



# The Legacy

A journal of the Lake Christopher Homes Association

January – February 2016

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

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Sharon White..... Landscape  
Neighborhood Watch

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

## Association Manager

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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 March 18<sup>th</sup>, 2016.**

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

## Dredging has begun!

The City has begun dredging the drainage pond behind homes on Brookfield Drive. Access to the work site is through an opening in the new sound wall on Lynnhaven Parkway and should be completed in a few weeks.



## In this issue:

- Fire Safety!
- Canada Geese
- 2015 Real Estate

... and much more!



# It's Winter – why are Geese Still Here?

Canada geese are migratory birds, but they can still be seen throughout the city, including our own Lake Christopher. It seems like every year some flocks will decide to spend the winter here, somehow determining that Virginia Beach is “south enough” ending their southerly migration on the shores of Lake Christopher.

On the other hand, flocks of geese migrating north in the summer seem to decide to spend the summer here too, coming to the conclusion that Virginia Beach is “north enough” and end their northerly migration here.



Let's keep going, and stay in Florida this year.



Whether you love the geese or hate them, there are some important things to keep in mind:

**The geese are a federally protected species under the Migratory Bird Treaty Act. For this reason, the USDA has jurisdiction over Canada geese. Residents are not to kill them by trapping or shooting.**

Most cities, including Virginia Beach, encourage residents to refrain from feeding ducks and geese in the city limits. Artificial feeding of waterfowl can cause:

- Poor nutrition
- Concentrations at unnatural sites
- Overcrowding
- Spread of disease
- Water pollution
- Unnatural behavior, including delayed migration

The LCHA is aware of the challenges large numbers of geese present in our parks. To that end we employ a regular “cleaning service” to remove the geese droppings from the parks, and in the summer the park attendants rake the beach and place a removable barrier around the beach at night to keep geese from congregating on the sand.

For more on the subject, check out this article:

<http://www.care2.com/causes/why-you-shouldnt-feed-the-ducks-and-what-to-do-instead.html>



# Fire Safety

By Art Kohn , Public Information Officer for the Virginia Beach Fire Department

My name is Art Kohn and I recently became the first civilian Public Information Officer for the Virginia Beach Fire Department. I wanted to introduce myself to all of my "Nextdoor Neighbors" and make sure you have my contact information.

My office is in the Virginia Beach Fire Administration Building which is located on the second floor, above Station 7. My Phone number is **385-2877** and you can email us at [vbfire@vbgov.com](mailto:vbfire@vbgov.com)

If you have any questions about the fire department, your closest fire station, fire prevention, etc. please let me know. I will do my best to get you an answer. And while we are talking about Fire Prevention did you know that half (50%) of all home heating fires occur in the months of December, January and February? Makes sense since those are typically the coldest months of the year right? It also makes sense to insure that your fireplace and chimney are in good working order each year but many people don't. Here are some simple safety precautions you should consider:

- Have Chimneys Inspected annually and cleaned as necessary.
- Keep tops of chimneys clear of tree limbs or debris.

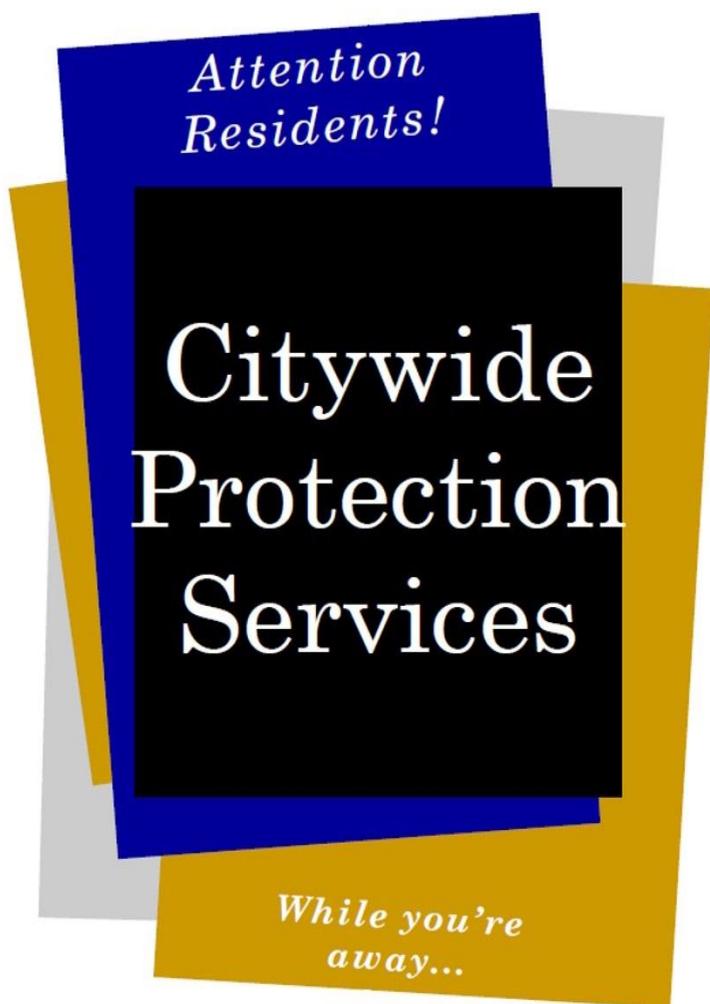
- Always open the damper before lighting the fire and keep it open until the ashes are cool. This will prevent build-up of gases such as carbon monoxide.
- Choose well seasoned, hard wood for burning in fireplaces or wood stoves. Avoid burning pine or scrap lumber as these will cause creosote to accumulate in your chimney.

