



# The Legacy

A journal of the Lake Christopher Homes Association  
July – August 2013  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

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Steve Rogovich..... Architecture  
Sharon White..... Landscape  
Neighborhood Watch

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## The Legacy Ads and Info

The Legacy is a free bi-monthly on-line community newsletter of the Lake Christopher Home Owners Association.

Want ads, For Sales, Lost and Finds, and small service ads are **free** to Lake Christopher Residents.

See our website for business ad info:  
<http://www.lakechristopherhomes.com>

Call John Capomaggi, 275-9347 for more information. **Deadline for the next issue is September 10, 2013.**

To be added to the distribution, email [legacy@lakechristopherhomes.com](mailto:legacy@lakechristopherhomes.com)



Full Moon over Lake Christopher

Every month during the full moon residents on the west side of the lake get some good views of the moon and its reflection – at least they do if the sky is clear.

This past June we were treated to a “super-moon” view. The super-moon is new or full moon that coincides with lunar perigee, or the point at which the moon is closest to Earth in its elliptical orbit.

Any resident can enjoy a view like this from Christopher Landing. Send in your pictures!

# USE OF LAKE CHRISTOPHER PARKS

by Dick Schwarz, LCHA President

Lake Christopher has three beautiful parks that can be used year round. Christopher Landing, The main park at the intersection of Lake Christopher Dr. and Quarry Lane, has a dock, boat ramp and sandy beach. Across the lake is Christopher Narrows, with a long grassy area behind a long dock along the bulkhead, with a ladder into the lake. The third lakeside park, Christopher Beach, is at the intersection of Lake Christopher Dr. and Waff Rd. It has a double bulkhead with sand between the two and stairs into the lake. There is a fourth park, Christopher Woods, that can be reached by a concrete walkway at the end of Brookfield Dr. It is bordered by homes on two sides, a canal on the third, with Lynnhaven Parkway on the fourth. The LCHA keeps the park mowed but nothing else. Within the next year a sound wall will be erected along Lynnhaven Parkway as the road is pushed through to Centerville Turnpike, effectively making Brookfield Drive the only access point to this park.



The Lake Christopher parks are available year round to residents. There are park attendants on duty at Christopher Landing and Christopher Narrows from Memorial Day to Labor Day, making occasional trips to Christopher Beach during the day. All Lake Christopher residents and their guests are welcome at all the parks as long as they are current in their yearly dues. It is obvious that the lake and our parks are a natural draw for people from all over this area, not just from Lake Christopher residents. Several years ago we began to experience an unacceptable number of non-residents using the lake for swimming, fishing, and other activities. Therefore, the LCHA hired a security company to provide drive-thru and phone call response to prevent non-

residents from using the lake. At the same time we began the use of badges to quickly identify residents and their guests. Each homeowner was given two numbered badges. With each badge a resident could bring four visitors into the parks. For a larger groups of guests a resident could make a party request as discussed in the May/June issue of The Legacy.



Residents can use the parks 24 hours a day but are requested to minimize noise after dark because of nearby neighbors. Residents under the age of 18 are not permitted by themselves in the park after dark, nor are children under the age of 12 allowed in the park anytime without a parent present. Although we have attendants in the park during the summer months they are not lifeguards. The LCHA's insurance does not permit us to allow the attendants to rescue people. In addition to swimming, fishing and boating are also encouraged for our residents. Again, for these activities a resident must accompany guests. It is not permitted to invite friends to simply use the lake whenever they want. When boating, no gas powered motors are ever allowed on the lake, only sail or electric motors.

So when you come into the park, please display your badge so that if attendants are on duty they can verify the badge number, the residence to which it is assigned and that you are eligible to be using the park. It may seem like an inconvenience, but the use of badges ensures that the lake and the parks around it remain family-friendly and provide a safe environment for all our residents. Replacement badges are available at a cost.

