



# The Legacy

A journal of the Lake Christopher Homes Association  
September – October 2014  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

## Lake Christopher Board of Directors and Committee Chairs

Elias Logothetis..... Vice President  
Karen Cagni..... Treasurer  
Nicole Capomaggi.....Secretary  
John Capomaggi.....Newsletter  
Dick Chipchak..... Maintenance  
Linda Hayes.....Directory  
Lana Ponsonby..... Social  
Jenny Pfeiffer.....Park Attendants  
Steve Rogovich.....Architecture  
Sharon White..... Landscape  
Neighborhood Watch

## Association Manager

Gayle Pinero, CMCA®, AMS®  
The Select Group  
2224 Virginia Beach Blvd. Suite 201,  
Virginia Beach, VA 23454  
Phone: 486-6000 FAX: 486-6988  
eMail: [gpintero@theselectgroup.us](mailto:gpintero@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.

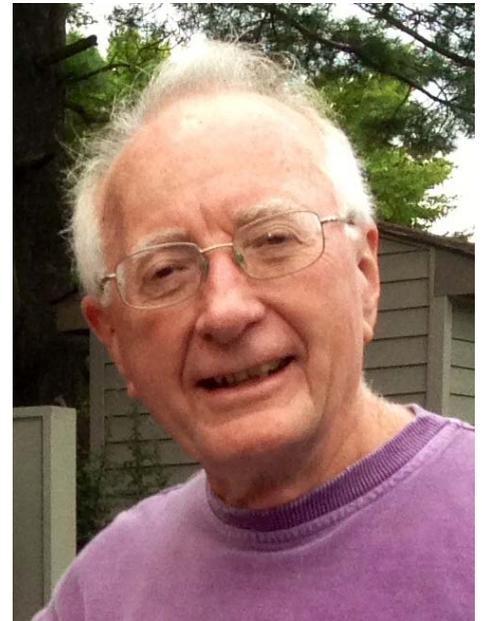
See our website for business ad info:  
<http://www.lakechristopherhomes.com>

Call John Capomaggi, 275-9347 for more information. **Deadline for the next issue is November 7<sup>th</sup>, 2014.**

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

## Thank You to Outgoing LCHA President Dick Schwarz

Our community will miss a valuable resident and friend as we bid farewell to the current President of our Association. Dick Schwarz has sold his home and is moving out of the area. Board member Elias Logothetis will be acting president until we vote on a new Board at the Annual LCHA Meeting in February.



Dick moved to Lake Christopher in July of 2003, just in time to experience his first hurricane, Isabelle. He first joined the board in 2007, and spent two years as Recording Secretary and then 1 year as President. He rejoined the board again when Sally Parsons was President. When she opted out of that position, he took over. He has been President for 4 Years.

When asked what he felt was the thing he was most proud of during his tenure, he replied “I really take pride in helping people to enjoy the community more by helping to make it a safer, more enjoyable experience no matter what their interests are. I believe the Board should work for the benefit of the residents.” Under his Leadership we have done just that.

So Dick , we bid you goodbye and good luck. Thank you for all you have done for this community.



# LCHA Dues

by Dick Schwarz, outgoing LCHA President

After 5 years of the same yearly dues your Board of Directors is raising the annual dues for the upcoming year. When the country was in the middle of the financial crisis and many of our residents were affected by it, the Lake Christopher Board of Directors cut our contributions to our Reserve Fund rather than raise the dues and add to the pressures facing families in our community. However, we cannot sustain that kind of budget any longer. Projects that need funding from that reserve fund right now, and the need to provide for the emergencies that do occur such as hurricanes, requires that we raise dues. The amount you will see when you receive your package for the upcoming annual meeting in February of next year will show an increase of \$30 per year per home, for a total of \$325 per year. This is still a bargain for the benefits that we receive from the Association.

