



The Legacy

A journal of the Lake Christopher Homes Association
January – February 2017
www.lakechristopherhomes.com

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Neighborhood Watch

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

Association Manager

Martin ("Marty") Becker
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
eMail: mbecker@theselectgroup.us

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 17th, 2017.

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

Ring in the New Year with Snow!



Our first snow of 2017 came in January. This year we have some good drone pictures showing the community under a blanket of white!



In this issue:

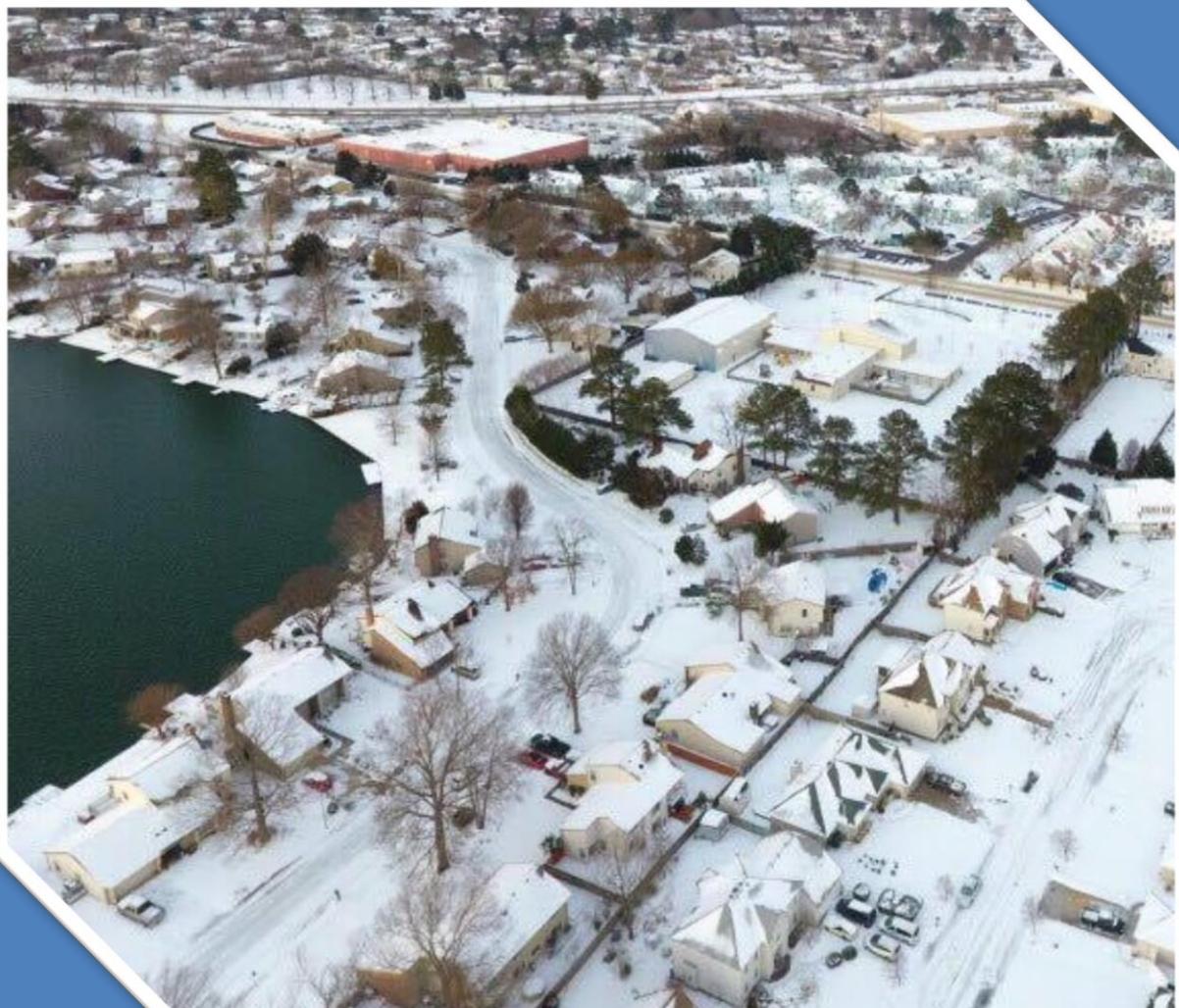
- The view from above!
- Street flooding?
- Centerville Turnpike Construction Update

... and much more!

