



The Legacy

A journal of the Lake Christopher Homes Association
January – February 2014
www.lakechristopherhomes.com

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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 March 7th, 2014.**

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

The annual meeting of the Lake Christopher Homes Association will take place Tuesday, February 4th. We will review highlights of 2013 and look ahead to 2014.

2013 Year in Review

All homeowners should have received their packages from The Select Group by now. Please contact Gayle if you haven't.

The meeting will be held at New Covenant Presbyterian Church, 1552 Kempsville Rd, Virginia Beach, VA 23464. Registration starts at 7:00pm, and the meeting will be called to order at 7:30pm.



Going to the Dogs!

by Dick Schwarz, LCHA President

Have you ever wished you could let your dog swim in the lake but you don't live on the lake? Up to now, you would have to make friends with someone living on the lake, arrange a time convenient for both parties and then take your dog over and hope it behaves. Well, your wish is coming true.

After much debate, your LCHA Board of Directors has decided to allow dogs of Lake Christopher residents to swim at the lake from one of the parks, Christopher Beach, at the intersection of Lake Christopher Dr. and Waff Rd. This is a small park with access to the water by stairs (which have been widened to accommodate dogs and their owners). Do not confuse this park with the large park at Quarry and Lake Christopher Dr. because of the term "Beach" in its name. Dogs will still not be permitted in any of the other parks. Owners and their dogs can use the park from 8 AM to dusk. Dogs will not be permitted outside of those hours.

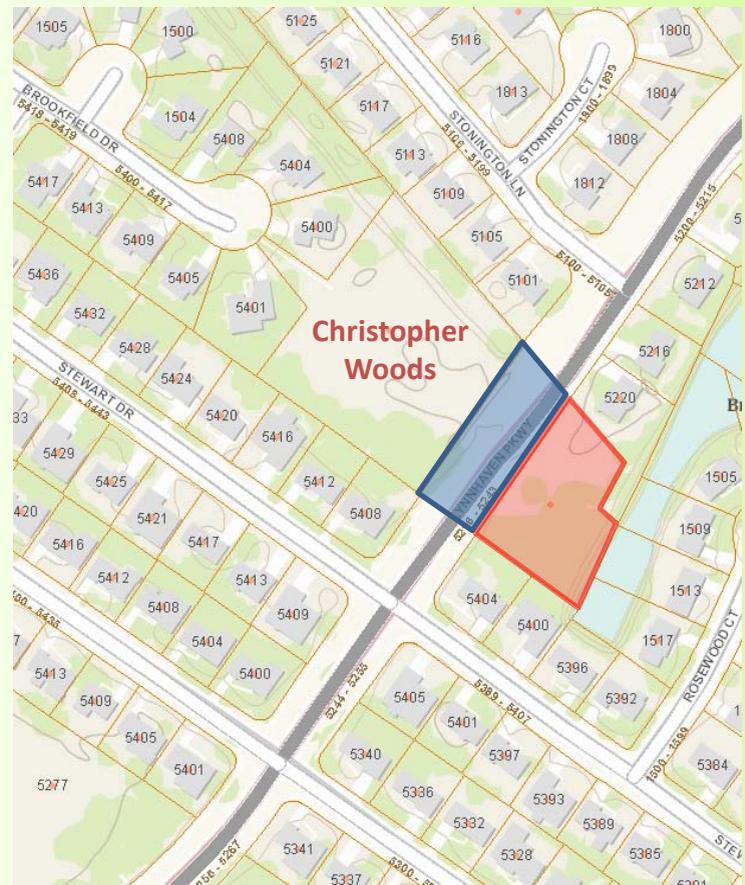
In addition to swimming off leash, dogs will also be permitted to socialize in the park itself, but only on leash and under control of its owner. We will not put up a fence around the park, hence the rule to keep dogs on leash out of the water. Up to two dogs per home will be allowed at one time. With this change in use of the park, owners will have several new rules that must be followed. First, dogs must be registered with our management company, The Select Group. Proof of current rabies vaccination and Virginia Beach dog license must be presented for each dog to be registered. Also, an annual fee of \$5 per dog will be assessed. A numbered badge that can be affixed to the dog's collar will then be issued to the owner. While on leash at the park on the grass, all dog feces must be cleaned up by the owner and deposited in the receptacle provided. Also, dogs must be controlled even in the water so that they don't visit nearby neighbors uninvited or make a nuisance of themselves.

