



The Legacy

A journal of the Lake Christopher Homes Association
September – October 2013
www.lakechristopherhomes.com

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Association Manager

Gayle Pinero
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
eMail: gpinero@theselectgroup.us

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 November 8th, 2013.**

To be added to the distribution, email legacy@lakechristopherhomes.com

National Night Out a Huge Success!



LCHA President Dick Schwarz gets a close look at a Virginia Beach cruiser (from the inside) during National Night Out at Christopher Landing.

Last Month's National Night Out (NNO) at Christopher Landing was a huge success. Thanks to everybody who came out to participate, and a special thanks to all who worked hard to make it happen. See story and pictures inside.

Also in this issue:

- July 4th picnic pictures
- Brigadoon Lakes update
- Next Community Yard Sale date



SUMMER'S ODDS AND ENDS

by Dick Schwarz, LCHA President

One of the things I've noticed over the summer is that new – and some current residents – are unfamiliar with the workings of trash and recycling pickups by the City of Virginia Beach. Most of you know that in Lake Christopher trash is picked up every Friday, recyclables are picked up every other Friday, and yard waste, in clear plastic bags, is also picked up every Friday. The only trash that will be picked up is what is in the city-provided container. Both household trash and yard waste can be put in the container. Most yard waste should be put out separately and after pickup will be recycled. Large limbs, no longer than 4 feet and 6 inches in diameter can be put out separately for pickup, along with piles of brush. Trash that is not in the container will not be picked, such as cardboard boxes, kids' plastic swimming pools, etc. Household furniture items can be scheduled for special pickup on Fridays by calling 385-4650 at least one day ahead of Friday. Otherwise you will have to take the material to the landfill up by Regent University. Be sure to remember that trash and recycling bins should not be put out before 5 PM Thursday. That includes lawn waste in plastic bags. The link below will take you to the City website for garbage collection services.

<http://www.vbgov.com/government/departments/public-works/pw-waste-management/pages/garbage-collection.aspx>

While I'm on the issue of trash, I want to ask all residents now that Fall is coming up to help in keeping the curbside in front of your homes clear of leaves that have fallen. Why is this important? Everything that enters our storm drains ends up in the lake. Organic matter like leaves causes algae to form the following year. Although we use a chemical to retard the growth of algae, the less organic matter that goes into the lake the better the water remains and the better environment we create for our beaches, not to mention for the fish and other critters that share the lake with us. It's very easy to simply carry a shovel or broom and scoop with you when you put your trash out in the Fall and finish filling your trash bins with leaves. Do this each week and it becomes much less of a chore. The past two years our landscape company has generously volunteered to clean up the worst places in the community in Spring. But this work has grown and so the Board of Directors is

considering charging homeowners for cleaning up the curbside in front of homes that do not make an effort to clean up the leaves. It would be a flat fee that goes to our landscape company. It would be nice if the city would do this, even use a street sweeper. In Virginia Beach there is only 1 street sweeper for the entire city. So I urge everyone to help clean up the leaves and I thank everyone who does it now.

As I'm sure everyone has noticed we have a speeding problem by cars through the neighborhood. This has been recently verified by the placement of a traffic speed detector placed on Lake Christopher Drive last month by the city. As a result of the data collected, a traffic speed trailer was placed in the 1600 block of Lake Christopher Drive last month. Now, additional police enforcement will begin operations to ticket speeders around the lake. I urge everyone to follow the posted speed limits around the lake. The additional enforcement support will be at those times that experience the most speeding. So if you speed around the lake be forewarned that it may become costly for you.

On a more positive side, your Board of Directors is considering a change to park rules to allow pets so residents can take their dogs swimming in the lake. At present, since pets are not allowed in any of the parks, only lakefront homeowners and their guests can let their pets swim in the lake from their property. We are currently drafting rules for this activity (to apply in one park) and will put the proposed change out for community review and comment.

And lastly, I want to thank all the homeowners who help to keep Lake Christopher one of the most desirable neighborhoods in Virginia Beach. It does take a community of people to make a difference.



Brigadoon Lakes Maintenance Dredging Project Update

The City of Virginia Beach Public Works Department has recently started a capital improvement project in Brigadoon which will impact a portion of the Lake Christopher neighborhood. The City has budgeted to begin maintenance dredging of the existing storm-water ponds within the community over the next few years. The first phase will consist of dredging Lakes #2 and #8, and the second phase will dredge Lakes #1, and 3 through 7.

