



# The Legacy

A journal of the Lake Christopher Homes Association  
November – December 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

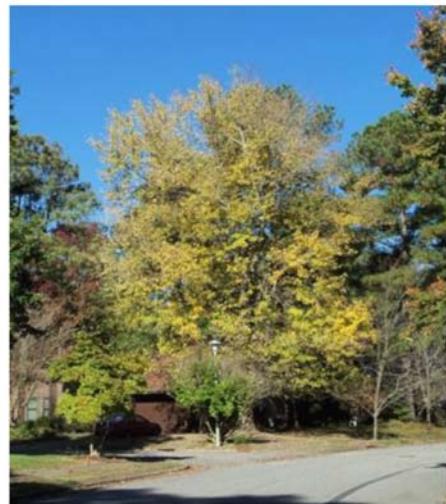
The Legacy is a free bi-monthly on-line community newsletter of the Lake Christopher Home Owners Association.

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 January 10<sup>th</sup>, 2014.**

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



Fall is here and we're beginning to see some color in the trees. It also means we're seeing lots of leaves on the ground!

Please remember to include your curb and gutter area as you clear away the leaves. We don't expect to see a street sweeper any time soon.

Also in this issue:

- ✓ Lynnhaven Parkway Update
- ✓ Garden Club Poinsettia Sale
- ✓ Dates for Holiday Decoration Contest
- ✓ And much more!



# We Need Your Vote!

by Dick Schwarz, LCHA President

As most of you know, Lynnhaven Parkway is about to be widened and extended to Centerville Turnpike. This project has been in the works for about 25 years and the funding, from the state of Virginia, has been approved. Preliminary work, including utility relocation, has already been done and actual construction will begin soon. Lynnhaven Parkway will be widened to 4 lanes all the way from Indian River to Centerville Turnpike with a median strip. In addition, along much of the way, including by Christopher Woods, our park along Lynnhaven Parkway, a sound wall barrier will be erected.

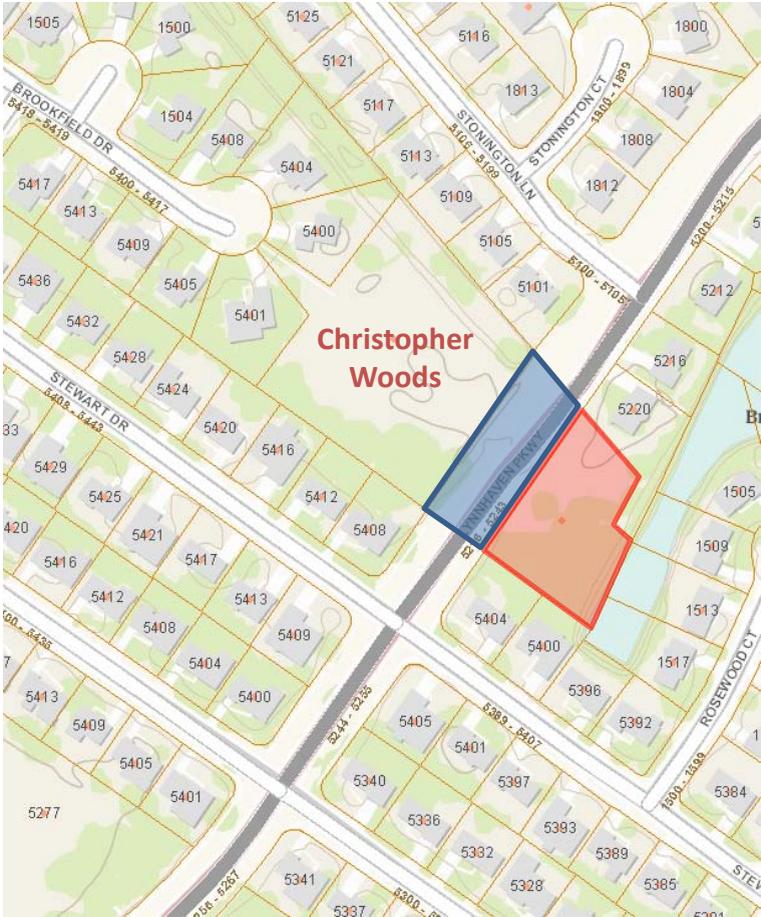
As many of you probably don't know, the LCHA actually owns a parcel of land, about 3/4 of an acre, directly across Lynnhaven Parkway from Christopher Woods Park. This parcel was separated from our original property boundaries when Lynnhaven Parkway was extended from Indian River to its current end point at a canal. This property is adjacent to the area where several homes were demolished in preparation for the widening of the parkway. Since Lynnhaven Parkway will be four lanes, no driveways can open onto the parkway itself which is why the homes were bought and demolished by the city.

