



The Legacy

A journal of the Lake Christopher Homes Association
November – December 2016
www.lakechristopherhomes.com

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Neighborhood Watch

John Capomaggi.....Newsletter
Jenny Pfeiffer.....Park Attendants
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 January 20th, 2017.

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

Happy New Year!

The 2016 Holiday season is nearly over, and we bid farewell to a very wet 2016.

Remember that the first Tuesday in February is our annual meeting. If you're making a list of resolutions for 2017, make attending the annual meeting one of them!



Meeting information will be mailed out shortly from The Select Group. Don't hesitate to ask Select or a board member if you have any questions.

In this issue:

- Santa in the Park!
- Hurricane Matthew
- Holiday decoration winners.....

... and much more!



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.



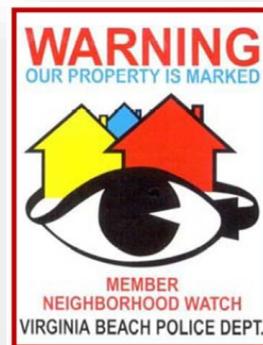
Neighborhood Watch Update

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

12 Was to Foil ID Thieves

“Your Money by Sid Kircheimer”

1. Get off Mailing Lists for Approved Credit Cards – a gold mine for identity thieves.
2. Stop junk mail at dmachoice.org
3. Enroll for free alerts from your bank and credit card issuers to flag unusual activity on accounts
4. Ask for credit card providers to issue you new “smart cards” with safer EMV chip technology.
5. To safeguard personal data on your electronic devices, use a smartphone password that isn't 1234, 0000, 1111 or 5555- some of the most easily hacked. Set your smartphone to auto-lock. Make computer passwords at least 10 characters long using uppercase and lowercase letters numbers, and symbols. Use different passwords on different accounts and change them every few months.
6. At least three times a year, access the free credit report you are entitled to at annualcreditreport.com
7. If you don't plan to apply for new credit, loans, utility services or insurance, freeze your credit reports so crooks can't get account in your name. Rules vary by state but any fees are usually waived if you are 65 or older or can prove you have been the victim of identity theft.
8. If mailing outgoing payments, do so from a U.S. Postal Service mailbox not from your more vulnerable home mailbox.
9. Shred unneeded documents that contain personal information.
10. Ask if your Internet provider offers free antivirus software. Set it to automatic security updates and a weekly scan.
11. Never click on links in emails from strangers or those purporting to be from a government agency or your bank warning you of a “problem”. The likely result is that identity-stealing malware will be installed on your computer.
12. Never provide personal information such as your Social Security number to anyone unless you initiate the contact.

The Nextdoor logo consists of a white house icon on the left and the word "Nextdoor" in white sans-serif font on a green rectangular background to its right.

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

*** Neighborhood Watch is working in
Lake Christopher ***

Help Prevent Flooding!

You can help prevent flooding from clogged storm drains by keeping the curb area clear.

Leaves and other yard debris quickly clog up storm drains. Once clogged, the drain must be cleaned out by the City.

The City relies on residents like us to report issues like clogged storm drains and malfunctioning street lights. See the reporting article in this month's issue.



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.

