



The Legacy

A journal of the Lake Christopher Homes Association

March – April 2014

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 May 9th, 2014.**

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

Let it Snow!



Snowstorms in January and February covered our community in blankets of white and ice. See pictures inside!

Also inside – Community Updates – Neighborhood Watch – Garden Club – and more!





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.**

Keep the Sidewalks Clear!

In many USA neighborhoods, either everybody has a sidewalk, or nobody does. Here in Virginia Beach we have both! Many neighborhoods like ours have a sidewalk on just one side of the street.

Why this is so is anybody's guess... cost cutting, housing density, concrete rationing... who knows? Whatever the reason, if you are fortunate (or unfortunate) enough to have a sidewalk in front of your house, please keep it clear.

The city has the responsibility to maintain the sidewalks themselves, and several cracked and uplifted sections on Lake Christopher Drive and Waff Road were repaired in 2013. However, it is the homeowner's responsibility to ensure their trees, bushes and other plantings do not encroach the sidewalk. There are some areas in our community where pedestrians must walk "single file" because of untrimmed bushes, plantings and even crabgrass blocking a portion of the sidewalk.

If you have a question about sidewalk maintenance or responsibilities, contact Virginia Beach Code Enforcement at (757) 385-4421.



It's a New Year

by Dick Schwarz, LCHA President

If you missed our annual meeting last month let me bring you up to date. First, the LCHA still retains ownership of the property across Lynnhaven Parkway. We could not get sufficient votes to dedicate the property to the City of Virginia Beach. Some folks suggested we try to sell the property and we are looking at that option. The LCHA Board of Directors has also passed a resolution that allows residents to take their dogs swimming in the lake from the park at Waff Rd. and Lake Christopher Dr. But only from this park. All other parks remain off limits to all pets, including alligators. Since dog owners have to walk through the park to get to the water, dogs will also be allowed in the park as long as they are on leash. Several rules have been established to allow dogs in this park, including the need to obtain resident permits that verify rabies vaccination and city licenses. Of particular concern is that the park remains CLEAN! While the park will be monitored it will be up to dog owners to make sure that all dog waste is picked up and disposed of properly. Failure to do this could end the use of this park.

We have been working actively with the city and the police department about traffic and speeding in Lake Christopher. Monitoring automobile speeds on Lake Christopher Dr. the average speed was found to be 33 mph, 8 mph above the posted speed limit. So we had additional police presence to try to deter speeding around the lake. This problem will only get worse as we move further into this year and next as the various road projects get under way around us. The widening and extension of Lynnhaven Parkway will start later this month. Next will come the reconstruction of the Kempsville Rd/Indian River Pkwy. Intersection. These will be followed by the widening of Centerville Rd. We expect cut-through traffic in Lake Christopher to increase dramatically and so we are working with city on traffic abatement options to prevent additional traffic problems.

Lastly, I want to encourage everyone to clean up leaves from their curbside gutters. We recently contacted the city about the sewage pumping station in the 1400 block of Lake Christopher Dr. and asked them to clean it up. They immediately re-mulched the planting beds, trimmed tree branches and cleaned up

the whole facility including the leaves in the street. Why do we focus on leaf cleanup? Because everything flows into the storm drains which empty directly into our lake. The more the tree leaves disintegrate and rot, the more nitrogen is created, spurring the growth of algae in the lake. So I want to encourage residents to start cleaning up leaves in front of their property. We cannot depend on the city to clean curbside gutters. There is only ONE street sweeper for all of Virginia Beach so it will be years before we see it again. An easy way to do this, one I use, is to simply take a small shovel with you when you set your trash bins out for collection on Friday and fill them up with any leaves. Doing this over the course of the winter will ensure no leaves come spring time. It's never too late to start.

AND REMEMBER – SUBMIT AN ARCHITECTURAL REQUEST IF YOU PLAN TO MAKE CHANGES TO YOUR HOME, SUCH AS A NEW ROOF OR FENCE, NOW THAT SPRING IS NEARLY HERE.