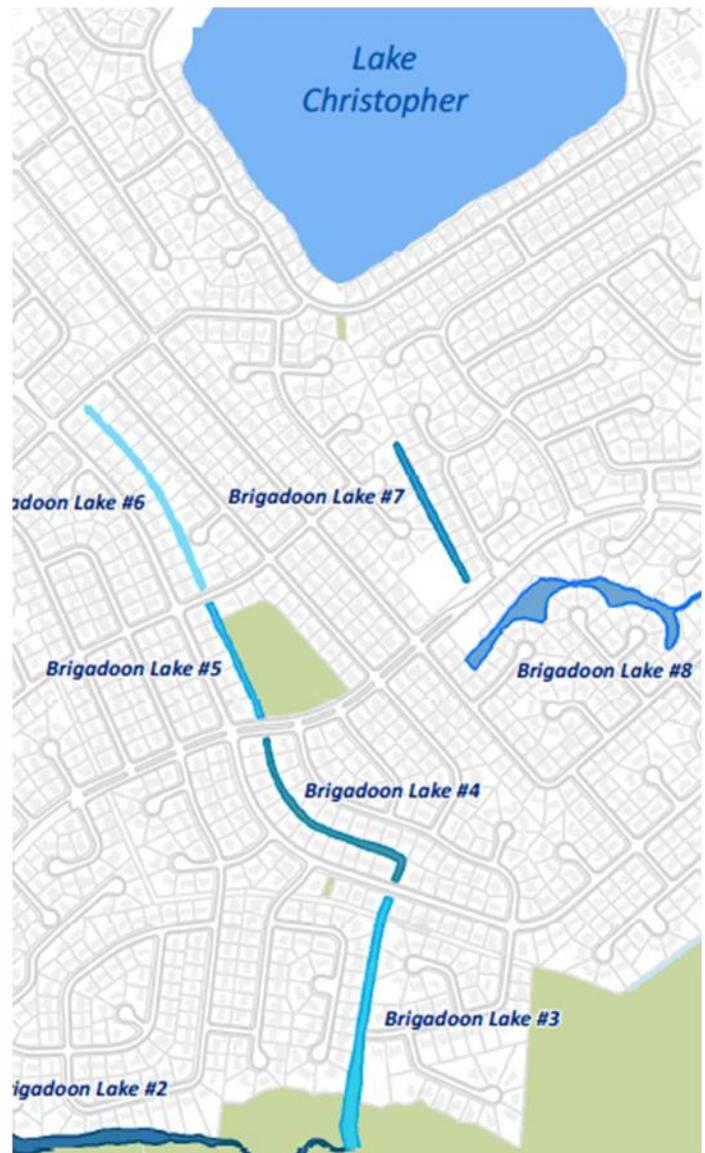
This project impacts the Lake Christopher Homes Association because Brigadoon Lake #7 is located behind the homes on Brookfield Drive. If you have recently seen workers near the storm-water ponds, they are performing field investigations to collect data required for design and environmental permitting of this work.

The ponds in Brigadoon Lakes are connected, meaning storm-water, sediment, and nutrient runoff is transported from the most upstream pond to the most downstream pond and eventually to a system outfall to Stumpy Lake. The purpose of dredging the ponds will be to remove the accumulated sediment from the bottom of the main storm channel within the pond. This will help with removing obstructions (silt bars) within the pond and improve water quality and drainage patterns.

Public Works is working closely with the Lake Christopher Homes Association to coordinate this

project, and they will be holding an informal informational session at Tallwood High School, from 6:00 pm to 7:00 pm on Thursday, November 14, 2013. All Lake Christopher property owners and residents are invited to attend. This meeting will be a broad overview on the dredging of Lakes #1 and #3 through #7.

Should any Lake Christopher Homes Association property owners or residents have any questions, please coordinate with Richard Schwarz, at president@lakechristopherhomes.com. If you wish to email your concerns directly to the project manager, or are not able to attend the public meeting and would like project information, please contact Tara Gallagher, P.E. at tgallagh@vbgov.com, or at (757) 385-1450.