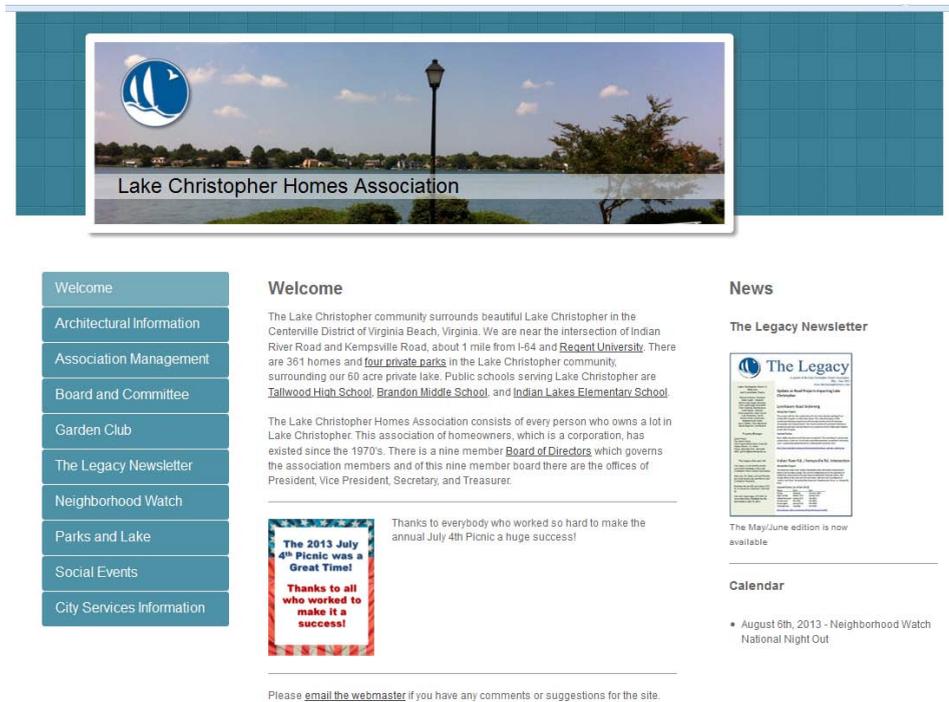
# New Website Online

The new and improved Lake Christopher website is now online!

In addition to the usual resources like Architectural Review Requests and Party Permits, the new site contains Neighborhood Watch information, and a growing online archive of *The Legacy* newsletter.

The new site is intended to be a resource for all "Lake Christophians", both those new to the community and those who've been here from the beginning.

Please visit the new site and have a look around. Contact the webmaster for any suggestions or corrections.



Welcome

Architectural Information

Association Management

Board and Committee

Garden Club

The Legacy Newsletter

Neighborhood Watch

Parks and Lake

Social Events

City Services Information

**Welcome**

The Lake Christopher community surrounds beautiful Lake Christopher in the Centerville District of Virginia Beach, Virginia. We are near the intersection of Indian River Road and Kempsville Road, about 1 mile from I-64 and Regent University. There are 361 homes and four private parks in the Lake Christopher community, surrounding our 60 acre private lake. Public schools serving Lake Christopher are Tallwood High School, Brandon Middle School, and Indian Lakes Elementary School.

The Lake Christopher Homes Association consists of every person who owns a lot in Lake Christopher. This association of homeowners, which is a corporation, has existed since the 1970's. There is a nine member Board of Directors which governs the association members and of this nine member board there are the offices of President, Vice President, Secretary, and Treasurer.

**The 2013 July 4th Picnic was a Great Time!**

**Thanks to all who worked to make it a success!**

Thanks to everybody who worked so hard to make the annual July 4th Picnic a huge success!

**News**

**The Legacy Newsletter**

The May/June edition is now available

**Calendar**

- August 6th, 2013 - Neighborhood Watch National Night Out

Please email the webmaster if you have any comments or suggestions for the site.