New signs are going to be installed at the park with the rules for use by dog owners. The Board chose the Christopher Beach park because it is the least used except by fishermen and occasionally by kids from adjoining neighborhoods. While we have not specified

a trial period for the use of the park by dogs, we will monitor the activity at the park on an ongoing basis and welcome comments from all residents about the park as it is put to this use. Please convey all comments to a Board member or bring them up at the annual meeting in February.

Lynnhaven Parkway Property Dedication

Please review the article in the last issue or your recent mailing from The Select Group about the property on Lynnhaven Parkway. This will be discussed at the Annual Meeting.



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.

Brigadoon Lakes Maintenance Dredging Project Update

By Tara Gallagher, P.E., City of Virginia Beach Department of Public Works

tgallagh@vbgov.com (757) 385-1450.

As mentioned in the previous newsletter article, the City of Virginia Beach Public Works Department has started on a capital improvement project in Brigadoon, which will impact a portion of the Lake Christopher neighborhood. The City has budgeted to begin maintenance dredging of eight lakes within the community over the next few years. The first phase will consist of dredging Lakes #2 and #8, and the second phase will dredge Lakes #1 and #3 through #7. This project impacts the Lake Christopher Homes Association because Brigadoon Lake #7 is located behind the homes on Brookfield Drive. The lake locations are shown in the figure below.

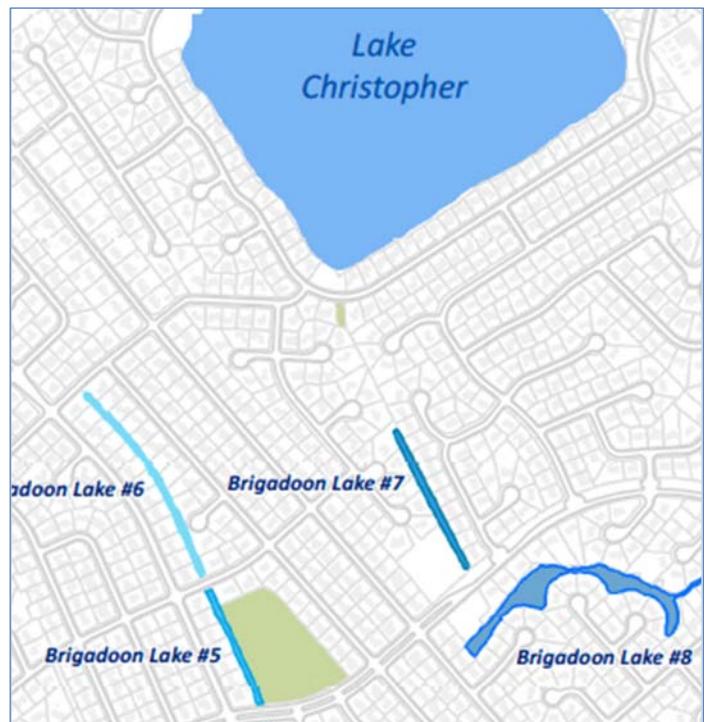
The Public Works Department recently held an informal information session, on November 14, 2013, at Tallwood High School to coordinate the Brigadoon Lakes Maintenance Dredging Project with the Lake Christopher residents. The information meeting provided a broad overview on the dredging of Lakes #1 and #3 through #7. The following information below was discussed during the public meeting.

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 reducing 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 mechanically removed from within the lakes with an excavator and then 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 stormwater flow through the lake system as well as improve water quality.

For this project, outfall stabilization will be implemented for several of the stormwater pipes draining into the lakes. Outfall stabilization will help protect the existing stormwater pipes from structural failure, reduce scour along the adjacent bank, and reduce the potential for downstream erosion by minimizing the velocity of the stormwater flow. Outfall stabilization typically includes an application of stone or "rip rap" in front of and around the pipe.

The City is working diligently in developing the design and permitting documents needed to begin this maintenance work. 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, or were unable to attend the public meeting and would project information, please contact Tara Gallagher, P.E. using the contact information above.



