



The Legacy

A journal of the Lake Christopher Homes Association

July – August 2014

www.lakechristopherhomes.com

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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 Founds, 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 12th, 2014.**

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

July 4th Picnic rescheduled !



The threat of Tropical Storm Arthur loomed over preparations this year. Details inside!

Also inside – Architecture – Party Rules
Brigadoon Lakes update – National Night Out – and more!



SUMMERTIME

by Dick Schwarz, LCHA President

It has been a great summer so far. Numerous parties have been held in the parks, including our annual 4th of July party, which went off a day later due to weather, but was still fun. Our lake remains clean, free of algae and bacteria. And our "Dog Friendly" park at Christopher Beach has become a success. Currently, as you may have noticed at both Christopher Beach and Christopher Landing, large holes have been dug under the swings. Sand areas under the swings are being enlarged to comply with our insurance company review of our parks to provide better protection for our children. We are also, refurbishing the perimeter fence along the property line with House Church. At this time of year, your Board of Directors also starts looking at the budget for next year and projects that must be undertaken.

We are finishing up our bi-annual Replacement Reserve Study that lets us know what our monetary reserves should be and the contribution that we must make to ensure that we have the monies available to deal with unforeseen events such as hurricanes or replacement of LCHA property. Each item, such as picnic tables, bulkheads, and fencing are examined and probable life expectancy, and replacement cost determined. These data are then combined into a projected annual cost and the monthly contribution required to insure we can afford to maintain and replace the items.

At this time of year, we also start looking for candidates to join the LCHA Board of Directors beginning next year. Membership on the Board of Directors is strictly voluntary, with responsibilities divided to minimize impact on our lives. From my perspective it is very rewarding to help maintain the Lake Christopher neighborhood that has made it one of the most desirable places to live in Virginia Beach. So I want to take this opportunity to thank each resident for their support of the Board of Directors and our community in general over the past year. Thank you and keep up the good work.

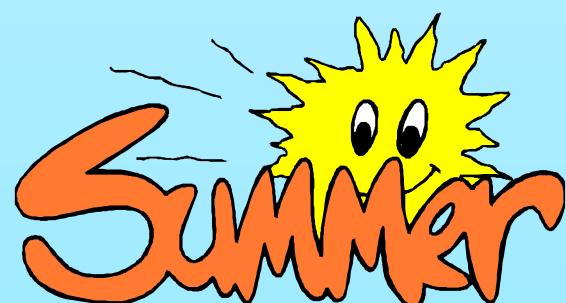
Park Safety Improvements Underway



Safety improvements are underway at both Christopher Beach and Christopher Landing. Pictured above is the new apron under construction around the swing set at Christopher Beach.

Insurance regulations determine the size of the sand apron by the height of the swings. This is why the very tall swings at Christopher Landing were reduced in height.

Other safety improvements at the parks include signage to remind residents diving is not permitted.



2014 July 5th Party!



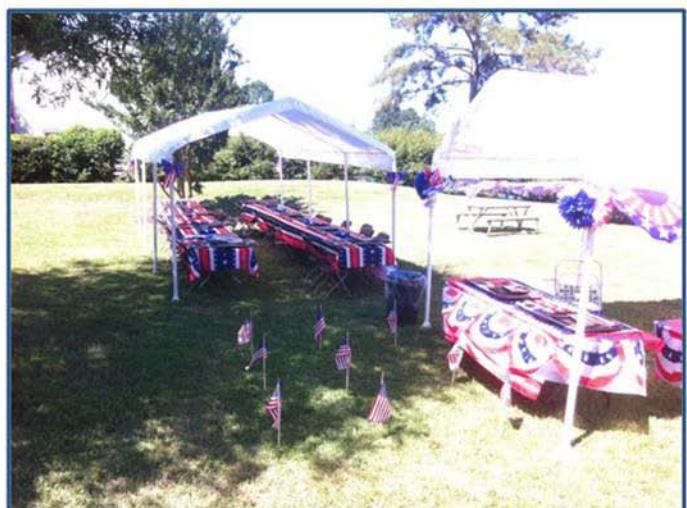
This branch just about sums up the “storm damage” from Arthur!



No time to change the sign! Party on the 5th!