Since the parcel was separated from Christopher Woods it has been left in its natural state. The LCHA does not maintain this property and has on occasion called the police to remove squatters. Since the widened Lynnhaven Parkway does not allow driveways to open on it, this property has no value for development. The LCHA cannot sell it or use it and it cannot be rezoned.

Therefore, the LCHA Board of Directors has met with the city and has agreed to cede the property to the City of Virginia Beach. **This is an excellent opportunity to eliminate a liability of the association.** The City of Virginia Beach City Council has passed a resolution to accept the property from the LCHA.

To dedicate this property to city we need to have a 2/3 majority of homeowners agree. **Accordingly, in the very near future we will be asking each homeowner to sign a proxy statement giving the LCHA the authority to dedicate this property to the city.** We are planning to use our Neighborhood Watch Captains to meet with

each resident homeowner to obtain their proxy statement with the homeowner's signature. For those non-resident homeowners we will mail the proxy statement with a self addressed envelope to return the proxy statement. **WE NEED YOUR POSITIVE VOTE TO TRANSFER OWNERSHIP OF THIS PROPERTY TO THE CITY.** It has no value to the LCHA and our residents. Your Board of Directors and our management company are 100% in favor of this action since it relieves the LCHA from any liability associated with the property. If you have any questions, please call me personally, Dick Schwarz, at 757-375-0315, or any board member and we will answer any questions about this action.



In 1974, when construction of the Lake Christopher community started, this portion of Lynnhaven Parkway and Brigadoon did not exist. Back then, the red and blue highlighted areas were part of the Christopher Woods Park. However, in 1978, while Lake Christopher homes were still being built, the developer worked with the city to dedicate an easement (blue area) for the construction of Lynnhaven Parkway. This caused the red section to be cut-off from the rest of Christopher Woods. Since that time the LCHA has been responsible for the red parcel, even though we cannot practically use it.

# Neighborhood Watch



A disturbing number of car break ins have been reported lately. Please remember, it is important that if you have to park your car on the street or in your driveway to LOCK IT. Even so, that does not always keep criminals from breaking the window to get inside. So DO NOT leave important or expensive items inside such as your wallet, your purse, your garage door opener, your GPS, laptop, or iPad. All of these items have been stolen out of parked cars in our neighborhood. The best solution is to park inside your garage and keep the garage locked.

A Big Thank You goes out to our Neighborhood Watch Block Captains who are doing a great job of keeping residents informed. This is strictly a volunteer job, so the Block Captains are extremely valuable in helping keep our neighborhood safe.

**Important Numbers to Keep**  
**Police Non Emergency # 757-385-5000**  
**Emergency \* always call 911**  
**City Wide Security 757-312-9911**

**HIDE** your items  
**TAKE** your keys  
**LOCK** your vehicle

Crime Division Officer Leta Kreiger, is our liaison for Neighborhood Watch. Officer Andre Jeffrey is our liaison with the 4th Precinct. Together they provide valuable information to us regarding Crime Activity.



Unfortunately, we also had a couple of neighborhood home break-ins as well. One was actually seen by a neighbor who called the police and the robbers were caught! Neighborhood Watch to the rescue! These break-ins have been occurring all through Virginia Beach and seem to be happening during the day when people are at work. Let's keep our eyes and ears open as we go through our days. When you leave during the day, secure your home as well as possible. I understand some people leave TVs or radios playing.

**DON'T MAKE IT EASY  
FOR CRIMINALS TO  
STEAL YOUR STUFF!**

Sharon White  
Lake Christopher  
Neighborhood Watch Coordinator  
757-286-9375

# Street Lights are for Safety and Security

by Steve Rogovich

Lake Christopher Architecture Committee

Street lighting and lighting in the common areas is provided for traffic safety, pedestrian safety and general security. In the summer our streets are dark for about 9 hours a day and during the winter up to 14 hours a day. Well maintained street lighting benefits our community by reducing crime and the fear of crime and generally making streets and parks inviting and comfortable rather than dark and forbidding.