Snow on Beachview Drive

Architecture Committee Update

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, stever@infionline.net
<http://www.lakechristopherhomes.com/architectural-information/>

It's Time to Remove Those Holiday Decorations

It was a great holiday season with many very creative outdoor decorations, elaborate lighting displays, giant inflatable Santas, etc. All of these were enjoyed by almost everyone. However, the time has come to take down and put away all the holiday cheer. The Lake Christopher Architectural Guidelines require that all holiday decorations be removed from properties 30 days after the holiday. It has been noticed that some decorations are still showing into the month of March. The guidelines apply to all holidays not only those in the month of December.

EXTERIOR HOLIDAY LIGHTS AND DECORATION GUIDELINES

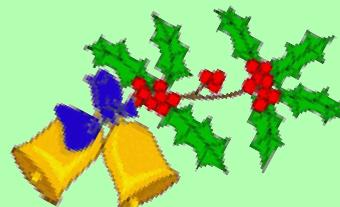
Approval for seasonal/holiday exterior house decorations is not required as long as such decorations meet the following criteria:

a) Holiday decorations may be displayed on properties

starting 30 days before the holiday and must be removed completely 30 days after the holiday they commemorate. Decorations must not extend beyond a property's legal boundaries.

b) No decorations shall be placed in common areas except by the LCHA

Non-holiday decorations such as alma mater/university items, seasonal and sports team flags, and religious statues are not included in these guidelines but must be reasonable in size and in good taste. Large sports team flags may only be displayed on game day. Residents will be notified by mail of violations in accordance with current procedures, including loss of privileges or fine.



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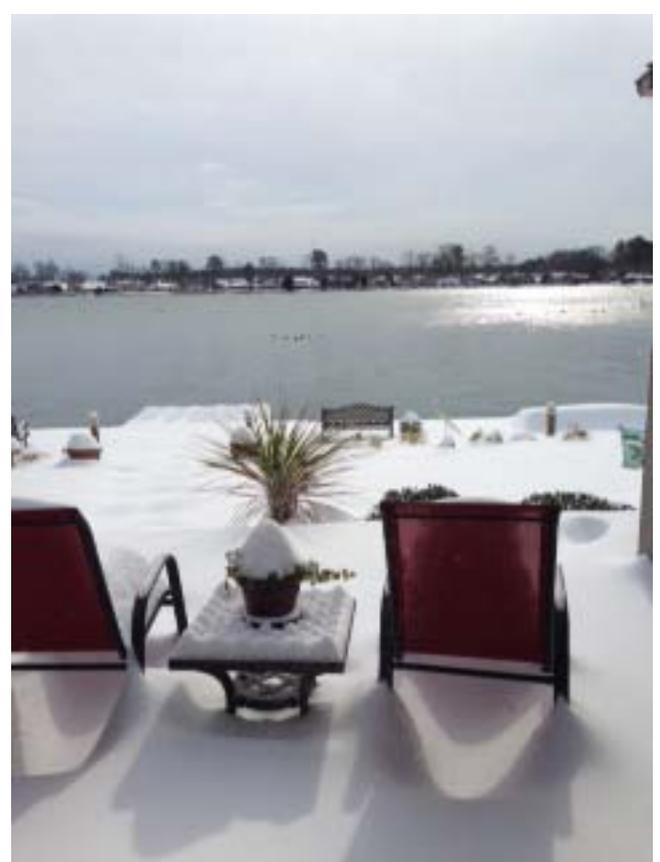
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Lakeside Snow

Neighborhood Watch

One of the most recent activities we have reported are day time break-ins of houses while people are at work.

Evidently a group of people are working in unison....a woman goes to the door and knocks to see if anyone is home. If the door is answered, she asks is "Suzy or Jimmy" is there, like she is looking for someone. That makes the person answering the door unaware that she is casing the area for homes where no one is home.

If this happens to you, please call the Police non-emergency number 385-5000.

Now, if no one answers, there is no dog barking, no alarm signs in the yard, etc...then they will enter the home from the rear, usually breaking a window to get in. They are in and out in minutes, taking items like electronics, cash, jewelry, anything of value that can be pawned, etc.

