

THE LEGACY

LAKE CHRISTOPHER

SEPTEMBER 1989

PRESERVE THE LAKE!!

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 on residents, new and old, the fact that all storm drains servicing the streets in Lake Christopher empty into the lake, thus 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 or drains. Take care when using fertilizers, especially in the warm weather. Gather and properly dispose of grass clippings.

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

STUMPY LAKE REZONING

Lake Christopher has joined our neighboring communities in the fight to prevent the rezoning of the area around Stumpy Lake. Rezoning would allow approximately 3,120 more homes, which means 16,000 more people, 8,000 more vehicles, and a need for 3.12 million gallons of water per day. Write to the City Council members C/O City Hall, Room 281, Municipal Center Virginia Beach, VA, 23456.

LAKE CHRISTOPHER GARDEN CLUB

is sponsoring the

FALL GARAGE AND MUM SALE

Saturday, September 23, 1989

9 am to 3 pm

Garage Sale: \$2.00 per house. Send payment to: Adele McCoy, 1560 Beachview Dr.

or Helen McLaughlin, 1725 Lake Christopher Dr.

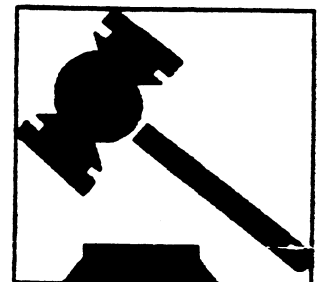
Balloon Markers and advertising provided.

MUMS WILL BE ON SALE AT THE LANDING

All proceeds go toward the beautification and improvement of the parks.

NOTICE

Starting in September, the regular monthly meetings of the Board of Directors will be held on the third Tuesday of the month, instead of Monday.



PROPOSED NEW RULES AND REGULATIONS FOR LAKE CHRISTOPHER

THE FOLLOWING IS A LIST OF RULES AND REGULATIONS FOR THE COMMON AREAS THAT IS CURRENTLY UNDER CONSIDERATION BY THE BOARD OF DIRECTORS. THE BOARD WOULD APPRECIATE YOUR COMMENTS AND SUGGESTIONS FOR ADDITIONS OR DELETIONS. PLEASE SEND YOUR COMMENTS TO OUR PROPERTY MANAGER, GARY HARTMAN, C/O THE HARTMAN REAL ESTATE CO., 5654-B PARLIAMENT DR., VIRGINIA BEACH, VA 23462.

Definitions

"Association" shall mean and refer to the Lake Christopher Homes Association, its successors and assigns.

"Board of Directors" or "Board" shall mean and refer to the governing body of the Association.

"Common Area(s)" shall mean and refer to any and all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Members of the Association. The Common Area(s) owned by the Association includes those areas more commonly known as Christopher Landing, Christopher Beach, Christopher Narrows, Christopher Ballfield and the actual lake known as Lake Christopher, all of which are more accurately described elsewhere.

"Lake" shall mean and refer to the body of water commonly known as Lake Christopher and more accurately described elsewhere.

"Lot" shall mean and refer to the numbered lots on the recorded subdivision plat of the Property but does not include any of the Common Area.

"Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

"Property" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions commonly known as Lake Christopher Subdivision and more accurately described elsewhere.

"Resident" shall mean and refer to every person or entity who holds membership in the Association or his/her delegate(s) as described in Article V, Section 2 of the Lake Christopher Declaration of Covenants, Conditions and Restrictions and Article IV of the By-Laws of Lake Christopher Homes Association.

"Rules and Regulations of the Lake Christopher Common Areas" shall mean and refer to those rules and regulations adopted, and as may be amended from time to time, by the Board governing the use of the Common Areas.