Creosote fires are estimated to have involved four civilian deaths, 15 civilian injuries, and \$34 million in property damage per year in 2007-2011 according to the National Fire Prevention Association.

Portable space heaters are also responsible for a large number of home fires. I'll have more on that topic in our next chat. Until then, stay warm but stay safe!

..... *did you know that half (50%) of all home heating fires occur in the months of December, January and February?*

Citywide Protection Services conducts regular patrols of Lake Christopher. If your family has planned a getaway, let us know! Feel free to contact Martin Becker 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.



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*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!*

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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 Martin Becker, 486-6000 or via email at:

[mbecker@theselectgroup.us](mailto:mbecker@theselectgroup.us)

The **SELECT**  
Group, Inc.



## Help Prevent Flooding!

You can help prevent flooding 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.

In the picture above, some of the flooding was due to the dredging work taking place at Christopher Woods. The dredging contractor appears to have had the outlet drain blocked off during work.

Regardless of the cause, the City relies on residents like us to report issues such as flooding and malfunctioning street lights. See the reporting article in this issue.

Are these important numbers programmed in your cell phone?

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

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

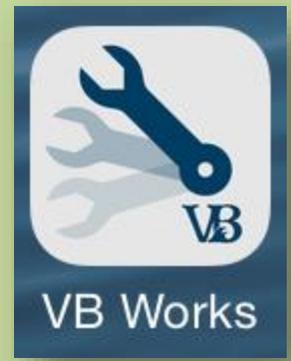
**Street Light  
Out?**



**Storm Drain  
Clogged?**

**THERE'S AN APP FOR THAT!**

The city has a VB Works app that is available for iOS and Android devices.



**Reporting problems is now easier than ever.**

**You can.....**

- **Call on the phone**
- **Report via the website**
- **Use the VB Works App!**

<http://www.vbgov.com / Services/report-problems/Pages/default.aspx>

# Important Message from your Neighborhood Watch Coordinator

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

**\*\*\* Please sign up for Nextdoor.com \*\*\***

Neighborhood Watch messages are going to this important site... I am urging you to sign up now.

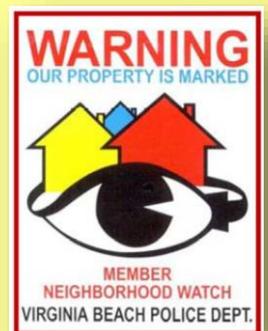
Many important messages are sent through this site from the Police Department and various City Services. It is an important communication avenue for our neighborhood.

You can set your alerts to get only the information you deem important.

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

**\*\*\* 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 2015 Christmas Decoration Contest Winners

**First place**

**Tom and Joann Colvin  
1517 Colebrook Drive.**

**Honorary**

**Monica Diette  
1505 Colebrook Drive**

**The Garden Club will resume the Yard of  
the Month awards in April 2016.**

**NOBODY SELLS  
LAKE CHRISTOPHER**



**WILLIAM E. WOOD**

*better!*

*Sharon White*

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Virginia Beach, VA 23464

Office: (757) 424-5360 - Toll Free: (800) 955-5360



# Architecture Committee Update – 2015 Year in Review

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

Here is a summary of the activity of the Lake Christopher Architecture Committee (AC) during 2015.

