

LAKE CHRISTOPHER COMMUNITY NEWSLETTER

The Legacy



MARCH / APRIL 2009

<http://lakechristopherhomes.com/>

Spring Community-Wide Garage Sale

Saturday, May 2



EASTER EGG HUNT

Saturday

April 11, 2009

LAKE CHRISTOPHER LANDING
(BIG PARK)

For children 10 and under and accompanied by responsible adult.
Prizes for bonnets, decorated bikes and more...

**LAKE CHRISTOPHER HOMES ASSOCIATION
ANNUAL MEETING MINUTES (Draft)
Tuesday, February 3, 2009
Brandon Middle School**

Board of Directors Present: Steve Azar, Donna Christensen, Elias Logothetis, Les Murfin, Sally Parsons, Jenny Pfeiffer, Dick Schwarz, Tim Short, Mitch Stevens

Architecture Committee Chair: Steve Rogovich

Management Company Representative: Gayle Pinero (The Select Group)

Association Attorney Representative: Leilani Adams

- **Call to Order:** 7:30 PM; Presiding: Sally Parsons, President
- **Proof of Notice:** Letters of Notice of the LCHA Annual Meeting were mailed to each homeowner of record prior to the meeting under cover letter dated January 20, 2009.
- **Declaration of Quorum:** Number of homes represented (in person and by proxy) – 56 (verified by Gayle Pinero)
- **Review of 2008 Minutes:** A motion was made, seconded and carried to accept the minutes as recorded.
- **Introduction of 2008 Board of Directors:** Sally Parsons introduced the current Board members and noted that each responsible for a specific committee would speak later.
- **Nomination of Candidates for Board of Directors:** The following persons (and their term of office) were nominated by the Nominating Committee composed of outgoing Board members:
 - **Rich Lindgren** (3 years), is a 20 year resident of Lake Christopher. He is a cabinet maker with two children at Tallwood High School.
 - **Elias Logothetis** (3 years), a current Board member, is a structural engineer, responsible for maintenance of public buildings.
 - **Nathan Lutz** (3 years), Nathan Lutz is a professional accountant and his wife is in the Navy.
- **Election of New Board Members:** There being three offices to be filled and three nominees, a motion was made, seconded and carried to accept the nominations on the floor by acclamation.
- **President's Remarks:** Sally Parsons, outgoing President, spoke briefly, thanking the neighborhood volunteers for their continued support of the activities of the Association. Sally then introduced Les Murfin to give the Treasurer's Report, followed by Committee Reports.

- Les discussed last year's budget of \$103,000 , including revenues from advertising in The Legacy. This budget was overspent, with about \$6,000 carried over from 2007 and about \$4,000 in outstanding dues not paid as yet. Total expenses for the year were \$112,000. The main causes for the shortfall was significant wind damage from several storms that downed sections of perimeter fencing with numerous posts needing replacement and trees blowing down that needed removal. The Board chose to fix the existing perimeter fence since it still has about 5 years of life. A large part of the shortfall also was due to the security company that was hired for the first time last summer. Residents' reaction to the security company has been extremely positive and they have been retained over the winter on a part time, on-call basis. It was stated in response to a question that residents can call the security company, with the telephone number posted on the website. In preparing the budget for 2009 the dues have been raised slightly to \$295 per home per year. Les next discussed the Long Term Reserve Account consisting of about \$127,000 in CD's. Questions were asked from the floor as to why the Association couldn't use these funds to replace the fence rather than continuing to replace parts of it. Les cited the total cost of a new fence and it was also stated that the Association is required to maintain a certain contribution for catastrophic damage such as from hurricanes. Another question asked about the use of artificial wood products for fencing. It was replied that the Board is continuing to look into this type of construction. Steve Rogovich noted that several homeowners have installed such fences with the approval of the Architecture Committee.