The older mercury-vapor type lights (blue color) are gradually being replaced with the newer, more energy efficient and brighter sodium-vapor (red color) lights. There are a total of 114 lights installed on Lake Christopher streets and in the community common areas. The street lights are owned and maintained by Dominion Virginia Power and the power is paid for by the City of Virginia Beach. The power for the lights in the common areas is paid for by the Lake Christopher HOA.

It was brought to our attention recently that several street lights in the community were either not working, obscured by tree branches, or damaged in some way. There are two ways to report street light outages or any other problem with lights: Call Dominion Power directly at 1-866-DOM-HELP (1-866-366-4357) or fill out the simple on-line form provided by the City of Virginia Beach Public Works Dept via this link:

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

Information needed to report each defective light includes the 9-digit identification number which is found on a metal tag near the bottom of each pole and/or the nearest street address to where the light pole is located. We have reported 8 non-operating street lights in the last 2 months and generally they have been fixed within 1 week.

Steve Rogovich

467-9790 stever@infionline.net



The street lights in our community are not so tall as to be above the tree canopy, but it is still sometimes necessary to trim tree branches below light level so as not to obstruct light. Well lit streets help deter crime. Don't assume somebody else reported a non-functioning street light. Get involved! Use the link to the right to report a problem!



An unfortunate automobile accident in early November damaged one of our signs and some fencing at the Quarry Lane entrance.

The LCHA is working with the insurance company and contractors to get this repaired as quickly as possible.

# Garden Club News

In the months of October and December, the Garden Club conducts Holiday Decorating Contests.



The Winners of the October 2013 Halloween Decorating Contest are:

## First place

Brian and Deborah McMullin, 1628 Lake Christopher Dr

## Honorable Mention

Rabea and Tierney Shaiboon, 1500 Colebrook Dr

Judging for the Christmas Holiday Decoration Contest will take place on December 14<sup>th</sup> and 15<sup>th</sup>.

Make sure you have your holiday lights powered up on those days so the judges can see your decorations in their full splendor!

Let's see if a few Lake Christopher residents can give Brockie Street some competition this year!



**Dominion**



# Board & Committee

(from September & October)

- Two welcome packages went out to the new owners of 1536 Beachview Drive and 1665 Lake Christopher Drive on behalf of the Association.
- Rules/comments were reviewed for proposal to allow dogs in one (1) of our parks. TSG prepared a Pet Registration form for the Board's review. A motion was made, seconded and passed unanimously to allocate one park where owners can bring their dogs to for recreation or swimming, with a \$5 registration fee per dog associated for this allowance.
- The LCHA attorney is preparing an instructed proxy for owners to vote on at the Annual Meeting regarding the dedication of property on the other side of Lynnhaven Parkway to the City.
- Citywide reported no significant activity in September. However there are some people who had been barred from the park, who have returned trespassing who are being sent to court. Citywide will represent the Association at no cost.
- Seven Architectural Review Applications were processed in September.
- The Recreation budget has been increased to \$5,000 for 2014 based on the July 4th expenses.
- Board discussed recent neighborhood break-ins in and around Captains Run (see Neighborhood Watch article).
- The Board of Directors shares our residents' concerns about speeding around the lake. Recently, the city set up a monitoring zone in the 1600 block of Lake Christopher Dr. The results of this indicated that during certain times of the day, the speed of cars averaged 33 miles per hour. The speed limit is 25 mph. Working with the 4th Police Precinct, increased traffic patrols by the Police have been set up. So we urge our residents to be responsible when driving around the lake and adhere to speed limits to avoid receiving a speeding ticket and those unwanted points on your driving record.