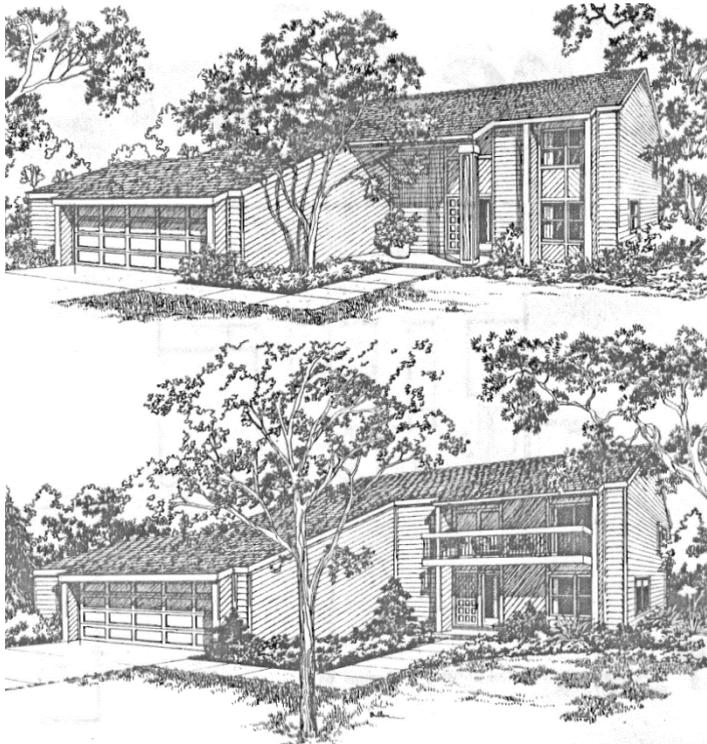


Architecture Committee Update: 2016 in Review

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

A total of 51 Architectural Review applications were received and reviewed during 2016:

- Roof shingle replacements - 14
- Window or door replacements - 10
- Waterfront bulkhead replacements - 5
- Concrete driveway and/or sidewalk replacements/installation - 4
- Vinyl siding installations - 3 (Now a total of 223 vinyl-sided homes - 223/361 or 62%)
- House exterior painting - 3
- Fence replacements or fence modifications - 3
- Re-building, new installation or modification of an existing wood deck – 2
- Entrance door paint color change - 2
- Shed installations - 1
- Garage door replacements - 1
- Installation of replacement rain gutters - 1
- Remove solar collector panels - 1
- Replace skylights – 1



The TAHOE model from 1981 brochure

The “dark” side of the AC’s function is the issuing of violation notices due to non-compliance with the established Architectural Guidelines. During 2015 a total of 71 new violations were initiated. Many of these originated from homeowners reporting their observations and concerns on their neighbors’ homes.

- Trash and/or recycling containers kept outside in public view - 13
- Visible mildew or staining on house exterior siding - 10
- Trailers consistently kept in driveways or vehicles/trailers parked on lawns - 8
- Visibly deteriorated structure (missing, rotted or damaged siding or trim, fencing) - 6
- Mailboxes deteriorated or in need of painting - 6
- House exterior siding or trim in need of painting - 6
- Plants or trees obstructing sidewalks - 5
- Tree stumps or dead trees visible on property - 4
- Vehicles in driveways with no license plates or expired license plates – 3
- Work in progress on exterior of house with no required pre-approval from the HOA - 4
- Use of white color on fence, mailbox, fencing, windows or exterior of house - 3
- Failure to comply with conditions of an approved architectural request - 1
- Basketball poles kept in the street - 2

Most of these violation items were quickly 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. The services of the City of Virginia Beach Department of Neighborhood Preservation have been helpful in getting homeowners to correct deficiencies on property. This city department does independent inspections of communities to identify violations of city codes.

Architecture Committee Update: 2016 in Review (continued)

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

It has been noted that some residents performed work on their homes on weekends or holidays apparently to avoid City of Virginia Beach permitting requirements or to attempt to hide unapproved work from the HOA. During 2016 the monitoring of the community will increase on these days. Also, the Architecture Committee "marine unit" will be observing waterfront homes from the lake.

Unfortunately several property foreclosures took place in 2016. The Architecture Committee is working closely with banks, lenders, contractors, realty firms and our contracted association management company to insure that these homes' violation issues are thoroughly documented so that responsibility for correction is taken at the time of re-sale.



The LAGUNA model from 1981 brochure

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 the community ages the amount of necessary maintenance on our homes 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. The Lake Christopher Architectural Guidelines and review application forms can be obtained on the official Lake Christopher HOA website:



Hurricane Matthew



Hurricane Matthew

After the September storms, the ground was saturated and there was just no place for the water to go!





Santa in the Park!

Once again, the Garden Club was able to arrange for Santa to stop by Christopher Landing Park on his way back to his North Pole facility.

In addition to visiting with the man in red, everybody enjoyed cookies and hot chocolate whiel the kids made pinecone birdfeeders out of pinecones, peanut butter and birdseed! A great time was had by all!



Garden Club

HOLIDAY DECORATING CONTEST



Yard of the Month Halloween!

Brian & Debbie McMullan
1628 Lake Christopher Drive

Yard of the Month Christmas!

