



The Legacy

A journal of the Lake Christopher Homes Association

May – June 2015

www.lakechristopherhomes.com

Lake Christopher Board of Directors and Committee Chairs

Elias Logothetis.....President
Paul Flanagan..... Vice President
Karen Cagni..... Treasurer
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Dick Chipchak..... Maintenance
Linda Hayes.....Directory
Lana Ponsonby..... Social
Ken Hardy.....Projects
Sharon White..... Landscape
Neighborhood Watch

John Capomaggi.....Newsletter
Jenny Pfeiffer.....Park Attendants
Steve Rogovich.....Architecture

Association Manager

Gayle Pinero, CMCA®, AMS®
The Select Group
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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>

Deadline for the next issue is July 17th, 2015.

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

Summer!

The July 4th picnic is just around the corner. Come out to celebrate and meet your neighbors.



In this issue:

- July 4th Picnic
- Neighborhood Watch
- Brigadoon Lakes update
- Garden Club News

... and much more!



Curbside Collection of Yard Waste and Trash:

City of Virginia Beach Yard Debris Collection Services

<http://www.vbgov.com/government/departments/public-works/pw-waste-management/Pages/yard-debris-collection.aspx>

This service is provided on your normal collection day, and **does not** require a work order. Residents may place yard debris at curbside for collection by the City as follows:

- Limbs up to 4 feet long and 6 inches in diameter will be collected in a pile not to exceed 4 x 4 x 4 feet.
- One pile, generated from each house, will be collected on each collection day.
- You may also dispose of smaller yard debris, such as grass and leaves (no dirt, rocks, mulch or root balls) in up to 25 clear plastic bags, not more than 25 lbs. per bag.
- Tree removal debris is not collected at the curbside. However, it can be collected through the yard debris container program, provided each piece is no larger than 6 inches in diameter.

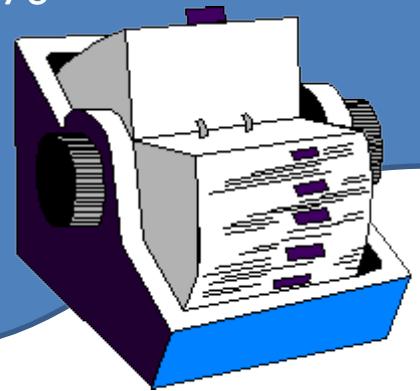
Please note that any work done by private contractors must be disposed of by the contractor.

Residents are urged to place yard debris, as well as waste and recycle containers, outside of the drainage flow line (a few inches away from the curb) to keep the drainage flow line clear and avoid neighborhood flooding.

Moreover, City code specifies Trash and Recycle containers have to be at the street by 7:00 a.m. the day of collection, but no earlier than 5:00 p.m. the day before. Trash and Recycle containers must be removed from the street after collection on the day of collection.

The Lake Christopher Resident Directory is being updated.

If you do not want to be listed in the directory, or if you have any questions or changes, please contact Linda Hayes at 757-467-5976



Are these important numbers programmed in your cell phone?

**Police Non Emergency
757-385-5000**

**City Wide Security
757-312-9911**



**2015 July 4th
Picnic!**

**Tickets Available
Now**

www.lakechristopherhomes.com

Join us at **Christopher Landing Park** on
Saturday, July 4th, beginning at **4:00pm**

Fun and Games! Fantastic Food!

Invite your family & friends and get your tickets early!!

Go to www.lakechristopherhomes.com

for more details and ticket purchase information or contact

Lana Ponsonby at **757-486-2999** | **757-201-4717**, or

Karen Cagni at **757-467-3286**

Tickets

\$10.00 in advance | \$12.00 (cash) at the door

Children 5 and under FREE



The Legacy

Lake Christopher Homes Association
www.lakechristopherhomes.com

*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.

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!