Brigadoon Lake #7 is behind Brookfield Drive

Architecture Committee Update

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, stever@infionline.net

The results of efforts made by homeowners to maintain and update their properties have been noticed! I have received comments from residents and other local homeowners that the Lake Christopher community looks very good overall. As our community ages, the amount of necessary maintenance on our properties increases, but keeping up with it contributes to the overall quality of our neighborhood and increases home values.

The Architecture Committee was especially busy during 2013. A total of 60 Architectural Review applications were received and reviewed. Most of these were for needed repairs and maintenance issues, but there has been a noticeable increase in the number of homeowners who have chosen to make significant changes to their homes. Almost all homeowners used professional architects who offered innovative ideas, designs and materials which have updated and expanded existing homes while integrating the original Lake Christopher design elements.

A total of 12 new waterfront bulkheads were installed in 2013; the highest number of replacements in a single year since the community was established! Most had simply reached the end of their service life and it is anticipated that there will be several more in 2014 based on observations of the lakefront properties. Bulkhead replacements use a special city, state, and federal application process due to environmental preservation laws and specific construction standards.

The “dark” side of the Committee’s function is the issuing of violation notices due to non-compliance with the established Guidelines. During 2013 a total of 102 new violations were initiated. A large percentage of these originated from other homeowners reporting their observations and concerns. Most of these were minor items that were easily resolved but a few have progressed into legal action between the LCHA and the homeowners involved. Efforts including personal visits to homeowners and Board of Directors hearings are used to avoid legal proceedings which can be costly to both the community and the homeowners.

You may have noticed a few homes which appear to be unoccupied and in poor condition. These are

among the foreclosures that have taken place or are in progress now. The Committee is working closely with the banks, lenders, realtors and The Select Group to ensure these issues are thoroughly documented so corrective action is taken at the time of re-sale.

The Committee wishes to remind all homeowners that it is a requirement of our Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the LCHA before making exterior modifications to homes and properties. Some examples are: painting, replacing windows, roofs, sidewalks, driveways, or construction of fences, bulkheads, decks, docks, sheds and home additions. Each alteration must be specifically approved prior to installation even though the intended alteration or improvement conforms to the adopted Architectural Guidelines or a similar or substantially identical alteration has been previously approved on another home.

Please contact the Architectural Committee with any questions you may have regarding the approval process or to assist you in preparing review requests.



The purpose of the Architectural Guidelines is to establish standards for maintaining the overall appearance of our community in order to preserve the value of Lake Christopher as a quality place to live.

A Declaration of Covenants, Conditions, & Restrictions (CC&R) has been recorded against all lots in Lake Christopher. Among the provisions of the CC&R is the establishment of an Architectural Committee that reviews any proposed alteration of homes in the community. One purpose of this review is to maintain architectural harmony in the community while at the same time not unduly restricting how individual homeowners may modify their property. Please refer to Section (1) of the Architectural Guidelines for complete details on what defines property modifications and the procedure for making application for review by the Architecture Committee.

Neighborhood Watch

A big **THANK YOU** to our NW (Neighborhood Watch) Block Captains for helping make our first year of NW so successful. Of course, this is not the very first year we have ever had NW in Lake Christopher, but it is the first time in many years that we have been able to have NW up and running so effectively and having people (both Block Captains and residents) as involved as they are.

It is strictly a volunteer organization and your Block Captain has been your “go to” person to keep you informed. They have worked to build our email base so we are getting information out to you quickly. We are also able to email you our Newsletter, The Legacy, which keeps you informed about our community.

If you are not receiving NW emails please let me know and I will make sure you are assigned a Block Captain. My contact information is shown below.

There are still some small pockets of Lake Christopher that do not have Block Captains yet, so I may be calling you to see if you could help out. We currently have our neighborhood approximately 97% covered.

Another **thank you** goes out to the 4th Precinct Police Department whose liaison, Officer Andre Jerry, meets with us periodically to keep us updated and especially to our Crime Department liaison, Officer Leta Kreiger. She works with me on keeping current and vital information sent to you.

