livsey, computers
Mechanical Services Company
Postnet, printing services
Boardwalk Arts and Gifts
First Colonial Inn
RoofGlo, Inc.
Angel Wings Tree Service
Edward Jones, financial services
Habitat for Humanity Thrift Stores
Southeastern Physical Therapy

Happy Holidays
and a
prosperous New Year

REAL ESTATE NEWS

By Sharon White, ABR, GRI, Realtor



Your Neighbor, your Real Estate Professional

*****2010 Year in Review*****

15 Houses SOLD year to date

Highest Price: \$305,000 2650 sq feet, days on market- 128

Lowest Price: \$191,000 1292 sq feet, days on market-1

Average Price: \$271,700 1938 sq feet, days on market- 61

2 Pending Listings

Both are foreclosures priced at \$228,900 and \$249,900

There are 6 Active Listings in Lake Christopher

Low: 5220 Captains Run at \$229,900

High: 1725 Lake Christopher Dr \$309,000

Average Listing Price is \$282,600

With a total of 23 listings year to date

NOBODY SELLS
LAKE CHRISTOPHER
better!
Sharon White
your Neighbor, your Real Estate Professional
REALTOR®, ABR, GRI - RESIDENTIAL SPECIALIST
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Do Foreclosures Really Impact Home Prices?

Foreclosures have had a tremendous impact on housing prices on the market. This past year, Lake Christopher residents have felt this decreasing of values to their Properties as Foreclosed Homes bring lower and lower selling prices.

Here is what **The Wall Street Journal** reported in an article on Sept 13th....

The speed at which house prices fall over the next few months could depend less on mortgage rates and Americans' appetite for home buying than on how banks decide to manage the huge number of foreclosed homes they own or may take from delinquent borrowers in the near future. **Unlike home owners, banks often are much quicker to slash prices to unload properties quickly. The upshot is that, the more homes being sold by lenders, the faster prices tend to fall.**

Following is a history of foreclosed properties in Lake Christopher for 2010:

1461 Lake Christopher Dr Listed for \$250,000 - 2260 sq ft, 4 BR 2.5 baths

5440 Brookfield Dr Pending/Listed for \$228,900 - 2052 sq ft, 3 BR 2.5 baths

5209 Quarry Lane Pending/Listed for \$249,900 - 2382 sq ft, 4 BR 2.5 baths

1621 Lake Christopher Dr SOLD for \$191,000 - 1700 sq ft, 3 BR 2 baths

1525 Quarry Court SOLD for \$236,000 - 1882 sq ft, BR 2 baths

Sharon White, ABR, GRI, Realtor

757-286-9375

If you would like more information regarding our market in Lake Christopher or any other area, I am easy to reach
sharonsellshmz@cox.net

757-286-9375

paid advertising by Sharon White

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 February issue is January 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.

BOARD OF DIRECTORS AND COMMITTEE CHAIRS

Gary Butterbaugh

Donna Christensen

Greg Huhn

Rich Lindgren

Nathan Lutz

Elias Logothetis

Tim Short

Steve Rogovich

Property Manager

Gayle Pinero, The Select Group

2224 Virginia Beach Blvd., Suite 201,

Virginia Beach, VA 23454

Phone: 486-6000 FAX: 486-6988

EMAIL: gayle.pinero@theselectgroup.us

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: _____