Brigadoon Lake #7 behind Brookfield Drive

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Board & Committee

(from July & August)

- Two Architectural Hearings held in July.
- Backyard chicken ordinance under consideration by Virginia Beach discussed. Notice is posted on the website. Questions about lake runoff, waste, minimum yard size, etc. raised. Motion made to "Request the city allow an HOA (if one exists) to address the issue of having chickens within a community." Motion passed. Dick to draft a letter for the LCHA board to review. (city comment period has ended)
- Addition of Park Attendants at Christopher Narrows has reduced complaints in that area considerably.
- Contractor will be hired to remove metal bar (turned out to be bicycle) from the sand off of Christopher Beach.
- Sink Hole in Christopher Woods has been filled in.
- The dive team from the Virginia Beach Police Department asked permission to continue using Christopher Landing for training exercises.
- Resident spoke to board concerning tree removals taking place without board approval, and nuisance outdoor lighting.
- Request made to create Facebook Page for the LCHA as another way to communicate with residents and homeowners. Page created.
- Confirmed city of VB unable to assist LCHA with removal of Nutria.
- New Covenant Church property development planning continues.
- Traffic Speed Data on Lake Christopher Drive discussed, as well as next steps to address speeding in the neighborhood.
- The Select Group audit of LCHA completed. No deficiencies noted.
- Discussed options for allowing residents to bring pets to one of the parks.



Clouds over Lake Christopher. A typical sunny summer day in 2013.

National Night Out

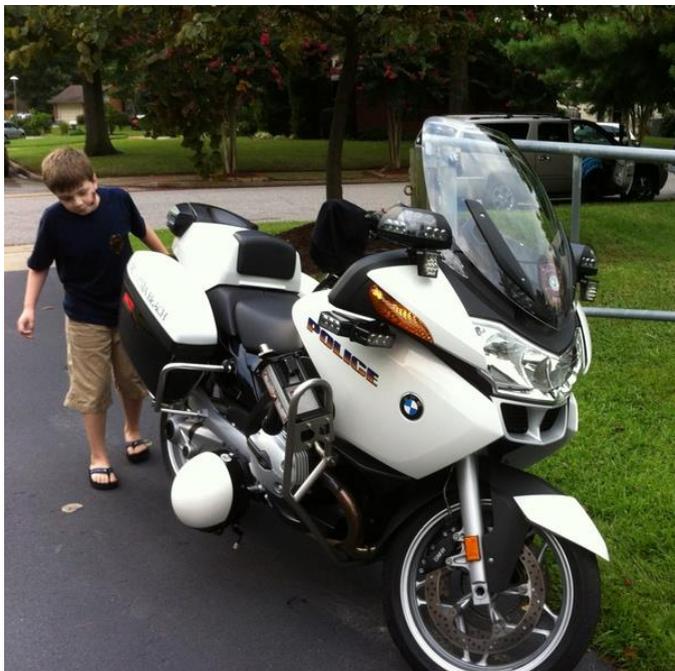
Thanks to everybody for supporting National Night Out. It was our first in many years, and was a big success with over 100 people attending throughout the event. The rain stopped early enough for Christopher Landing to dry, allowing us to enjoy a cool comfortable evening.

The Police Dept came in style! In addition to our own Officer Jerry, there was the Dive Team, the K9 patrol (with canine), the Motorcycle Division and of course, McGruff the Crime Fighter. Capt Sean Adams who is in charge of the 4th Precinct stopped by, as well as Officer Kreiger who is our Liaison in the Crime Division (she brought McGruff).

Officer Jerry, who is the Lake Christopher Liaison with the 4th Precinct, brought his cruiser and let the kids (and adults) check out the inside (see cover photo)! Officer Jerry meets with our LCHA President, Dick Schwarz and our NW Coordinator Sharon White once a month to discuss crime activity in our neighborhood/area.



McGruff the Crime Dog with Officer Kreiger and Sharon White, our Neighborhood Watch Coordinator.



Left: The Motorcycle division brought one of their new BMW's. Above: Face Painting for the children.

National Night Out



When the Fire Truck pulled up the kids cheered! Of note, the Fire Dept that serves our neighborhood is Company 19 on Lynnhaven Pkwy and Pleasant Valley.

Complimentary Face Painting and Kona Ice Treats for everyone made the event even better.

