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ARCHITECTURAL CONTROL AND YOU

IMPORTANT OWNER INFORMATION

As the property manager for Lake Christopher, I am responsible to insure that the architectural guidelines, as set forth in the Book of Covenants are enforced.

In order for me to correctly work for the Association, I need to have all the requests for Architectural review sent to me at the following address:

Thomas B. Porter
Professional Property Managers, Inc.
3701 Pacific Avenue
Virginia Beach, VA 23451

The Architectural Committee and I have met twice since I began working for your Association. I am confident that this new committee will be very responsive to the needs of the residents of Lake Christopher and that if we all work together on protecting the property values in Lake Christopher, everyone will benefit. With this in mind, it is necessary for all residents to provide me with a request BEFORE any architectural changes are made to your home. This includes:

FENCES
DECKS
DRIVEWAYS
WINDOWS
EXTERIOR PAINTING
EXTERIOR STAINING

*IMPORTANT*IMPORTANT*IMPORTANT*

REMEMBER THAT THE SPECIAL MEETING IS SCHEDULED FOR MONDAY, OCTOBER 5, 1987 AT THE BRANDON JUNIOR HIGH SCHOOL AUDITORIUM. THE TIME OF THE MEETING IS 7:30 PM.

Please try and attend this meeting and be sure to send in your proxy even if you plan to attend. As you know, this is a very important meeting for Lake Christopher residents and your attendance and vote are very much needed.

Please Note:

The purpose of this meeting is to decide one issue facing Lake Christopher. It is NOT a general association meeting.

Many owners returning to Lake Christopher after being away for awhile, such as JOHN and EBBA KELBAUGH have been impressed with how nice LAKE CHRISTOPHER looks.

These compliments reflect the concern OUR residents have for OUR community! Please keep up the hard work...IT REALLY DOES MAKE A DIFFERENCE! CONGRATULATIONS ALL!

GARDEN CLUB NEWS

THE ANNUAL GARDEN CLUB "MUM SALE"

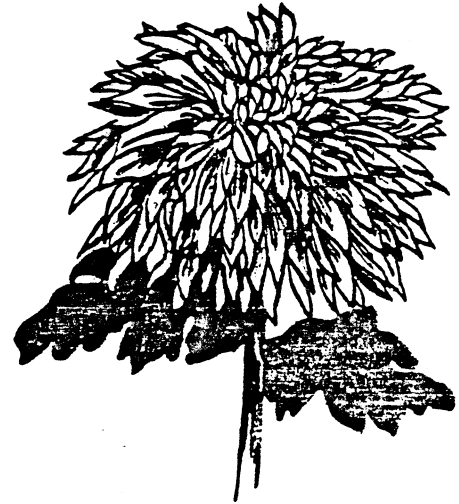
will be held

Saturday, September 26th

at

Christopher Beach near Waff Road

Plants in various colors will be available at that time. Help our community by purchasing your mums from the Garden Club this year. Proceeds will be used to maintain the landscaping and purple martin houses at our parks.



***** UPCOMING GARDEN CLUB SCHEDULE *****

October 5 Progressive Dinner

November 2 Cornucopia Demonstration and Silent Auction

We extend an invitation to all those in Lake Christopher to join the Garden Club. For further information call Linda Hayes at 467-5976, or Sarah Briscoe at 479-4320.

GARDEN CLUB NEWS

Change date of progressive dinner to October 2.

YARD OF THE MONTH

Ken & Leslie Perrin June '87
1529 Beachview Drive

John Rogovich July '87
1476 Lake Christopher Drive

Dick & Cheryl Montgomery Aug. '87
1724 Lake Christopher Dr.

The Garden Club wants to express our gratitude to Duncan Bell for cleaning and maintaining the Purple Martin House at the Narrors for two years! What would we do without you, Duncan!