July 5th, 2014 was a perfect day for an Independence Day Picnic. Actually, so was July 4th! Thankfully, the severe weather from tropical storm Arthur did not materialize, but turnout at the rescheduled event was very good just the same.



The weather was perfect, and the decorations fantastic!



The food this year was outstanding. BBQ and Ribs in addition to the usual picnic fare.

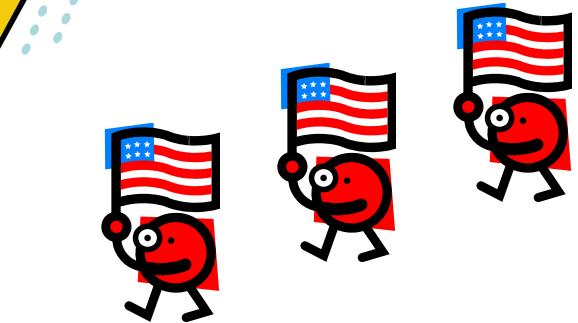
2014 July 5th Party!



2014 July 5th Party!



The event was a great time to catch up with neighbors who we don't see every day.



More food! Thanks to the volunteers who set everything up.

**NOBODY SELLS
LAKE CHRISTOPHER**

better!

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Speaking of volunteers, here's one finishing up decorations.

Neighborhood Watch

National Night Out



Tuesday, August 5th 2014
6:00pm – 8:00pm
at Christopher Landing
(the big park)



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

Kona Ice Treats
for Everyone!

Face Painting

Fun for the kids!

Fire Truck

Police Cruiser

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

Please plan to come by Christopher Landing on the first Tuesday in August 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



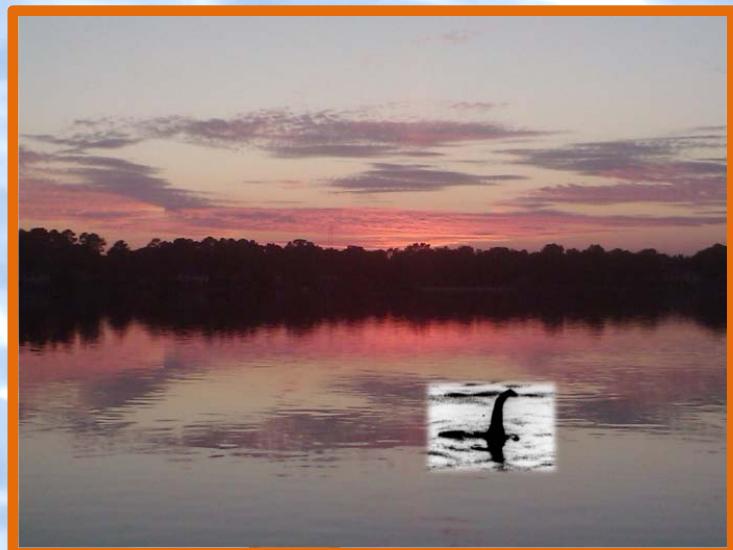
**NATIONAL
NIGHT OUT**



News from the Bottom of the Lake

In late June, Dick Chipchak and Bunny White put Cutrine in the lake to control algae.

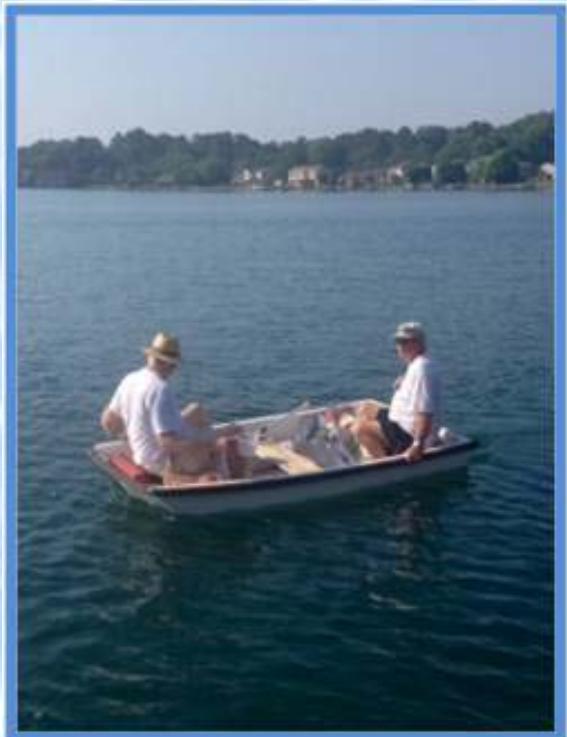
Every season the lake is treated with Cutrine as a safe non-toxic alternative to control algae.



