



# The Legacy

A journal of the Lake Christopher Homes Association  
January – February 2015  
[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

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The Select Group  
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Phone: 486-6000 FAX: 486-6988  
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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 13<sup>th</sup>, 2015.**

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

The annual meeting of the Lake Christopher Homes Association will take place Tuesday, February 3rd. We will review highlights of 2014 and look ahead to 2015.

# 2014 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 Brandon Middle School. Registration starts at 7:00pm, and the meeting will be called to order at 7:30pm.





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

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

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



# Entrance Sign Update



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

In late September 2014, the same entrance area was damaged by what we now know was an automobile accident.

The police report from the accident contained the information needed to proceed with the insurance claim and sign replacement. The claims process took a long time, but the fence was recently repaired, and is now ready for the sign to be installed.

Thanks to everybody who worked hard to make this repair happen!

**Are these important numbers programmed in your cell phone?**

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

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

# Neighborhood Watch 2014 Year in Review

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

Thankfully, 2014 was a relatively quiet year. Thanks to your efforts, Neighborhood Watch is working in Lake Christopher.

I just spoke to Officer Sherrick, our liaison with the 4th Precinct and he said they get very few calls in our neighborhood and he is happy with the low crime rate.

A special thank you to our Block Captains who volunteer to keep you informed of pertinent news. Also, a big thank you to our Park Attendants ...there were few problems at the parks/ beaches this past summer. Thank you, as well, to City Wide Protection Agency for answering calls from residents and always being there to help.

Be sure to attend the LCHA Annual Meeting on February 3rd, 7:00PM at Brandon Middle School where we will have a report from our 4th Precinct Police Captain and our representative from the Crime Division.

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



# December Holiday Decoration Contest Winners

**First place**

**Richard & Nancy Lindgren**

**5184 Shorecrest Ct.**

**Honorary**

**Thomas & Joann Colvin**

**1517 Colebrook Drive**

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and Associates  
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*Sharon White*

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# Architecture Committee Update – 2014 Year in Review

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

The Lake Christopher Architecture Committee was especially busy during 2014. A total of 65 Architectural Review applications were received and reviewed:

- Roof shingle replacements - 14
- Vinyl siding installations - 6
  - There are now a total of 212 vinyl-sided homes 212/361 (58%)
- Window replacements - 6
- Fence replacements - 6
- House exterior painting - 4
- Driveway / sidewalk replacements/ installation - 4
- Shed installations - 3
- House additions - 3
- Garage door replacements - 3
- Replacement of entrance doors - 3
- Waterfront bulkhead replacements - 3
- Fiber-cement siding installations - 3
- Painting of front entrance doors (3rd color) - 2
- Installation of rain gutters - 2
- Skylight installation - 1
- Deck construction - 1
- Retaining wall installation - 1

The “dark” side of the Architecture Committee’s function is the issuing of violation notices due to non-compliance with the established Architectural Guidelines. During 2014 a total of 80 new violations were initiated. Many of these originated from homeowners reporting their observations and concerns. The top 5 violation issues in 2014 were:

- Trash and/or recycling containers kept outside in full public view - 19
- Deteriorated house structure (rotted or damaged siding or trim) - 13
- Trailers consistently kept in driveways or vehicles parked on lawns - 10
- Visible mildew /staining on exterior siding - 9
- House exterior in need of painting - 6

Most of these were minor items that were easily resolved but a few have progressed into legal action between the Lake Christopher Homes Association and the homeowners involved. Efforts including multiple letters to homeowners and Board of Directors hearings are used to avoid legal proceedings which can be costly to both the community and the affected homeowners.



You may have noticed a few homes which appear to be unoccupied and in poor exterior condition. Unfortunately these are among the several foreclosures that have taken place or are in progress now. The Architecture Committee is working closely with the banks, lenders, realty firms and our own contracted association management company to insure that these homes’ issues are thoroughly documented so that action is taken at the time of re-sale.