The police have stepped up patrol in our neighborhood and in other neighborhoods this has happened. I am happy to report that this crime activity is down. We have had no reports of daytime break-ins for a few weeks now.

One break-in was reported to the police while it was in progress by a vigilant neighbor so Neighborhood Watch is working!

Here's a B*I*G Thank You to our NW Block Captains. They volunteer to keep you informed via emails and are a big part of keeping our neighborhood safe.

Crime Division Officer Leta Kreiger, is our liaison for Neighborhood Watch and provides us valuable information about Crime Activity and other important data.

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



Are these important numbers programmed in your cell phone?

Police Non Emergency

757-385-5000

City Wide Security

757-312-9911



If you have an emergency, always

CALL

9-1-1

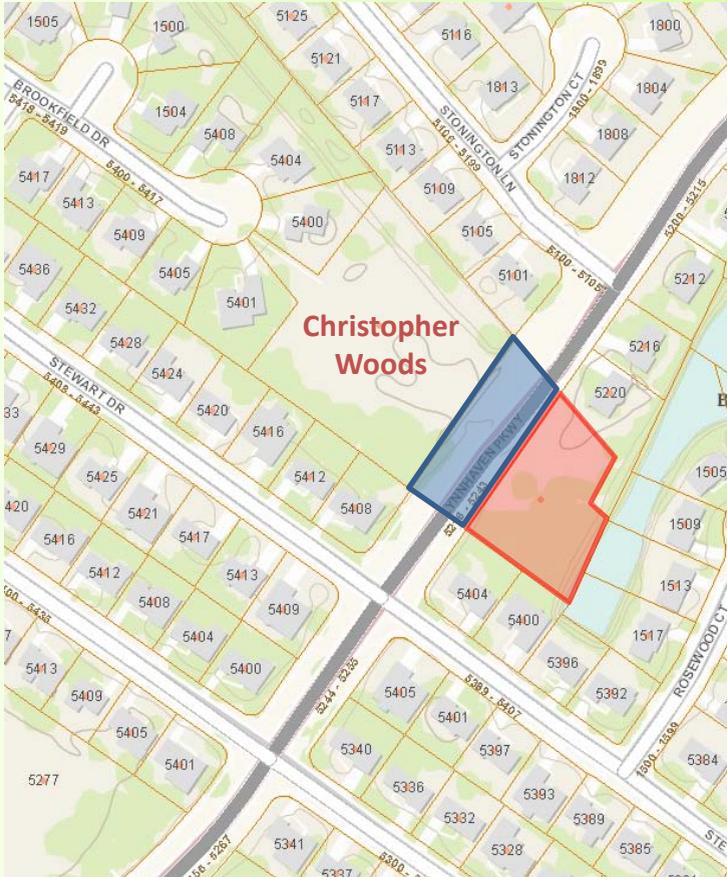
Advertise in The Legacy!

Visit us online at

<http://www.lakechristopherhomes.com/the-legacy-newsletter/advertise-in-the-legacy/>

Lynnhaven Parkway Property Dedication Update

In order to pass, a two thirds majority (or 240 votes in favor) was required by our bylaws. At the annual meeting the resolution was tabled because only 151 homes were represented either in person or in the proxy that was mailed. This fell short of participation needed for passage.



The LCHA will continue to own the property, and maintenance of the parcels will be minimal, as they are being allowed to revert to a wooded state. Access to the parcels is limited now, because people must cross Lynnhaven Parkway on foot. Once the widening is completed and the sound wall is in place, the parcel will be cut off. Like the rest of our parks, the LCHA does not pay taxes on this parcel.

For new residents not familiar with this land, back in 1974, when construction of the Lake Christopher community started, this section 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.

At the Feb 2014 Annual meeting there were approximately 100 people in attendance representing 59 homes.

Guest speakers included city councilman Bob Dyer who spoke about local issues, and Captain Patrick Gallagher of the Virginia Beach Police Department discussed current events in our precinct.



How would YOU choose to improve the quality of your life?