## Board & Committee

(from May & June)

- The sink hole in Christopher Woods is being monitored. Maintenance has erected a barrier and is looking into a fix.
- Play structures at Christopher Landing and Christopher Beach have been repaired.
- Thanks to Gary Butterball for treating the lake with Cutrine to manage algae.
- New beach sand was delivered Friday, June 21st. 40 tons of sand was added to the beach at Christopher Landing.
- A dive team from the Virginia Beach Police Department used Christopher Landing for training exercises. With LCHA permission they will come from time to time for training exercises.
- The parks are being used. As of June 24<sup>th</sup> there were 15 party permits issued so far this season.
- LCHA is negotiating with the city to sell or transfer the small unusable lots on the other side of Lynnhaven Parkway.
- East Coast Baptist Church (adjoining property near Christopher Narrows) is now *The House Church*. The new owners plan to remove some of the trailers we see and improve the appearance of the property as viewed from Lake Christopher Drive. We are also working with the new owners and the city to reroute their parking lot drain which runs under Lake Christopher Drive into the lake.

# Garden Club News

The Lake Christopher Garden Club honors the following homes:

## JUNE

Yard of the Month: 5205 Quarry Lane, Ronald Reid

Honorable Mention: 1533 Lake Christopher Drive, Jimmy & Angela Jenkins

## JULY

Yard of the Month: 1508 Saybrook Cove, Walter & Mercedes Poellnitz

Honorable Mention: 1521 Lake Christopher Drive, Sean & Lorrie Brennan

LC Garden Club does not meet in July and August. Our next scheduled meeting is The Ice Cream Social on September 9th...new members welcome! For information regarding the meeting place and other Garden Club Activities contact Sandy Flaus, Vice President, 757-635-4532

Have a Happy Summer!



## Brigadoon Lakes Maintenance Dredging Project

The City of Virginia Beach Department of Public Works has recently started a capital improvement project in the Brigadoon Lake Neighborhood for maintenance dredging of Lakes #1 through #8. This impacts LCHA because Lake #7 is behind some homes on Brookfield Drive.

The City has budgeted to begin maintenance dredging of the existing storm water ponds within the Brigadoon community over the next few years. Due to funding constraints, not all ponds can be dredged at the same time and thus work will be performed in phases.

The first phase will consist of dredging Lakes #2 and #8 and the second phase will dredge Lakes #1, and #3 through #7.

Currently, the Lake Christopher Homes Association will be impacted during the second phase, which consists of Lakes #1, and #3 through #7. We don't have a start date for the second phase yet.

The city plans to set up a public meeting late in 2013, prior to the start of the first phase. As more details are known we will keep the LCHA community informed.



Brigadoon Lake #7 behind Brookfield Drive

# Neighborhood Watch

# NATIONAL NIGHT OUT



August 6<sup>th</sup>  
6:30pm – 8:00pm  
at Christopher Landing  
(the big park)



See Old Friends...  
Make New Friends...

Police Cruiser

Fun for the kids!

Face Painting

Kona Ice Treats for  
Everyone!

Fire Truck

Event is Free for LC Residents! Bring your Park Pass for admission.

Please plan to come by Christopher Landing on August 6<sup>th</sup> to meet your neighbors and have some fun!

Free Neighborhood Watch Brochures and Window Stickers

For more info contact Sharon White, Lake Christopher Neighborhood Watch Coordinator, 757-286-9375



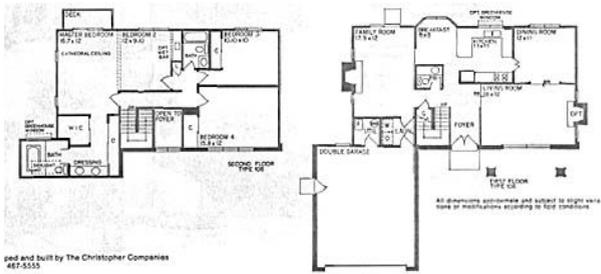
**NATIONAL  
NIGHT OUT**



# ARCHITECTURE COMMITTEE UPDATE

by Steve Rogovich, LCHA Architecture Committee Chairman

The Lake Christopher Architecture Committee has been especially busy over the last several months. Architectural review applications have been approved for many homeowners who have chosen to make changes to the exterior appearance of their homes or to accomplish needed repairs. Six new vinyl siding installations were recently approved bringing the total number of vinyl-sided homes up to 208 (57% of all homes).