Committee Reports

- **Social and Recreation:** Mitch Stevens discussed the very successful July 4th party and his Santa Claus and Easter Bunny portrayals during the past year. He has been very dedicated in providing fun activities for the children of Lake Christopher. He stated that since this year is Lake Christopher's 35th anniversary that the July 4th party will be a special event. He said that the hamburgers and hot dogs were a big favorite this past year and will again be on the menu. The same DJ will also be in attendance.
- **Park Attendants & Website:** Jenny Pfeiffer is responsible for the operation of the parks, including managing the park attendants and scheduling the numerous parties held by residents at the parks. She noted that the use of the security company improved the conduct of persons at the park and significantly reduced non-resident problems. She asked for help from volunteers for park operation during the summer. This volunteer help was very important to the success last summer. She also stated that she is open to suggestions for the use of ID's, etc. for resident identification at the parks. Jenny also is responsible for the Lake Christopher website which she keeps current, posting The Legacy, LCHA Garden Club information, important telephone numbers, and other notices of interest to residents.
- **Neighborhood Watch/Hospitality:** Steve Azar spoke to the need for continued vigilance on the part of all residents. While crime is relatively low in our community, there have been some problems. He emphasized the need for residents to introduce themselves to their neighbors and be on the watch for suspicious activities around them.
- **The Legacy:** Donna Christensen stated that six issues of The Legacy were published last year. The small firm SPP is responsible for the publishing and mailing of The Legacy. This is a company that hires handicapped persons and they do a good job. The Legacy is also emailed to a number of residents and posted on the Lake Christopher website.

- Architecture:** Steve Rogovich commented on the numerous home improvements performed over the past year, including many large scale ones with several still to start. He noted that there was lots of termite damage to homes this past year. He said that the first home in Lake Christopher to be a total loss as a result of fire has been rebuilt and is very much in accord with the style of the neighborhood. He stated that the Association has gone to court on several occasions against homeowners who did not conform to the architectural guidelines for the LCHA. He said that the Virginia Beach Neighborhood Improvement and Preservation Office has taken an active role in policing our community. Recently they were notifying homeowners of issues with their houses as well as putting trash bins out too early the night before trash pickup. There was question about using synthetic wood for fencing or siding on homes. Steve said that this is permissible now that the material has improved so much and that several homeowners are already using it. The questioner said that the by-laws should be changed to explicitly allow the use of such material in addition to wood and vinyl. Sandy Flaus said that she had a problem with a violation notice she received concerning a trailer on the side of her house. She stated that she could not get a specific description of what was wrong and that no one returned her calls. Steve said that a notice should clearly indicate the violation and was surprised that this happened.
- Guest Speaker:** Mr. Bob Dyer, Virginia Beach City Councilman, Centreville District, was the guest speaker. He talked about the need for citizens to “get involved”. Specifically he mentioned the VBPD’s Advocacy Council that occurs on a monthly basis. He said that many issues are discussed at these meetings and that the many code changes that occur are explained. He also said that the 1st Tuesday of every month is “open mike night” at City Council meetings and that any resident can attend and sign up to speak about issues in their district or community. Bob said that traffic is a problem in our district with Indian River having the highest traffic rate of any street in the city. He said that Centreville district home assessments will be consolidated into a unified website with information available to the residents. He will host a town hall meeting in March to discuss issues relevant to the district. A question was asked from the audience about light rail in Virginia Beach. Bob said that he is pushing for a referendum on the issue. He also talked about the Lynnhaven Parkway cut-through. He noted that it is one of the top 10 road priorities in Virginia Beach. However, road funding in general is an issue and the city needs to hear from Richmond as to funding. A question was asked about the property owned by LCHA across Lynnhaven but nothing new has occurred.
- Old Business:** Patty Rapp opened this part of the meeting by expressing her concerns about discontinuing The Legacy and directory in hardcopy. The Board of Directors had made a decision to discontinue the hardcopy and post it on the website, with email copies available. Patty is concerned about how many people will actually go to the website to read The Legacy. Duncan Bell’s email was referenced by Patty although he was not in attendance. Tim Short, Vice-President said that if the shortfall of \$4,100 in assessments is recouped that we would be able to revisit the issues. He emphasized that we are taking a stronger stance with respect to the collection process and late payments by residents of assessments. One issue is that while we sell ads in The Legacy, this cannot be counted as revenue even though there is a budget line item. Paul Flanagan stated that he sold ads and the money was always there to provide a subsidy for the publication of The Legacy. Mary Ann Kincaid asked that we reconsider the issue and print The Legacy, asking that we whatever we can to keep it. Another member of the audience stated that a lot people who read it were not at the Annual Meeting. With the issues on collecting the assessment, funding is the problem and one resident asked if printing it 4 times instead of 6 would help.

