

THE LEGACY

LAKE CHRISTOPHER

PUBLISHED BY PROFESSIONAL PROPERTY MANAGERS, INC.

MARCH 1987

**** NEW LAKE CHRISTOPHER DIRECTORY ****

We are in the process of compiling the "Spring 1987" telephone/address directory and we need everyone's help!

Any homeowners that have closed within the past year, please notify Kim McGinty at Professional Property Managers, Inc. so we can make sure we have our records up-to-date and make sure we get the correct addresses/homeowners' names in the directory this spring. Also, any of you that are renters are encouraged to notify Kim.

!!!!!! HOSPITALITY COMMITTEE !!!!!!

Mr. Bill Rainey, Hospitality Committee Chairman, needs the community's help in getting this Committee active and making sure we have nice "welcome packages" to give to the new homeowners when they are welcomed to the neighborhood.

Any homeowners that own businesses or would like to advertise for your businesss can help out a great deal by donating mementoes with your logo on them to be included in these packages. (Examples: pens, pencils, magnets, calendars, note pads, maps, etc.)

As you all know, Virginia Beach has grown so much that the welcome wagon cannot even visit new homeowners door-to-door anymore, therefore, we want Lake Christopher to have the best Hospitality Welcoming Committee in the area! Please take any of your donated mementoes to Bill Rainey at 1472 Lake Christopher Drive. Thank You!

FOR YOUR INFORMATION
ACC TIPS

- (1) Submit all requests by the 15th of the month.
- (2) Colors must be presented by chips, paint samples, and/or manufacturer, in writing.
- (3) Guidelines:
 - (a) Window Parts ---
Rainbow Parts Company, Inc.
841 Juniper Crescent
Suite 104
Chesapeake, VA 23320
(804) 523-0121
 - (b) Doors ---
Addington/Beaman
1000 Berkley Ave. Extended
Norfolk, VA 23523
Bill Chapman
543-6836
 - (c) Paint/Stain ---
John Massey
467-5680
 - (d) Paint chips
Available at Sherwin Williams
Kemps River

+++++++ F E N C E ++++++

We have contracted BDK Services to perform repairs/replacement to the fence around Lake Christopher beginning with the Kempsville Road side. This will help the appearance of the Community a great deal! Also, the Board and ACC Committee voted to change the color of the fence to Olympic Brown.

IT'S OUR LAKE, HELP PRESERVE IT

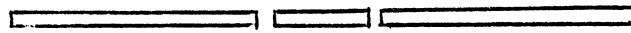
The most important asset owned by the Lake Christopher Homes Association is our lake. The Board of Directors has asked that we bring to the attention of residents, new and old, the fact that all storm drains servicing the streets in Lake Christopher empty into the lake, this making pollution of the lake a constant possibility.

We ask that biodegradable detergents be used when washing cars; oil, paint, turpentine, anti-freeze, etc. must not be dumped into the streets to wash into the lake, or dumped into the lake directly. Over-fertilizing lawns is also a source of pollution, so proper care should be taken when fertilizing after April 15, 1987.

The lake population consists of many species of fish, turtles and other wildlife, all of which should be protected along with the clarity of the water.

Dumping grass clippings into the lake not only makes the lake unsightly, but they eventually end up on the beach, where someone else must clean it up. If you don't bag your grass and are a lakeside resident, please try to make several passes with your mower, discharging clippings away from the lake.

Please help us keep Lake Christopher clean by doing your part and by encouraging your neighbors to do the same.




Look for
Balloons
and
Stars

SALES April 25

**PLANT
and
GARAGE**

Garage Sale 8-3
All over Lake Christopher
\$200 Registration fee
Call 495-6403
Plant Sale 9-3
Lake Christopher Beach



GARDEN CLUB

The next meeting of the Lake Christopher Garden Club will be at the home of Connie Barton, 5437 Beechview Drive. All are welcomed to attend.

* * * * *

Don't forget to plan for the annual garage sale and bedding plant sale, Saturday, April 25. This community garage sale is always a huge success. Also, for your convenience, the Purple Heart truck comes around following the sale to pick up your unwanted articles. Call 495-6403 to register.

===== GROUNDS =====

Proper Image Landscaping will be your new grounds contractor beginning this month, March 1st. He will be handling the entranceways, parks, ballfield, and all common areas for Lake Christopher. I am sure each of you will see a great deal of improvements this spring!

Please plan to bring your bedding plants from your garden club this year. We will have a nice selection of petunias, impatiens, caladiums, etc. and hanging baskets for your decks and balconies.

NOTES FROM THE BOARD OF DIRECTORS

by Bill Van Hoy, President

1987 will be a year of significant achievement for Lake Christopher. I look forward to being a part of that achievement and serving as President of the Board of Directors of the Homeowners Association.