A total of 61 Architectural Review applications were received and reviewed:

- Roof shingle replacements - 17
- Vinyl siding installations - 8 (There are now a total of 220 vinyl-sided homes 220/361 or 61%)
- Window or door replacements - 8
- Fence replacements or fence modifications - 4
- Shed installations - 4
- Re-building or modification of an existing wood deck - 3
- House room additions - 3
- House exterior painting - 2
- Concrete driveway / Sidewalk replacements/installation - 2
- Installation of handicap access ramps - 2
- Garage door replacements - 2
- Waterfront bulkhead replacements - 1
- Installation of replacement rain gutters - 1
- New wood deck construction - 1
- Install solar photovoltaic panels - 1
- Permanently remove a window - 1
- Construct a waterfront dock - 1

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 104 (a new record for 1 year) 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 - 16
- Vehicles in driveways with no license plates or expired license plates - 10
- Visibly deteriorated structure (rotted or damaged siding or trim, deteriorated fencing) - 10
- Visible mildew or staining on house exterior siding - 10
- Work in progress on exterior of house with no required pre-approval from the HOA - 10
- Trailers consistently kept in driveways or vehicles parked on lawns - 10
- Mailboxes deteriorated or in need of painting - 8
- Tree stumps or dead trees visible on property - 6
- House exterior siding or trim in need of painting - 5

- Use of white color on fence, mailbox, fencing, windows or exterior of house - 5
- Trash and/or miscellaneous material kept in public view on property - 5
- Failure to comply with conditions of an approved architectural request - 3
- Basketball poles kept in the street - 2
- Plantings or trees obstructing sidewalks - 2
- Deteriorated concrete driveway - 1
- Tree trimming needed intruding on adjacent property - 1

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.

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 hide unapproved work from the HOA. During 2016 the monitoring of the community will increase on these days. Also, the AC “marine unit” will be observing waterfront homes from the lake.

*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 – 2015 Year in Review [Cont.]

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

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.

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:



<http://www.lakechristopherhomes.com/architectural-information>

# 2015 Real Estate Sales Review

## Lake Christopher 2015 Home Sales

Address. Square Footage. Bedrooms/Baths

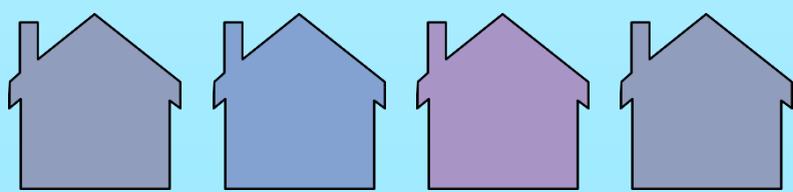
- 1568 Waff Rd, 1900 sq ft, 4/2.5, Listed 199,900 / Sold 225,000
- 5405 Brookfield Dr, 2100 sq ft, 4.3, Listed 235,000 / Sold 223,000
- 5108 Park Lake Ct, 1538 sq ft, 2/2.5, Listed 239,900 / Sold 235,000
- 1505 Captains Ct, 1902 sq ft, 4/2.5, Listed 244,400 / Sold 204,750
- 5101 Coastview Ct, 1450 sq ft, 3/2, Listed 248,700 / Sold 240,000
- 1504 Captains Ct, 1806 sq ft, 3/2, Listed 254,900 / Sold 252,000
- 5213 Quarry Ln, 1825 sq ft, 3/2, Listed 259,000 / Sold 255,000
- 1544 Beechwood Cv, 1902 sq ft, 3/2.5, Listed 265,000 / Sold 265,000
- 1505 Captains Ct, 1902 sq ft, 3/2.5, Listed 275,000 / Sold 265,000
- 5445 Brookfield, 2052 sq ft, 3/2.5, Listed 285,000 / Sold 280,000
- 1552 Edgewater Dr, 1902 sq ft, 3/2.5, Listed 290,000 / Sold 280,500
- 1528 Still Harbor Ln, 2136 sq ft, 3/2.5, Listed 295,900 / Sold 285,000
- 5200 Shorebreeze Ct, 2292 sq ft, 4/2.5, Listed 323,000 / Sold 315,000



## Waterfront Property

- 5109 Long Beach Ct, 2837 sq ft, 4/3.5, Listed 412,000 / Sold 390,000

Level sales pricing in Lake Christopher and surrounding Virginia Beach neighborhoods. Each year we can continue to expect small value increases. Upgraded kitchens and bathrooms continue to add value to homes listed for sale. Value added exterior upgrades include roofing, windows and siding. Nice landscaping is always a plus. The lake and the amenities of beaches, boating and fishing continue to be big draws to our community.