Please mark your calendars for the next National Night, on the first Tuesday of August each year. Next year, we hope all of you can join us in this special night to get neighbors together to meet and mingle with our Police Officers and Firefighters, who strive to keep our community safe.



Left Top: The KONA Ice truck was giving out treats compliments of the LCHA.

Left Center: Officer Jerry meets with residents.

Left Bottom: The VBFD gets ready to show their stuff.

Above: The K9 patrol pays a visit.



National Night Out



McGruff helps residents "Take a Bite out of Crime" in a figurative sense!



McGruff greets young eager residents at National Night Out.



Like McGruff, this K9 also "Takes a Bite out of Crime", but his will be in a more literal sense! However, at the NNO this VBPD canine was content to enjoy his Public Relations duty!



The Virginia Beach Water Rescue can be seen from time to time throughout the year at Lake Christopher, where they conduct training with the permission of the LCHA board. At NNO, residents got an up close look at their equipment.

MAINTAINING TREES IN LAKE CHRISTOPHER

by Steve Rogovich

Lake Christopher Architecture Committee

Lake Christopher at 35+ years old can now be described as a "mature" community. One of the most noticeable features of most established communities are abundant trees. Trees are an asset to the environment as they provide shade and can reduce energy costs, improve air quality and generally beautify the overall landscape. It has been estimated that trees can raise the value of a suburban lot by as much as 5-7% and people are often willing to pay more for a home in a well-treed area. Also, preserving and maintaining trees directly contributes to the overall attractiveness of a neighborhood.

Unfortunately it has been noticed that most trees in Lake Christopher have been completely neglected over the years. There are trees with multiple dead limbs, trees that are visibly deteriorated and some that are completely dead. Many trees have been cut and trimmed improperly resulting in a disfigured appearance or an unhealthy condition. During the early days of the community many small young trees were planted close together without regard to future growth and as a result there are trees that are growing into each other preventing their proper development. Many pine trees especially in the Christopher Woods area (Brookfield Drive) now resemble utility poles having lost most of their lower branches.

Preserving and maintaining trees is not difficult; it starts when trees are first planted taking into consideration the type of tree and how tall it will likely grow and spread. As trees grow certain types require periodic maintenance including proper fertilization and watering and grooming of branches. Climbing into trees by inexperienced persons is not recommended for reasons of safety. When considering hiring a commercial company to provide assessments of tree conditions and recommendations for servicing trees be aware of this: there is a big difference between "certified arborists" who are trained in the science of tree care and "tree services" who can be inexperienced persons who can do more harm than good.



Large gum trees were allowed to grow into and against an elm, creating a snap hazard. None of the trees had been professionally trimmed before. A certified arborist was able to save the mature elm by removing the gum trees and professionally pruning and balancing the elm.



The Virginia Underground Utility Damage Prevention Act, or "Miss Utility Law", requires that Miss Utility be called 48 hours in advance of planned excavation work to allow time for marking, that the marks be respected and protected, and that excavation be completed carefully.

For your safety and to minimize disruptions to utility services you need to call Miss Utility to have any utility lines that might be in the area of your work marked so you can avoid damaging them or possibly injuring yourself. A representative from each utility company with service that might be affected by your work will mark the approximate location of their underground lines.

There is no charge for this service!

Even if you are replacing an existing fence post or mailbox, there may be a utility line very near that you should know about.

Failure to notify Miss Utility before you dig could make you liable for the cost of any repairs should you damage a utility service.

48 HOURS BEFORE YOU DIG...
CALL 811 or 1-800-552-7001



Know what's below.
Call before you dig.

News From the Bottom of the Lake



It appears Colossal Carp (May/June 2013 issue) are not the only things in our lake. In July it came to the board's attention that there was a hazardous metal bar sticking out of the sand in the water off of Christopher Beach. The LCHA brought in a contractor to remove this hazard and discovered the metal bar was actually the "tip of the iceberg"; or in this case, the tip of a bicycle completely buried in the sand under the water. It had clearly been buried for many years, and was much harder to wrestle out of the lake than the Carp!

Earlier in the summer a 20' boat trailer was discovered about 40 feet from the Christopher Landing boat ramp in about 15 ft. of water. Like the bicycle, this had clearly been in the lake for quite some time.