Patty Rapp rejoined the discussion stating that the directory is even more important. She cited the use to contact neighbors when emergencies occur. A motion was then made, seconded and carried after discussion to find the money to produce a directory. During the discussion it was offered by Sally that perhaps it could be produced every other year instead of yearly. A second motion was then made, seconded and carried after discussion for The Legacy to continue in hardcopy form with the Board of Directors deciding whether it should be 4 or 6 times a year. A final statement from a resident was that “we should not be penalized for non-payment (of dues) by some people”.

DO YOU ENJOY GIVING BACK TO YOUR COMMUNITY?

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If the idea of showing hospitality to visitors appeals to you, the Virginia Beach Convention & Visitors Bureau offers several exciting volunteer opportunities. Make our visitors feel at home, meet people with common interests and show them how to *live the life!*

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### Computer Companion At Home

**Jim Livsey – 409-2597**

Long term Lake Christopher homeowner  
[JimLivsey@ComputerCompanionAtHome.com](mailto:JimLivsey@ComputerCompanionAtHome.com)

***Let me show you how to get the  
most out of what you have.***

## Garden Club Events

**March 2, 2009 Meeting at 1441 Lake Christopher Drive** Time: 7:00 p.m. Program: Herbal Pantry  
Speaker: Billi Parus

**April 6, 2009 Meeting at 1517 Saybrook Cove** Time: 7:00 p.m. Program: Flower Pot Painting

**Saturday, May 2, 2009 Yard Sale: 9:00 a.m. to 3:00 p.m.**

**May 4, 2009 Meeting at 1720 Lake Christopher Drive** Time: 7:00 p.m. Hardscaping - Tour Cheryl Montgomery's Yard Speaker: Fred Kirste of Living Color Landscapes

**Sunday, June 14, 2009** Time: 5:30 p.m. Potluck with Spouses/Significant Others 1472 Lake Christopher Drive

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.

### YARD OF THE MONTH JUDGING STARTS IN APRIL!

Start sprucing up those yards, not only for your own satisfaction, but for the benefit of all who live in the neighborhood. Signs will be posted on the winner and runner up's lawn. Judging criteria include, but not limited to:

Neatness and balance of landscaping and use of color

Trash containers out of sight

Paved areas and flower beds free of weeds

Home must be in compliance with existing Architectural Guidelines

Good Luck and Happy Gardening.



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Please contact Stacy Kenyon, Certified Senior Advisor



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purse, carry it close to your body. Do not place the strap across your body or over your shoulder.

- Be conscious of people just “*hanging around*” anywhere, or groups just sitting in a parked vehicle.
- Notify the police immediately of strangers hanging around your community for no apparent reason.
- Take the profit out of robbery by not carrying large sums of money, or credit cards on your person whenever possible.
- Vary your routine; don't do the same thing at exactly the same time everyday. You never know who may be watching your activity.
- Lock your car doors when your vehicle is unattended, even if you will be out of it for a “minute.”
- Do not leave valuables in your vehicle. If you must leave packages in your car, place them in the trunk.
- Carry a cell phone with you at all times.
- If you are traveling out of town, make your home look “*lived in.*” Have a friend or neighbor collect your mail and newspapers or have your service suspended while you are away. Use timers to turn lights off and on.

## **SAFETY INFORMATION FLYER:**

As some of you may be aware, there have been several reported home break-ins and robberies within the community. We would like to share some tips with you to ensure your safety and that of your family.

### **HOW CAN YOU PROTECT YOURSELF?**

Robberies are a quick way for a criminal to take money. The definition of robbery is when someone steals or takes anything of value from you, against your will, by force, intimidation or violence.

- Be aware of your surroundings. Walk with a purpose, head up, and looking around. Stay in lighted areas at night. The robber doesn't want to be seen.
- There is safety in numbers; stay with the crowd.
- Women should carry their wallet in their pocket, not their purse. If you carry a

### **WHAT SHOULD YOU DO AFTER A ROBBERY OR BREAK IN?**

Notify the police immediately and be prepared to tell them:

- The address, exact location
- As complete a description of the robber if possible
- Whether or not a weapon was implied or used
- A description of the vehicle used and number of people in it
- The direction of travel
- Any words spoken by the robber(s)
- *Do not touch anything.*
- *Do not discuss the crime with other witnesses.*

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**REAL ESTATE NEWS by: Sharon White,  
ABR, GRI  
William E. Wood & Assoc.**

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Color Your World

This month's article brings a little fun to this usually quite serious business of Real Estate. We'll talk about how color influences both Sellers and Buyers alike. After reading about this interesting concept in a recent *Realtor Magazine* I wanted to share the ideas with you.