## REAL ESTATE NEWS

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

Howard Hanna - William E. Wood  
5308 Indian River Rd  
Virginia Beach, VA 23464  
sharonsellshzmz@cox.net  
757-286-9375  
Listings \* Buyer Representation \*  
Relocation Services



WILLIAM E. WOOD

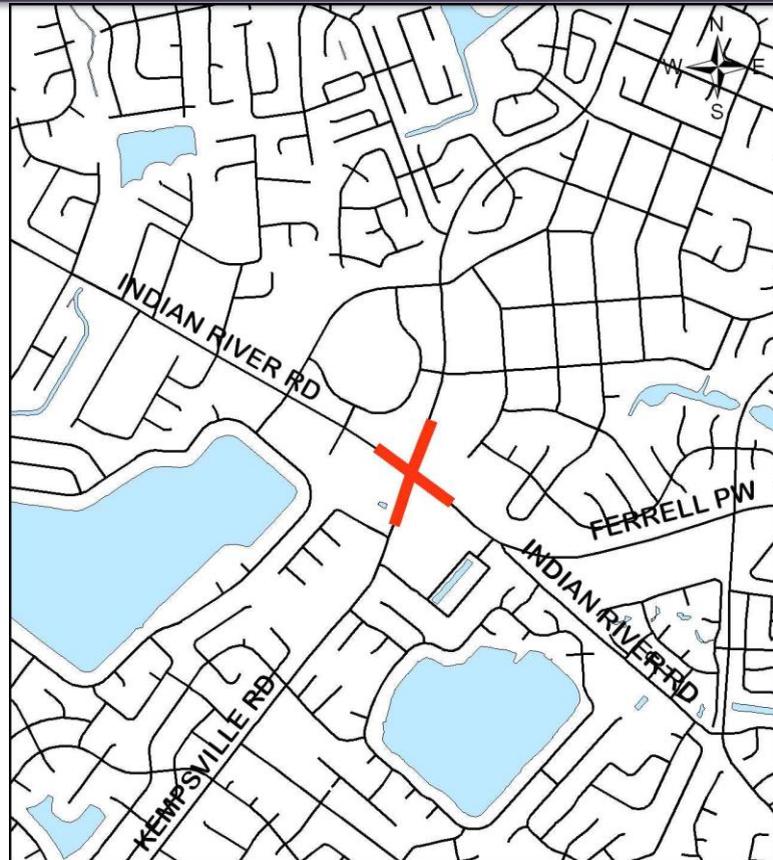
# Indian River Road / Kempsville Road Intersection Project

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. 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:

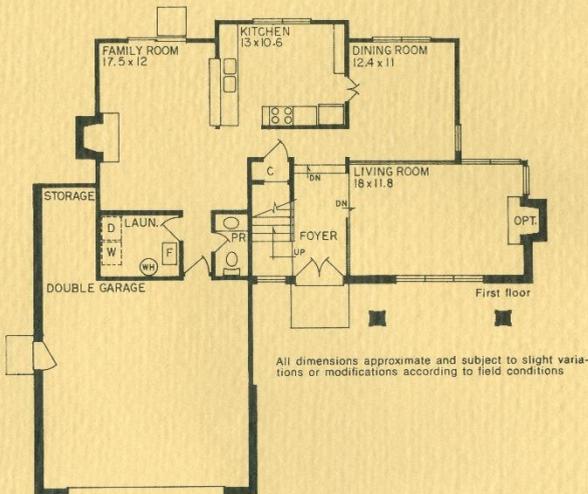
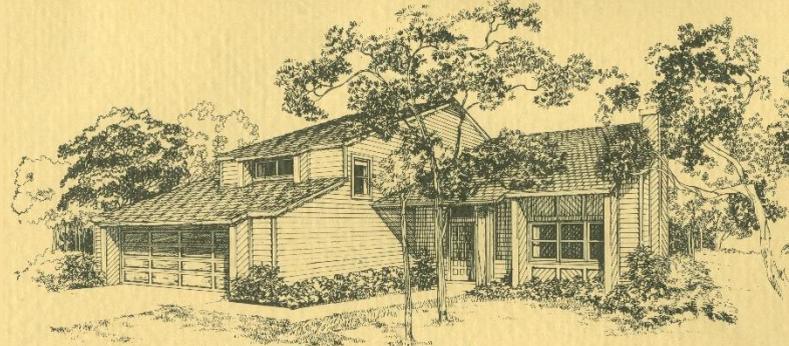
<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=135>