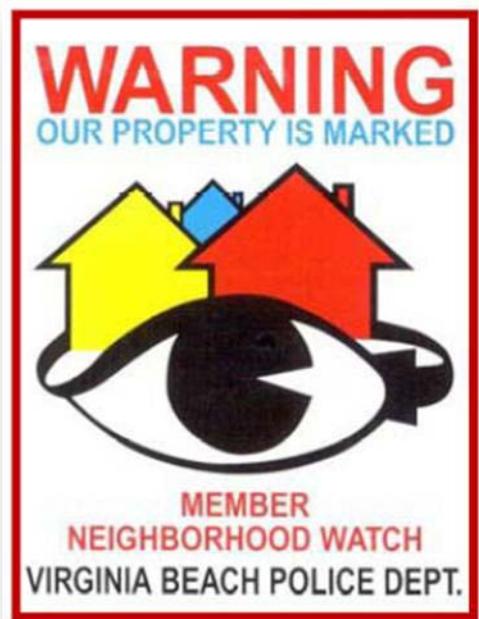
One of the main messages we have tried to get out this year is to use the Police Non Emergency Number 787-385-5000 should you need help that does not require calling 911 for police/ambulance/fire truck response.

Also, certainly, a **thank you** to you, our neighbors, for calling/texting/emailing your Block Captain with concerns/observations about incidents in Lake Christopher. Your Block Captain shares that with me

and we are then able to put that info out to everyone. Thank you also for keeping a watchful eye on your surrounding, your neighbors homes and the parks.

All of this is what makes NW work and helps keep our wonderful neighborhood safe.

Sharon White
LC Neighborhood Watch Coordinator
757-286-9375
sharonsellshmz@cox.net



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Visit us online at

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

2014 Sales and Trends in Lake Christopher

There were 7 Sales in our neighborhood this past year. Home Sale Prices are steadily inching upward. At the same time, buyers have concerns that interest rates are inching up as well. However, they are still quite low.

Waterfront Listings/Sales

There was one Waterfront Sale in Lake Christopher in 2013 selling for \$355,000. This home did not have the upgrades that lakefront homes had previously sold for the last few years which were in the \$390-\$395,000 range.

Off Lake Sales

Of the 6 Sold Listings off lake, the average price was \$269,000 for 3 BR, 2 Baths and 1915 sq ft.

The highest sale was \$310,000 for a totally renovated 3 BR, 3 bath home of 2050 sq ft. The lowest price home sold for \$242,000 and was 3 BR, 2.5 baths, 1900 sq ft.

If you are interested in selling your home this year and would like more information, just give me a call. I will be happy to help.

Remember, I am just an email for phone call away!

REAL ESTATE NEWS

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

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Listings * Buyer Representation *
Relocation Services



I didn't know that!

by Steve Rogovich
Lake Christopher Architecture Committee

Some homeowners have expressed concern after receiving notices of maintenance violations from the City of Virginia Beach Department of Neighborhood Preservation.

This is done independently of the Architecture Committee. The city does this mostly in the interest of maintaining home values and consequently the real estate tax base. The city's notices come with specific deadlines and monetary fines for non-conformance.



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.

The claims process, which now involves police reports and an insurance requirement for multiple contractor estimates, has made what would appear to be a simple claim into something more complicated!

Garden Club News

A big thank you to the Garden Club for the beautiful garlands and decorations at our entrances and at the parks. It certainly looked festive for the holidays. Also, they raised money for community beautification projects at their annual poinsettia sale and judged the annual Holiday Lights Contest in December. So even though it is not "gardening" weather, the Garden Club continues to serve our community all year long.

Interested in joining? They meet the first Monday of each month at 7pm. The Garden Club is open to all residents of Lake Christopher. For more information please contact Sharon White, Communications Chair, sharonsellshmz@cox.net or 757-286-9375.



Holiday Contest Winners

Holiday Decoration Contest Winners

First Place:

Patrick and Dawn Wright
1512 Colebrook Drive

Honorable Mention:

Brian and Susan Daugherty
1513 Captains Court



News From the Bottom of the Lake

KEEP THE LAKE HEALTHY By Mary Ann Kincaid (Some tips reprinted from *The Legacy* – May/June 2012 edition)

Algae blooms are driven by warm weather. Not much we can do about that. And Lake Christopher does get warm in the summer. But algae blooms don't exist without excessive nutrients in the water. And there is something we can do about that!