Please notify the LCHA or Citywide if you observe any dumping in the lake.



Appliance Maintenance Tips

Every day appliances take a beating. From the constant opening and closing of doors to turning them on and off, our daily actions can eventually lead to a repair call or an earlier than expected replacement. Here are a few good preventive maintenance tips:

Refrigerators: Keep the condenser coils clean by vacuuming them. This is the number one thing to prolonging the life of a fridge. If you have an icemaker, be sure to change the filter as per the manufacturer's recommendations. If you don't change the filter, the ice may become smaller and break the icemaker.

Stoves/Ovens: The self cleaning feature in an oven is notorious for creating more problems than it solves. Avoid using this feature before a big dinner party or Christmas Dinner...if you knock out a component you might not have your meal!

Dishwashers: Don't ever leave the dishwasher running when no one is home. If the automatic shutoff valve fails, you could come home to an overflowing unit! Also, never put dishwashing liquid soap in the dishwasher. Just one drop causes a big mess!

Washing Machines: Check the fill hoses periodically to make sure they are in good shape. Never

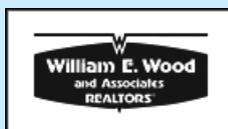
overload your machine as it can cause the machine to prematurely wear out.

Dryers: The most common problem is a clogged vent. If your dryer seems to take longer than it should to dry a load of clothes, then a vent cleaning should rectify the issue. Cleaning out the lint screen after every load helps reduce lint buildup. Never leave the dryer running when no one is home....this is a huge fire hazard.

Often, when an appliance stops working, our first urge is to replace it. However, calling a reputable repair company first could save you money. Remember, typically, if a repair will cost more than half of the cost of a new unit...and...the old appliance is more than half its life expectancy – say, six or seven years into its life...it is likely time to replace it.

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



Fall Community Yard Sale

Saturday – October 5th – 2013

9:00am – 3:00pm

**Fall is here, and that means it's the season for
community yard sales!**

**Mark your calendar and start getting your wares
ready!**

July 4th Picnic

The July 4th Picnic at Christopher Landing was a great time. A big thanks to all who worked hard to make it a success!

Hope to see everyone again next year.



History Corner

In this issue's History Corner, we're going to talk about.... Corners.