*Please remember the LCHA Guideline concerning holiday decorations:*

*Holiday decorations may be displayed on properties starting 30 days before the holiday and must be removed 30 days after the holiday.*



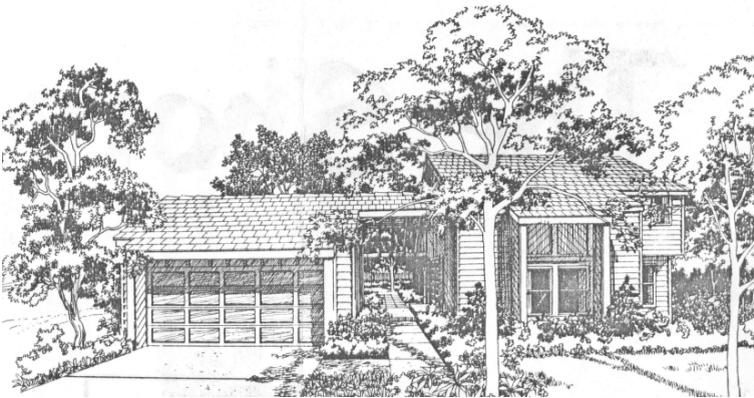
# Architecture Committee Update – 2014 Year in Review [Cont.]

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

The results of the efforts made by homeowners in maintaining and upgrading their properties have been noticed. Many recent comments from both our residents and from other local areas have indicated that the Lake Christopher community looks very good overall. As our homes age the amount of necessary maintenance increases but keeping up with it contributes to both the overall quality of our neighborhood and increased home values.

The Architecture Committee wishes to remind all homeowners that it is a requirement of both the Lake Christopher Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the Homeowner’s Association before making exterior modifications to homes and properties. Some examples are: painting, replacing windows, roofs sidewalks, and 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.

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 Lake Christopher Architectural Guidelines for complete details on what defines property modifications and the procedure for making application for review by the Architecture Committee.

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

## Lake Christopher Directory

The 2014 directories were distributed last August

If you still need a copy or want your information included in the 2015 directory, email the editor at [legacy@lakechristopherhomes.com](mailto:legacy@lakechristopherhomes.com)

## Nominations for New Board Members

Its never too late to volunteer on the board. There will be some openings coming up on the LCHA Board in 2015. 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!



Book Your Show today!

Lana Ponsonby

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(757) 201-4717

## 2014 Real Estate Sales Review

Overall, we had a successful selling year for Lake Christopher homes in 2014. Even though it was harder for Buyers to get loans, the Buyers who came to us were preapproved and ready to buy! Home prices increased somewhat and Lake Christopher seems to be holding its own in the recovering housing market. Fewer short sales and foreclosures in our neighborhood helped keep property values up.

### A total of 17 homes sold in Lake Christopher in 2014

**Off Lake Two Story – 9**  
**Off Lake One Story – 5**  
**Waterfront – 3**

2014 Waterfront: (all were 2 story) 1 Foreclosure with much needed repair selling for \$260,000, 1 with only a small 20 ft of waterfront selling for \$310,000 and one in excellent condition with an average waterfront lot selling for \$375,000.

2014 Foreclosures/Short Sales: Besides the one previously mentioned in Waterfront

Sales, there were 2 selling for \$215,000 and \$275,000.

2014 Off Lake: Two Story homes sold for an average of \$280,555. Homes featuring upgrades and over 2100 sq ft of living area prices ranged from \$295,000 to \$312,000. One Story Homes sold in the price range of smaller 1500 sq ft at \$252,000 to larger 2000 sq ft with room additions at \$269,900.

Condition of the property, upgrades, especially Kitchen and Bath, nice landscaping, and square footage greatly impact the listing/sales price. Waterfront properties (in excellent condition) continue to sell for about \$85,000 more than off lake homes.

### 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  
sharonsellshzmz@cox.net  
757-286-9375  
Listings \* Buyer Representation \*  
Relocation Services



# Garden Club News

The January meeting was held at Fairfield Flowers in Fairfield Shopping Center. It is an annual event and always so much fun.