## Lake Christopher Garden Club

### Poinsettia Sale

Annual Community Project Fundraiser

Saturday Dec. 7th

9AM until 3PM

1508 Lake Christopher Drive

Fabulous Prices \* Beautiful Plants

Unable to attend: call Sharon \* 757-226-0464 to place orders

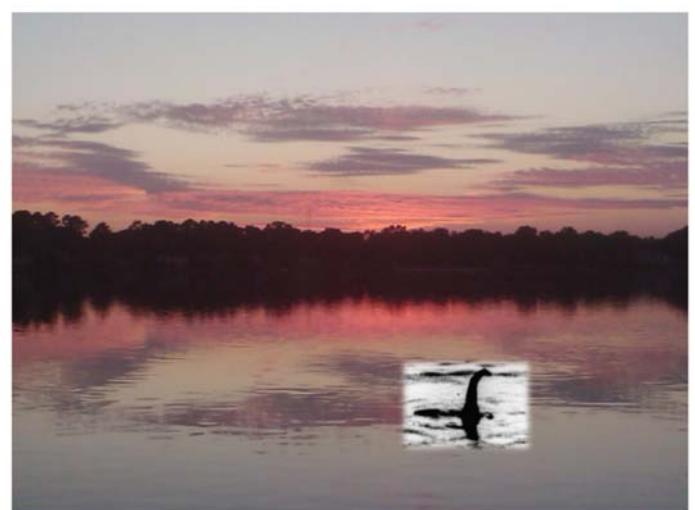


# News From the Bottom of the Lake



Once again the Virginia Beach Dive Team conducted training in Lake Christopher.

There were no reports of unusual discoveries (or sightings) during this training event, although at the August National Night Out one of the divers recalled some of the unusual things they've found, including a cooler filled with extension cords during one dive!





# Virginia Beach Police Department's False Alarm Reduction Program (Phase 2)

The Virginia Beach Police Department is announcing the implementation of phase two of the False Alarm Reduction Program.

The goal of the False Alarm Reduction Program is to reduce the number of false alarms generated by alarm owners and operators and to help maximize the use of police resources.

Prior to the implementation of the False Alarm Reduction Program in 2009, the Virginia Beach Police Department averaged more than 22,000 false alarm calls each year, with a peak of more than 27,000 in 2002. After implementation of the program, the number of false alarm calls was reduced from 22,049 in 2008 to 14,952 in 2012, a 32% reduction.

In an effort to further reduce the number of false alarms, the department is implementing a second phase of the program. Manually triggered alarms, with the exception of medically related alarms, will now be included. Examples of manually triggered alarms include panic, duress, and hold up alarms. There are approximately 1,800 of those types of alarm calls each year.

As reminder, all owners of monitored alarm systems must register their alarms with the Police Department. Registration provides the Police Department and responding officers with up to date information for emergency contacts and other emergency information at that location, such as medical problems, special need children or senior citizens, and hazardous materials on site. The registration fee is \$10.00.

The first two false alarms at any location within a year will not result in a fee. The third false alarm and each subsequent false alarm within a one

year period will result in a fee. Failing to register or pay false alarm response fees may place the alarm location in a "No Response" category where police units may not respond to future alarms until the location comes into compliance.

For more information please contact our False Alarm Reduction Coordinator, Master Police Officer Jeffrey B. Jensen at 385-1739, or email [JJensen@VBgov.com](mailto:JJensen@VBgov.com).

Thank you for working with the City of Virginia Beach and the Virginia Beach Police Department to maximize its resources.

## False Alarm Reduction Unit

The Virginia Beach Police Department averages over 22,000 false alarm calls each year. A high false alarm rate can reduce overall effectiveness and place a greater burden on public safety.

We need your help in freeing up these valuable public safety resources. When properly used, burglar, panic and robbery alarms serve as useful deterrents to crime. Burglar alarms not only help reduce your chances of being burglarized, but also can reduce the amount of property lost in a burglary. However, false alarms delay officer's response to actual criminal complaints.

The key to Virginia Beach's false alarm reduction success is alarm user knowledge of their security systems and working with their alarm monitoring company to make sure it is working correctly.

**Police - False Alarm Reduction Unit**

Direct: [\(757\) 385-1739](tel:7573851739) | Email: [fau@vbgov.com](mailto:fau@vbgov.com)

# Preventative Care Saves Money Later

A little preventative home maintenance can save you lots of money later. When not cared for properly, small items can add up to big bucks.

Here is a list of things to put on your to do list

- ✓ Check the roof: look for problem areas such as missing shingles.
- ✓ Check the attic: look for signs of water staining; make sure roof vents are closed and no animals or birds have gotten in.
- ✓ Clean the gutters: clogs are your enemy.
- ✓ Check the siding: have it professionally power washed for mold/mildew, then look closely for buckling or insect damage.
- ✓ Check windows and doors: check the seals, look for misaligned frames, add caulk or weather-stripping if needed, make sure windows open properly.