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

The **SELECT**
Group, Inc

Public Works Update on Brigadoon Lakes Dredging

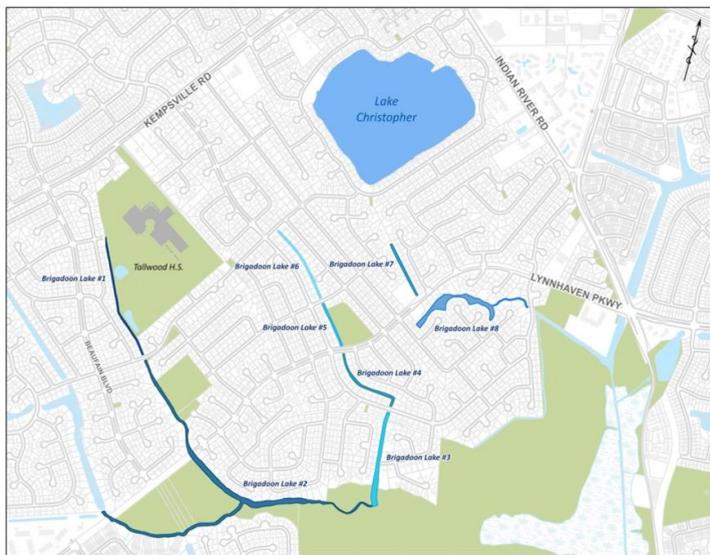
Tara Gallagher, P.E. at tgallagh@vb.gov, or at (757) 385-1450.

As most of you know, Virginia Beach Public Works is currently working on a capital improvement project in Brigadoon, which will impact a portion of the Lake Christopher neighborhood. The City approved funding for 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.

During the next couple of months, the City's Contractor will remove approximately 6,000 cubic yards of sediment from Brigadoon Lakes #8. The sediment removed will be placed in sealed trucks and transported to the city-owned Dredge Material Management Area off of Oceana Boulevard.

In addition, 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.



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 purpose of the project is to improve neighborhood drainage and improve water quality in the lakes by dredging the lakes and stabilizing the existing outfall structures.

The construction work associated with the Brigadoon Maintenance Dredging Project began in the fall of 2014. This spring, Virginia Beach Public Works Department completed the maintenance dredging associated with Brigadoon Lake #2 and the City's Contractor is currently dredging Brigadoon Lake #8. The Brigadoon Lakes #2 and #8 dredging work is estimated to be completed in the summer of 2015. A photograph taken during the maintenance dredging activities associated with Brigadoon Lake #2 has been provided for your information.



Photograph of maintenance dredging activities associated with Brigadoon Lake #2.

Garden Club News

Yard of the Month May

1552 Lakeport Ct

Paul and Maureen Flanagan

Yard of the Month June

1705 Lake Christopher Drive

William and Sandy Criswell

Honorable Mention

1404 Ships Landing

Alan and Arleen Price

Honorable Mention

1404 Fairbank Ct

Paul Richardson and family

2015 Yard of the Month Judging Guidelines

- 1. Compliance with LCHA Architectural guidelines**
 - Ex. Trash cans out of sight
 - No open architectural violations
- 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.**



Neighborhood Watch

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

Mark the Date for National Night Out on Tuesday, August 4th beginning at 6:00PM at the Big Park.

Police Officers from the Canine Services, Dive Team, Motorcycle Patrol, and a kids favorite...the Fire Department will be there. Enjoy a free Kona Ice Treat as well as a fun time to visiting with neighbors on a Summer evening by the lake.

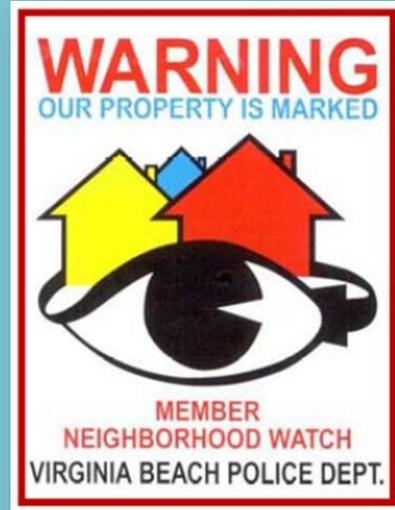
We are still asking residents to join Nextdoor.com.