Snow Covered Lake Christopher Viewed from Above



Thanks to Mike D. of Lake Christopher, and Frank V. of Brigadoon for the aerial photos in this issue



Snow Covered Lake Christopher Viewed from Above



Thanks to Mike D. of Lake Christopher, and Frank V. of Brigadoon for the aerial photos in this issue



Neighborhood Watch Update

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

City of Virginia Beach [Nextdoor.com](https://www.nextdoor.com)

Forwarding Crime and Safety Posts to the Virginia Beach Police Department

Sgt. Brian Walters, VBPD

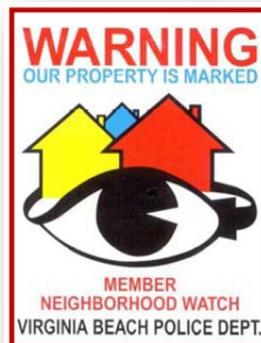
As the Crime Prevention Unit Supervisor, I would like to announce that you may now choose to forward important Crime and Safety messages to the VBPD via Nextdoor. We want to be very clear that this is NOT a tool to report emergencies nor is it a way to file an official crime report. It's very important that you call 911 in the case of an emergency or 757-385-5000 to report a non emergency situation.



Please remember that the Police Department cannot view any content on Nextdoor that you do not choose to directly forward to the VBPD. Further, we cannot see the posts or replies that are made by the users in your neighborhood.

As always, your individual questions or messages can be sent directly to me, Sergeant Brian Walters, via Nextdoor.com or by email at bwalters@vbgov.com

As of Feb. 4, 2017 the City of Virginia Beach currently has 57,976 members on Nextdoor.com. This is a valuable communication tool and it would be great to have 100,000+ participants by the end of 2017. Please consider becoming a member of your Neighborhood Watch Program and also join Nextdoor.com



- 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

Architecture Committee Update: Preserving and Maintaining Trees

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

Lake Christopher at 40+ years old can now be described as a "mature" housing development. One of the most noticeable features of most established communities are abundant trees. Trees are an asset to the community as they provide shade and can reduce energy costs, improve air quality and generally beautify the overall landscape. It has been estimated that trees can raise the value of a suburban lot by as much as 5-7% and people are often willing to pay more for a home in a well-treed area. Also, preserving and maintaining trees directly contributes to the overall attractiveness of a neighborhood.



Unfortunately it has been noticed that many trees in Lake Christopher have been completely neglected over the years. There are trees with multiple dead limbs, trees that are visibly deteriorated and some that are completely dead. Many trees have been cut and trimmed improperly resulting in a disfigured appearance or an unhealthy condition. During the early days of the community many small young trees were planted close together without regard to future growth and as a result there are trees that are growing into each other preventing their proper development. Many pine trees especially in the Christopher Woods area (Brookfield Drive) now resemble utility poles having lost most of their lower branches.

Preserving and maintaining trees is not difficult, it starts when trees are first planted taking into consideration the type of tree and how tall it will likely grow and spread. As trees grow certain types require periodic maintenance including proper fertilization and watering and grooming of branches. Climbing into trees by inexperienced persons is not recommended for reasons of safety. When considering hiring a commercial company to provide assessments of tree conditions and recommendations for servicing trees be aware of this: there is a big difference between "certified arborists" who are trained in the science of tree care and "tree services" who can be inexperienced persons who can do more harm than good.

Thinking of planting a tree?

Not sure what to plant? The City of Virginia Beach has created a list of trees and shrubs recommended for use in satisfying planting requirements for parking lots, screening, street tree plantings and residential lots. The list also has a section on "unacceptable species".

The list is available at the City website, or on the Garden Club page at:

<http://www.lakechristopherhomes.com/>

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

Want to learn more about the lake or our parks? Visit our website where you can find the General Regulations for our Community Parks and Lake, Specific Regulations for Boaters, Specific Regulations for Dogs, Park Pass information, Party Permit forms, and much more!