NEW PARKS SECURITY CHAIRMAN

Mr. Ubi Gentile has assumed the duties of supervising the parks security guards and management of the "Rec. Tag" system. Ubi plans to make some improvements in the distribution of the tags and in the protection of our common areas. Let's give him our support and cooperation.

Dear Lake Christopher Homeowners:

My husband, Mike, and I have been homeowners in Lake Christopher for the past nine years. We have raised our three sons here and are very proud of our home and community.

Four years ago we moved to Washington D.C. for duty, and we left our home with renters, secure with the conviction that the covenants would be enforced and our home value and neighbor beauty protected.

Thanks to the people who volunteered their time on the board of the Homeowner's Association and to the other committee members, our expectations were met. When we returned to occupy our home last summer we were very pleased with the appearance of the neighborhood.

Now that we have resided back here for a year I realize that this community is unique in many ways. We have a beautiful lake that most of us enjoy recreationally, as well as aesthetically. We also have a community spirit that is non-existent in most places. This spirit has resulted, I believe, from the common goals we share - to maintain the beauty, value and recreational assets of our community and the security of it.

As always happens in any organization there will be disagreement about how to best accomplish our goals. Soon we will be voting on whether or not to allow vinyl siding to be used on some of the homes in our neighborhood. I encourage all of you who are able to attend the meeting to do so. This is your opportunity to voice your opinion and exercise your vote. If you are unable to attend, it is important that you give your proxy to a neighbor or friend who will exercise your vote in the way you desire. Apathy or lack of information may result in a decision you may later regret.

Regardless of the outcome of the vote and whether you agree or disagree, I hope that the community will continue to live by the covenants and decisions made by the governing board, keeping our common goals foremost and not letting emotions cloud our minds. While we all have a right to express our opinions, we should remember that criticism without an effort to understand the situation or to help change it, only destroys the harmony of our community and diverts our creative energy.

In closing I want to thank the Board of Directors of the Homeowner's Association and the committee members for giving their time and services to the community.

Sincerely,

Patty Rapp

NEW ARCHITECTURE CONTRAL COMMITTEE CHAIRMAN:

Mrs. Sally Halley has been selected and confirmed to the new ACC chairman, to serve out the rest of Dick Spring's term. Sally has been a resident of Lake Christopher for 7 years and has been active in the community. She is a member of the Board of Directors. Sally can be reached at 467-3259 if there are any questions concerning ACC.

The Architectural Committee wants it known that they intend to follow the following statement of purpose in their decision making process:

"The committee considers itself a service to the community with the goal of enhancing Lake Christopher and ensuring continued growth in property values for each home"

SPECIAL MEETING OCTOBER 5

A special meeting of the Homeowners Association is scheduled for October 5, 1987 at 7:30 PM at the Brandon Junior High School auditorium.

The issue of exterior siding styles, including vinyl/aluminum siding, will be the single issue for discussion at this special meeting. Notification letters and proxy ballots have been mailed to all homeowners.

A petition from the required number of homeowners called for the special meeting to determine if vinyl siding will be allowed for future use in Lake Christopher. Vinyl siding is not currently allowed in Lake Christopher as a result of a special vote by the homeowners in 1985.

The Architectural Committee is given the responsibility, by the Declaration of Covenants, 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. This includes exterior siding changes.

The Architectural Committee is tasked with approving only those alterations and modifications to homes that generally conform in design to and are in a state of harmony with structures existing in the other areas of Lake Christopher and in conformity with the overall development scheme of Lake Christopher.

The key factors evaluated by the Architectural Committee on requests for replacing the exterior siding of a house are color, finish, width and design. Presently, requests for installation of vinyl material are being disapproved because of the guidance from the 1985 homeowners' vote.

Homeowners will express new guidance at the special meeting.

A decision to allow vinyl siding as an alternative siding will not give blanket approval to installation. The Board of Directors will establish appropriate criteria for the Architectural Committee to follow including appropriate styles and colors. The Committee will review each request based on those criteria.

