



LAKE CHRISTOPHER

NEWS NEWS NEWS NEWS

PUBLISHED BY PROFESSIONAL PROPERTY MANAGERS, INC.

OCTOBER, 1986

Below are the duties Professional Property Managers, Inc., performs for your Association:

- (1) Collect yearly assessment fees and maintain full records of the accounts for the Association.
- (2) Prepare annual operating budget to submit to Board of Directors for approval.
- (3) Prepare five/ten year replacement reserves for common elements.
- (4) Prepare monthly operating financial statements.
- (5) Recruit, employ, train, and discharge necessary operating personnel, as needed.
- (6) Assume responsibility for the maintenance of all common elements (i.e., parks, grounds, street lights, etc.).
- (7) Prepare managers' report, agendas, bi-monthly newsletters, and any other correspondence for the Board and ACC Committee.
- (8) Administer the entire Association to assure all guests and residents/owners adhere to the covenants and ACC guidelines set down for the Association.
- (9) Attend Board of Directors and Committee meetings, as needed.
- (10) Answer any phone calls or questions the homeowners may have pertaining to the Association within a 24 hour period.
- (11) Cover insurance, as required by the Association, for the common elements.
- (12) Help Committees, as needed, with advice and correspondence.
- (13) Do weekly inspections of the neighborhood.

!!!! A T T E N T I O N !!!!

ALL FORMER GIRL SCOUTS
AGES 5 TO 105

On March 21, 1987, Colonial Coast Girl Scouts will celebrate

GIRL SCOUTS' 75TH ANNIVERSARY

with a huge "party" at the Hampton Coliseum. We invite all former scouts to join us for an afternoon of fun, partnership, and lots of memories.

There will be the Jubilee Marching Band, Parade of Flags, Jubilee songs, and the special "Tradition with a Future" program.

Doors open at 12 noon.
Program: 1:00 P.M. - 3:00 P.M.
Cost: \$2.00 Per Person

Resale items will be available.

To register:

Please call -- Karen Cagni

Troop 602

467-3286

or

Donna Christensen

Troop 108

495-3996

<<<< NEW PHONE BOOKS >>>>

Due to financial constraints, the publication of the new phone books has been delayed indefinitely. We hope this hasn't caused any inconvenience.

ARCHITECTURAL COMMITTEE GUIDELINES

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 Coventants.
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.

C O M M I T T E E R E P O R T S

Architecture

(September) Dick Spring, Chairman, stated all ACC requests must be submitted to the committee by the fifteenth of the month for a decision the following month. Also, all house exterior colors must be approved by the committee. It was brought up to enforce covenants concerning recreational vehicles and boats, which states they must be out of sight. A motion was made to bring this up at the Annual meeting.

(October) It was brought up as to the procedure of follow-up on the ACC letters that Kim has sent for the committee. Also, the fence on Kempsville Road is in great need of repair, which Kim will look into.

Parks/Security

(September) The guards did a great job, and it was motioned to reward them with a bonus. There is a deep concern in reference to the parks at night. The vandalism and loud parties have gotten worse. The possibility of a private security service was brought up.

(October) There were volunteers to lock the gate through the end of the month.

Zoning

(September) Everyone was reminded and urged to attend the Planning Commission meeting September 9.

(October) The Planning Commission meeting will be held October 14. Bill Van Hoy, Mr. Kirkland, and the attorney will meet for a strategy.

Recreation

Due to lack of interest/response, the September 13 Fiesta was cancelled.

FOR YOUR INFORMATION ACC TIPS

Submit all requests by the 15th of the month.

Colors must be presented by chips, paint samples, and/or manufacturer, in writing.

Paint/Stain ---
John Massey
467-5680

Doors ---
Addington/Beaman
1000 Berkley Ave. Extended
Norfolk, VA 23523
Bill Chapman
543-6836

Window Parts ---
Rainbow Parts Company, Inc.
841 Juniper Crescent
Suite 104
Chesapeake, VA 23320
(804) 523-0121



MUM SALE A GREAT SUCCESS

The club would like to thank all those who purchased mums in September. We sold every mum --- Thanks for your support!!!