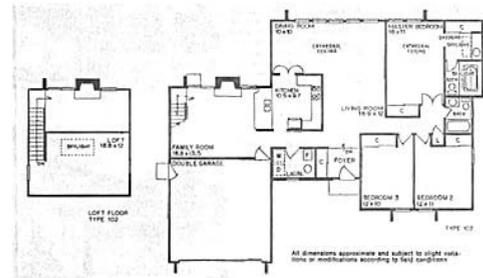


It was also noted that several homeowners had undertaken changes to their homes without the required approval of the Architecture Committee (AC). These included two roof replacements, a white-color window installation, a fence installation, an entrance door replacement, a sidewalk replacement, and exterior painting. The AC thanks the alert and concerned homeowners who reported these issues so violation notices could be issued quickly. In some cases the changes would have been approved if they were properly applied for as required and the violation notices would have been avoided.

The AC wishes to remind all homeowners that it is a requirement of both the Lake Christopher Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the AC before making exterior modifications to homes and properties. Some examples are: painting, siding, replacing windows, roofs sidewalks and driveways, or construction of fences, bulkheads, decks, docks, sheds and home additions. Each alteration must be specifically approved prior to installation even though the intended alteration or improvement conforms to the adopted Architectural Guidelines or a similar or substantially identical alteration has been previously approved on another home.

The purpose of the Architectural Guidelines is to establish standards for maintaining the overall appearance of our community in order to preserve the value of Lake Christopher as a quality place to live.

A Declaration of Covenants, Conditions, & Restrictions (CC&R) has been recorded against all lots in Lake Christopher. Among the provisions of the CC&R is the establishment of an Architectural Committee that reviews any proposed alteration of homes in the community. One purpose of this review is to maintain architectural harmony in the community while at the same time not unduly restricting how individual homeowners may modify their property. Please refer to Section (1) of the Lake Christopher Architectural Guidelines for complete details on what defines property modifications and the procedure for making application for review by the Architecture Committee.



Please contact the Architectural Committee with any questions you may have regarding the approval process or to assist you in preparing requests.

**Please visit the website to view the guidelines, access forms, or contact the committee chairman:**

<http://www.lakechristopherhomes.com/architectural-information/>

# Operation: Get Organized - Tips to Tackle the Garage

From: RisMedia//The Container Store

If your garage has become a dumping ground for just about any and everything, making the decision to clean it out and organize it is half the battle. Then, it's important to come up with a plan so you don't get overwhelmed and give up before you even start. The following tips, provided by The Container Store, will help you succeed.

First, it's important to have a solid plan in place. Write down your anticipated end date and work backward from there to set small goals regarding how much time you'll invest each week/month, what areas need the most work as well as what you envision the space looking like when you're done.

Once you have a plan in place, begin by separating everything into piles. Designate areas for the items you want to keep, things that should be thrown away and anything that can be donated. Be sure to set aside anything you plan on giving to friends, family and even neighbors.

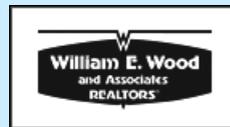
Make sure everything has its own place, as this will help you keep the space organized down the road. It's also important to store items in areas that are both easy to see and reach. This will prevent you from making a mess every time you go to get something. When it comes to seasonal items, store them out of the way since they won't be needed on a regular basis.

You're most likely going to need a variety of storage solutions—from shelving to hooks and even drawers—to ensure that everything is put away properly. Try putting items away by category so that when you go to find the hammer, you'll be able to quickly find the nails, screwdriver and screws as well.

