



# The Legacy

A journal of the Lake Christopher Homes Association

March – April 2016

[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

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Sharon White..... Landscape  
Neighborhood Watch

John Capomaggi.....Newsletter  
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Steve Rogovich.....Architecture

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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 May 15<sup>th</sup>, 2016.**

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

## Its Springtime!

And that means lots of home improvement projects are underway, both large and small.



No matter the size of your project, consult the architecture committee if any part of it impacts the exterior of your home. See inside for more information.

### In this issue:

- Community Yard Sale
- Garden Club Plant Sale
- Neighborhood Watch
- Easter Egg Pictures!

... and much more!



# *Spring Community Yard Sale*

**Saturday – May 7<sup>th</sup> – 2016**

**9:00am – 3:00pm**

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

**Our own *Lake Christopher* yard sale is Saturday, May 7th.  
Signs advertising the event will be posted at the community  
entrances the Sunday prior.**

**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.**



**Garden Club**

**Plant Sale**

The **Lake Christopher Garden Club**

will **hold a Plant Sale**

**Saturday May 7<sup>th</sup>**

**1552 Lake Christopher Drive**

# Please remember to keep your dog on a leash. Its more than just neighborly, it's the law.

We cannot over emphasize the importance of keeping your dog under control at all times when in public. Whether large or small, the leash law applies (excerpts below).

If you have any questions about the laws as they apply to your dog, or if you have questions about how to address neighborhood dogs that menace people walking, riding, or running by; please call Animal Control or the Police Non-Emergency number.

## Sec. 5-530. Dogs or cats running at large.

(a) Any person owning, keeping or harboring any dog or cat within the city that is found running at large shall be guilty of a class 4 misdemeanor. For the purposes of the section, a dog shall be deemed to run at large while roaming, running or self hunting off the property of its owner or custodian.

(b) It shall be the responsibility of any person owning, keeping or harboring any dog or cat within the city to keep such dog or cat confined to the premises of such person. The words "confined to the premises" shall be construed to mean that such dog or cat shall be kept on the owner's or custodian's premises, unless in the custody of a responsible person.

(c) This section shall not apply where the owner, custodian or trainer has released a dog for the express purpose of hunting game in an area zoned agricultural, where it is lawful to hunt, or competing in field trials or training, and such dog becomes temporarily out of control of such owner, custodian or trainer or is returning to the place of release after the hunt or chase. If such dog is observed violating any other section of this Code, or committing an unlawful act under state law, it shall become subject to impoundment; and the owner, custodian or trainer shall be liable for all fines as prescribed by law.

## Sec. 5-531. Keeping dogs under restraint; leash law.

(a) It shall be unlawful for the owner or custodian of any dog to permit the dog to go upon any city park, public street, sidewalk or right-of-way, excluding the public beaches of the city, unless it is kept secured by a leash or lead or other means of restraint not harmful or injurious to the dog and under the control of a responsible person capable of physically restraining the dog.

(b) Any person who does not restrain his dog, in accordance with this section, whether such person be the owner or custodian of such dog, shall be guilty of a class 4 misdemeanor. The animal control officer or police officer may issue a summons to any person he finds in violation of this section.

(c) For the purpose of this section "city park" means any city-owned and operated property open to the public for general recreational use, including, but not limited to traditional park areas, canoe and kayak launch areas, and the disabled children's beach playground known as Grommet Park.

Note: While Christopher Beach is a private park, LCHA rules require dogs to be on a leash when not in the water. See the website for a complete list of park rules.





It was cold, but the rain held off! Thanks to everybody for coming out.



# 2016 Easter Egg Hunt!

# Neighborhood Watch

## A Rash of Car Break-ins

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

There have been numerous problems with cars being broken into recently. Most have been due to cars being on the street or in the driveway with the doors left unlocked. However, one vehicle had the window broken to gain entry. Various items from purses to laptops to Girl Scout cookies have been stolen from the vehicles.

I cannot stress how important it is to Lock Your Car Doors if they are not parked inside a garage. This is the number one reason for these types of robbery.