It is a new part of our Neighborhood Watch that the Police Department is offering and helps us to keep updated on what is going on in the neighborhood. You will see that there are neighbors from Brigadoon and Indian Lakes on there as well...that is to extend our services should we have an Amber Alert of a missing child, or any flooding, or natural disaster that my affect our neighboring areas.

It's simple to join, just go online to Nextdoor.com

Rest assured, this is not taking the place of our Neighborhood Watch Program. It is an addition to the services the Police Department offers.

As always, a big Thank You to the Block Captains who volunteer to help us.



Park Attendants are on duty and will be monitoring activity at the parks...be sure to have your red tags with you for entrance.

City Wide Security has begun the Summer Schedule...look for them around the lake.

***** Remember *****
If you see any strange happenings or feel uncomfortable about anything or anyone you see in the neighborhood call the Police Non Emergency Number 757-385-5000

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.;
- 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;
- 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;

“More Bang for your Buck” 10 Remodeling Projects with the Biggest Payback

from: Lowes Home News You Can Use

The best advice is Know Your Neighborhood: Before you decide which home improvement project adds the most house value, do a little competitive research to find out what features are popular with other homes in your neighborhood. If most houses are over 15-20 years old (as are those in Lake Christopher) but have upgraded kitchens with contemporary countertops, new cabinets, tile flooring and Stainless appliances, then you'll net a better return on your home sale if you invest in at least a minor kitchen remodel.

According to the annual Cost vs. Value Report, installing vinyl siding and replacing old windows add the most value to the selling price of a home. Remodeling of Kitchen and Updating Bathrooms tie for second place. Buyers today expect updated kitchens and baths in the Hampton Roads Real Estate Market.

Also, the Cost vs. Value Report states that each region of the United States has its own unique home improvement values. On the East Coast some of the best Return on Investments for home sellers comes from home improvements that save energy and/or maintenance like siding and window replacements

So please, if you have any questions and want my professional advice on any remodeling projects you are considering to increase the value of your home, just give me a call. I will gladly talk to you about it and give you an honest opinion. I have gladly done this for many neighbors in Lake Christopher through the years.

REAL ESTATE NEWS

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

William E. Wood & Associates
5308 Indian River Rd
Virginia Beach, VA 23464
sharonsellshmz@cox.net
757-286-9375
Listings * Buyer Representation *
Relocation Services



Advertise in The Legacy!

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.

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William E. Wood
and Associates
REALTORS

better!

Sharon White
your Neighbor, your Real Estate Professional

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5308 Indian River Road • Virginia Beach, VA 23464

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Indian River Road / Kempsville Road Intersection Project

Current Status and Progress (From the City Website)

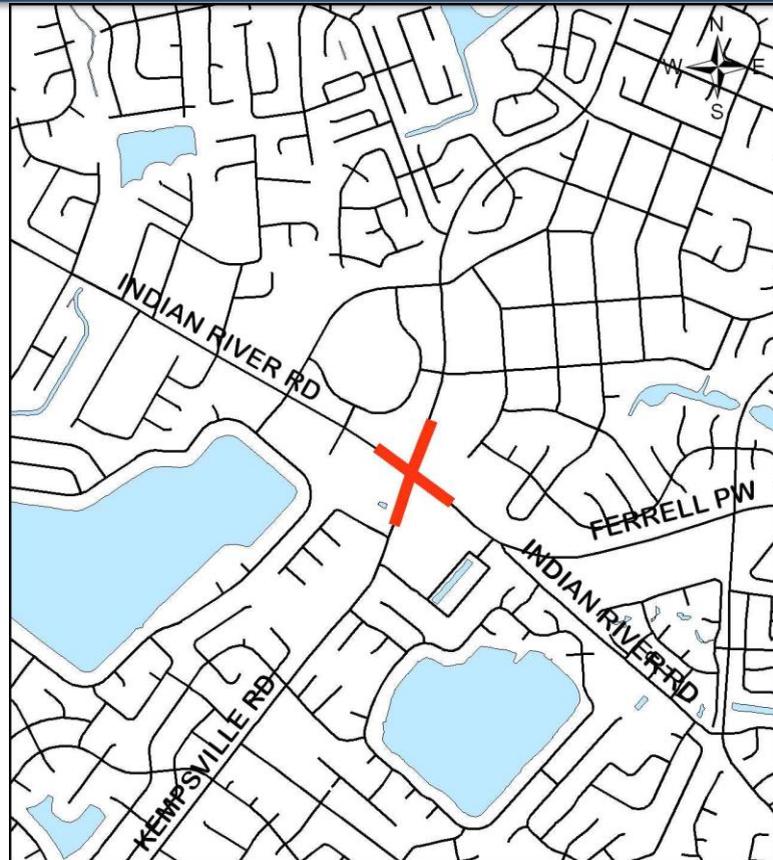
Design is 100% complete. Acquisition of property is currently in progress.