- Improved Energy
- Better Sleep
- Stress Relief
- Detox
- Pain Relief
- Anti Aging
- Weight Loss

Lana Ponsonby
Call or Text: 757-201-4717
LanaPonsonby@gmail.com
www.lifewave.com/801827



Up On The Roof

The best way to avoid expensive repairs resulting in a leaky roof is to perform regular maintenance and replace your roof when damage or age dictates it is time. Here are a few tips to keep in mind....

Check Your Roof for Signs of Wear and Tear

Look at your roof every year using a set of binoculars...are any shingles loose, torn or missing? If so you may need to hire someone to secure or replace them. Often the first place a roof shows age is in the shingles at the peak. Replacing them may give you up to five more years of roof life.

Inspect your Gutters

Clear out debris from your gutters...Spring is a perfect time to do this. All that debris can stop water from draining properly and cause water damage to your walls or ceilings. Heavy mounds of debris can cause your gutters to sag and break.

Tree Limbs

Cut tree limbs back if they are hanging directly above your roof or gutters so they can't fall on them and cause damage.

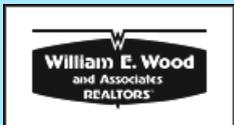
Replacement

If you can see leak stains on your ceilings, if shingle granules start to show up in your gutters, if it looks like your roof is sagging or dipping, it may be time to replace your roof. Most roofs are designed to last 15- 20 years. Depending on the shingle type, some roofs last longer. Look at your warranty as they can vary depending on the materials used. Putting on a new roof increases your home's value and you may get a discount on your homeowners insurance.

REAL ESTATE NEWS

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

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Virginia Beach, VA 23464
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757-286-9375
Listings * Buyer Representation *
Relocation Services



Still Working On It!



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

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

Initial delays were due to claims process complications which involved police reports and an insurance requirement for multiple contractor estimates. Now backordered fence material (tan color) and estimates from sign fabricators (the original company is out of business) has made a simple replacement something more complicated!

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. (This line item revised to allow Dogs at Christopher Beach with restrictions - consult Specific Regulations for Dogs below).
- 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.

SPECIFIC 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.

SPECIFIC REGULATIONS FOR DOGS

Adopted January 2014

Dogs shall be permitted in Christopher Beach Park only under the following conditions:

- A limit of two (2) dogs per lot shall be permitted at any time, both of which must be properly registered and tagged with the Association using the approved LCHA Dog Registration Form.;
- i. An annual \$5.00 registration fee is required per dog, per lot;
- ii. The Association's property management company will monitor the annual registration fee and dog permit tags issued by the Association;
- Owners are responsible for proper disposal of all dog waste;
- Dogs shall be permitted within the park from 8:00 a.m. to dusk;
- Except when in the water, all dogs must be leashed and under the Owner's control at all times;
- Owners must adhere to any Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets;

Garden Club News

Besides gardening, your Garden Club works to keep our community looking nice.

^^^ Here are a few requests we make of you ^^^

1. Help us keep our streets free of litter...when you go to your mailbox, please look around the curbs in front of your house and pick up any paper, bottles, or cans that uncourteous people have tossed there. That helps make your home and the entire neighborhood look better.
2. Speaking of curbs...be sure to rake up the leaves in the street in front of your house...they go into our storm drains and may back them up causing street flooding and other problems. Remember, our storm drains flow directly into our lake, streams and rivers. Let's help keep them clean.
3. Please pick up flyers and newspapers tossed in your driveway. They are unsightly left there for days...also, check your front door for bags and tags.

The Garden Club meets the first Monday of every month.
If you are interested in joining please give me a call!