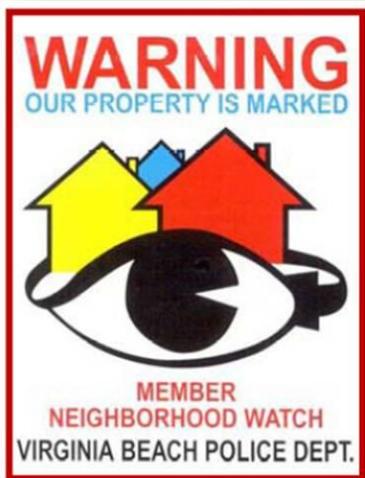
Even so, thieves often break car windows and due to advanced technology, there are ways that thieves can open cars by intercepting key fob signals.

Our Police Department tells us, "Thieves are basically lazy. It is physically impossible for a thief to steal something that isn't there. Therefore, leave nothing of value, or that appears to have value, inside your car to pique the interest of a thief. If there is nothing inside your car to steal, the thief will quickly move on."

Always, always, always call the Police and give a report.  
Use the Police Non Emergency Number:  
**757-385-5000.**

The more information our Police Department has, the better chance they have of catching the thieves.

Also, please join [Nextdoor.com](http://Nextdoor.com) to keep up with neighborhood happenings and reports from our Police Department, Fire Department and neighbors



 **Nextdoor™**

Are these important  
numbers programmed in  
your cell phone?

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

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



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

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**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.

# Architecture Committee Update

## The Architectural Committee, Guidelines, and the Application and Approvals Process

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

A Declaration of Covenants, Conditions, and Restrictions has been legally recorded against all lots in Lake Christopher since the establishment of the community in the 1970's. Among the provisions of the CC&Rs is the establishment of the Lake Christopher Homes Association which manages the lake and the common areas at Lake Christopher. In addition, the CC&Rs establish an Architectural Committee to review any proposed construction and/or alterations to the exterior appearance of homes within the community.

There is another more familiar document called the Architectural Guidelines which detail exactly what constitutes an "alteration" and describes the process of application and review. Included in the Architectural Guidelines are specifics like paint color guidance, vinyl siding details, fence and shed guidelines, etc. along with standards for appearance and condition of homes. The overall intention is to maintain esthetic and architectural consistency in Lake Christopher while not duly restricting how individual homeowners may use their property. The Architectural Guidelines are available for viewing/downloading on the official Lake Christopher website, and a copy of the Guidelines is given to each new homeowner in order to keep the Guidelines in high visibility in the community.

entrance door installation, 1 concrete driveway replacement, and 2 wood fence installations. All of these violations were reported to the Architecture Committee by other homeowners. Action was taken in each case by issuing violation letters. When the homeowners were contacted they often explained that since their work was a direct replacement and not a totally "new" installation they thought it was automatically OK. It is often assumed by homeowners that because some modification or installation is already done on one home it can be accomplished on any other home without approval. This is not so. You may be looking at an unapproved change on another home. A common situation of this is in house painting colors. Even if your intention is to paint your home over in the "same" colors as the existing ones or similar to a house down the street it is required by the AC Guidelines that an application be submitted. Your existing color or the neighbor's color may be outside of the approvable color range. In several cases homeowners have purchased homes with unauthorized colors already in place and have proceeded to apply more of the same color.



*"In the last few months there have been several instances of homeowners making exterior modifications to their homes without the required approval of the Lake Christopher Architecture Committee."*

In the last few months there have been several instances of homeowners making exterior modifications to their homes without the required approval of the Lake Christopher Architecture Committee. These included 2 complete roof shingle replacements, 1 front

Consult the Architectural Guidelines, a member of the Architectural Committee or the Board of Directors for advice on application preparation.

# Regatta @ Lake Christopher

## (RC Laser class)

NEXT MONTH Lake Christopher will be host to a sailing regatta (RC Laser Class). The regatta will be a 2-day event on Saturday and Sunday, with up to 30 boats split into two 15-boat Gold and Silver Fleets. Contact Duncan Bell for more information at [dkbell@verizon.net](mailto:dkbell@verizon.net)