The new Board has already started to work on significant issues. I will highlight several of them. First, a word about 1986's accomplishments.

The major item for 1986, was hiring Professional Property Managers, Inc. (PPM) to handle many of the routine tasks formerly performed by volunteers (when volunteers could be found). Hiring a property manager signaled a shift in direction of management of the Homeowners Association away from all-volunteer projects toward contractor accomplishment. While this policy lessens the time demands on homeowners, it comes at the price of increased Association Dues. I am in complete support of this direction and confident that it will continue to benefit all of us.

The change in zoning of Cross's farm from R-6 to B-2 was stopped in December. That change would have allowed construction of a shopping center along the back yards of houses on Fairbank Court, part of Lake Christopher Drive and Shorebreeze Court. The Virginia Beach Planning Commission and City Council denied the petition because of adverse impact on present traffic conditions. This was the second time the rezoning request was defeated at City Council.

Dick Montgomery, 1986 President of the Board of Directors, deserves our thanks. He completes 3 years of duty on the Board and leaves behind a reputation for hard work and cooperativeness. But true to his nature, he is remaining active in some of the big projects.

In 1987, the Board plans to resolve some tough issues. One is the construction on Cross's farm. We want to favorably influence the type of project that will eventually go there. What lies ahead is alot of debating and some compromise -- principally among ourselves.

Another tough issue is selling the parcel of land on Lynnhaven Parkway across the street from the ball field. As homeowners, we jointly own it as part of the common Areas, but are prohibited by our own Covenants from selling it. The appraised value is \$56,000.00. Our task is changing the Covenants to allow the sale.

Achieving a high level of Common Area maintenance is another major objective of the Board. Big projects include repair or replacement of our perimeter fence, enhancing the landscaping in the Common Areas and rethinking the use of the ball field area.

Another major objective this year is raising the market values of the homes in our Community. Among other things, we plan to increase public awareness of Lake Christopher and enhance its image as a prestige community.

The Board has a full agenda this year and our goals are set high. We are working to the best interests of you and other homeowners.

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

SECURITY PARK GUARD

We are seeking a high school graduate, male or female, over the age of 18, to work as a security park guard for the Community. This is a full time position from approximately Memorial Day until shortly after Labor Day. Anyone who applies must be a forceful person, able to keep Non-Lake Christopher residents out of the parks. Anyone interested, please contact Kim McGinty at 422-5393 and she will send you an application.

BOARD MEETING SCHEDULE

March 16 Bill Rainey 1472 L. C. Drive
April 20 Bill Van Hoy 1417 L. C. Drive

NEW NIGHT FOR BOARD MEETINGS!!!
3RD MONDAY OF EACH MONTH!!!

LAKE CHRISTOPHER BOARD OF DIRECTORS

Bill Van Hoy - President 495-9769
Dick Spring - Vice President 467-1620
Bob Cantrell - Treasurer 467-1196
Mary Broom 467-6002
Judy Collins 495-1208
Kathy Durham 467-9215
Sally Halley 467-3259
Bill Rainey 467-0017
Tim Tull 467-6967

LAKE CHRISTOPHER COMMITTEE CHAIRPERSONS

ARCHITECTURE/
MAINTENANCE Dick Spring 467-1620
HOSPITALITY Bill Rainey 467-0017
NEWSLETTER Karen Cagni 467-3286
SAILING Duncan Bell 467-8140
Social (Recreation)
Zoning
Block Security

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.

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

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

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

LAKE CHRISTOPHER TIME AND TALENT SHEET

Even though Lake Christopher is now managed by a Professional Company, there are still some volunteer services needed. If you would like to become involved and share the work (and fun), please check the committees below on which you would like to serve.

Name: _____

Phone: _____

Address: _____

Social Committee

- ___ Chair the Committee
- ___ Serve on Committee
- ___ I cannot serve at this time, but I can help:
 - ___ With Children's Games
 - ___ Help Sailing Committee
 - ___ Organize a Seminar Party
 - ___ Obtain Entertainment

Newsletter Committee

- ___ Serve on Committee
- ___ Write Articles/Ads
- ___ Assemble for Mailing

Architecture/Maintenance Committee

- ___ Serve on Committee
- ___ Research Questions/Projects

Zoning Committee

- ___ Serve on Committee
- ___ Attend Planning/City Council Hearings
- ___ Work with Neighboring Communities

Hospitality Committee

- ___ Serve on Committee (Visit Newcomers)

Securtiy Committee

- ___ Chair the Committee
- ___ Be a section Coordinator
- ___ Be a Block Captain

Please fill out sheet and return to:

Karen Cagni - 1645 Lake Christopher Drive or
Donna Christensen - 1441 Lake Christopher Drive, as soon as possible.