

The Legacy



March-April 2010

lakechristopherhomes.com

LAKE CHRISTOPHER

HOMES ASSOCIATION

Annual dues were
payable by

January 1, 2010

Late fees applied as of
February 1, 2010

If dues are not paid or an
arrangement made with the
Property Manager's office,
all park privileges will be
revoked.

LAKE CHRISTOPHER FORMS ON LINE

If you need an:

Architectural request,

Party permit,

Copy of the
Architectural Guidelines
or

Rules and Regulations
of the Parks,

Go to

<http://lakechristopherhomes.com>

Is winter ever going to end? I know the ground hog said mid March but surely we'll see a preview or two before April.

The Annual Meeting of the Association, to have been held in early February had to be cancelled due to snow and was held in March 2 instead. It was another rainy – snowy night and only about 40 home were represented. Lake Christopher has kept up its value and quality of life because of constant homeowner interest in maintaining the quality of the neighborhood. Let's not get slack because of a little bad weather.

Those who attended the meeting were treated to a discussion from Bob Dyer, long time Lake Christopher resident and member of the Virginia Beach City Council. With tough times going on now and for the foreseeable future, many unpopular and difficult decisions will have to be made by the City. He and the Council have agreed, however that certain things cannot be sacrificed. They include Public Safety, schools and infrastructure. Homeowners can get the latest information straight from Bob and other city officials by attending his monthly community action meetings, held every 4th Thursday at 7 pm at the Glenwood Community Center.

Two new Board members were elected; Greg Huhn and Juanita Summers. We say farewell from the Board to Dick Schwartz, Jennifer Pfeiffer and Mitch Stevens. At the regular meeting of the Board on March 22, Officers and committee chairs will be chosen and a list will be published.

Financially, right now we are in good shape. We're almost fully funded in the Reserve Fund but we will need some improvements and repairs, specifically new perimeter fencing and parking lot resurfacing. The new installations will take place in phases so as not to overburden members with

Lake Christopher
Community Wide Garage
Sale

Saturday, May 1st

9:00 a.m. - 3:00 p.m.

No fees, and a charity will be
picking up leftovers at curbside
directly after the Sale.

special assessments. The dues however will have to be raised somewhat next year to compensate the Fund.

Les Murfin, Maintenance chair is researching materials and expenses. He's looking into composite materials which resemble the current fencing but with a lifetime over twice as long as wood. It is hoped that the first phase be started this year and all replacement be completed within three years. Placement will be the same as the current fence with no loss of property to the perimeter homeowners. The first phase will include Indian River Road and Sand Pebbles perimeter. We depend on homeowners to report any damage seen to any of LC's assets as soon as possible to the Property Manager's office.

What's the story on the lake? The annual question. For those new homeowners who may not be familiar with the story, Lake Christopher was originally a "borrow pit". The state dug it out of farmland for construction use on Interstate 64. They dug until they hit a natural spring and the water started filling it up. You will probably hear stories of cranes and cars being in the lake. So far we have only found a dumpster which was removed years and years ago. There was a car or two which were accidentally or not driven into the lake but they were promptly removed. We have occasionally sunk some used Christmas trees and cinder blocks to create fish blinds or cover for the small fish, but they are in very deep (35 feet) water and out of the way of swimmers and water craft. BTW, only sailboats and small electric motors are allowed in the lake. The water quality is consistently good for swimming and fishing. As in any natural setting, you will find the occasional creature sharing your swimming space; fish, turtles, ducks and once in a while a muskrat or two. So far we have found no predators if you don't count the geese (talk about ill-mannered creatures!).

Speaking of ill-mannered creatures, some of our more rebellious natured adolescents tend to exercise their right to free speech in a most odious way, especially around younger children and their parents or grandparents. This behavior is commonly seen when the adolescents gather in groups of two or more. If you look at the Parks Rules and Regs, this behavior is prohibited and if reported and found to be true, the offending party or parties and all guests will have their park privileges revoked.

Note: Please keep the tags you were issued last year, they will be checked again this summer and replacement is fairly expensive. Get more info from the property manager's office.

The summer Park Attendants will be resuming their duties Memorial Day weekend part time and full time when school is dismissed for the summer. They will be checking your tags* for current status and helping to maintain the appearance and cleanliness of the parks. This is also the responsibility of each homeowner to pick up after themselves and dispose of trash in the proper containers. The Park Attendants are not Lifeguards or babysitters. Children should be supervised by their parents or another responsible adult. Unaccompanied small children will be sent home. No one should swim alone. When the Park Attendants are not on duty, the parks as well as the whole neighborhood are regularly patrolled by our security company, City Wide. Again they will be checking for residency and unusual activity. Please be cooperative.

Lake Christopher is consistently one of the safest communities in Kempsville. There is, however, "sign" of gang activity as demonstrated by the various graffiti art in the area. We are told this is to notify other gang members of the level of safety for their activity and should be removed as soon as possible. Favorite areas for graffiti seem to be the utility boxes and street signs. The fences seem to take a beating also. Call the graffiti hotline: 385-4421. Even if the graffiti has been removed by the homeowner or other parties, call and report it so the city can keep track of where it is popping up.

Let's all watch out for one another. Take some time to get to know your neighbors and keep an eye on each other's property. Join Neighborhood Watch. Be visible outside your house and at the parks. Let anyone unfamiliar to you know you are watching; preferably within close distance to your house and cell phone in hand. Do not confront suspicious persons! Call for help or 911. Observe all you can so you can give a good description; height, weight, color, clothing, car, license.