- ✓ Check the plumbing: make sure all fixtures inside and out are secure, inspect the supply and drain lines for leaks.
- ✓ Check the HVAC: have serviced twice a year; change filters monthly.
- ✓ Check landscaping...make sure tree limbs are not brushing against the roof or house, make sure vegetation is not growing around HVAC exterior unit.

## REAL ESTATE NEWS

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



William E. Wood & Associates  
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Relocation Services

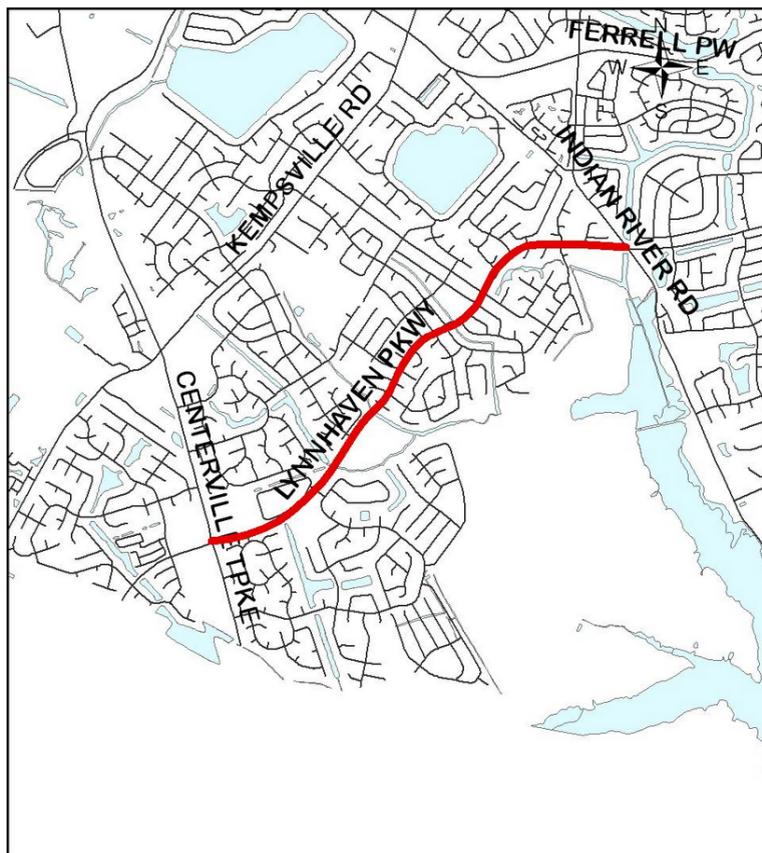


## Lynnhaven Parkway Construction Update

You may have noticed the construction activity we saw along Lynnhaven Parkway earlier this year appears to have stopped. Construction crews and their equipment are gone, and it looks like nothing has really changed.

Well, looks can be deceiving. The construction we saw earlier this year involved relocation of utilities and underground structures to prepare for the actual construction of the roadway itself.