Don't rock the boat!



What's that in the water
over yonder?



Virginia Beach Leash Law

The "leash law", [City code 5-531](#), states that when a dog is being walked in a city park or on any city sidewalk, city street, or public right-of-way, it has to be on a leash or lead at all times.

Violation of this law is a class 4 misdemeanor and an animal control officer or police officer may issue a summons to pet owners who are not adhering to the law.

Dogs being walked on a leash must also be wearing a city pet license.



<http://www.vbgov.com/residents/animals-pets/pages/dog-parks-beaches.aspx>

Are these important numbers programmed in your cell phone?

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City Wide Security
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A grid of six product boxes from the LIFEWAVE brand, each with a 30-minute usage time indicator. The products are: energy enhancer (red), icewave (grey), Y-age CARNOZINE (blue), theta heart (pink), theta mind (yellow), and silent nights (purple). The bottom row contains two more products: Y-age GLUTATHIONE (yellow) and Y-age REON (blue).

Architecture Committee Update

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

In the next several newsletters this column will focus on parts of the Lake Christopher Architectural Guidelines that have generated the most questions and issues from homeowners.

The installation or replacement of property fences has recently generated many questions. A lot of older fencing is deteriorating and has been requested for replacement especially by new residents. The need for fencing is understood and it is mostly for privacy and security concerns or to contain small children or pets. Fences can dominate the landscape so architectural guidelines were developed to help make fences more aesthetically pleasing and enhance the outdoor environment. There are many new types of synthetic or composite materials for fences available like vinyl or PVC that are of very high quality and appearance and are acceptable under the Architectural Guidelines. While these are initially more expensive than traditional wood they offer very low maintenance and high durability. Several homeowners have chosen these new products and the completed installations look really good. In fact, the entire Lake Christopher perimeter fencing is a synthetic material.

One common mistake residents made when submitting an Architectural Review request for fencing is not reviewing the Lake Christopher Architectural Guidelines first. This document is provided to every new resident and is available on the www.lakechristopherhomes.com/architectural-information website. The guidelines outline the basic requirements and restrictions on fencing installations. The main concerns in the application review process are style, material, height and placement of the fencing. Don't assume that what other homeowners have installed meets the Architectural Guidelines, they may have not had approval or else the guidelines may have changed over the years.

The placement of most fencing involves official property boundaries in some way. A common discovery that happens during the replacement of an existing fence is finding that it has been placed inside or outside property lines. Your official property survey or "plat" is the document to use to determine exactly where the property lines are.

In addition there are very specific City of Virginia Beach regulations and laws concerning fencing installations. In some situations city building permits are required and there are special city rules about fencing especially in regards to fence heights and placement on corner lots.

This is all clearly explained in the 2-page City of Virginia Beach "Fence and Wall Bulletin" which can be read or downloaded from:

<http://www.vbgov.com/government/departments/planning/zoning/Documents/20130222-PLN-ZON-fenceandwallbrochure.pdf>

Most commercial fencing contractors are very familiar with these regulations and will only install fencing that complies. The Lake Christopher Homeowners Association cannot alter these regulations or authorize any deviation from them.

Some recent architectural review applications for fencing have had to be returned because they indicated nothing other than "replace existing fence". When submitting a review application for fencing please include a copy of your property plat or an overhead view sketch of your property showing where the fencing is to be installed or replaced. Indicate the material of the fence, the height, the location of any gates or openings or any other applicable information. Most importantly please indicate the style of the fence by a drawing or photograph.

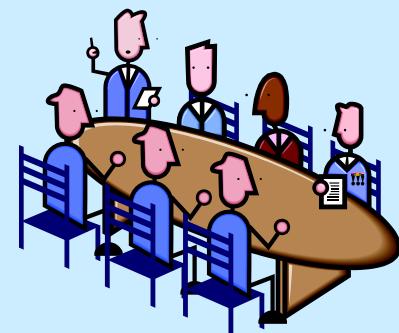


Fencing must comply with LCHA and City guidelines. The LCHA Architecture Committee is here to help with any questions.