Let's get Spring off to a good start and look forward to a great Summer with our families and neighbors around the lake. If you want to know more about what's happening here in Lake Christopher or more about how we maintain our great lifestyle, feel free to attend any of the monthly meetings held by the Board of Directors. Time and place can be obtained from the Property Manager's office or by calling any of the Board members.

Virginia Beach Master Gardeners' PLANT SALE

**9:00 am - 3:00 pm
Saturday, May 8, 2010
(Rain or Shine)**

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Lake Christopher Garden Club March/ April 2010

Yard of the Month judging starts in April and two homes will be selected each month to display the Winner Signs. Judging criteria include:

- ✓ General appearance of the home as viewed from the street.
- ✓ Trash receptacles out of sight.
- ✓ No weeds in driveways or sidewalks
- ✓ Color and creativity

Good luck and happy gardening!

April 5th at 7:00 p.m.

at Maureen Flanagan's home,

1552 Lakeport Court,

Painting Flower Pots.

Bring a flower pot to paint; paint will be provided and we will be in the garage so dress accordingly.

May 3rd at 7:00 p.m.

at Cheryl Montgomery's home,

1724 Lake Christopher Drive.

The Things We Do to Our Trees with Sherry Kern, a master gardener

June 6th (Sunday) 5:30 p.m.

at Geri Linneball's home,

1476 Lake Christopher Drive.

Potluck supper with spouses/significant others

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 socializing. For more information, contact Sue Edwards, President, at 495-3551 or smewalks@aol.com.

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## 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.

## RoofGlo Incorporated

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\*35% off applies to Lake Christopher residents only

REAL ESTATE NEWS by: Sharon White, ABR, GRI, Realtor  
William E. Wood & Associates

your Neighbor, your Real Estate Professional

## Simple Landscaping Tricks That WOW Buyers!

**Size Trees and Shrubs to Scale:** these should be planted at the right scale to show off your house. Don't block windows, doors or other architectural features. Trim back if they are overgrown.

**Maintain a Perfect Lawn:** a lush green lawn demonstrates TLC and lets Buyers know you take care of things. Keep the lawn mowed and walkways edged.

**Add Splashes of Color:** spring and summer are the perfect time to add flowers. Don't overdo it though. Use a color scheme so there is a rhyme and reason to your garden. Pots on the front porch are a great way to greet Buyers. Be sure to pull those weeds and mulch those beds. No green thumb? Use ornamental grasses.

**Light up the Outside:** good illumination allows Buyers to see the home at night and adds drama. Uplighting can highlight trees. Low voltage lighting can brighten a front entrance or corners of the house.

**Add a Water Feature:** the addition of a water fountain is a great way to appeal to Buyers....and don't limit it to the back yard. The gurgling of water over rocks can hide street noise. Even a small fountain is worth the investment.

**Use Decorative Elements:** a new mailbox, pots of flowers, vines on a fence or trellis add cachet. Add a garden statue, a birdbath or wind chimes. Not too much though, a little goes a long way in saying

**"Welcome to my Home"**

For more information: 757-286-9375 sharonsellshmz@cox.net

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## Attention Residents!

The Legacy is available only 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](mailto:cldochris@earthlink.net)

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

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

Phone: \_\_\_\_\_

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

Business or Service you would like to include in the Legacy:

**495-6446**

5%Discount for Lake Christopher Homeowners

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A Lake Christopher Homeowner

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

### **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](mailto:gayle.pinero@theselectgroup.us)

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## BOARD OF DIRECTORS AND COMMITTEE CHAIRS

### **President/ Newsletter**

Donna Christensen  
495-3996 1441 Lake Christopher Dr  
[cldochris@earthlink.net](mailto:cldochris@earthlink.net)

### **Social/ Lake Maintenance**

Greg Huhn  
963-7356 1473 Lake Christopher Dr  
[Kahuhna1@yahoo.com](mailto:Kahuhna1@yahoo.com)

### **Secretary/ Neighborhood Watch**

Rich Lindgren  
495-8289 5184 Shorecrest Ct  
[redsoxfan007@aol.com](mailto:redsoxfan007@aol.com)

### **Treasurer/ Park Security**

Nathan Lutz  
986-6964 1545 Edgewater Dr  
[Phidelt84@aol.com](mailto:Phidelt84@aol.com)

### **Litter Control/ Maintenance**

Elias Logothesis  
495-6539 1549 Waff Road  
[e.logothesis@att.net](mailto:e.logothesis@att.net)

### **Maintenance**

Les Murfin  
479-8649 1528 Beachview Dr  
[lmurfin@cox.net](mailto:lmurfin@cox.net)

### **Vice president**

Tim Short  
471-1231 5408 Brookfield Dr.  
[rzzdad@aol.com](mailto:rzzdad@aol.com)

### **Maintenance, (landscaping)**

Juanita Summers  
575-6777 5224 Captains Run  
[juanitasummers@go.com](mailto:juanitasummers@go.com)

**Architecture:** Steve Rogovich  
467-9790 1612 Lake Christopher Dr.  
[stever@infionline.net](mailto:stever@infionline.net)

### **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](mailto:gayle.pinero@theselectgroup.us)