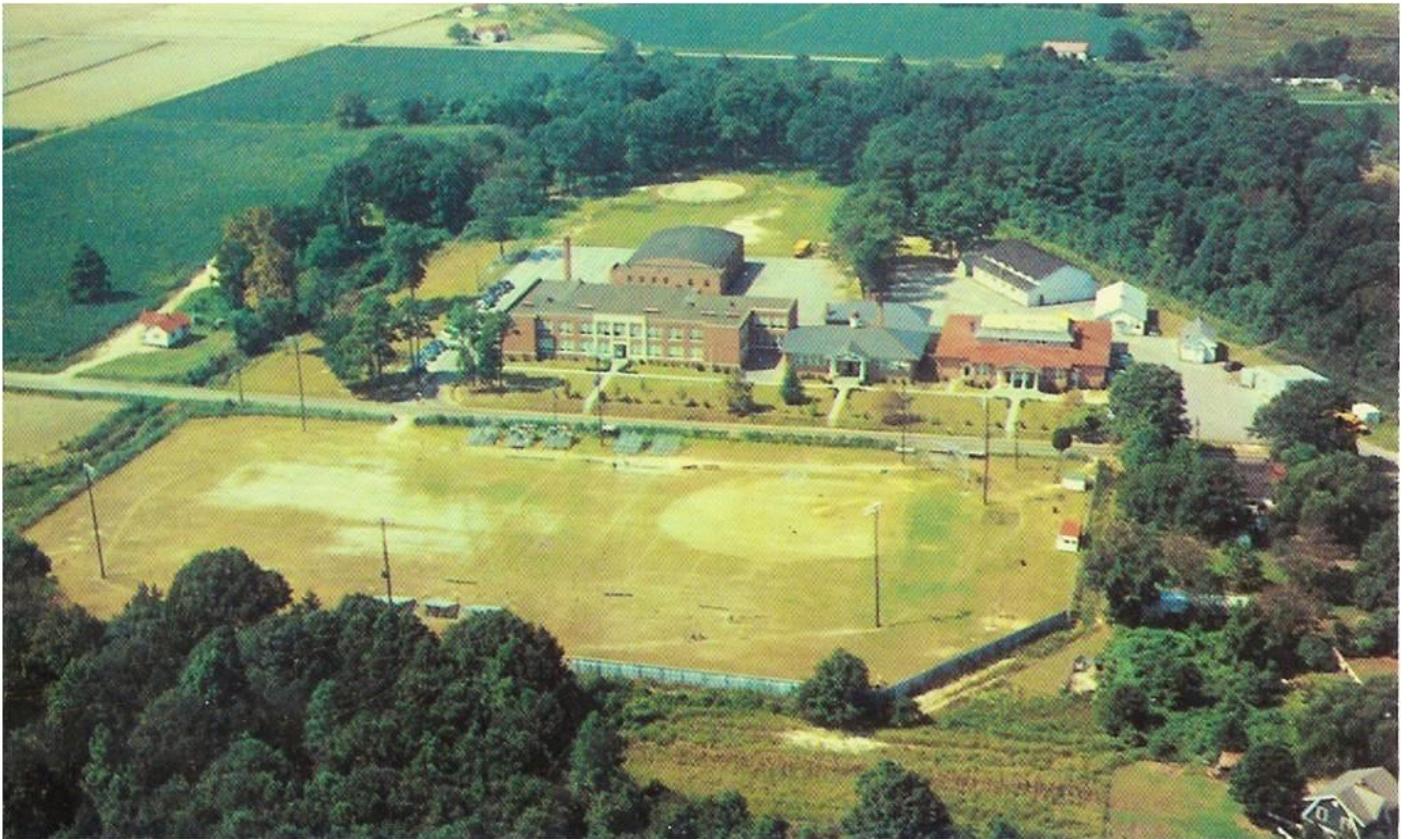
Long before Lake Christopher was a lake, it was a quarry; but before that it was the Ozment Dairy Farm. In fact, for more than half of the 20th century Princess Ann County (today's Virginia Beach) was rural agricultural land, peppered here and there with small unincorporated communities. The flat topography didn't provide many landmarks, so the intersections (or corners) of well known farm roads became points of reference.

These corners took on the names of the property owners at the intersections. Many of these corner names are still used today, and in this *History Corner* article we'll look at three corners along Kempsville Road near Lake Christopher.

Bonneys Corner

To the north of Lake Christopher is Bonneys Corner at the intersection of Kempsville Road and Princess Anne Road / Witchduck Road, near the heart of old Kempsville.

The corner got its name from Mr. Albert Bonney, who owned most of the land in the area. Mr. Bonney had a drug store at the corner and now Bonney Road runs behind where the store once stood. A portion of Bonney Road still exists just north of where the intersection is today, and most likely continued through to the Bonney Road on the other side of I-264 before that interstate split the road. The fire department and Kempsville Community Center were also in this area.



Pictured above is the Kempsville School complex as it appeared in the 1950's, just south of Bonneys Corner. Today, the main school building remains as a historical property in the Kempsville Redevelopment Master Plan.

However, the recent realignment of Princess Anne Road places this building right at the new corner location, with Princess Anne Road passing through where the two buildings to the right of the school stand in this picture.

History Corner

(cont)