CHRISTMAS PARTY

The December meeting will be held at the home of:

Sue Edwards
1513 Beachview

All are invited to this annual Christmas Party. A cookie exchange will be held. All are asked to bring 4-6 dozen cookies to share.

CHRISTMAS CRAFT PROGRAM TO BE GIVEN

The November meeting of the Lake Christopher Garden Club will be held at the home of:

Sara Briscoe
1517 Saybrook Cove

A program on Christmas Crafts will be presented.

POINSETTIA SALE TO BE HELD
SATURDAY, DECEMBER 6

Make plans to buy your Christmas poinsettias from your Garden Club. A flyer will be distributed in November with more details.



YARD OF THE MONTH AWARD

September --- Victoria & Stanley Kozub
1425 Lake Christopher Drive



PROPOSED SHOPPING CENTER DEFEATED
AT PLANNING COMMISSION

On October 14, 1986, the property on Indian River Road, adjacent to Lake Christopher, came up again for rezoning from R-6 to B-2 before the Planning Commission. The application was denied mainly due to increased traffic congestion, nearness to our community, and danger to the ecology of the lake.

Lake Christopher Homeowner Association's attorney, Mr. Stallings, did a marvelous job of arguing our case for us. Mr. Kirkland and Kim McGinty from Professional Property Managers, Inc., were present as well as a few very dedicated homeowners and board members to lend their support. This fight, however, is not over.

In approximately 30 days, the same application will be heard before the City Council. Mr. Stallings and the Board request that as many homeowners as possible be at that session to show unity. It would be helpful, also, if as many of us as possible write personal letters to City Councilmen. A list of names and addresses are included in this newsletter. Please take the time to write a note to each councilman and make every effort to attend this most important session.

The date and approximate time of the session will be published in the newspaper. A flyer will also be distributed when we get a date. Mr. Stallings and the Board are counting on your support.

On Tuesday, November 4, you will have a chance to vote once again for the School Bond Referendum.

It is very important that you familiarize yourself with the issues at hand and
GET OUT AND VOTE!!!

VIRGINIA BEACH CITY COUNCIL
July 1, 1986 - June 30, 1988

ALBERT W. BALKO
2517 Inlynnview Road
Virginia Beach, VA 23454
Phone: H - 481-2345

LYNNHAVEN BOROUGH
July 1, 1986
- June 30, 1990

JOHN A. BAUM
6465 Craggs Causeway
Virginia Beach, VA 23457
Phone: H - 421-2652

BLACKWATER BOROUGH
July 1, 1984
- June 30, 1988

ROBERT E. FENTRESS
3810 Atlantic Avenue, #902
Virginia Beach, VA 23451
Phone: O - 422-6084

VIRGINIA BEACH BOROUGH
July 1, 1984
- June 30, 1988

HAROLD HEISCHBER
4031 N. Witchduck Road
Virginia Beach, VA 23455
Phone: O - 464-4910

AT LARGE
July 1, 1984
- June 30, 1988

BARBARA MURDEN HENLEY
3513 Charity Neck Road
Virginia Beach, VA 23456
Phone: H - 426-7501

PUNGO BOROUGH
July 1, 1986
- June 30, 1990

ROBERT G. JONES, MAYOR
Municipal Center
Virginia Beach, VA 23456
Phone: O - 427-4581

AT LARGE
July 1, 1986
- June 30, 1990

REBA S. McCLANAN
3224 Burnt Mill Road
Virginia Beach, VA 23452
Phone: H - 340-8835