Proposed Rules and Regulations of the
Lake Christopher Common Areas

1. The Common Area(s) are for the sole use of the Residents and their guests and invitees when accompanied by a Resident.
2. Residents and their guests and invitees shall be responsible for their own safety and shall use the Common Area(s) "At Their Own Risk".
3. No motorized boat or other craft shall be allowed in the Lake other than a boat or other craft powered by an electric motor with a horsepower rating of 3 or less.
4. Boats shall be launched and removed from the Lake at the designated launching ramps except that individual Residents, where possible, may launch and remove boats from the waterfront area directly abutting their Lot.
5. No pets are permitted in the Common Area(s).
6. The playground equipment is intended for and its use shall be restricted to children 12 years of age and under.
7. Children under the age of 12 must be accompanied and supervised by a Resident 16 years of age or older.
8. Each resident shall remove his or her own trash or other debris upon leaving the Common Areas.
9. No alcoholic beverages shall be permitted in the Common Area(s) unless advance written approval is obtained from the Board.
10. No glass containers of any type are permitted in the Common Areas.
11. The Common Area(s) shall be closed between the hours of 10:00 pm and 6:00 am unless advance written approval is obtained from the Board.
12. No open fires shall be permitted in the Common Area(s) unless advance written approval is obtained from the Board.
13. All individuals using the Common Area(s) shall conduct themselves in such a manner as to not infringe on, or disrupt, any other individual using the Common Area(s).
14. Any act or failure to act which, at sole discretion of the Board, shall be determined to be dangerous or inappropriate, shall be considered a violation of these Rules and Regulations.

Proposed Rules and Regulations of the
Lake Christopher Common Areas

Enforcement

The Board may, at its sole discretion, restrict, in whole or in part, any Resident's use of the Common Area(s) for a period of up to 60 days for any infraction of the Rules and Regulations of the Lake Christopher Common Areas. Subsequent restrictions in the Resident's use of the Common Area(s) may be imposed for continued infractions. Any Resident who does not abide by a restriction placed on the Resident may have an additional restriction of up to 60 days placed on the Resident. In such case the additional restriction shall be from the date the Resident violated the original or subsequent restriction.

Any restriction placed on any single Resident and/or his/her guest(s) or invitee(s) may be imposed on all individuals who reside in the same household as said Resident.

The Board shall notify, at least 3 days in advance, any Resident under consideration for a restriction as to the time and place where the meeting of the Board is being held to consider said restriction. The Resident shall have the right to hear the basis for the restriction and respond to same prior to any vote being taken. The Board, at its sole discretion, may elect to go into executive session to consider what action, if any, should be taken and take a vote if indicated. A majority vote of the Board members present, a quorum being required, will determine the outcome of the process.

The Resident shall be entitled to know the outcome of the vote but not necessarily the actual vote of the various Board members.

The Resident and Owner, if not one in the same, shall be notified, by certified mail sent to the address of record, of the outcome of the Board's decision and the specific details of the restriction. The Board's decision shall be final.

Nothing contained in the above shall be construed as to limit the Board's rights or the rights of any Resident or Owner to take any action, with or without notice, applicable under local, state or federal law or statute.

The above shall be considered published and thereby in full force 15 days after same has been reprinted in The Legacy (the Lake Christopher Newsletter).

GARDEN CLUB NEWS

YARD OF THE MONTH

JULY- Richard and Cheryl Montgomery
1724 Lake Christopher Dr.

AUGUST- Sandy and Ronald Upchurch
1741 Lake Christopher Dr.

These beautiful yard fulfilled our five points considered at judging:

1. Lawn mowed and edged.
2. Color
3. No weeds or grass in bedding areas.
4. Balance
5. Garbage cans not in view

The winners received a \$10.00 Gift Certificate from the Great Big Green House.

UPCOMING EVENTS

Oct. 2: Progressive Dinner,
6:30 pm.
Nov. 6: Speaker: Jim Selby on
Roses, Silent Auction. 7:30 pm.
Call Adele, 495-6203, for
locations.

ICE CREAM SOCIAL
Tuesday, Sept. 5, 1989.
7:30 pm at
1560 Beachview Drive.

This will be our first Garden Club meeting. Everyone is invited to come and bring your favorite topping. It's a good time to check us out and meet the members. We always like to have new members so mark your calendar. Call 495-6203 or 467-6967 for more information.



GARDEN CLUB NEWS



Herbs & Health

The rose is a rose,
And always was a rose,
Robert Frost

The rose, our National Flower, is a herb; the most utilitarian species is the Rosa Rugosa family. Various colors in the differing families give the gardener a choice from pinks through to reds; similarities are hardiness, abundance of flowers and thorns, and the great gift of rose berries. The Vitamin C in the berry (hip) is greater than that in an orange. Hips are used for teas, jams, soups, etc., and are collected as they redden at the end of the growing season.