As you may not be aware, the Board of Directors performs a Reserve Study every two years. This consists of a review of all association assets, their life expectancy, and replacement costs. This information is collected for everything we own, including benches and tables in parks. The data are then provided to a company that develops a synopsis and projected yearly costs over the next twenty years. Our most last audit has shown that we need to increase our Reserve Fund. We are currently completing another iteration of the study which will be completed by year's end and it will show the same conclusion.

Two projects, one completed and one to begin in the next year are priority efforts for the association. The safety upgrades that you may have seen at all the parks have been completed with the addition of larger sand areas under all swings at the Landing and Beach parks. The next project that will be done is the replacement of the bulkhead at the Narrows park. This is a significant project and costly. The current bulkhead is starting to fail and must be replaced within the next 1-2 years.

Your Board of Directors will be reviewing the association costs again over the next two months

and finalize the budget with a vote before year's end. The new budget will then be distributed to each homeowner as part of the annual meeting package. We will still continue to offer payment options for homeowners as in the past.

The proposed increase in dues represents an additional \$2.50 a month. Your Board of Directors would like to hear from you on this important matter and urge you to communicate with board members and perhaps attend the monthly meeting of the Board of Directors prior to the annual meeting. Remember, the board works for you and appreciates all input from residents in the community. If you have questions now, please call or email any board member and you will receive prompt attention.

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*Attention  
Residents!*

# Citywide Protection Services

*While you're  
away...*

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

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

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

Questions???

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

The **SELECT**  
Group, Inc

# *Fall Community*

## *Yard Sale*

**Saturday – October 4<sup>th</sup> – 2014**

**9:00am – 3:00pm**

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

**Our own *Lake Christopher* yard sale is Saturday, October 4<sup>th</sup>. Signs advertising the event will be posted at the community entrances the Sunday prior (Sept 28<sup>th</sup>).**

**After the sale, any items not sold or not wanted should be placed at curbside. The Disabled American Veterans (DAV) organization will have a truck pickup up all curbside items late in the day.**



**The Legacy**

Lake Christopher Homes Association  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

# Neighborhood Watch Update

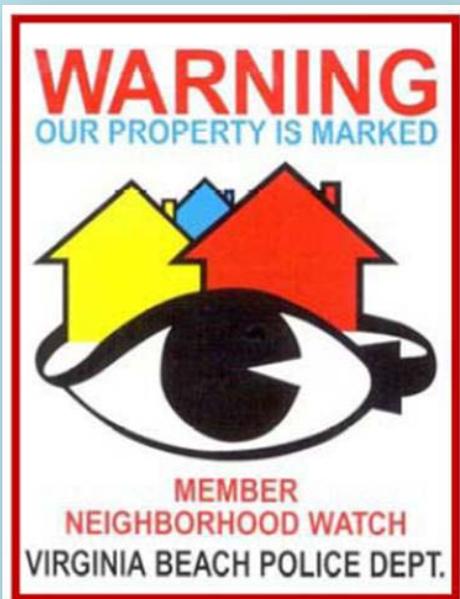
By: Sharon White, Neighborhood Watch Coordinator \* 757-286-9375

Lake Christopher has been pretty quiet all summer with few disturbances and problems. A big Thank You to all the Block Captains and to those of you who have helped with our successful Neighborhood Watch Program.

The most Single Complaint we constantly hear is that someone has left their vehicle unlocked in the driveway and that it has been broken into. There were several instances where the vehicles were not only unlocked but the keys were left in the ignition!

Please, if you must park in the driveway or on the street, make sure your vehicle is locked. Check to make sure you have your keys with you. Everyone lives such a hurried life these days, but be very careful and remember, this is a matter of important personal safety.

Should your vehicle be broken into, call the Police Non-Emergency number which is 767-385-5000.



## Have You Ever Seen One Of These?



The picture shows the LEGO® version of a Street Sweeper. Rumors persist that the City of Virginia Beach actually has a real one, but these rumors are unconfirmed. Even if true, the lone sweeper might appear on the streets of Lake Christopher once or twice a decade.