**SAILING LOCATION:** Christopher Landing Park, Between 1524 and 1548 Lake Christopher Drive, Virginia Beach, VA 23464

### FRIDAY, MAY 13th, 2016

**2:00 pm – 4:00 pm**

Registration, Boat Measurement and practice races, Lake Christopher

**6:00 pm**

Skippers and friends get together

### SATURDAY, MAY 14th, 2016

**8:30 am**

Registration, Boat Measurement

**9:30 am**

Skippers Meeting

**10:00 am**

Racing begins

**12:00 pm (approx)**

Mid-day lunch break

**4:00 pm**

No races will start

**6:00 pm**

Cocktails at Smokey Bones Restaurant

**7:00 pm**

Dinner at Smokey Bones Restaurant (Dutch Treat)

### SUNDAY, MAY 15th, 2016

**9:30 am**

Skippers Meeting

**10:00 am**

Racing begins for Gold and Silver Fleets

**12:00 pm (approx)**

Mid-day lunch break

**3:00 pm**

No races will start

**3:30 pm**

Awards Ceremony

# 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;



The new bulkhead at Christopher Narrows is complete!

## Housing Trends to Expect in 2016

Washington Post by : Mark Zandi

We all have a big financial stake in housing, as homeowners and taxpayers.

Let's consider the major economic trends in 2016 that will significantly affect those stakes.

- Homeowners should enjoy another year of solid gains in the mid-single digits in house prices, which have been moving steadily higher since the housing bust hit bottom four years ago.
- The financial affliction of negative homeowners' equity, in which the house is worth less than the mortgage due, is fading.
- Market conditions should be good for owners looking to sell their homes.
- Homebuyers will have to grapple with the higher prices but they should benefit from an improving job market and continued low mortgage rates.
- First time homebuyers should have an easier go of it. FHA cut it's fees last year and may do so again. This helps FHA buyers, many who are first-time tremendously.

### REAL ESTATE NEWS

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



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757-286-9375  
Listings \* Buyer Representation \*  
Relocation Services



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.**

## Keep the Sidewalks Clear!

In many USA neighborhoods, either everybody has a sidewalk, or nobody does. Here in Virginia Beach we have both! Many neighborhoods like ours have a sidewalk on just one side of the street.

Why this is so is anybody's guess... cost cutting, housing density, concrete rationing... who knows? Whatever the reason, if you are fortunate (or unfortunate) enough to have a sidewalk in front of your house, please keep it clear.

The city has the responsibility to maintain the sidewalks themselves, and several cracked and uplifted sections on Lake Christopher Drive and Waff Road were repaired in 2013. However, it is the homeowner's responsibility to ensure their trees, bushes and other plantings do not encroach the sidewalk. There are some areas in our community where pedestrians must walk "single file" because of untrimmed bushes, plantings and even crabgrass blocking a portion of the sidewalk.

If you have a question about sidewalk maintenance or responsibilities, contact Virginia Beach Code Enforcement at (757) 385-4421.



# Garden Club News

**Yard of the Month judging will commence the end of this month for winners in May.**

**Remember, you can nominate somebody for Yard of the Month!**

If you have anyone you would like to nominate for this honor...please notify Sharon White and she will notify the voting committee ([sharonsellshmz@cox.net](mailto:sharonsellshmz@cox.net))

## 2016 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, i.e.. 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

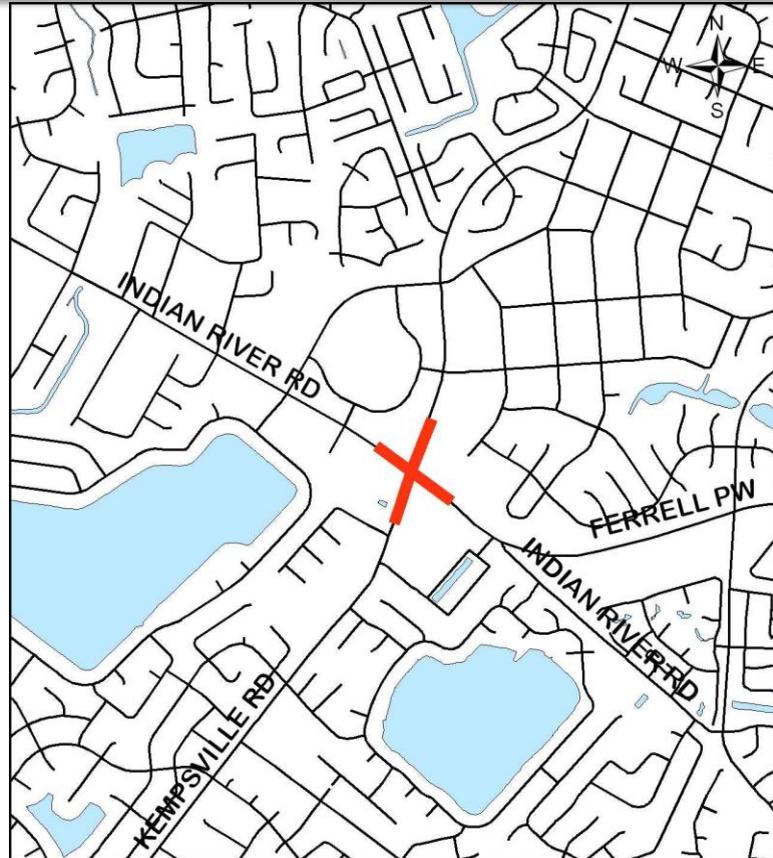
Current Status and Progress (From the City Website)