Joseph Iriarte & Beth Gabbart
1509 Saybrook Court

Honorable Mention Halloween!

Wayne & Patricia Carmen
1505 Saybrook Court

Honorable Mention Christmas!

Richard & Nancy Lindgren
5184 Shorecrest Ct.

**Congratulations to our winners, and thanks to
everybody who decorated this year.
The community looked GREAT!**

The next Yard of the Month will take place in April 2017

Advertise in The Legacy!

Visit us online at

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



See my work at local art shows or call today

"Lake Christopher Garden Club can now be found on Facebook! Share your common interest for all things gardening with your neighbors, share photos, and engage in discussion beyond the slated monthly meetings."

<https://www.facebook.com/groups/LakeChristopherGardenClub/>

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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 are not getting caught or refused by your spam filters.

Utility Work in Progress

Beginning in October, R.E.W Corporation, under contract with Public Utilities will begin renovating the sanitary sewer pump station located at 1465 Lake Christopher Drive.

During construction, streets will be passable at all times; however, some traffic delays may be experienced. Work will be

conducted during daylight hours only and will not take place on Sundays. Weather permitting this project will be completed in May 2017.

The City has communicated their appreciation for your understanding while this work is being completed. Every effort will be made to minimize the disturbance to your household.

If you have any concerns or questions, please contact Marcy Garnett, Project Manager with Public Utilities at 757-385-4910.

Did you know?

There are two pumping stations in our community, both on Lake Christopher Drive. One is between 1461 & 1469, and the other is between 1621 & 1629.

The two sewer pumping stations on Lake Christopher Drive are just 2 of over 400 stations the city operates and maintains.

A pumping station collects the wastewater collected by the gravity system and pumps it into a sanitary sewer force main for delivery to HRSD for treatment.

The gravity sewer lines are pipes that carry wastewater to sewer pumping stations. These lines are not pressurized and are placed in the ground at specific slopes to allow gravity to carry the wastewater "downhill" to a sewer pumping station.



Classifieds

For Sale

Contact the editor to list your items for sale.

Wanted

Contact the editor to list your items for sale.

Home Day Care

Call Monica. 1505 Colebrook Drive.....(757) 513-9790

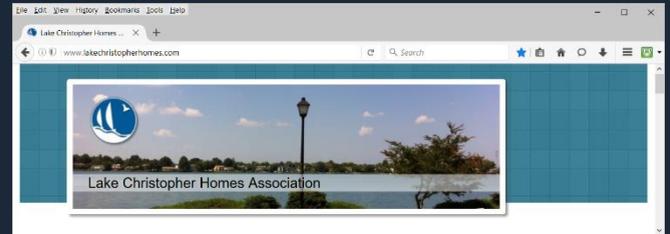
Lost & Found

The park attendants have a small lost and found. If you've lost something at the park, ask them about it.

Want ads, For Sales, Lost & Found, and Small Service ads are free to Lake Christopher Residents

Visit our website

for information, forms, and much more!



Tips for Keeping Your Home Warm Without Burning a Hole in Your Pocket!

Rismedia Home Edition

The winter months bring us indoors to enjoy time with family and friends. They can also mean a sharp increase to your monthly heating bill in order to stay warm and comfortable. Here are some tips to control your energy expenses:

Check for cracks and gaps round windows and exterior doors where cold air can enter and seal or insulate them. You should also check for cracks and gaps around the door to the attic and any locations where outside pipes or cords enter your home.

Cover your windows. Cold air hits your windows and leave them cold to the touch, transferring those frigid temperatures inside. Drapes and/or blinds can help keep out drafts.

Check your insulation. Older homes are vulnerable to cold temperatures because they lack sufficient

insulation. Check the insulation levels yourself or call Dominion Power to have a certified energy auditor come check for you.

Have the chimney checked: Always a good idea before using it for winter but a chimney sweep can also make sure there are no air and draft leaks.