PRINCESS ANNE BOROUGH
July 1, 1984
- June 30, 1988

JOHN D. MOSS
4021 Glen Road
Virginia Beach, VA 23452
Phone: H - 498-0318

KEMPSVILLE BOROUGH
July 1, 1986
- June 30, 1990

**MEYERA E. OBERNDORF
VICE-MAYOR**
5404 Challedon Drive
Virginia Beach, VA 23462
Phone: H - 497-2446
O - 464-2622

AT LARGE
July 1, 1984
- June 30, 1988

NANCY K PARKER
604 Goldsboro Avenue
Virginia Beach, VA 23451
Phone: H - 425-1589

AT LARGE
July 1, 1986
- June 30, 1990

JOHN L. PERRY
1048 Fairlawn Avenue
Virginia Beach, VA 23455
Phone: H - 461-2017

BAYSIDE BOROUGH
July 1, 1986
- June 30, 1990



CLASSIFIED ADS

BABYSITTERS

Catherine Rhodes, 467-8753
Crystal Joseph, 467-6787
Chris Goss, 495-2596
Zack Henderson, 467-0032
Carl Cagni, 467-3286

LAWN CARE

Chris Goss, 495-2596
Mike Tomlinson, 495-6895

LOST & FOUND

FOUND in lake -- sterling silver and blue class ring. Call 495-6851.

HELP WANTED

NEEDED. Someone to watch my child before and after school. Child is recovering from auto accident so school bus picks up and delivers child to your door. If you can help please call Bobbie Harrod, 467-6482

SERVICES

TUDOR - Certified Master teacher for grades K-6. Call Betty Collins, 467-1547.

"TOTAL LOOK" Studio featuring skin care, make-up and color analysis. For a private consultation call Margaret Carlson, 474-1014, 1561 Beachview Drive.

ACCOUNTING, BOOKKEEPING, TAXES done. Call Phil Tomlinson, 495-6895.

FLORAL DESIGN AND ARRANGEMENTS. Call Bonnie Tomlinson, 495-6895.

TUDOR for all ages. Member of National Honor Society. Call Zack Henderson, 467-0032.

TRAVEL AGENT will deliver tickets to your Lake Christopher home. Call Barbara Henderson, 467-0032 or 485-4020.

November 3 -- Mary Wyld
1473 Lake Christopher Drive
December 1 -- Dick Spring
1525 Still Harbor Lane

BOARD MEETINGS - ALL ARE WELCOME!

All articles and ads for the next newsletter should be given to Karen Cagni, 1645 Lake Christopher Drive, 467-3286, by December 10.

LAKE CHRISTOPHER BOARD OF DIRECTORS

Dick Montgomery, President 495-5573
Bill Van Hoy, Vice-President 495-9769
Connie Barton, Treasurer 495-6403
Don Brown 467-1331
Mary Broom 467-6002
Bob Cantrell 467-1196
Judy Collins 495-1208
Dick Spring 467-1620
Mary Wyld 467-5882

CHANGE OF ADDRESS

Please be advised that Lake Christopher's P.O. Box 64831 has been closed. Please mail all future correspondence to:

Professional Property Managers. Inc.
3701 Pacific Avenue
Virginia Beach, Va. 23451

LAKE CHRISTOPHER COMMITTEE CHAIRPERSONS

ARCHITECTURE Dick Spring 467-1620
AUDIT Bob Cantrell 467-1196
BLOCK SECURITY Connie Brown 467-6572
HOSPITALITY Lynn Futral 474-9428
MAINTENANCE
NEWSLETTER Karen Cagni 467-3286
RECREATION Sandy Powell 467-1209
SAILING
SECURITY (PARKS) Bob Cantrell 467-1196
ZONING Mary Broom 467-6002

KIM MCGINTY, our Property Manager, is available at 422-5393 to answer any questions or concerns you may have. Kim asks that if you leave a message and she has not returned your call within 24 hours to PLEASE call back

*****EMERGENCY NUMBERS*****

Professional Property Managers
422-5393

Answering Service - 628-8597
Monday - Friday 5:00 p.m. - 8:00 a.m.
Weekends/Holidays 24 hours a day