Mears Corner

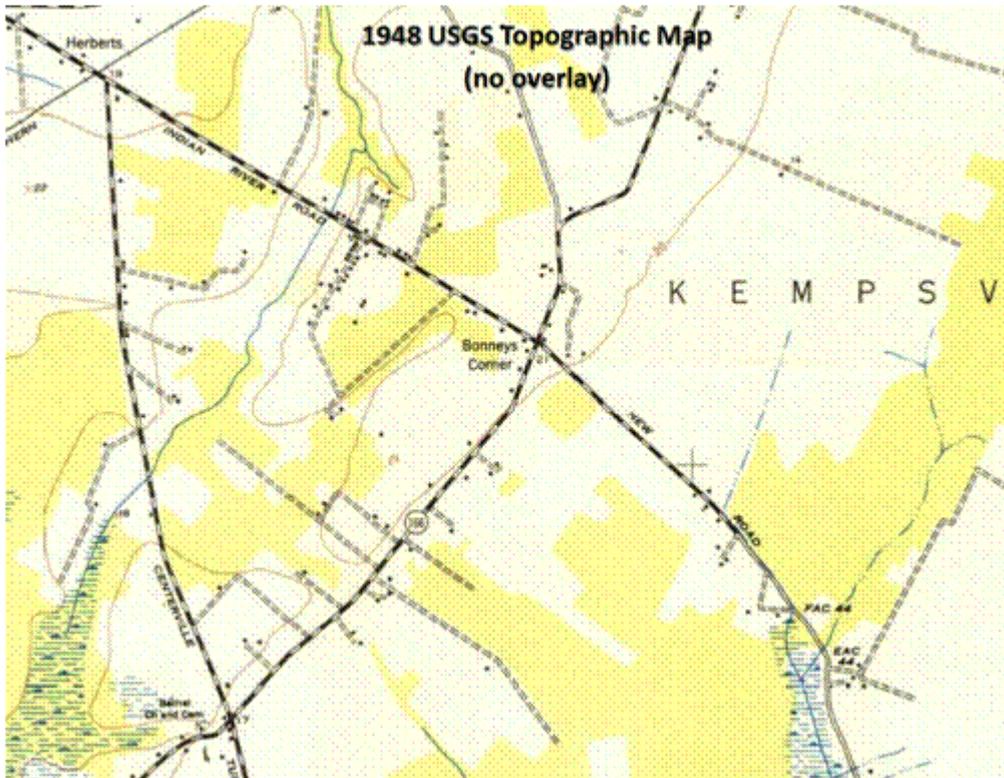
Mears Corner is the intersection of Kempsville Road and Indian River Road. Most of this land was owned by Herbert and Margaret Mears, who owned the land on three corners of the intersection. Their house stood on the corner where Walgreens is now, and the market stood across the street on the north corner. Given the widening of both roads it is hard to tell exactly where the house and market stood.

Eventually the Mears family sold to Mr. Lee and the market on the north corner became Lee's Market.

Mr. Elija Evans owned the corner where the 7-11 is, and operated a Gas Station with shop where kids would go to buy penny candy and sodas. Cigarettes were available for the adults.



Pictured above is the corner where the offices of William E. Wood Real Estate now stands. The person taking this photo would have been standing on the corner where the 7/11 stands today.



1948 USGS Topographic Map centered on the intersection of Indian River and Kempsville Road. This intersection, which we know to be Mears Corner, is incorrectly labeled Bonneys Corner.

Interestingly, if you look at USGS topographical maps in 1948 and 1955, you see this intersection labeled incorrectly as Bonneys Corner. By 1965 the intersection was simply labeled Acredale, after the community which grew northeast of the intersection.