<http://www.lakechristopherhomes.com/parks-and-lake/>

- Welcome
- Architectural Information
- Association Management
- Board and Committee
- Garden Club
- The Legacy Newsletter
- Neighborhood Watch
- Parks and Lake
 - Our Parks
 - Park Passes
 - Party Permit
 - Dog Permit
- Resident Directory
- Social Events
- City Services Information



NOBODY SELLS LAKE CHRISTOPHER



WILLIAM E. WOOD

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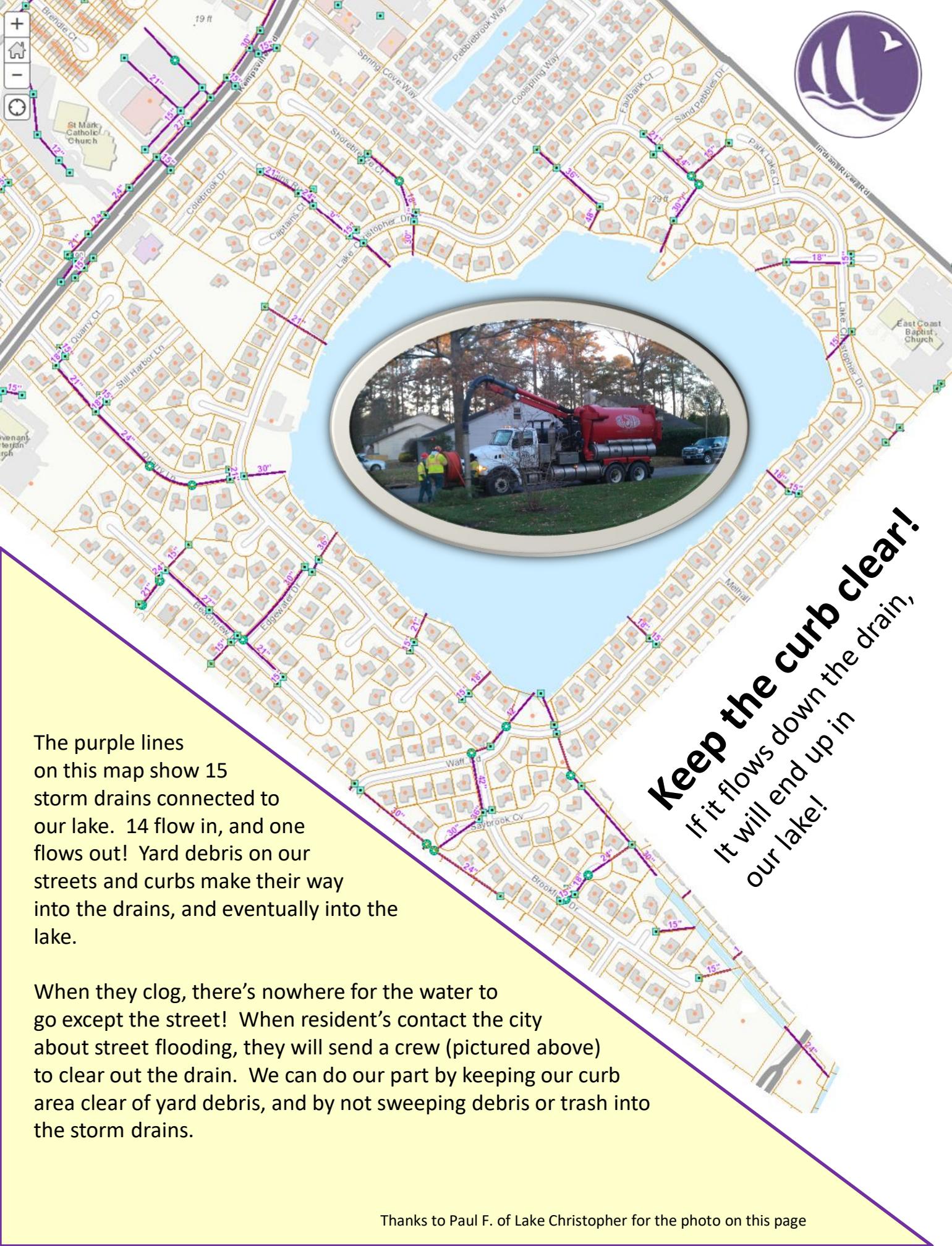
Office: (757) 424-5360 - Toll Free: (800) 955-5360



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.



The purple lines on this map show 15 storm drains connected to our lake. 14 flow in, and one flows out! Yard debris on our streets and curbs make their way into the drains, and eventually into the lake.

When they clog, there's nowhere for the water to go except the street! When resident's contact the city about street flooding, they will send a crew (pictured above) to clear out the drain. We can do our part by keeping our curb area clear of yard debris, and by not sweeping debris or trash into the storm drains.

Keep the curb clear!
If it flows down the drain,
It will end up in
our lake!