First, do your best to stop water from running off your property into the street. This water is what carries the nutrients to the Lake. All the water that is on the streets of Lake Christopher goes into the storm drains and all the storm drains empty into the Lake.

Here are a few ways to minimize run-off:

- Do not let any downspout water run onto your driveway or sidewalk. If you don't change its course, this water would run directly into the street. There are flexible downspout diverters you can install yourself in about a minute available at Lowe's, etc. for about \$10. Just curve that diverter around and use that FREE rain water to soak your shrubs or lawn.
- Think about adding a rain barrel under a down spout. The water you collect in your rain barrel is great to water containers. You can even hook it up to a soaker hose and use that to water your garden or grass.
- Consider having less grass. Less grass means less watering, hence less runoff. It also means you save time, money and maintenance.
- Build a buffer between your lawn and the sidewalk or street. A buffer is really just a garden put to a special use. This buffer will absorb the excess water running off your lawn, preventing it from reaching the street.

Here are a few ways to keep what does run off cleaner and less harmful to the Lake:

- Blow off your driveway and sidewalk and street gutters, too, to keep them clean of chemicals and debris. Otherwise, this material will run into the Lake.
- Scoop the poop...not just when you're out walking your dog, but also the poop left behind in your own backyard. Animal feces is high in phosphates...

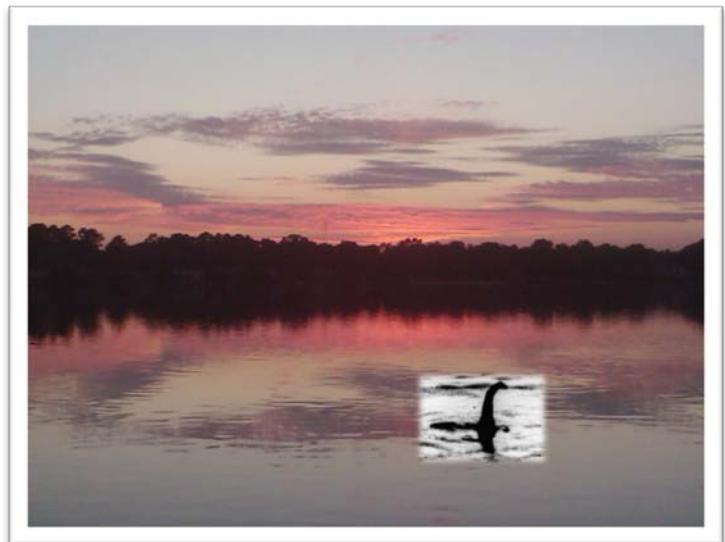
phosphate is a major contributor to algae blooms.

- Minimize your use of lawn chemicals and fertilizers. Have your soil tested and use what's needed, not what Scott's tells you.

And here's something you can do to stop the Lake from becoming even shallower and more prone to warm weather problems.

- Keep your street gutters clean so debris doesn't flow through the storm sewer system and into the Lake. What's in this debris? It's leaves, grass clippings, sand, and soil from your yard. This all becomes sediment once it's deposited into the Lake water.
- Sediment makes the Lake shallower. Sediment also has caused past flooding at Lake Christopher Drive and Quarry Lane. At that intersection there are 3 storm drains, all of which empty into the Lake right at the east edge of the Park. So much sediment had collected in front of that big storm sewer pipe that it was blocking all but 3 inches of the pipe. The rain water couldn't run into the Lake as fast as the rain was falling; hence the flooding. Virginia Beach Public Works dredged this sediment to improve the drainage, but we could have prevented the problem in the first place if we all kept our street gutters clean of debris.

We love the Lake and it's our neighborhood's best and favorite asset. You can help keep it healthy.