REAL ESTATE NEWS

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

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Relocation Services



WILLIAM E. WOOD



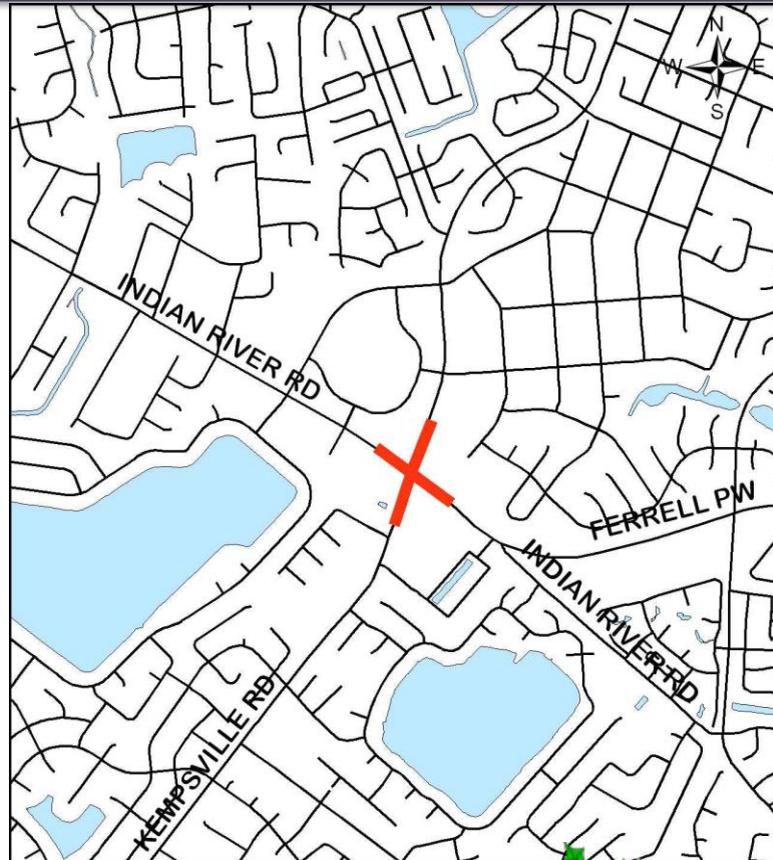
Indian River Road / Kempsville Road Intersection Project

Current Status and Progress (From the City Website)

Design and property acquisition are both complete. Utility relocations are currently underway. Construction advertisement is scheduled for January 2017 with construction starting spring 2017. 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

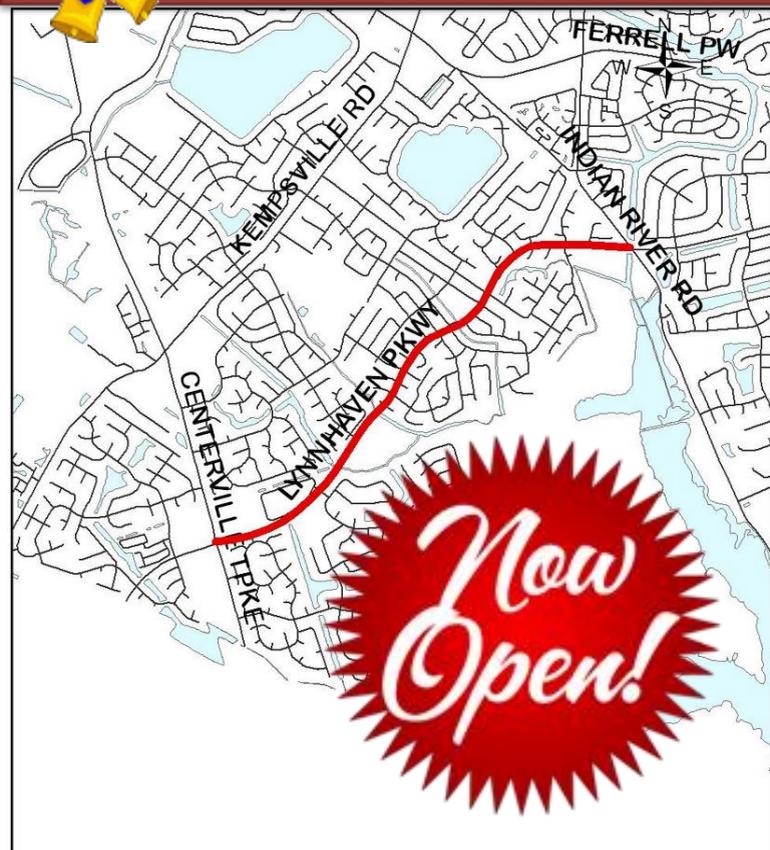
Current Status and Progress (From the City Website)

Construction is 97% complete. This is a VDOT managed project, funded by the Governor's Transportation Plan. The roadway is scheduled to be open by December 31, 2016.