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

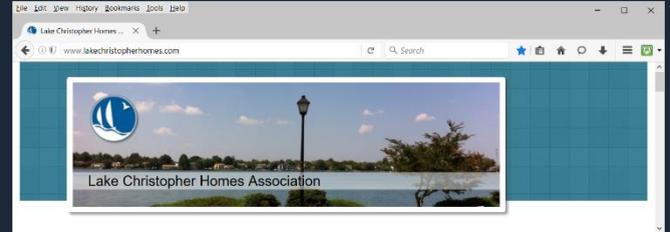
Lost & Found

During the summer the park attendants have a small lost and found. If you've lost something at the park, ask them about it. In the off-season, ask a board member.

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!



2016 Home Sales in Lake Christopher!

By Sharon White

2016 was a fairly active year for home sales in our neighborhood. Prices seem to continue to increase as expected. There were several foreclosures but some were bought by investors, quickly renovated and sold. As deteriorating homes are bought and refurbished, this only helps our neighborhood to continue to look good.

Those homes with upgrades, especially new roofs, replacement windows, renovated kitchens and baths continued to bring top dollar.

Here are some examples:

Our smallest model, the 1566 sq foot ranch brought selling prices of \$250,000 - \$255,000

A 2034 sq ft ranch (with a sunroom addition) sold for \$285,000

Homes, both ranches and two stories, without many upgrades or renovations sold between \$256,000 - \$280,000.

Top of the selling price range were nicely renovated 2200 sq ft two stories selling for \$298,000 - \$315,000

For information about what your home sale value might be just give me a call.

REAL ESTATE NEWS

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

Howard Hanna William E. Wood
Town Center
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Virginia Beach, VA 23462
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Listings * Buyer Representation *
Relocation Services



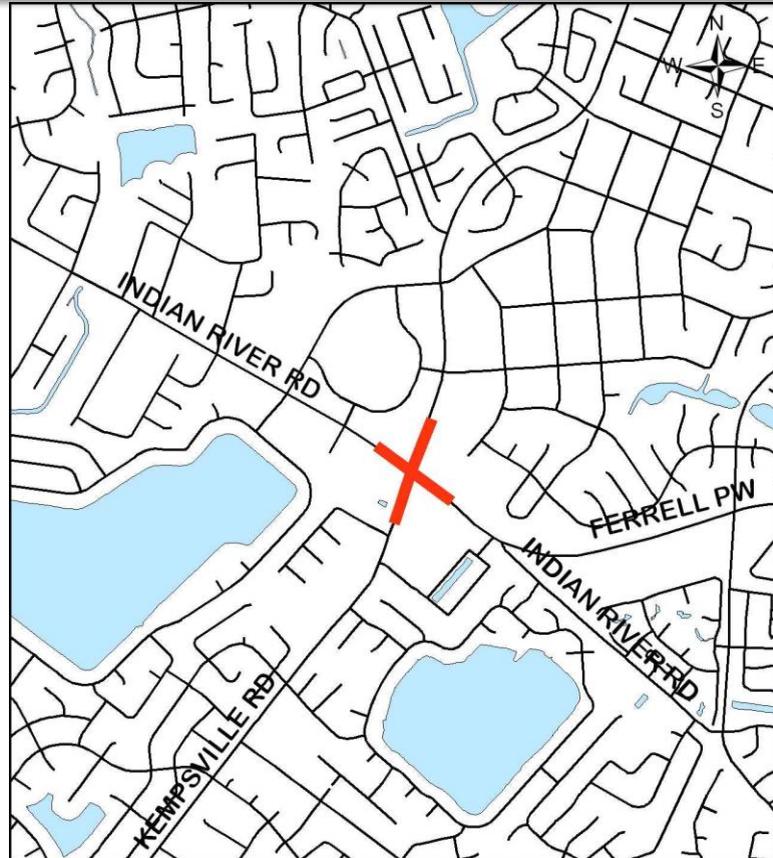
Indian River Road / Kempsville Road Intersection Project

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 March 2017 with construction starting early summer 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>