Board & Committee

(from May & June)

- The May 2014 Delinquency/Collection report was reviewed. Delinquencies as month end May totaled \$7,516.94. Delinquencies as of June 20th total \$7,030.14. Fourteen owners were referred to collections. Board President signed liens in June for outstanding delinquencies.
- Insurance assessment: Management sent a request for extension to Nationwide on behalf of the Board to address those items listed in the risk assessment report (i.e.-ground materials, signage, non-slip stairs, life saving equipment, etc). (Update – in June the extension was granted for 60 days)
- Playground equipment safety requirements: Estimates for modifications were reviewed at both the May and June meetings. Work was authorized to begin on bringing playground equipment into compliance. (Note: Work began the week of July 21st at Christopher Beach and Christopher Landing. These modifications are required to meet recommendations of our insurance company, consistent and in line with current playground equipment safety standards)
- Security patrol: Citywide reported increased activity greatly since starting daily patrols on May 1st.



July



August

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Visit us online at

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

The Legacy is published 6 times a year.
Don't miss a single issue!

Please use the contact form on the website to make sure your email address is on our list.

Also, make sure emails from
legacy@lakechristopherhomes.com
are not getting caught or refused by your spam filters.

Keep Allergens Out of the House!

From: On The House

Here are 10 ways to keep your home clean and your allergies under control:

1. Vacuum once or twice a week with a HEPA vacuum.
2. Cut clutter by eliminating piles of boxes or clothing. They can trap dust and hide allergens like dust mites and roaches.
3. Keep the bathroom free of mold and mildew. Scrub shower surfaces regularly. Be sure to run the exhaust fan after each hot shower to dry things out.
4. Wash bed sheets in hot water weekly.
5. Don't use scented detergents or cleaners. Use fragrance free products.
6. Don't air dry laundry outside where they will pick up pollen. Use the clothes dryer instead. The hot air helps reduce allergens too.
7. Use a damp cloth and mop when cleaning. Dry mopping does not trap allergens and will hurl them into the air.
8. If your allergies are severe, wear a mask when you do housework. Then when you are done, leave the house for awhile so any stirred up dust can settle down.
9. Clean outside walks, decks and patios. Sweep or vacuum to lessen tracking dust into the home.
10. Leave shoes at the door; shoes carry allergens into the home from the outside.

REAL ESTATE NEWS

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

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How to Dispose of Household Chemicals

Need to get rid of motor oil, furniture polish or paint? Don't toss household chemicals in your trash bin, and never throw them down the storm water drain, in a ditch or over your fence. They can be dangerous to our waterways and environment. Anyone with proof of Virginia Beach residency may take these products to the Landstown Transfer Station or City Landfill.

For more information, call 385-4650, or visit the City website at:

<http://www.vbgov.com/waste>



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;

Party Permits

Summer is right around the corner and it's the season when residents like to have parties at our community parks. Please see the website for information on how to reserve a park for your event!

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

These are the policies regarding Parties at Lake Christopher parks. To reserve one of Lake Christopher's parks for a party requires completion of the two forms available on the website.

Requirements:

- Party over 100 guests to rent additional Port-a-Potty
- Party under 100 guests to pay \$20 Fee for cleaning of the Port-a-Potty
- Party Deposits are \$35, with a check made out to LCHA, refundable after the site has been checked to ensure that trash was removed and the area cleaned. Evidence of port-a-potty rental or a check in the amount of \$20 (non-refundable), made out to LCHA, must be provided PRIOR to scheduled party. The refundable deposit and the non-refundable port-a-potty fee must be separate checks.
- PORT-A-POTTY Rental information:
Spivey Rentals, 757-485-8888 Additional Potty Rental = \$70

General Regulations:

- The sponsor (resident) hosting the function must be in attendance of the function and must be in good standing with the association (i. e.: dues paid and no violations).
- No alcoholic beverages are allowed unless specifically requested and approved.
- No electronically amplified music or public address systems allowed.
- No animals (including ponies and petting zoo animals).
- All functions to be concluded by 10pm.
- The sponsor is responsible for cleanup of all utilized areas.
- Trash from the party must be removed by the sponsor. Park trash cans CANNOT be used for parties. If a barbecue is used all coals must be removed from the park at part conclusion.