Design is 100% complete. Acquisition of property is currently in progress. Utility relocations are scheduled to begin in Spring 2016.

Construction is scheduled to begin September 2016. 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 55% complete. This is a VDOT managed project, funded by the Governor's Transportation Plan.

Lynnhaven Parkway will be closed between Albright Drive and Dalrymple Street from February 2, 2016 to September 2016. The project is slated for completion December 2016.

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

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



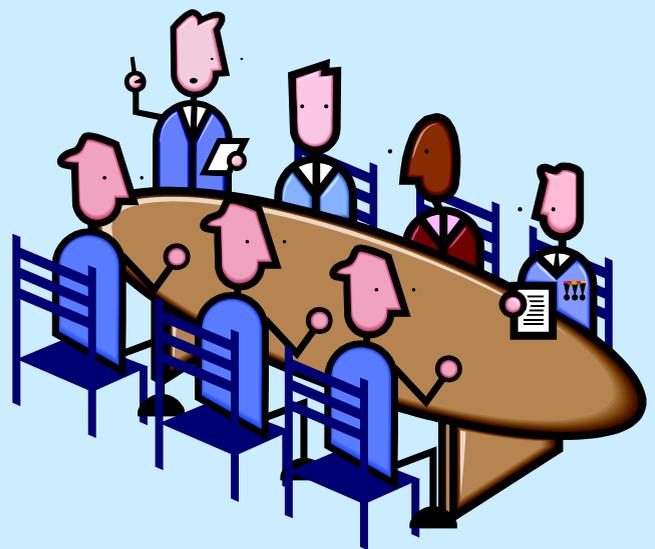
# Board & Committee

(from January & February)

- New perimeter floats to define the swim area at Christopher Landing (need discussed at the August 2015 meeting) have been obtained by Elias from a boat tournament he helped judge. The floats were available for free and will be installed in the spring.
- Discussed fence repair as the result of an automobile accident hitting the fence behind 5108 Park Lake Court from Indian River Road the evening of January 17th. Claim has been filed with our insurance policy and repairs underway. Have been told it may take time to get matching materials.
- Link to Select Payment website page on the LCHA website
- Bulkhead at Christopher Narrows is complete. Reseeding with rye grass is done, but we may need to reseed in the spring with fescue. Fence will stay up to protect the seeded area and the new soil. Contractor to return to place more back fill after the rain caused settling.
- 2016 – 2017 Board positions discussed. The following were passed by unanimous consent. President – Elias Logothetis (Maintenance & Litter Control); Vice President – Paul Flanagan (Park Attendants & Reservations); Treasurer – Robert Simmons; Secretary – John Capomaggi (The Legacy & Website); Member at Large – Karen Cagni (Social Events); Member at Large – Dick Chipchak

(Maintenance); Member at Large – Sharon White (Neighborhood Watch & Landscaping); Member at Large – Kenneth Hardy (Special Projects); Member at Large – Linda Hayes (Directory)