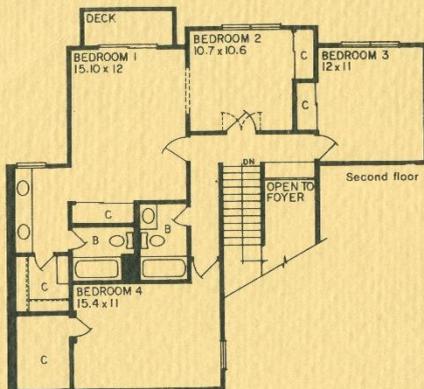
# HISTORY CORNER

## The "Geneva"

The Geneva has been carefully designed to take advantage of the magnificent views from the rear of the home, which faces either the lake or the trees. And its stained cedar exterior blends into this perfect setting. The step-down living room overlooks the sunken dining room, creating a dramatic front-to-back openness. An optional fireplace is available in the living room. The large family room also faces the rear, and includes a fireplace and sliding glass doors opening to the back yard. The raised entrance foyer is open to the second floor. A fully-equipped kitchen, convenient powder room and a laundry room complete the first floor. Upstairs, the 4 large bedrooms include a master suite with private deck, also facing the rear, a private bath, dressing room and walk-in closet. There is a second full bath and ample closets. The Geneva also includes a double garage with storage space, air conditioning, and carpeting.



Material taken from a 1978 Marketing Brochure



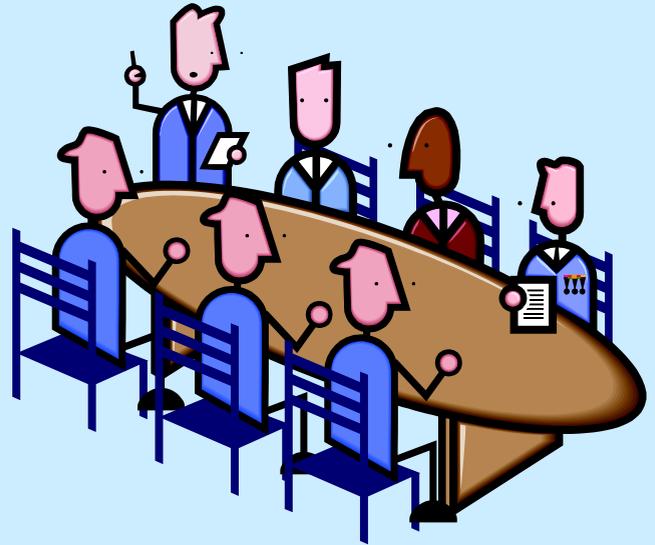
Double door entry to dramatic 2-story foyer with skylight

- Step-down living room with optional fireplace overlooks sunken dining room
- Sunlit kitchen with breakfast bar and sliding glass doors to rear yard
- Family room with fireplace
- Laundry room
- Master bedroom with double door entry, cathedral ceiling, private deck
- Spacious master dressing area enhanced by his and her closets, double vanity, step-up tub with skylight
- Separate master bath with shower
- Second bedroom or master sitting room with optional wet bar
- Third and fourth bedrooms, hall bath
- Double garage with extra storage space

# Board & Committee

(from November & December)

- Received updates for the directory. Working on update sheet to be included in the annual meeting mailing to all residents
- Landscaping contract is up for renewal. Begin assembling bids
- Adult Block Party at Christopher Landing was a success. Will plan for another one in 2016
- Discussed status of Lynnhaven cut-off property. The Select attorney to give opinion of LCHA options to the board
- Four landscaping contract bids received by the deadline. After discussion a motion was made, seconded and carried to accept the proposal from Gus' Lawn Service
- New bulkhead under construction. The weather has delayed the initial completion timeline
- Approved party request which included a request to have a rented bounce house at the park
- Discussed the city's emphasis on Nextdoor.com for neighborhood watch communication
- 2016 budget was discussed. During budget discussion, motion made to eliminate printing of The Legacy, and to budget for sand replenishment every other year
- New bulkhead at Christopher Narrows nearly complete. Will keep barrier in place until soil settles.



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