Garden Club News

JUNE YARD OF THE MONTH

5417 BROOKFIELD DR - HENRY AND CAROL MITCHELL

JUNE HONORABLE MENTION

1549 BEECHWOOD COVE - JIM AND MARYANN KINCAID

JULY YARD OF THE MONTH

5201 CANOE LANDING - GREG AND KAREN BIRCH

JULY HONORABLE MENTION

1552 EDGEWATER - JIM AND ANNE CAZARES

2014 Yard of the Month Judging Guidelines

1. Compliance with Architectural guidelines of LCHA
 - Ex. Trash cans out of sight
2. Creativity and balance in landscape and design.
 - Use of color or greenscapes
 - Use of hardscapes, ie. pavers, rocks, fountains.
3. Neat, well groomed appearance.
 - Trimmed trees and shrubs
 - Weed free flowerbeds and pavements.
4. Curb areas free of debris.



UPDATE: Brigadoon Lake Maintenance Dredging Project

As we mentioned in a previous newsletter, the Virginia Beach Public Works Department has started a capital improvement project in Brigadoon, which will impact a portion of the Lake Christopher neighborhood. The City budgeted funding to begin maintenance dredging of eight lakes within the community over the next few years.

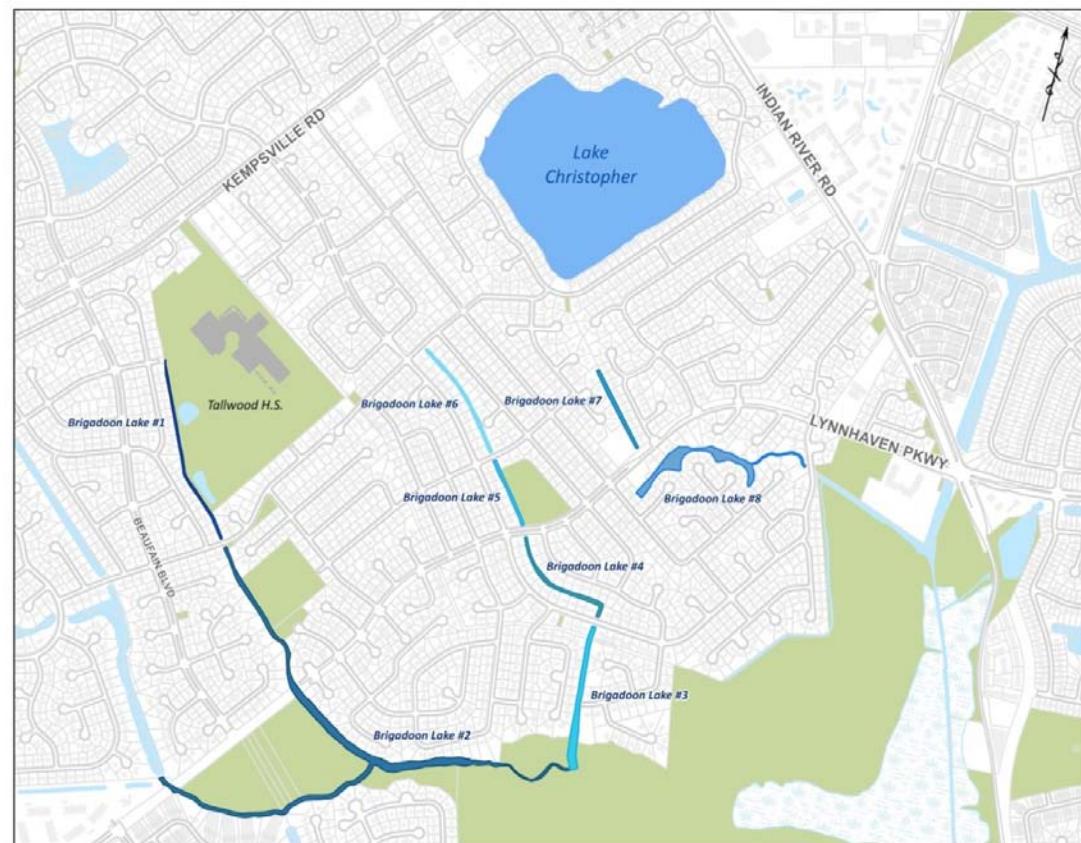
The first phase consists of dredging Lakes #2 and #8, and the second phase will dredge Lakes #1 and #3 through #7. This project impacts the Lake Christopher Homes Association because Brigadoon Lake #7 is located behind the homes on Brookfield Drive. The lake locations have been provided in the attached figure.