This means the street cleanup responsibility is mostly ours. With summer gone and fall upon us, there are plenty of debris at the curb. It's certainly no fun and the less pine cones and debris we have to pick up the better. Unfortunately, the debris doesn't just blow down the street to become someone else's problem – it remains our problem.

Why our problem? Most of the leaves and yard debris at the curb are washed along the curb into the storm drain system – right into our lake! Once in the lake they decompose, promoting the growth of algae when it warms in spring and summer.

While we do take the time and expense to put eco-friendly chemicals into the lake to control the algae, the decomposing leaves are still not healthy for the fish and waterfowl that inhabit the lake.

When you are out cleaning off the lawn, please take a few extra minutes to clean up the leaves and yard debris by the curb. If you live near a storm drain take the time to keep it clear of leaves. Our lake benefits everyone in the community. If we can keep the leaves and yard debris out of the lake we will continue to enjoy one of the best lakes in Virginia Beach.

**PICK UP THOSE LEAVES AT THE CURB!**

# Neighborhood Watch

# National Night Out

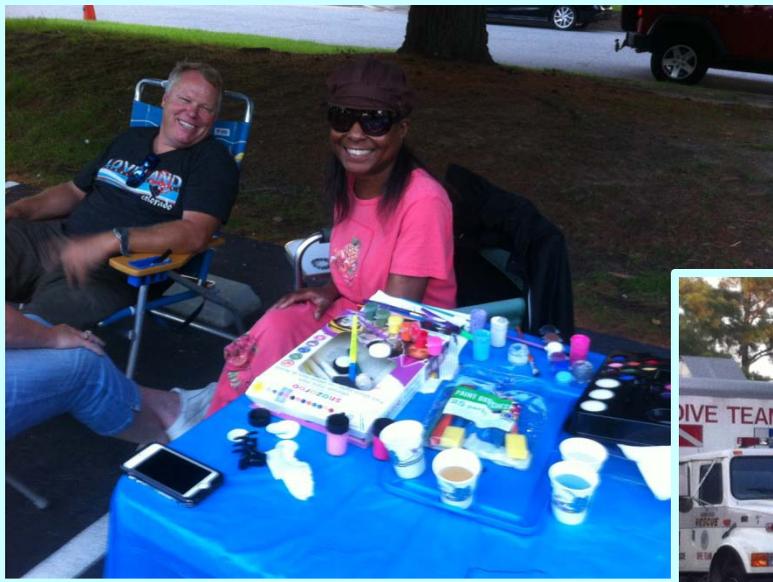


was held  
Tuesday, August 5<sup>th</sup> 2014  
at Christopher Landing



# Neighborhood Watch

# National Night Out



**Virginia Beach EMS MARINE RESCUE TEAM**  
Wants YOU to Volunteer!



**VB EMS Marine Rescue Team**

The Virginia Beach EMS Marine Rescue Team is currently recruiting motivated individuals to join our team!

If you are interested in gaining experience in dive recovery, rescue swimming and operation of boats while providing a public service, you may want to consider joining our fully Mobile Rapid-Response Water Rescue Team.

**Do you have what it takes?**

You do not have to be a Diver or an EMT to join, but you will need to consider a few things:

- Must have a strong desire to help others
- Must understand what it means to be part of a TEAM
- Must have strong swimming skills
- Must pass a swimming & PT qual

When you become a member of our close knit team, you will be one of the most highly trained and skilled Marine Rescue Volunteers in the nation.

- You will become an efficient crewmember on all of our boats.
- You can get certified as a Coxswain, Public Safety Diver, Rescue Swimmer, or all three!
- You will be able to help in evidence recovery during joint operations.