Deciding how to care for your rose bush will come from the core of your living convictions; to use organic methods/not to use them. Since I don't believe in adding to the chemical contamination of the planet we all share, & I trust you feel the same, organic info. is below:

Fertilizer: cow manure, egg & garlic shells
Aphids: hose off with water
Black spot: pick off infected leaves, pick up fallen spotted leaves, and plant garlic, onions, or scallions at the base.

Do not forget to use a good quality soil conditioner.



BOTULISM DANGER

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

REMINDER TO SAILORS WITH TRAILERS

The spring and summer season is now in full swing again. For those who have to trailer their boats to the parks, please remember to park your trailer in the street after launching and not in the parking lot. Your cooperation in this matter is greatly appreciated.

HOW TO GROW BEAUTIFUL MUMS

PLANT MUMS IN A SUNNY AREA ABOUT 10-18 INCHES APART. DIG A HOLE A LITTLE LARGER THAN THE POT IT COMES IN, AND SET PLANT IN HOLE ABOUT 1-2 INCHES DEEPER THAN IT WAS IN THE POT. FERTILIZE AT TIME OF PLANTING WITH GOOD ALL-PURPOSE FERTILIZER SUCH AS OSMOCOTE (13-22-18), VEGETABLE FERTILIZER, OR PETER'S SPECIAL GENERAL PURPOSE (20-20-20-). MUMS NEED TO BE WATERED WELL DURING THE FIRST FEW WEEKS. MULCH WITH PINE STRAW OR BARK MULCH. WHEN MUMS COME BACK IN THE SPRING, PINCH THEM BACK ABOUT 3 TIMES, UP TO THE 15TH OF JULY. AFTER THAT DATE DO NOT PINCH, AND THEY WILL BLOOM AGAIN IN THE FALL.

ANOTHER GENTLE REMINDER

Pet owners, please do not walk your dogs in the common areas. Also remember, it's the law, pick up your dog's waste and dispose of it properly. **THANK YOU!**

THANKS FOR THE MEMORY

A big Thank You goes out to Mr. Al Rendon from Mr. and Mrs. Bill Rainey for the wonderful complimentary dinner they had at Fisherman's Wharf restaurant. The Rainey's and their guests had a great time and great food. They had won the dinner as a door prize, donated by Mr. Rendon, at the June party at Lake Christopher Landing.

TIME TO GET INVOLVED

In February, three and possibly four of the members of the Board of Directors will be finishing their terms. Anyone interested in becoming one of the **MOVERS AND SHAKERS** of Lake Christopher should notify Doug Stewart, 467-4796. There are also places on the various committees that need your help. Isn't it time that you became a part of the decision making process?

MAINTENANCE UPDATE

Doug Stewart and Mac McMullen have started the process of erosion control at the Narrows Park by filling in some of the larger holes with round river pebbles. After a settling period, sand will be added and bermuda grass planted. In the meantime caution should be taken around the dock area at the Narrows. Doug is also looking into repairing and correcting the erosion problems at the Landing, specifically, the boat ramp and the area around the drain pipe. It should be noted that this is a large project and will carry a hefty price tag.



**Nominating
Committee**

SERVICES

CREATE YOUR OWN ART WORKS: Lessons by Gloria Bersi. Various drawing techniques, acrylic and oil painting, graphic design. Children or adults. 467-0689.

TUTOR: HELP KEEP YOUR CHILD'S SKILLS SHARP THIS SUMMER. TENTATIVE RESERVATIONS FOR SUMMER TUTOR SESSIONS ARE BEING TAKEN. CERTIFIED ELEMENTARY AND LEARNING DISABILITIES TEACHER WILL ALSO TUTOR AFTER SCHOOL AND EVENINGS. LINDA RIDDLE, 495-4569.

CHILD CARE: In my home, any age. Amelia Casiano, 474-1031.

TUTOR: CERTIFIED MASTER TEACHER FOR GRADES K-6. BETTY COLLINS, 467-1547.

BABYSITTER: Anytime, nights, weekends, in my home. Linda Schultz, 467-7664.