For example, homes located in the "woods" and cedar sided sections might not be allowed to install vinyl siding. The same criteria used to determine if painting is allowed might be used to determine if vinyl is allowed. A home which would not be approved for painting generally might not be approved for vinyl, unless a vinyl is developed which resembles cedar siding.

Homeowners should attend the special meeting and vote in person, otherwise, their proxy cards should be mailed or hand-delivered to the Secretary, Donna Christenson.

About CHRISTOPHER LANDING BEACH...

Several homeowners have been wondering about the sand that was placed at Christopher Landing. Here is the story...The Board of Directors delegated the Property Managers to order 14 tons of sand, and have it spread on Christopher Landing. The Property Managers did order the sand and made arrangements for the sand to be spread at the same time as the sand delivery. Unfortunately, the sand was 4 hours late in being delivered, in turn the people standing by to spread the sand were sent away. When the sand was finally delivered, it did not amount to as much sand as was envisioned. Although it was still 14 tons of sand, it did not fill much area on the beach. In order to save some money in spreading such a small amount of sand, it was not spread and seemed to "naturally" spread by children on the beach. Due to the season being almost over, the Board of Directors decided to wait until next year before ordering more sand.

NEEDED:

Someone to watch my child before and after school beginning in September. If you can help, please call Bobbi Harrod at 467-6482.

LAWN CARE:

Chris Goss 495-2596
Aaron Nieman 495-9148

BABYSITTERS:

Crystal Joseph 467-6787
Chris Goss 495-2596
Catherine Rhodes 457-8753
Carl Cagni 467-3286
Zack Henderson 467-0032

LOST:

Red Boys 10 speed Huffy Bike
Call Kristin Cox 467-9589

FOR SALE:

- Hedstrom MX 16" Bike (boy/girl) in excellent Condition \$20.
 - Dining Room Oak Chair \$12.
 - Ceramic Table Lamp (27") \$12.
 - Antique Painting used frame \$12.
- Phone 495 2871

SERVICES

PIANO TEACHER -- Openings Available.
Connie Barton, 495-6403.

CREATE YOUR OWN ARTWORKS -- Lessons by Gloria Bersi, 467-0689. Various drawing techniques/acrylic or oil painting. For children or adults.

TUTOR -- Certified master teacher for grades K-6. Call Betty Collins, 467-1547.

GUTTER CLEANING -- Call Aaron Nieman, 495-9148.

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

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



Shirts are still available
Call Fay, 467-4739
or
Cheryl, 495-5573

Adult's - \$5.50 Child's \$5.00

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LAKE CHRISTOPHER BOARD OF DIRECTORS

Bill Van Hoy - President	495-9769
Bob Cantrell - Treasurer	467-1196
Sandy Powell	467-1209
Judy Collins	495-1208
Kathy Durham	467-9215
Sally Halley	467-3259
Bill Rainey	467-0017
Tim Tull	467-6967

All articles and ads for the next newsletter should be given to Karen Cagni, 1645 Lake Christopher Drive, 467-3286 BY OCTOBER 12TH

LAKE CHRISTOPHER COMMITTEE CHAIRMAN

ARCHITECTURE/ MAINTENANCE	Dick Spring	467-1620
HOSPITALITY	Bill Rainey	467-0017
NEWSLETTER	Karen Cagni	467-3286
SAILING	Duncan Bell	467-814C
SOCIAL (Recreation)		
ZONING		
BLOCK SECURITY	Connie Brown	467-6572

PROPERTY MANAGER ADDRESS

All correspondence pertaining to Lake Christopher Homes Association should be mailed to:

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

TOM PORTER, our Property Manager, is available at 422-5393 to answer any questions or concerns you may have.

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NEW NIGHT FOR BOARD MEETINGS!!!

3rd MONDAY OF EACH MONTH!!!

September 21 @ 7:30

October 19 @ 7:30

November 16 @ 7:30

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*****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