For more information about the MARINE RESCUE TEAM please contact:

Like our Facebook page:  
[www.facebook.com/vbems](https://www.facebook.com/vbems)

Visit our Website:  
[www.vbems.com](http://www.vbems.com)

Email Us:  
[volunteer@vbems.com](mailto:volunteer@vbems.com)

For information on the next orientation contact the EMS Administration Office at [vbeachems.com](http://vbeachems.com) or call 757.366.1999



# News from the Bottom of the Lake

by Dick Schwarz

One of our residents called me in early August and asked if I could take a look at something floating in the lake. She said she had never seen anything like it. Not knowing what to expect I walked down to the bulkhead and looked in. Staring back – so to speak – was a Bryozoan, all 25 or 30 pounds, a dull pale orange color with small silver spots, and here it was, floating along in Lake Christopher. Okay, you got me. I didn't have the slightest idea as to what I was looking at.



It looked like two big globs of gelatin hooked together in the middle. At first I just pushed it around with a pool net but then tried to lift it out of the water, not realizing it weighed probably 25-30 pound or more. I next tried to lift it out of the water with a fish net and succeeded in getting only half of it with the other, larger half, sinking to the lake bottom. Luckily the resident had taken pictures of it floating in the water before I managed to separate it into two parts.

Going on-line and searching for strange freshwater lake plants I opened a link to the Univ. of Maine which has published a book on freshwater creatures. As it turns out, "Bryozoans are animals, similar to but unrelated to corals. Some bryozoans are wispy and moss-like, others are large and round, gelatinous, firm, and slimy to the touch (like the one that is in our lake). While they may be unsightly on piers and docks, bryozoans are not a water pollution problem and in fact help to filter water". Nor do they eat small children. They are in reality a colony of microscopic animals bound together into a colony that is shaped somewhat like a barbell.



I don't know if this is the first such sighting of a bryozoan in Lake Christopher but I'm glad my first meeting was from a distance and not while swimming in the lake. It really demonstrates the diversity of life in our lake. It is also a sign that our lake is healthy when you can find such an unusual creature right outside your backdoor. I can only guess that it has probably taken years to reach the size it has. I wonder what else is lurking in the depths of Lake Christopher.

Photo submitted by Sandy Upchurch



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.**

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Lana Ponsonby  
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LanaPonsonby@gmail.com  
www.lifewave.com/801827



# Architecture Committee Update – Shed Guidelines

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, [stever@infionline.net](mailto:stever@infionline.net)

Where I grew up (New York City) every house either had a basement or a walk-up attic or both which became the traditional storage areas for accumulated “stuff”. Lake Christopher homes don’t have basements and it is strongly not recommended to use our attics for heavy storage due to the low load carrying limitations of the roof support structural trusses.

As a result many of our garages have become permanent storage spaces often to the point of entirely defeating the intended purpose of parking vehicles there. Over the years in order to expand storage space some homeowners began to install small sheds on their properties and that generated some complaints from other homeowners concerning the sheds’ appearance.

Some of these sheds were eyesores that were not selected or positioned with any consideration for aesthetics. After an abundance of community feedback the HOA decided that sheds were to be allowed and asked the Architecture Committee to develop appropriate Architectural Guidelines. The main concerns were shed size, style, appearance and the limitations where they could be placed on properties.

The size of a shed is based on City of Virginia Beach city code limit of 150 square feet of floor area which is the maximum size before a shed is considered to be a “building” requiring special permits and inspections. **The exterior of the shed must be sided or painted to match the color scheme of the house and certain styles like barn-type roofs are not allowed.** One important concern is the placement of a shed on a lot to be as least visible as possible from the street. Other considerations include placement of a shed on an underground utility easement and the required set-back from property lines. When a shed application is received the adjacent neighbors are consulted to make sure there is no issue of blockage of views especially on lake

front properties. Please refer to the Lake Christopher Architectural Guidelines (Section 6) for all the details about storage shed requirements.