CHILD CARE: IN MY HOME. CHERRY COPE, 467-1389.

BABYSITTERS

Lisa Andresky	436-0352
The Cagni's	467-3286
Carl, Angie, Toni	
Mandy Freeman	495-2853
Chris Goss	495-2596
Jessie Henderson	467-0032
Jennie Henderson	467-0032
Keisha Joseph	467-6787
Catherine Rhodes	467-8753
Julie Christensen	495-3996

NEWSLETTER DEADLINE

The deadline for the November Newsletter is October 16, 1989.

\$5.00 or 5% Discount
495-6446
For
Lake Christopher Residents

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NEED TO SAVE TIME?

Jessie Henderson is 13 years old and able to save you time. She will organize children's birthday parties, help with dinner parties or special occasions, babysit and vacation-proof your home by taking in mail and taking care of animals. References available. Call 467-0032.

LAWN AND YARD CARE

Mowing, raking, trimming, weeding, holes dug, etc. Your equipment or mine...

REASONABLE RATES

Call for estimate and appointment. Available year-round (Lake Christopher resident) Lee Fling, 467-3613.

NOTARY PUBLIC

Lake Christopher Resident, Maynard DeWitt. 467-3613.

FOR SALE: 20" Girl's Bike, Excellent condition, \$30.00. 495-2871.

FOR SALE: 20" Murray BMX Bike. New-never been ridden, fully assembled. \$45.00. 495-3551.

NEW IN THE NEIGHBORHOOD?

If so, call Peggy Lamb, 467-2679 and she will arrange for a Hospitality packet to be delivered to you. CALL TODAY.

PLACE AN AD IN THE LEGACY

The LEGACY is published every two months and is distributed to 361 homes.

The fee for a business card size ad is \$5.00 per issue or \$25.00 for one year. To place an ad, call

Donna Christensen, 495-3996 or Karen Cagni, 467-3286.





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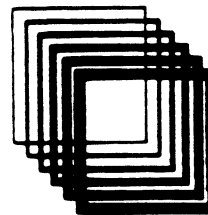
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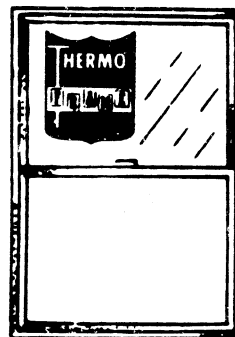
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VIRGINIA BEACH, VA 23462

**CR6422

BOARD OF DIRECTORS

Kathy Durham	467-9215
Doug Stewart	467-4796
Mac McMullen	467-4888
Jim Kincaid	467-6782
Stan Kozub	467-2615
Dave Lamb	474-2679
Sandy Powell	467-1209
Bill Rainey	467-0017
Tim Tull	467-6967

COMMITTEE CHAIRMEN

Architecture	Dave Lamb
474-2679	
Maintenance	Doug Stewart
467-4796	
Block Security	
Hospitality	Peggy Lamb
474-2679	
Newsletter	D. Christensen
495-3996	
Park Security	Ubi Gentile
467-7958	
Sailing	Duncan Bell
467-8140	
Social	Peggy Lamb
474-2679	
Zoning	Jim Kincaid
	467-6782

BOARD MEETINGS

SEPT 19: 7:30 PM, AT THE HOME
OF DOUG STEWART.
5221 SHORE BREEZE CT.

OCTOBER 17: 7:30PM, AT THE
HOME OF KATHY DURHAM.
1716 LAKE CHRISTOPHER DR.

NEWSLETTER INFORMATION

NEWSLETTERS ARE PUBLISHED IN
JANUARY, MARCH, MAY, JULY,
SEPTEMBER AND NOVEMBER.
INFORMATION IS DUE IN TO THE
NEWSLETTER EDITOR BY THE 15TH
OF THE PREVIOUS MONTH.

PROPERTY MANAGER

ALL CORRESPONDENCE PERTAINING
TO LAKE CHRISTOPHER HOMES
ASSOCIATION SHOULD BE MAILED
TO:

THE HARTMAN REAL ESTATE CO.
5654-B PARLIAMENT DR.
VIRGINIA BEACH, VA 23462

PHONE: 499-9555