Indian River Road / Kempsville Road Intersection Project

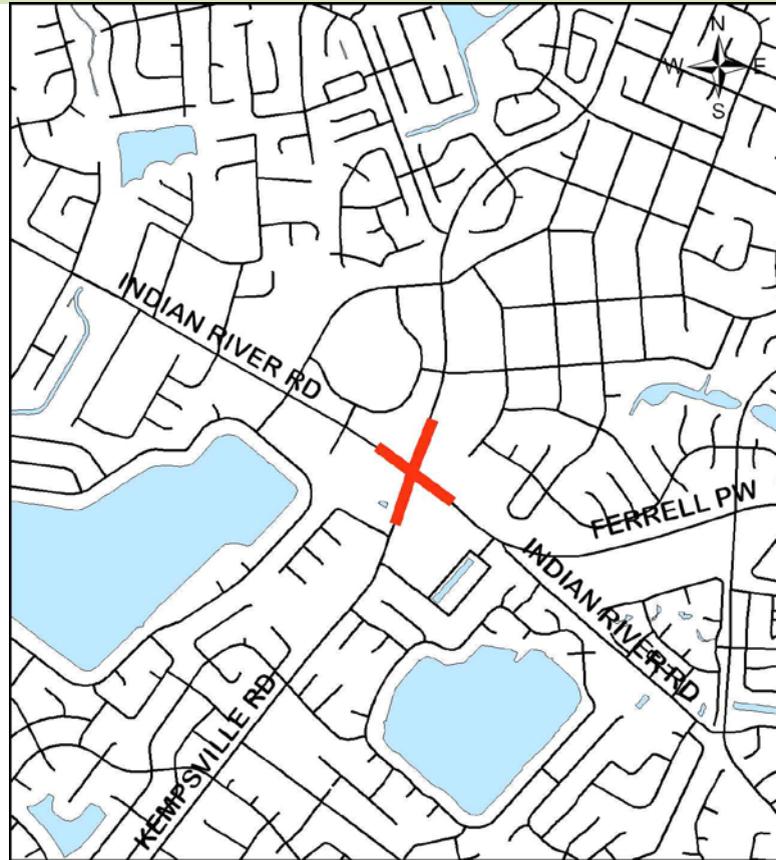
Current Status and Progress (From the City Website)

The project received approval from FHWA and VDOT to proceed to Right of Way acquisition August 6, 2013. 90% Design Plans and Plats are being reviewed. A Phase I Environmental Site Assessment is complete. Value Engineering has been undertaken, and NEPA right of way re-evaluation was recently completed.

A Citizen Information Meeting was held June 20, 2012 at Tallwood High School - 1668 Kempsville Road. A Design and Location meeting was also held January 23, 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/cipstatus/ProjectDetail.aspx?id=3195>



Lynnhaven Parkway Construction Update

Current Status and Progress (From the City Website)

The project is on schedule, construction bids were opened September 25, 2013 and are being evaluated. The apparent low bidder is American Infrastructure-Virginia, Inc. This is a VDOT managed project with City coordination. Design is 100% complete.

Site acquisition and Private Utility Adjustments are also complete. This project received funding from the Governor's Transportation Plan, with a deadline for construction to begin no later than March 2014. No disruption to the neighborhoods is anticipated during the Holidays.

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

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



Board & Committee

(from November & December)

- The 2014 Adopted budget has been mailed out to all owners. The Annual Meeting has been scheduled for February 4, 2014.
- Resolution for allowing dogs at Christopher Beach Park was reviewed. It must be adopted and included with the Association documents. The Resolution includes detailed rules for allowing dogs at the park. Dog tags have been ordered.
- Estimates to replace the damaged entrance sign and fence on Kempsville Road and Quarry Lane were reviewed.
- The LCHA attorney recommends an instructed proxy for owners to vote on at the Annual Meeting regarding the dedication of Lynnhaven Road property to the City. Per the attorney, the Board will not be able to dedicate any parcel of land to the City of Virginia Beach without a super-majority vote of the Membership. A letter from the HOA President will be included with the annual dues mailing.
- The bulkhead at the Narrows park should be inspected in the next year. There are areas where the land has fallen and Muskrats or Nutria are suspect.
- The reserve study was reviewed and the LCHA continues to make adjustments to keep dues below \$300 during the current economy.
- Sample dog tags were inspected, and wording for signs at the park where dogs will have access were reviewed.
- The Geese situation at the parks were discussed. An idea to bring in swans to deter the geese will be investigated.
- The LCHA website traffic is steady, with over 4000 hits so far. Legacy advertisers will be added to the website to increase their visibility. Advertising rates will be unchanged.

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