Many Agents and Stagers say neutral beiges and off whites are the best colors to sell listings. But...a touch of color can be just what you need to revive a "tired" home and present a fresh and favorable impression.

Research on color responses has shown that warm colors like red, and orange can increase excitement and energy. Cool colors like blue are calming and relaxing. Green is the color that most often lifts spirits – but be careful in choosing hues. Sage Green is the best choice. Buttery yellow with white trim is also a wonderful mood lifting choice.

Certain colors lend themselves to certain rooms best: here are some examples:

- Red- best for Dining Rooms
- Orange- best for Living Rooms and Family Rooms
- Buttery Yellow – best for Living Rooms, Dark Hallways
- Green – best for Living Rooms (light greens) Accent for Kitchens and Dining Rooms (mid tones)
- Blue – best for Bedrooms or any peaceful area of your home

Also, North-facing rooms may not feel as warm and inviting because they don't get much sunlight. Warm tones are great for these rooms. South-facing rooms are just the opposite and are best painted cooler tones of blue or green.

So, have fun with color. Use it to provide a sense of order and balance to your home. Let it liven up a wall, lighten up a hall, bring tranquility or add excitement...the choice is yours.

For more information: 757-286-9375  
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### 50 Years

Kitchen Cabinets -up to 50 years  
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Vinyl Floors

### 30-50 Years

Thermostats (35 years)  
Interior French Doors (30-50 Years)

### 10-20 Years

Aluminum Windows (15-20 years)  
Asphalt Shingles (20 years)  
Faucets, Kitchen Sinks (15 years)  
Gas Ranges (15 years)  
Cultured Marble Countertops (20 years)  
Dryers and Refrigerators (13 years)  
Light Controls (10+ years)  
Hot Water Heaters (10 years)  
Air Conditioners (10-15 years)

### 5-10 Years

Security Systems (5-10 years)  
Heat/Smoke Detectors (5-10 years)  
Dishwashers (9 years)  
Microwave Ovens (9 years)  
Carpet (9-10 years)

\*from the National Association of Home Builders

\*courtesy of Sharon White

## 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.

Other sizes comparable.

Call Donna Christensen at 495-3996 for more information.

Deadline for the May 2009 issue is April 21.

## ATTEND THE MONTHLY BOARD MEETING

Board meetings are held on the fourth Monday of every month at 7:30 P.M.

**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)

**BOARD OF DIRECTORS AND  
COMMITTEE CHAIRS**

**President:** Richard Schwarz  
495-3650 1505 Lake Christopher Dr.  
dickjack@verizon.net

**Vice-President:** Tim Short  
471-1231 5408 Brookfield Dr.  
rzzdad@aol.com

**Treasurer:** Nathan Lutz 986-6964  
1545 Edgewater D  
Phidelt84@aol.com

**Recording Secretary:** Richard Lindgren  
495-8289 5184 Shorecrest Ct  
rlindgren@bandtkitchens.com

**Architecture:** Steve Rogovich  
467-9790 1612 Lake Christopher Dr.  
stever@infionline.net

**Litter Control Staff:**  
Elias Logothetis  
495-6539 1549 Waff Road  
e.logothetis@att.net

**Maintenance:** Les Murfin  
479-8649 1528 Beachview Dr  
lmurfin@cox.net  
Elias Logothetis and Mitch Stevens

**Neighborhood Watch:** Richard Lindgren  
495-8289 5184 Shorecrest Ct  
rlindgren@bandtkitchens.com

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

**Park Staff:** Jenny Pfeiffer  
532-5457 1525 Lake Christopher Dr.  
jennpfe@regent.edu

**Social/Recreation:** Mitch Stevens  
222-0743 5192 Shorecrest Ct  
mitchleigh@aol.com



**Attention New Residents!**

We are in the process of compiling a new **Lake Christopher Directory**. If you have moved here since last spring or are a new renter,

OR

If you would like to receive this newsletter by email

please fill out this form and drop it off to:

**Richard Schwarz, 1505 Lake Christopher Dr.  
495-3650  
dickjack@verizon.net**

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

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

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

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