NOTE: In early December at least 1 lane is open in each direction the entire length of the project, from Indian River Road to Centerville Turnpike. All lanes expected to be open soon.

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

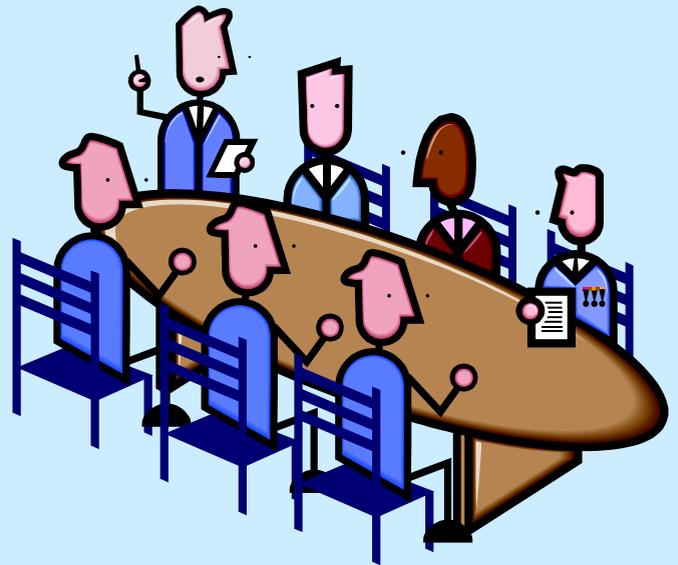
<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=135>



Board & Committee

(from September & October)

- Clarification made to park regulations concerning guests. First item clarified to read, "Lake Christopher Parks are for the exclusive use of Lake Christopher homeowners, renters, and their accompanied guests. No more than 4 guests per accompanying resident (maximum of 8 per home) are permitted, unless prior approval is obtained from the Park Staff Committee Chair."
- Held discussion on the maintenance responsibilities of the fence bordering The House Church and Lake Christopher homes.
- Discussed High water/ Flood signs requested by some residents for use during flooding. Will approach the City to see what options we have for areas where rising water obstructs the curbs.
- Directory being printed. Will be distributed before next meeting.
- Indian River road landscaping will take place in October. This is the area where the fence was damaged by a car accident. The landscaping "repairs" are also covered by the insurance claim from the accident.
- Last day for park attendants was 9/25. Volleyball net taken down for the season.
- Three (3) Board Members, Sharon White, Kenneth Hardy and Paul Flanagan have their terms ending this year. Will need to know their intentions by end of the next board meeting in November.
- Homeowner Forum- Ruth Brooks thanked Steve Rogovich for retrieving the floating stairs from the lake she had reported.
- Working with the Garden Club to do Santa in the Park. Working to find a costume for Paul (he agreed to stand in for Santa).



Lake Christopher Map



- Ontario
- Tahoe
- Lucerne
- Huron
- Geneva
- Victoria
- Christina
- Laguna
- No model info



- (BVD) Beachview Drive
- (BWC) Beechwood Cove
- (BFC) Brookfield Cove
- (BFD) Brookfield Drive
- (CL) Canoe Landing
- (CC) Captains Court
- (CR) Captains Run
- (CVC) Coastview Court
- (CBD) Colebrook Drive
- (EWD) Edgewater Drive
- (FBC) Fairbank Court
- (HVC) Harbor View Cove
- (LCD) Lake Christopher Drive
- (LPC) Lakeport Court
- (LBC) Long Beach Court
- (PLC) Park Lake Court
- (QC) Quarry Court
- (QL) Quarry Lane
- (SAY) Saybrook Cove
- (SEA) Seaford Cove
- (SL) Ships Landing
- (SBC) Shorebreeze Court
- (SCC) Shorecrest Court
- (SHL) Still Harbor Lane
- (WR) Waff Road

- CB** Christopher Beach
- CL** Christopher Landing
- CN** Christopher Narrows
- CW** Christopher Woods