## REAL ESTATE NEWS

From: Sharon White, ABR, GRI,  
REALTOR  
your Neighbor, your Real Estate  
Professional

William E. Wood & Associates  
5308 Indian River Rd  
Virginia Beach, VA 23464  
sharonsellshzmz@cox.net  
757-286-9375  
Listings \* Buyer Representation \*  
Relocation Services



## The 1980's Legacy Archive is Online

*Breaking News* – The Legacy Archive is going online! Please visit the new website and enjoy reading some of the old issues of The Legacy in the growing online Legacy Archive.

The 1980's were an active and formative time for the LCHA. In the beginning of the decade some homes were still being built, and you could still find an empty lot here and there. At that time there was no association management company. All association activities, including collection of dues and budgets, were handled directly by the volunteer board and other LCHA volunteers. Back then if you didn't pay your dues there were no liens; instead, you got your name published on the delinquency list in The Legacy!

There were plenty of community activities including sailing regattas, swimming competitions, Easter egg hunts, open houses, and from what I've read, no shortage of lake parties! It was also a decade of community activism to influence the city zoning department against commercial developers who were determined to build shopping centers on adjacent undeveloped property.

Not all activism was external. The 1980's also saw some heated internal debates to modify the architectural guidelines to allow vinyl siding and colors outside the taupe family of our once earth-tone only, wood-siding only community. Fortunately our community retains a muted color palette to this day, but before that change in the late 1980's, local realtors called Lake Christopher "Brown Town" since nearly all the homes were some shade of tan or brown.

Some articles from the 1980's would be familiar today, such as intersection improvements at Kempsville Road and Indian River Road – only back then the widening was to increase traffic capacity from just one lane in each direction!

## Neighborhood Watch Block Captains Meet With VBPD Crime Liaison Officer



Officer Krieger meets with Block Captains at Christopher Landing

In June, our Crime Prevention Liaison Officer, Leta Krieger, spoke with the Neighborhood Watch Block Captains. Topics of discussion included:

**Child Safety:** Officer Krieger discussed an attempted child abduction in the area of Dam Neck and Princess Anne. She recommended the website [www.take25.org](http://www.take25.org) as a resource to talk to children about safety.

**Drug Activity:** Residents should be aware of new "synthetic" drugs, which are sold under names like "spice" or "bath salts". When swallowed, these drugs can be life-threatening to the young person who takes them. Officer Krieger gave us a telephone number to Special Investigations, 757-427-1749, and asked residents to call for any suspected drug activity in the parks, cul-de-sacs, or homes.

**Door-to-Door "Salespeople":** This is the season for solicitors who may actually be casing your home as opposed to offering you a service.

**Alarm Salespeople:** Remember that these salespersons are required to be licensed. Remember to ask for identification before letting them into your home.

**Phone Numbers to use:** The Police Non-Emergency Number is 757-385-5000, and should be called for any suspicious activity. Otherwise, call City-Wide, our LCHA protection service, at 312-9911.

**Car Burglaries:** Again, if you park on the street or in your driveway, lock your car. Officer Krieger said thieves can make thousands of dollars a night just by breaking into cars, and the recent thefts at Lake Christopher have involved unlocked vehicles.

**Park Attendants:** We will have full time attendants at both Christopher Narrows and Christopher Landing this summer. They will also be making periodic checks at Christopher Beach.

During the meeting the block captains also shared feedback with each other on how the Neighborhood Watch system is working so far. The email chain seems to be working well at keeping residents informed on local activity.

Thanks to all for being alert and involved by volunteering to help keep our neighborhood safe!

*Attention  
Residents!*

# Citywide Protection Services

*While you're  
away...*

Citywide Protection Services conducts regular patrols of Lake Christopher. If your family has planned a getaway, let us know! Feel free to contact Gayle Piñero at The Select Group at 486-6000, or you may contact Citywide directly at 312-9911 so that officers will know to keep an extra eye on your home while you're away.

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*Suspicious activity in any of the parks or recreational areas of the property may be reported directly to Citywide. An officer will be dispatched immediately. Citywide is authorized to ban and even remove trespassers or anyone engaging in criminal behavior. Let's keep the community safe!*

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Let's help each other out! If you see that your neighbor is out of town, pick up any newspapers, menus or circulars laying around the home. It may help to prevent a potential break-in.