The entire Architectural Guidelines can be found on the Lake Christopher Homes Association official website

An application for approval of a storage shed should include:

- 1) The dimensions (floor area and height) of the structure
- 2) The paint/siding colors and roof material
- 3) A picture or sketch of the shed showing doors, windows, roofline, etc.
- 4) A copy of your property plat showing the planned location of the shed



If a homeowner wanted to purchase and install a shed like the one above, it must be painted (or sided) to match the existing colors of the house and trimmed to match the main house structure style. Roof shingles must match the color and style of the main house. Please contact the Architecture Committee before you buy!

# "10 Garage Sale Tips and Tricks"

By Frugal Frog for Weekend Treasures

Lake Christopher sponsors a yard sale every Spring and Fall. The Community Yard sales draw larger crowds and more shoppers than an individual garage sale alone. Here are some things to help you be successful.

**Why Have a Garage Sale?** If you want to make a little/lot of extra cash? Do some house cleaning and de-clutter your house! Less is more. Think Feng Shui! Less clutter makes you feel good and in control of your environment. Clean out that garage, attic, spare room, or shed. A good rule-of-thumb is to get rid of anything you haven't used in the last year. Give yourself plenty of time to get ready. At least a month will give you time to get everything you need organized.

## Tips and Tricks:

- Be prepared...have everything priced and ready to go for the Saturday of the sale.
- Plan your sale layout – put like objects together.
- Use marketing tricks to make your items attractive.
- Hang up clothes, use tables.
- Put children's items and furniture up front...they are always a big draw.
- Price carefully....overpriced items will not sell.
- Label things well.
- Be friendly...greet people when they arrive. Smile!
- Do NOT bad-mouth your items but be honest about whether things are work or not.
- Be willing to bargain, but be less flexible at the start of the sale. Sometimes people come back to see if the item they were interested in is still there.
- Do NOT use a cash box. Keep your money on you at all times.

## REAL ESTATE NEWS

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

William E. Wood & Associates  
5308 Indian River Rd  
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## Nominations for New Board Members

One of the reasons Lake Christopher is a nice place to live is because we have involved citizens in our community; be it through neighborhood watch, garden club, or just a resident participant who comes out for events like the July 4th picnic, National Night Out, or who calls the police non-emergency number if they see something suspicious. One of the ways homeowners can step up their involvement is to serve a term on the board.

There will be some openings coming up on the LCHA Board in 2015. Its never too early to begin thinking about serving. Please contact the president if you are interested or have any questions. If you know of anybody who may be interested, please ask them to contact the president. Its a rewarding experience!

## Entrance Sign Damaged



In November 2013 an unfortunate automobile accident damaged one of our signs and some fencing at the Quarry Lane entrance.

Earlier this month, the same entrance area has been damaged. If anybody has information on this incident please contact a LCHA Board Member or The Select Group.

A police report is being filed.