Sharon White
757-286-9375
Communications Chair
Lake Christopher Garden Club

Mark your Calendar!
Spring Community Yard Sale
Saturday, May 3rd
9:00am to 3:00pm



Pictures from Around the Lake



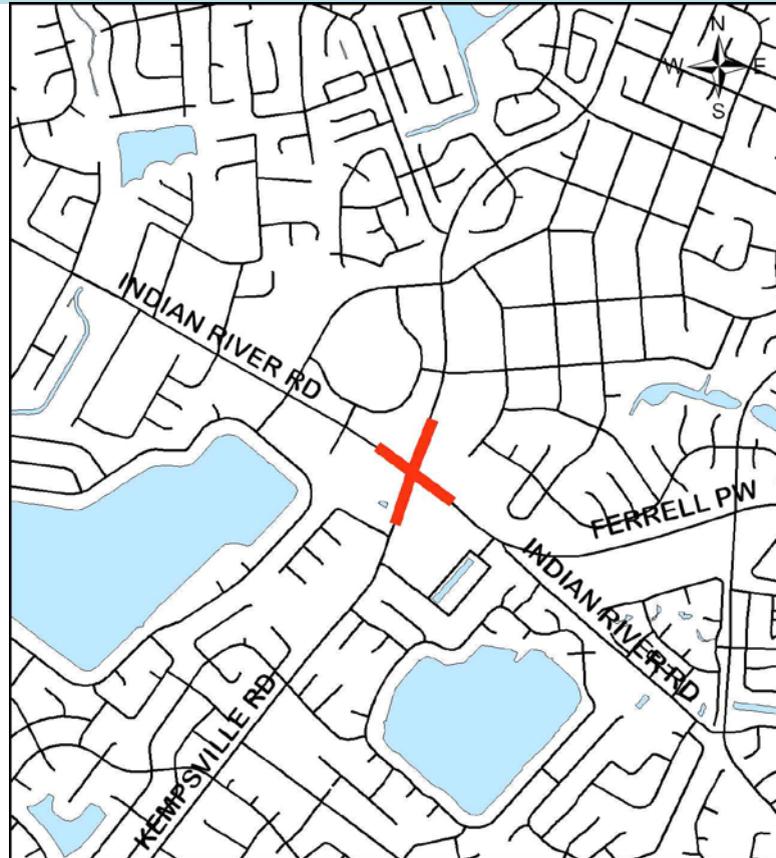
Indian River Road / Kempsville Road Intersection Project

Current Status and Progress (From the City Website)

The project received approval from FHWA and VDOT to proceed to Right of Way acquisition August 6, 2013. The City is in the process of negotiation and has begun making offers to property owners (beginning with the full take parcels). Plans and Plats are being finalized for the remainder. A Phase I Environmental Site Assessment, value engineering and a N.E.P.A. right of way re-evaluation were all recently completed. Public input was provided through a citizen information meeting and a design and location meeting held in 2012 and 2013. A project simulation video can be found on youtube, please search under "Beach CFI".

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=3195>



Lynnhaven Parkway Construction Update

Current Status and Progress (From the City Website)

Under construction. On schedule. Notice to Proceed (NTP) has been issued to the lowest bidder - American Infrastructure-Virginia, Inc. This is a VDOT managed project, funded by the Governor's Transportation Plan, with City coordination. Design, site acquisition and private utility adjustments are complete. The contractor is currently testing materials, providing samples and schedules for approval and performing other preliminary site work.

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=135>



History Corner

In this issues' History Corner we feature *The Laguna*.

I first see this model appear in the 1978 Marketing Brochure for "The Woods" at Lake Christopher.



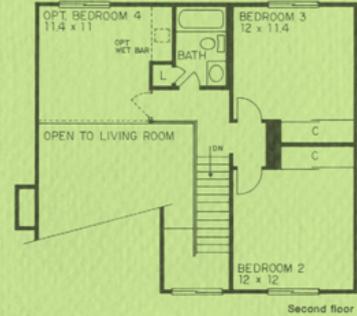
"This home has been a best-seller at other fine Christopher Companies communities. A proven winner, refined and perfected for you. It is enhanced by the custom stained cedar exterior. The portico entry leads to a raised foyer, a stunning 1 and 1/2 story step-down great room and a dramatic loft with optional wet bar. The bay window and fireplace add charm to this unusual living room, and the dining room is oriented to the outdoors for a wonderful indoor outdoor feeling. The first floor master suite has a private bath and optional sliding glass door to the rear yard. Upstairs, 2 more large bedrooms and full bath. And room for a fourth bedroom if you choose. The built-in garage has a utility/laundry area plus room for a workbench. It's a versatile home for today and years to come."