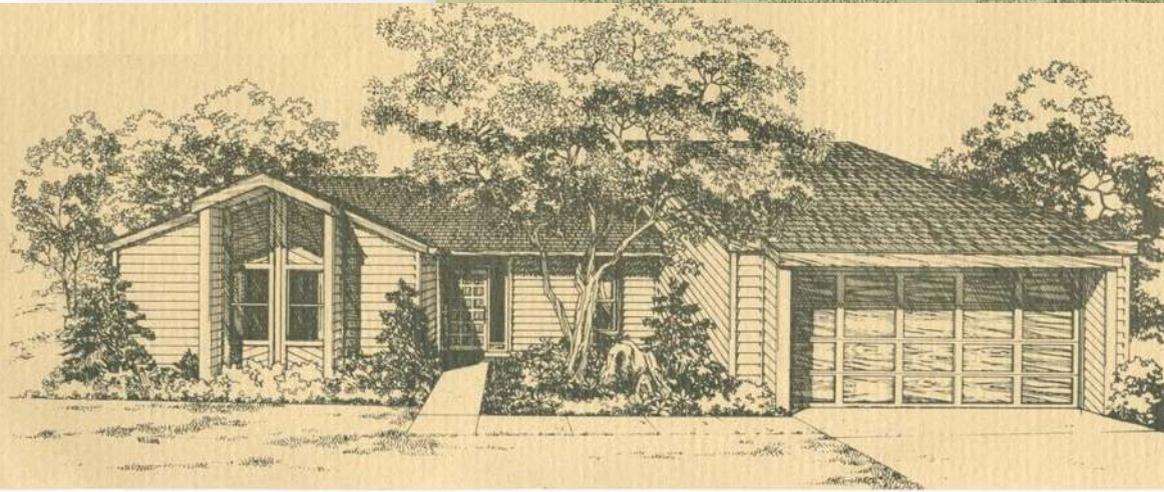
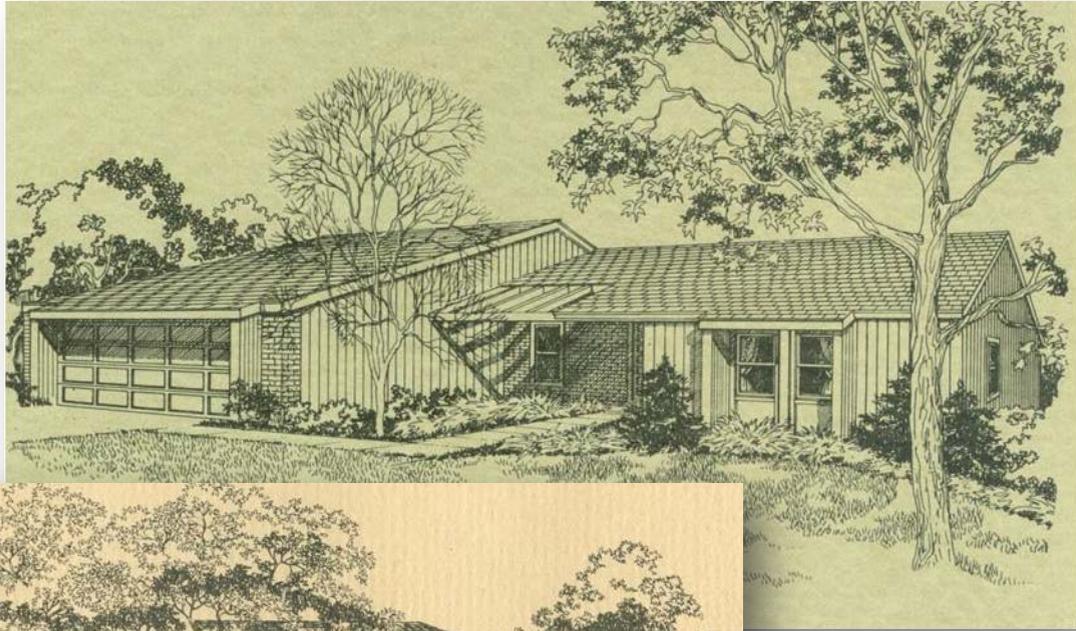
According to the city, a separate contract for the road construction should be awarded before the end of 2013. When completed, this section of Lynnhaven Parkway will be a four-lane divided road with a 5' sidewalk and an 8' multi-use path from Indian River Road to Centerville Turnpike. The project will complete the existing gap on Lynnhaven Parkway at Heald Way, and will include four additional traffic signals at Monument Drive, Heald Way, Beaufain Boulevard and Albright Drive.



# History Corner

In this issues' History Corner we feature The Ontario, the most popular single-level floor plan in our community.

In 1975 an Ontario would cost you \$48,400. However, for an additional \$2000 you could have the "Rumpus Loft" option over the family room.



The 1975 and 1978 marketing brochures described The Ontario as "An exciting combination of large living space and dramatic design. Its raised entry foyer

steps down into a beautifully oriented living room and dining room area, with a sun-brightened window wall. The Ontario kitchen has a novel breakfast bar arrangement integrated into the family activity center. For extra excitement, the Ontario is available with a second story rumpus loft overlooking the lower level. There are 3 bedrooms with a 16-ft master suite, 2 full baths, double garage, carpeting, and air conditioning included. Here is a design oriented toward the out-of-doors, bright, spacious, comfortable... the perfect architectural statement for its beautiful environment."

The 1981 brochure description changed slightly. By then the loft was described with a large skylight overlooking the family room. The Master bedroom now included a cathedral ceiling, double door entry, his and her closets, and twin skylights-one over the dressing area, another over the step-up tub.