The Brigadoon lakes are man-made water bodies that were constructed to convey storm water from the neighborhood streets and yards to the downstream receiving waters of Stumpy Lake. Over time, the lakes have accumulated sediment and debris which have reduced their capacity to effectively carry storm water. The proposed project includes dredging the lakes and stabilizing the existing outfall structures. The purpose of the project is to improve neighborhood drainage, improve water quality in the lakes and to stabilize outfall structures.

The accumulated material will be removed from within the lakes with an excavator and placed in a barge. In narrow areas of the lakes an excavator will be used along the banks. The dredged material will then be transported to a staging area along the shoreline where the dredged material will be transferred to sealed trucks. The trucks will then carry the material to the Whitehurst Dredged Material Management Area (DMMA) near Oceana for disposal. The dredging will help improve storm water flow through the lake system as well as improve water quality.

The City is currently developing the design and permitting documents for the Brigadoon Lakes #1 and #3 through #7. The construction of Brigadoon Lakes #1 and #3 through #7 is estimated to begin during the summer of 2015 and should be completed by the winter of 2017.

Should any Lake Christopher Homes Association property owners or residents have questions concerning the Brigadoon Lakes Maintenance Dredging Project, please contact Tara Gallagher, P.E. at tgallagh@vbgov.com, or at (757) 385-1450.



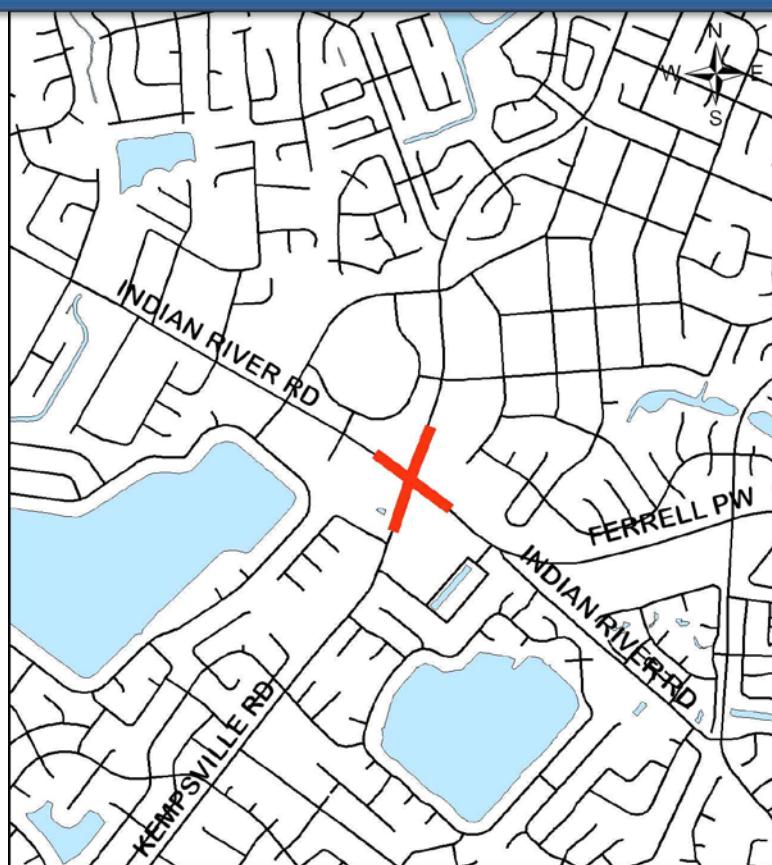
Indian River Road / Kempsville Road Intersection Project

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)

Project is under construction and 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 installing bridge piers and performing earth work.

The project is slated for completion in late 2016.

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

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