Description of "The Laguna" from the 1978 brochure



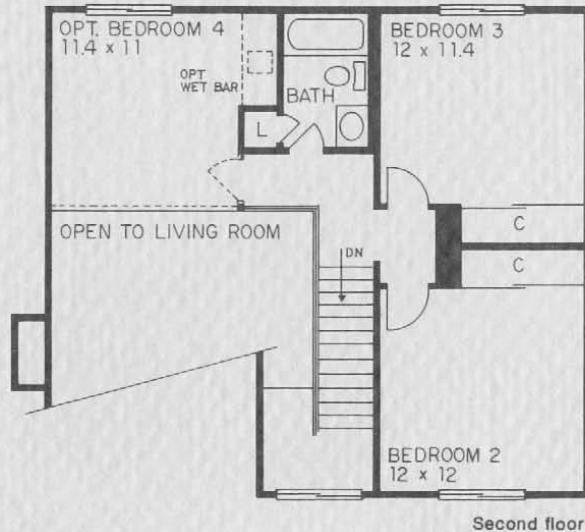
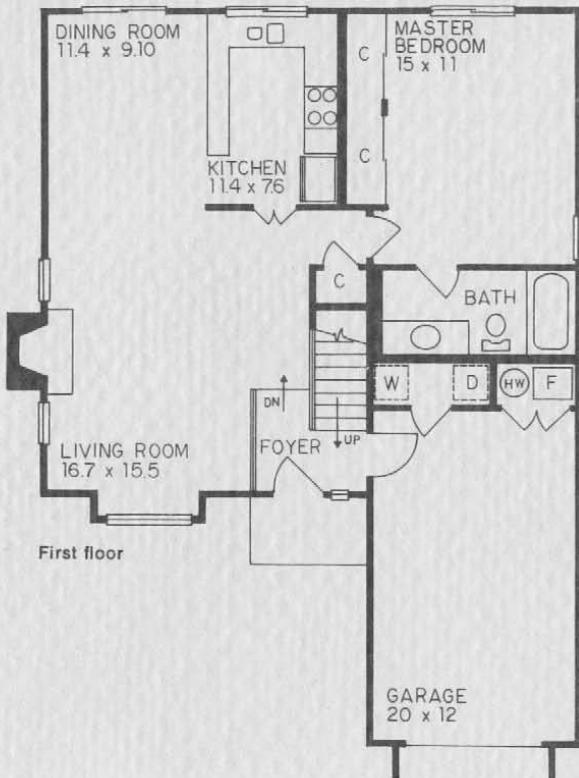
History Corner (cont.)

THE WOODS AT LAKE CHRISTOPHER



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

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



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

Board & Committee

(from January & February)

- Approximately 57 properties are being rented. Working with Select Group to make sure owners comply with requirement to provide copy of lease agreement.
- Copies of the rentals leases (minus rent price) are needed in order to address issues when the owner is not responsive.
- Proceeding with 3 year contract with community landscaper.
- Citywide adding two patrols daily to increase security in light of recent burglaries.
- Looking into solution to address new large sink hole forming in Christopher Narrows park.
- Reviewing proposals for replacement signs at Christopher Beach park.
- Initial preparations being made for July 4th party. The DJ has been reserved.
- In January the website reached 4893 "hits". In February reached 6041 "hits".
- Rules for pets at Christopher Beach park have been posted on the website.
- LCHA has been approached by the Lynnhaven Parkway contractor to use Christopher Woods park as a staging area. Negotiating terms and pricing for them to use the land during construction.
- Fencing repair at Quarry Road entrance delayed due to backorder of fencing materials, and search for a sign contractor (company which made the signs has gone out of business).
- Discussed ways to encourage homeowners to keep curb areas clear and free of leaves and tree debris.
- Looking into other landscaping options at the Quarry Road entrance. Plants there do not thrive, possibly due to the traffic.
- The grounds around pumping station on LC Drive between Sand Pebbles and Shorebreeze are unkempt and in need of maintenance. Request made to city to address the issue.


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