



June 1986

PROFESSIONAL MANAGEMENT

On the 2nd of June, the Board heard presentations from two professional management companies. Both companies offer nearly the same services.

As president of the Board, I have sought ways to improve our community. The majority of our work involves volunteers. Although many of you have offered assistance, it is difficult to muster enough volunteers when actually needed. Most often the Board members end up doing the "dirty work".

A professional management company has the know-how, backing, and more importantly, the time to provide Lake Christopher with services that we must have in order to improve the management, appearance and value of our community.

Presently, our budget can support hiring a professional company. Actual cost is between two and three dollars per home per month. The Board will meet at 7:30pm on July 7 at 1724 L.C. Dr. to decide for or against. The meeting will be at my home. I encourage your comments and/or your presence. You may either call (495-5573), or come to the Board meeting. No response will be considered to mean that you are not opposed.

Dick Montgomery, President

A NOTE FROM THE ARCHITECTURE COMMITTEE

The Architecture Committee would like you to know that METAL replacements for garage doors ARE approved as long as they are 4-paneled and are painted to match the house.

There are some things homeowners can do to prolong the life of the wooden doors if they are not too far gone. Painting the inside of the door and installing a rain gutter over the door will prevent some of the decay that causes these doors to sag.

WARNING: It is part of the covenants of Lake Christopher to keep the property in generally good condition. If severely rotted and unsightly doors are not replaced by the homeowner, the Board is empowered to do so and bill the homeowner.

BOTULISM DANGER

During the warm weather, the ducks are very prone to this fatal disease. Feed ducks only in dry areas. Do not throw food in the lake for them.

GLASS IN THE LAKE

The Board is aware of the problem of broken glass being found in the lake and has taken steps to remove it.

MONEY SAVER

In case of a sewer back-up in your home, it can save you or your plumber lots of time and money if you know where your main CLEAN-OUT VALVE is. The locations are different throughout the area but are located generally between just outside the front of the house and the street. Take a few minutes to locate the valve and note the location for family members.

DIRTY DIAPERS

Recently, one of the boys who picks up trash in the common areas came across a disposable diaper badly soiled with fecal material in the trash bin but thrown in beside, not in the trash can. Please do not put disposable diapers soiled with feces in the trash. They should be disposed of properly.

For all kinds of lawn work, including grass cutting and trimming, call Mike Tomlinson, 495-6895.

(Sorry we missed you last month, Mike. Will try not to let it happen again.)



Shirts are still available
Call Fay, 467-4739
Cheryl^{or}, 495-5573
Adult's \$5.50 Child's - \$5.00

Lake Christopher Homes Association

Post Office Box 64831, Virginia Beach, Virginia 23464

ARCHITECTURAL COMMITTEE GUIDELINES

Dear Homeowner:

An Architectural Committee composed of three members appointed by the Board of Directors was established by the Lake Christopher Homes Association in 1974. The Declaration of Covenants provided each homeowner, states the function of the Architectural Committee which, generally speaking, is to insure the preservation of values and amenities at Lake Christopher. The Covenants empower the Committee to review and approve any changes or additions which owners desire to make on their property. Accordingly, no exterior change, alteration or addition of any improvement by a homeowner may be commenced until the plans and specifications for same have been approved by the Committee. The Committee considers itself a service to the community with the goal of enhancing Lake Christopher and ensuring continued growth in property value for each home.

For quick reference, this memorandum lists guidelines and restrictions relative to the exterior of Lake Christopher homes. CONFORMING WITH THESE GUIDELINES IN NO WAY RELIEVES THE HOMEOWNERS FROM THE RESPONSIBILITY OF SUBMITTING PLANS IN ADVANCE FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.

1. No building, fence, wall, bulkhead, dock, dog run or other structure may be erected or maintained until plans and specifications have been approved by the Architectural Committee.

2. Clotheslines are not allowed except as stated in Section 13 of Article VII of the Covenants.

3. No change in the exterior colors of a home may be made without approval. Minor changes in trim to match storm windows, etc., are routinely approved.

4. Only private passenger vehicles may be parked in the front of owners' homes. Boats, trucks, boat trailers and camping trailers must be parked to the rear of a home so as not to be viewed from adjacent property or the street.

5. Commercial vehicles of any type are not allowed to be parked at a residence except when said vehicles are actively engaged in a delivery.

6. No external antennas, including TV antennas, are authorized.

7. Only wood fencing is approved for use within Lake Christopher.

8. The City of Virginia Beach limits fencing height within 15 feet of a public street to 4 feet. Fencing within 20 feet of a street may not exceed 6 feet and, in no case, at Lake Christopher may fencing exceed 6 feet. In this regard, fencing of a height less than 6 feet is encouraged by the Architectural Committee. If, for personal reasons, a 6 foot fence is desired, all adjacent homeowners must provide written approval. Fencing is normally limited to extend from the rear line of an owner's property to the forward edge of the home. In no case may fencing be constructed on waterfront lots which would impair the view of the lake from the street.

9. Stockade fencing will normally be installed with points facing downward so as to present a smooth, uniform appearance at the top of the fencing. In addition, some type of trim is required to give the fence a more finished look. In most cases fencing should be stained or painted to match the owner's home. Exceptions are granted based on the type and characteristics of the wood used.

10. Homeowners are encouraged to maintain the appearance of their yards through regular grass cutting, trimming and edging. Wood piles, fishing equipment and miscellaneous items should be stored out of view from adjacent homes and the street. Trash cans are required to be hidden from view when not out for collection.

The concensus of opinior. expressed by Lake Christopher homeowners is that the provisions of the Covenants are of benefit to the community and should be strictly enforced. Accordingly, the Architectural Committee welcomes comments and recommendations to improve its performance and contribute to the quality lifestyle at Lake Christopher.

BACK PAGE REPORT

BOARD OF DIRECTORS

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Bill Van Hoy, Vice-President	495-9769
Connie Barton, Treasurer	495-6403
Don Bowen	467-1331
Mary Broom	467-6002
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Judy Collins	495-1208
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COMMITTEE CHAIRMEN

ARCHITECTURE	Dick Spring	467-1620
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SAILING		
SECURITY (PARKS)	Bob Cantrell	467-1196
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NEW PHONE DIRECTORIES

We are in the process of compiling data for the new Lake Christopher Phone Directories. The board would like to include at the end of the Directory a list of service providers such as babysitters, lawn mowers, handymen, seamstresses, etc. If you would like to list your name and service in the directory, please fill out the attached form below and give it to Donna Christensen, 1441 Lake Christopher Dr., by June 30

Name: _____ Age (if under 18): _____

Address: _____

Phone: _____

Service: _____