Questions???

Contact Gayle Piñero, 486-6000 or  
via email at:  
[gpinero@theselectgroup.us](mailto:gpinero@theselectgroup.us)

The **SELECT**  
Group, Inc

# LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

Revised and approved September 2, 2008

- Lake Christopher Parks are for the exclusive use of Lake Christopher homeowners, renters, and their accompanied guests. No more than 4 guests under the age of 18 are permitted, unless prior approval is obtained from the Park Staff Committee Chair.
- All users of the parks are responsible for their own safety and are fully responsible for their own actions and consequences thereof. All facilities and equipment are to be used "AT YOUR OWN RISK".
- The use of all playground equipment is restricted to children 12 years old and under.
- Children under 10 years old must be directly supervised by a resident at least 12 years old.
- Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
- No alcoholic beverages are permitted, unless advance written approval is obtained from the

Park Security Committee Chair.

- No glass containers of any type are permitted.
- Persons using the facilities shall remove or properly dispose of their trash.
- The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
- No pets of any kind are allowed at any time.
- No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
- After sunset, all parks are closed to people under age 18, except under the direct supervision and responsibility of a resident at least age 18.
- Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
- Inappropriate or dangerous behavior, or not adhering to these rules, may result in the use of all the parks being revoked.

## REGULATIONS FOR BOATERS

- Boats, sailboards and other watercraft shall be launched and removed from the lake parks only at the ramps provided.
- There is a 72 hour limit on mooring of watercraft at the Common Areas; the boat is to be properly secured to include, but not limited to, requiring that all sails be taken down and furled or removed while the boat is left unattended. In no case will a boat be left overnight at a common area park with its sails hoisted. Failure to comply will result in the boat owner being asked to remove the boat or the boat may be removed, without notice by the association, from the park at the owners' expense.
- Anchoring (vice permanent mooring at a permanent mooring) in the lake of any unattended boat is prohibited at any time. Failure to comply will result in the boat being removed from the lake

at the owners' expense. For the sake of this rule, anchoring is defined as using a temporary bottom holding device to hold a boat in position. Mooring is defined as using a permanently installed fixed mooring system of sufficient weight and strength needed to keep a boat in a fixed position during storm conditions with wind speeds in excess of 60 knots.

- The Board has designated the safe areas for mooring. To install or use any mooring in the common Lake area, the homeowner must first apply to the Board. If all requirements for mooring construction, liability, etc. are met and there is appropriate space, the Board may grant approval for placement and use of the mooring.
- Only electric motors rated no higher than 45 lbs. thrust are permitted.

# History Corner

This month we look at **The Lucerne**.

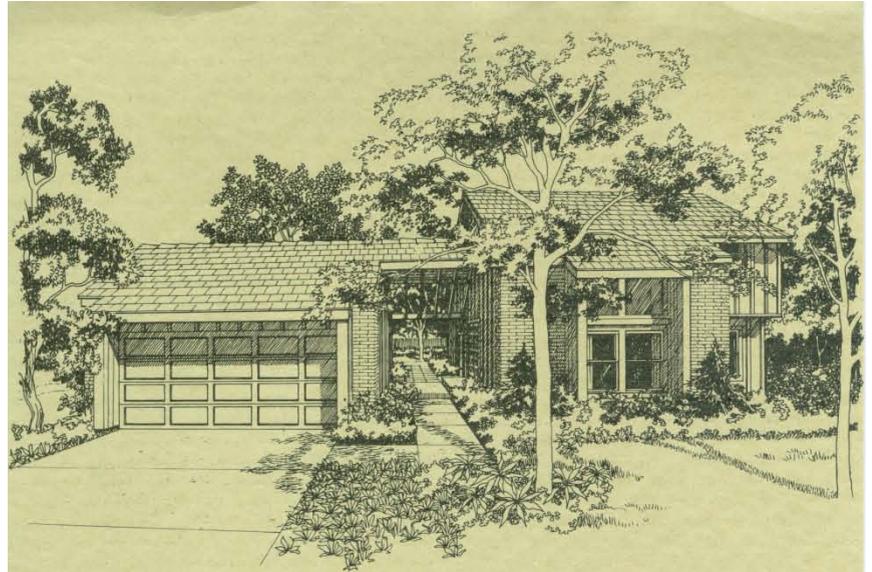
A 1975 marketing brochure describes this home as one of the best selling models. Given the number of Lucerne's in our community I'd say the builders were right. Once again the "California" theme is promoted, although when I think of "Lucerne" I think of Switzerland, not a town in northern California, but I digress....