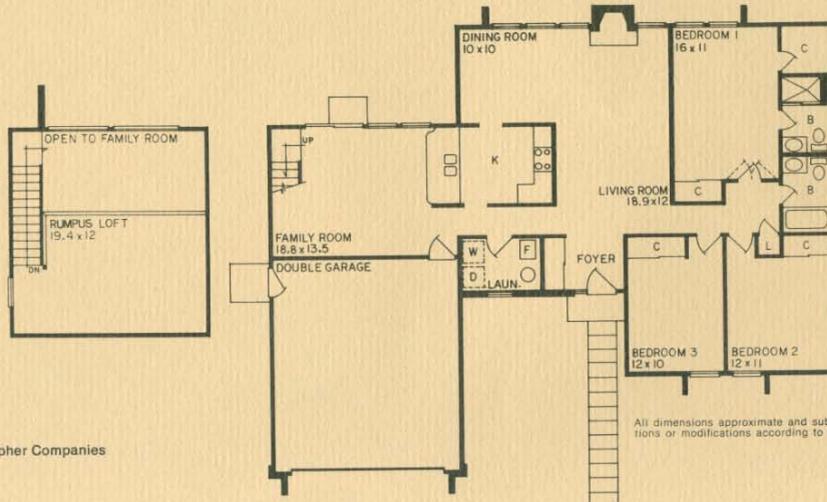
The first Ontario was the model home built in 1975. This is the home at the corner of Ship's Landing and Lake Christopher Drive.



Ontarios originally built without the rumpus loft option have a distinct curb appearance featuring a large covered entry and front porch area.

# History Corner (cont)

## THE WOODS AT LAKE CHRISTOPHER



All dimensions approximate and subject to slight variations or modifications according to field conditions.

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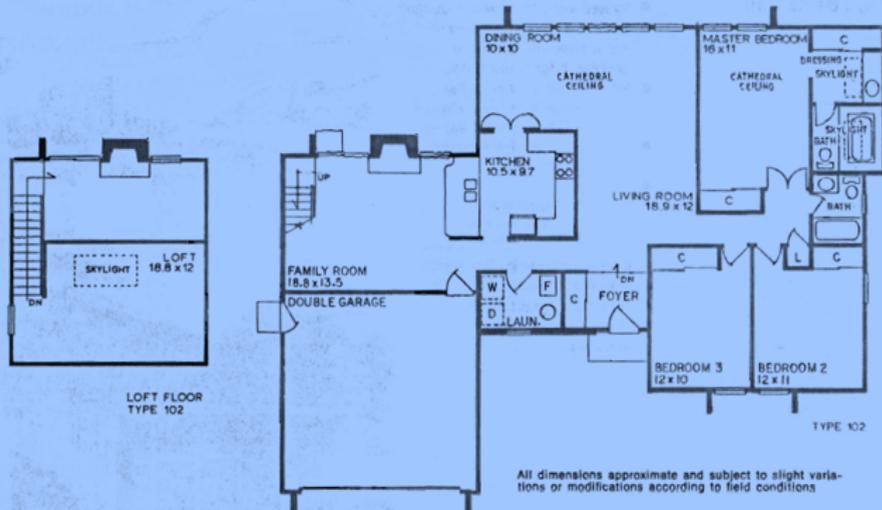


Developed and built by The Christopher Companies  
Phone: 467-5555

6/79

Here we see the evolution of the Ontario floor plan by comparing two marketing brochures. In the 1978 plan above, note the fireplace in the Living Room. By 1981 (below) the fireplace has moved to the Family Room. Other changes include a slightly larger kitchen with “U” shaped counter, optional skylights, and a bump-out creating a larger master bathroom. This bump-out on the exterior wall opposite the garage is the main feature visible from the street that distinguishes newer Ontarios.

## The Shores AT LAKE CHRISTOPHER



All dimensions approximate and subject to slight variations or modifications according to field conditions.

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Did you know, the construction company that built our community is still in business? Their website is:  
<http://www.christophercompanies.com/>

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## Upcoming Events

**November 14<sup>th</sup>**  
Brigadoon Lakes  
Project community  
meeting

**February 4<sup>th</sup>**  
LCHA Annual  
Meeting

**November 18<sup>th</sup>**  
LCHA Board Meeting

**December 7<sup>th</sup>**  
Poinsettia Sale

**December 16<sup>th</sup>**  
LCHA Board Meeting

**All Homeowners  
Plan to Attend!**

## 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>