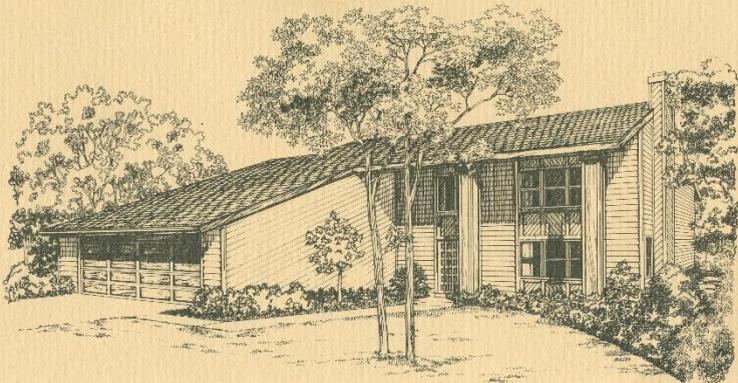
- Jennifer Pfeiffer to remain Park Attendants coordinator, Steve Rogovich to remain Architecture and Bill McMillan to remain on the Directory Committee.
- Sink holes at Christopher Woods have reappeared. Will get pricing from landscaper and Carolina Marine (who is bringing in soil for Christopher Narrows). Discussion on cause of the sink holes followed.
- Duncan Bell is getting ready for the RC Laser Regatta on 14 May



# History corner

Construction of the Lake Christopher sub-division began in 1975 with the model homes on Ships Landing which include an Ontario, a Tahoe, a Lucerne and a Huron.

Construction progressed in phases through at least 1982. This month we are highlighting “**The Victoria**”, one of the largest floorplans available from the builder.

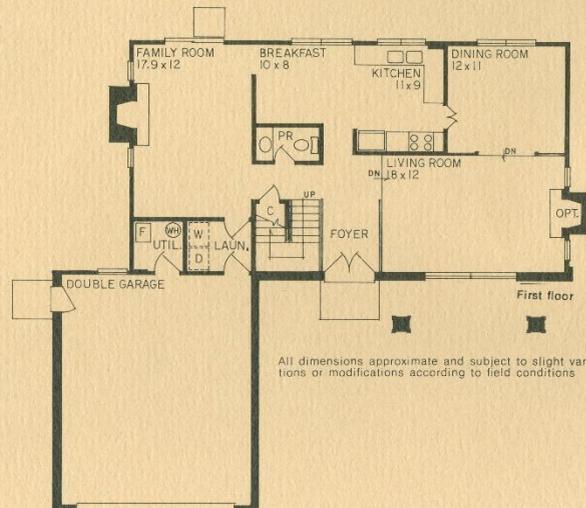
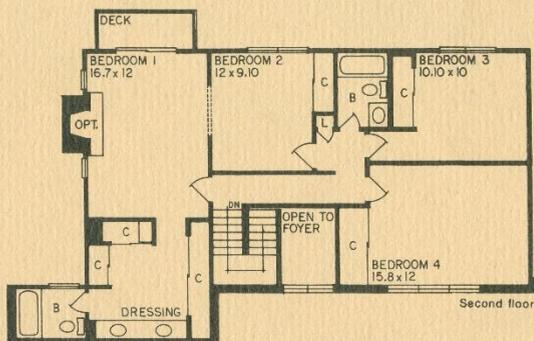


A description from the 1978 brochure:

“The *Victoria's* cedar exterior is stained to blend with the earth and trees. Its dramatic, open design is oriented toward the rear of the home, which either looks out on the lake or the trees. The family room, breakfast room, kitchen and dining room all face the rear, with maximum exposures. The step-down living room, an expansive 18 fl. long, offers an optional fireplace, and opens into the dining room. The large front foyer is open to the second floor. There is a fireplace in the family room, as well as sliding glass doors to the rear yard. Upstairs, the huge master suite also faces the rear. A private deck, large dressing area and private bath are included, and a fireplace is available. There are 3 more large bedrooms, or you may choose an optional master sitting room. A second full bath completes this floor. Air conditioning, a double garage, first floor powder room and carpeting are all included.”

By 1981, newer *Victoria's* had a different master bathroom configuration with step up tub, skylights and his and her closets. An option existed to convert the 4<sup>th</sup> bedroom into a master sitting room with optional wet bar, and cathedral ceilings in the master suite.

## THE WOODS AT LAKE CHRISTOPHER



All dimensions approximate and subject to slight variations or modifications according to field conditions



Developed and built by The Christopher Companies  
Phone: 467-5555