Members enjoyed a workshop this year, making a beautiful live flower arrangement as well as making a cute Candy Dish from a clay flower pot.

Fairfield Flowers is owned by longtime LC residents, Charlene and Karl Wesseler.

If you would like to join the Garden Club, call Susan Martin at 761-0177 or Sharon White, 286-9375.



# EASTER EGG HUNT

**When: Saturday March 28<sup>th</sup>, 2015  
from 10:00am to Noon**



**Where: Christopher Landing  
(The Big Park)**

## Win Prizes

**\*\*Egg Hunts will be toddlers through 5<sup>th</sup> grade starting at 10:15am  
Special Appearance By:**

# THE EASTER BUNNY

Lake Christopher Homes Association will shower the park with Eggs for an  
“Eggs-ceptional” Egg Hunt! Toddlers to 5<sup>th</sup> Grade.

For more information call Lana Ponsonby: 757-201-4717 or visit: [www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)



Free for residents of Lake Christopher  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

# Indian River Road / Kempsville Road Intersection Project

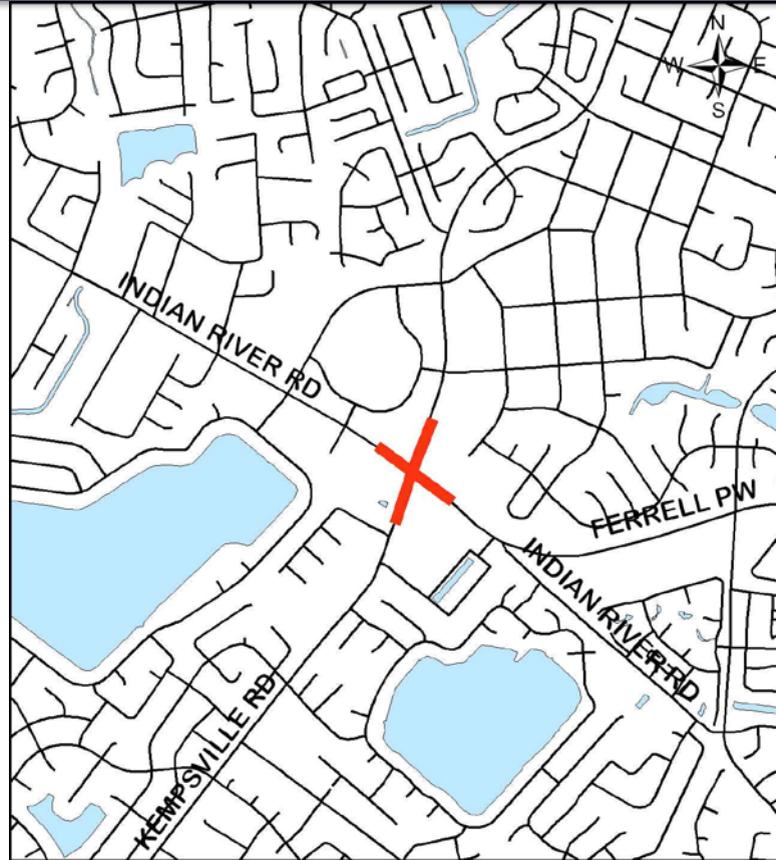
Current Status and Progress (From the City Website)

Design is 90% complete. Acquisition of property is currently in progress.