In the inset photo below you can see 1728 Lake Christopher Drive under construction circa 1978. Note the garden courtyard roof openings and the unpainted wood siding and fascia boards at this stage of construction.



Like the Huron model featured in the last issue of The Legacy, the Lucerne has a garden courtyard separating the garage from the main living space. While many Lucerne owners have modified their homes to incorporate this courtyard into the indoor living space, an equal number appear to have retained this distinct architectural feature.

(continued next page)



## THE LUCERNE

Types 104/114

This remarkable Lake Christopher design has been refined and tested to the point of perfection. It is one of the best-selling homes in our experience. Entry is through a garden courtyard into a raised foyer gallery that overlooks a 1½-story living room. The dining room is completely separate. The family room is planned in the California tradition as a huge activity center, oriented toward the out-of-doors, and integrated with the kitchen. There is a large breakfast area, plenty of pantry storage, and a convenient first floor powder room. Upstairs, 4 bedrooms and 2 more baths, with a separate dressing area in the master suite. The double garage is included, and there is an additional bonus recreation room available behind the garage either finished or unfinished that you can turn into a hobby shop, children's hideaway, or guest room.



Above: Lucerne Marketing Brochure (front) circa 1975



# History Corner

(continued)



The picture above shows the LUCERNE model home on Ships Landing, circa 1978. Note the absence of driveways and the presence of sidewalks which connected the models at the time. Today the sidewalks are long gone and the driveways are in.

Please share your history stories ,  
pictures or brochures! Contact the  
editor at:  
[legacy@lakechristopherhomes.com](mailto:legacy@lakechristopherhomes.com)

The 2013 July  
4<sup>th</sup> Picnic was a  
Great Time!

Thanks to all  
who worked to  
make it a  
success!

# NOBODY SELLS LAKE CHRISTOPHER

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## Classifieds

### For Sale

Contact the editor to list your items for sale.

### Wanted

An original globe outdoor fixture, the kind that originally was on Lake Christopher houses. Call John .....757-275-9347

### Child Care

Call Celeste's daughter, Victoria Argabright .....757-285-0706

### Lost & Found

The park attendants have a small lost and found. If you've lost something at the park, ask them about it.

Want ads, For Sales, Lost & Found, and Small Service ads are free to Lake Christopher Residents

## Upcoming Events

**July 22<sup>nd</sup>**

Monthly HOA Board Meeting

**August 6<sup>th</sup>**

National Night out,  
Christopher Landing  
Park

**August 26<sup>th</sup>**

Monthly HOA Board Meeting

## Helpful Links

**Public Works "Report a Problem Center":**

<http://www.vbgov.com/government/departments/public-works/report-a-problem/Pages/default.aspx>

**Who to call for what:**

<http://www.lakechristopherhomes.com/city-services-information/>

**LCHA Architectural Guidelines and Requests:**

<http://www.lakechristopherhomes.com/architectural-information/>

**LCHA Party Permits:**

<http://www.lakechristopherhomes.com/parks-and-lake/>

**Centerville Strategic Growth Area Master Plan**

<http://www.vbgov.com/government/departments/planning/areaplan/Pages/Centerville-Regent-Strategic-Growth-Area-Master-Plan.aspx>