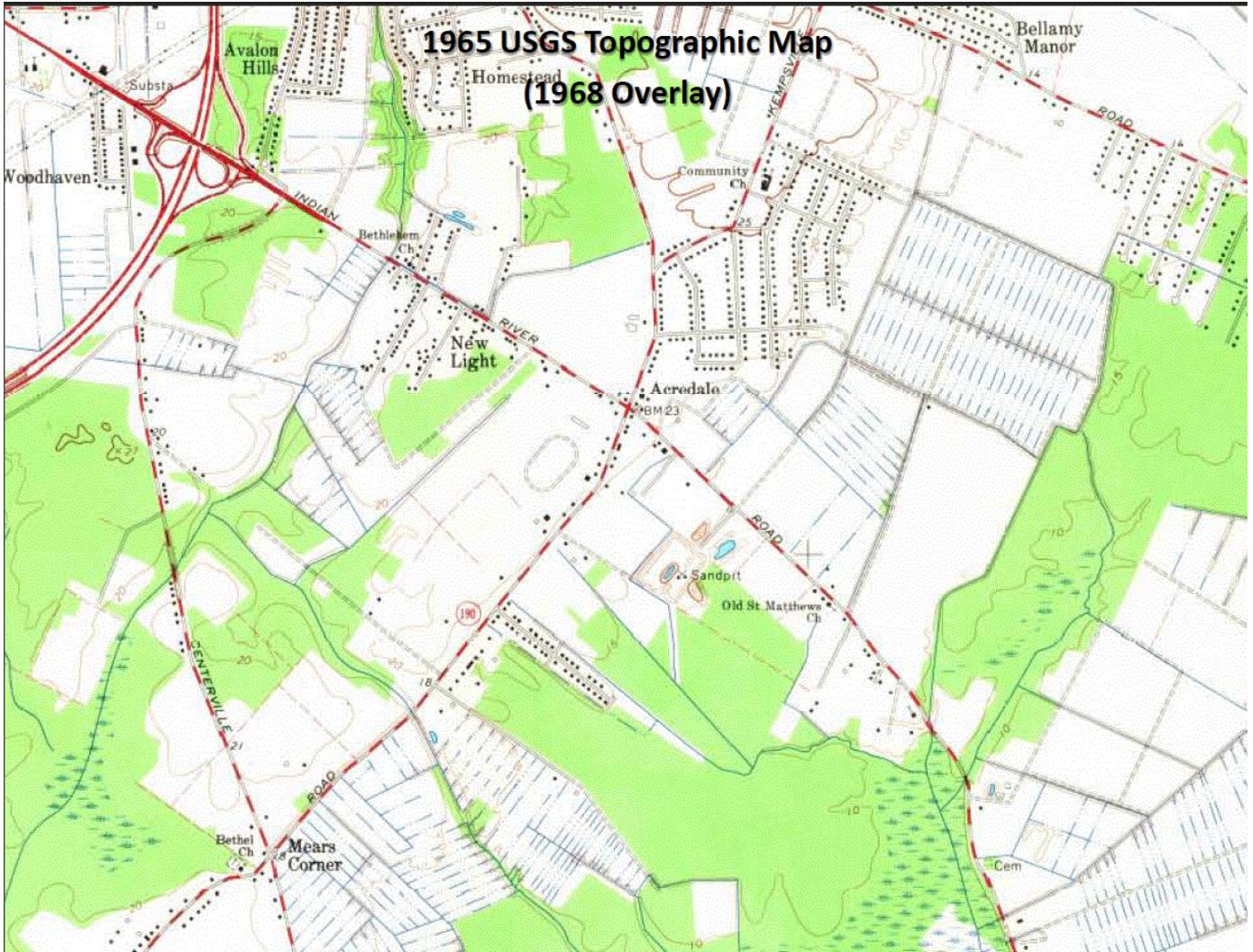
In the 1948 map you can see Centerville Turnpike reached Indian River Road near where Reon Drive is today (on the other side of I-64). Looking at the map there was no hint of Lake Christopher. For that matter there was Lake James, no shopping centers, and no interstate.

History Corner

(cont)

Woods Corner

To the southwest of Lake Christopher at the intersection of Kempsville Road and Centerville Turnpike is Woods Corner. This corner got its name from Bill and Ann Wood (founders of the Wood Real Estate Company) who owned all the land around Centerville Turnpike and Kempsville Road. The shopping center at this intersection reflects the corner name, and the 100+ year old Wood farmhouse still stands on Kempsville Road near the intersection. Today the old farmhouse serves as part of the real estate company's corporate offices.



Like at Mears Corner, the USGS topographical maps get this corner's name wrong as well. Beginning in the 1960's the USGS started to incorrectly label this intersection "Mears Corner."

In the 1968 map above, the area begins to look familiar to us today. While Ferrell Parkway does not yet exist, I-64 is built and the Indian River interchange is nearing completion. The construction of the interstate required Centerville Turnpike to be realigned and now intersects Indian River Road east of the new interchange. Centerville Turnpike would later be realigned again, with the older section becoming Regent University Drive.

If you look closely south of Kempsville and Indian River Roads, you will see a "sand pit", which is the humble beginning of our own Lake Christopher.

NBODY SELLS LAKE CHRISTOPHER

better!

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and Associates
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Upcoming Events

September 23rd

LCHA Board Meeting

November 14th

Brigadoon Lakes
Project community
meeting

October 5th

Lake Christopher
Community Yard Sale
(Saturday)

December 16th

LCHA Board Meeting

October 14th

LCHA Board Meeting

November 18th

LCHA Board Meeting

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 John757-275-9347

Child Care

Call Celeste's daughter, Victoria Argabright757-285-0706

Lost & Found

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

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/areaplans/Pages/Centerville-Regent-Strategic-Growth-Area-Master-Plan.aspx>

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