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

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

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



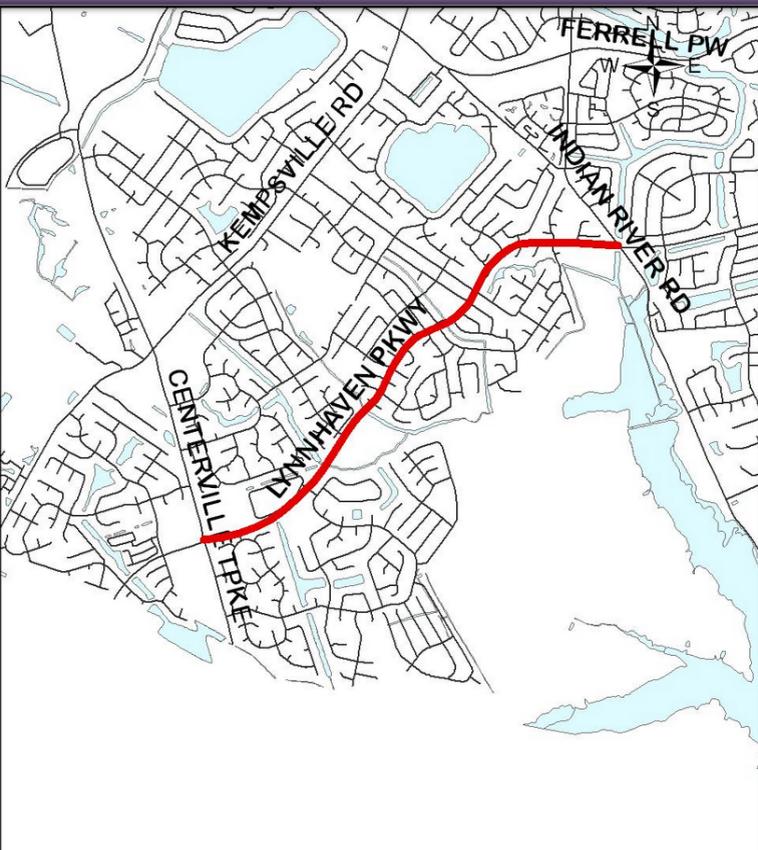
## Lynnhaven Parkway Construction Update

Current Status and Progress (From the City Website)

Construction is 15% complete. 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>



# Lynnhaven Parkway Construction Update



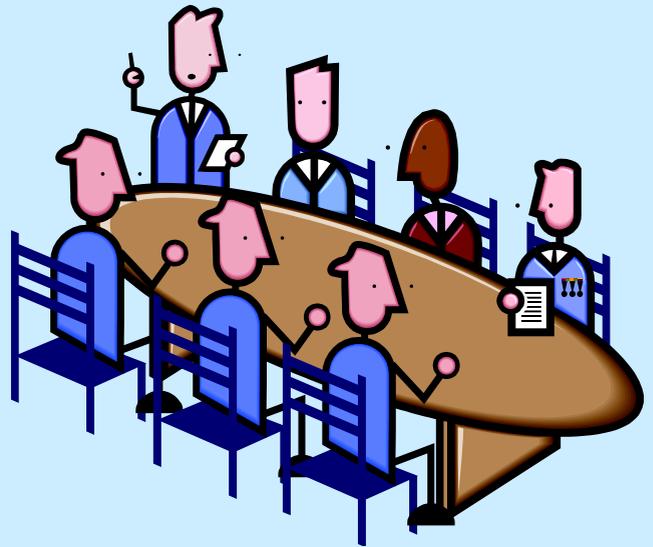
Pictures courtesy of VDOT. See this web page for additional information:  
[http://www.virginiadot.org/projects/hamptonroads/lynnhaven\\_parkway\\_widening.asp](http://www.virginiadot.org/projects/hamptonroads/lynnhaven_parkway_widening.asp)



# Board & Committee

(from November & December)

- Discussed insurance action for fence repairs at Quarry entrance.
- Beach Sand replenishment was added to the 2015 budget.
- Four architectural review applications were processed in November.
- The 2015 Budget was reviewed. Delinquencies are down (Details in Financial Report).
- Speakers for the Annual Meeting in February were discussed.
- The board discussed vacancies in the board. The three year term for Karen Cagni, Linda Hayes and Elias Logothetis ends February 2015. All three have agreed to go on the ballot for another term at the February meeting.
- Citywide security began holiday patrols in mid-December to continue through the holidays.
- Doody Calls, the service we employ to remove geese droppings, will continue their weekly service.
- Preliminary planning for Easter Egg Hunt discussed. That is the next social event.



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<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](mailto:legacy@lakechristopherhomes.com) are not getting caught or refused by your spam filters.