# Party Permits

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

## AUGUST YARD OF THE MONTH

1664 LAKE CHRISTOPHER DR. PAUL AND CAROL HEINE

## AUGUST HONORABLE MENTION

5216 SHOREBREEZE CT. DON AND SONDRRA HILL

## SEPTEMBER YARD OF THE MONTH

1505 SAYBROOK COVE WAYNE AND PATRICIA CARMEN

## SEPTEMBER HONORABLE MENTION

1588 LAKE CHRISTOPHER DR. DAVE AND LYNN HEBERT

### 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.



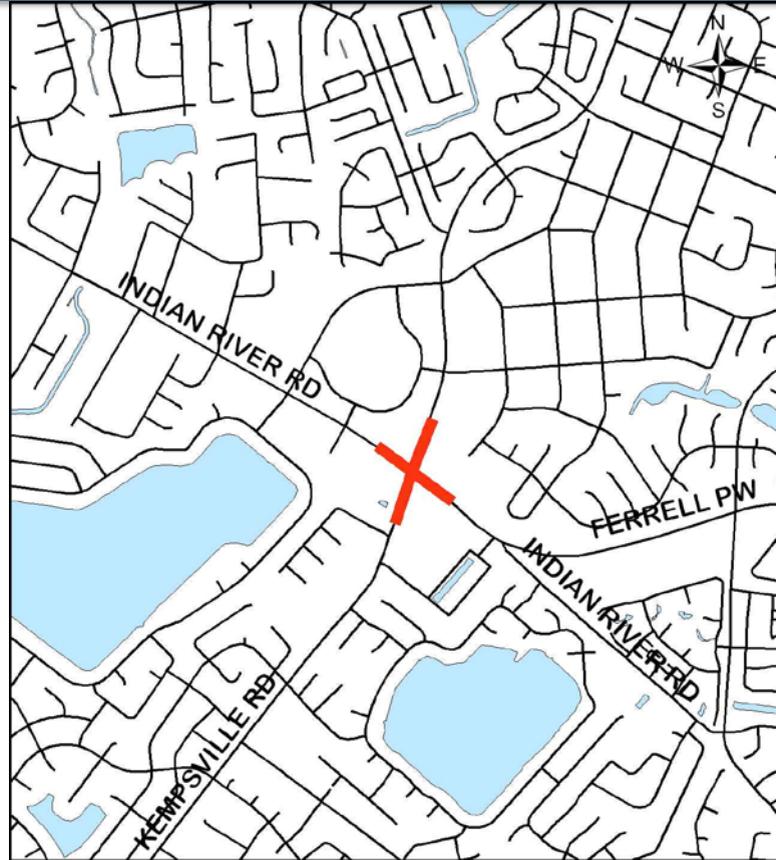
# Indian River Road / Kempsville Road Intersection Project

## 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.

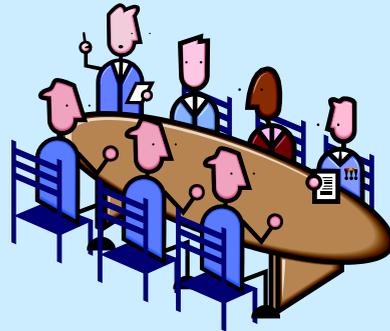
Click on the link below to see more details and updates:

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

# Board & Committee

(from July & August)

- Attendant Shifts have been changed to 4-8 p.m. at Christopher Beach due to lack of traffic at the park.
- The board discussed 2015 – city utility increases: Electric is going up 4%, Water is going up 5%, Sewer 5%, and Trash 6%
- The fence area bordering LCHA and The House Church is an issue. Drainage is poor and the fence will deteriorate if the water is not redirected. The city can be called because the city drain is clogged. Steve Rogovich will call Public Works regarding the clogged drain.
- Tree trimming at Christopher Landing was discussed. This work will be targeted for 2015.
- Lake bulkheads at Christopher Narrows park: The board discussed the seemingly premature failure of the bulkhead. After reviewing the contract for the existing bulkhead, the LCHA lawyer advised that the bulkhead is not under warranty and replacement will have to be covered by the LCHS.
- The Board continued to discuss options to cover these high ticket items and to replenish reserves if all three need to be done in the near future.
- A Bryozoan was found in the Lake and reported by Sandy Upchurch floating by the Narrows. Dick Schwarz removed part of it from the lake.
- Duty Calls has been working on the goose problem at Christopher Landing
- Copy of the 2013 financial audit was distributed and reviewed. No discrepancies were discovered.
- The reserve study was reviewed and discussed. Dick Chipchak will update the study to include volleyball net and post maintenance,
- Elias Logothetis was elected to the Vice President position of the LCHA Board. He is currently also serving as interim President.
- Dick Schwarz reported that the insurance safety improvements have been completed by Jeff Drake.
- Nicole and Dick Schwarz reported that the swings at Christopher Beach have been adjusted and links have been added to lower the belt swings. Elias will follow up when he returns to see if any further adjustments need to be made.
- New directories have been printed and are being distributed.



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

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