The project simulation video can be found on youtube, under "Beach CFI"

Several buildings near the intersection have been demolished as part of this project.

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)

Construction is 40% complete. (up from 20% in the last edition of The Legacy)

This is a VDOT managed project, funded by the Governor's Transportation Plan. 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>



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:

- Non-refundable reservation fee of \$20.
- Party Clean-up Deposit of \$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.
- Reservation fee and clean-up deposit checks, made out to LCHA, must be provided PRIOR to scheduled party. The non-refundable reservation fee and refundable deposit fee must be separate checks.
- Party over 100 guests must rent an additional portable toilet: Spivey Rentals, 757-485-8888. Rental fee from Spivey is usually \$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. all dues and interest paid).
- 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 must 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 party conclusion.

Board & Committee

(from March & April)

- HOMEOWNER FORUM at March meeting: Discussed promoting radio controlled sailboat competitions on the LCHA Facebook page. Nutria still an issue for some owners, believed to be coming up from Stumpy Lake. Request made to re-install a grate or fencing material. Richard Shouldis approved to chair an ad-hoc nutria committee and report back to the Board.
- Obtained proposal from Coastal Drywall & Repair to install a light to the shed at Christopher Landing. A motion was made, seconded and unanimously carried to approve the proposal.
- The Bulkhead at Christopher Narrows was damaged; wood broke off. South Beach Landscape will cut the pieces up for disposal. Coastal Drywall provided estimate to replace the missing bulkhead piece.
- Steve Rogovich and Elias Logothetis took the deteriorated volleyball net down. Kenneth Hardy offered to donate a net to the Association.
- Payment installment letters went out to 32 past due owners on February 16th.
- Welcome package sent to new owners.
- Reviewed the updated Reserve Study update. The recommended funding plan is \$2,201.00 per month, \$24,252.00 annually. Association had already budgeted \$24,250.00 for 2015 so we are on track.
- Citywide reported very little activity this month.
- The Police Department is asking us to add NextDoor.com as part of our Neighborhood Watch Program.
- Resident directory updates are in progress.
- Planning continued for Easter Egg Hunt at Christopher Landing.
- Discussed tree trimming in Christopher Landing and Broken limb in Christopher Woods and lawn mowing.
- National Night Out will be Tuesday, August 4th. Plan to organize same as last two years.
- Neighborhood Watch will remain organized unchanged, but Nextdoor.com will be a supplement to our existing process.
- Ownership of community perimeter fence discussed, including the easement which was conveyed to LCHA by the developer. Discussed maintenance responsibilities at March meeting.
- Seven architecture review requests processed in April.
- 1568 W AFF ROAD - House has been unoccupied since January 2011 and is now owned by Wells Fargo Bank after foreclosure. Work is in progress on interior renovations. Architecture Committee has been in contact with local real estate agent who manages the property to ensure renovations comply with guidelines. Home should be listed soon.