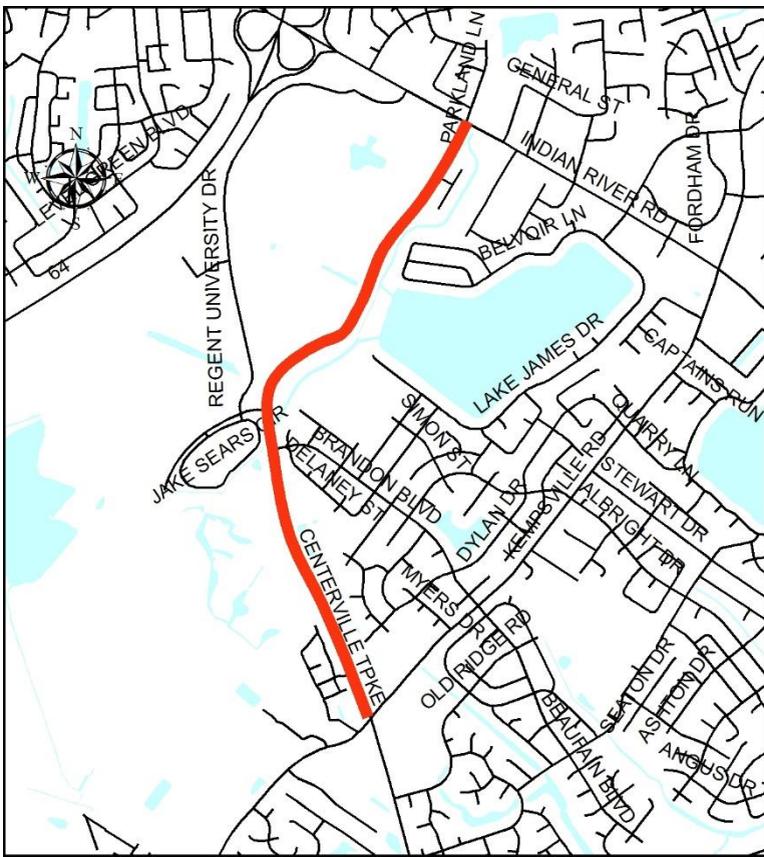
Centerville Turnpike Construction Update

Current Status and Progress (From the City Website)

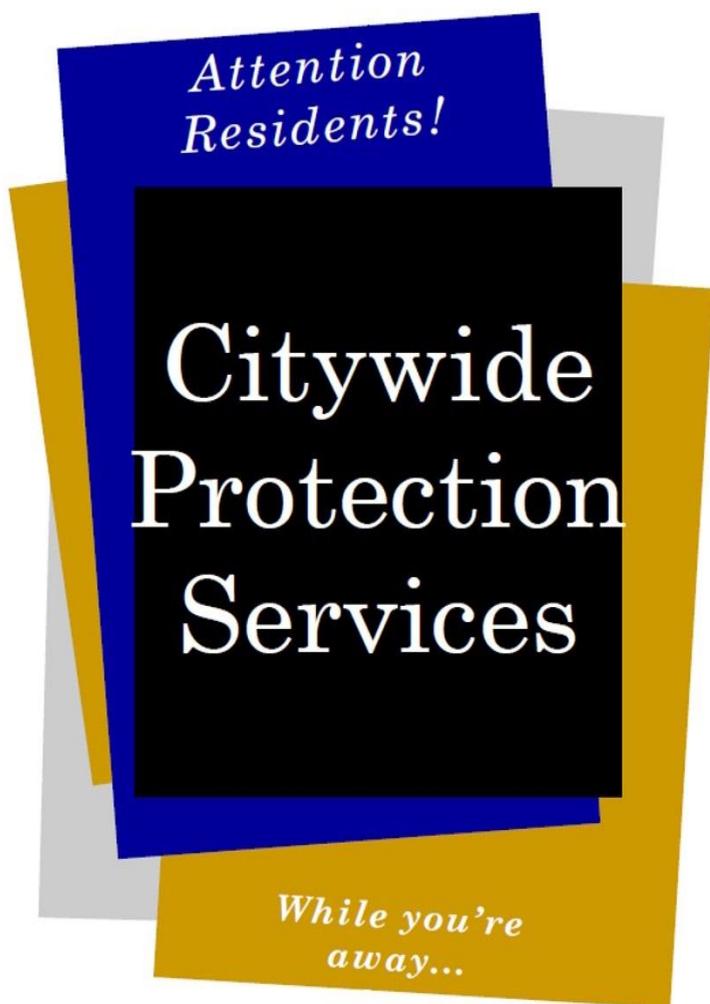
Environmental NEPA document approved in October, 2014. Public Hearing was held on January 22, 2015. Potential sound barriers along the project corridor have been identified. Final Noise Report is waiting VDOT approval and polling of impacted property owners/tenants on sound barriers has been completed. Received authorization from VDOT and FHWA on the Right-of-Way Phase for the 5 total acquisitions on July 29, 2015. Design is progressing towards a 90% submittal in May 2017.

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

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=2878>



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.



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 Martin Becker, 486-6000 or via email at:

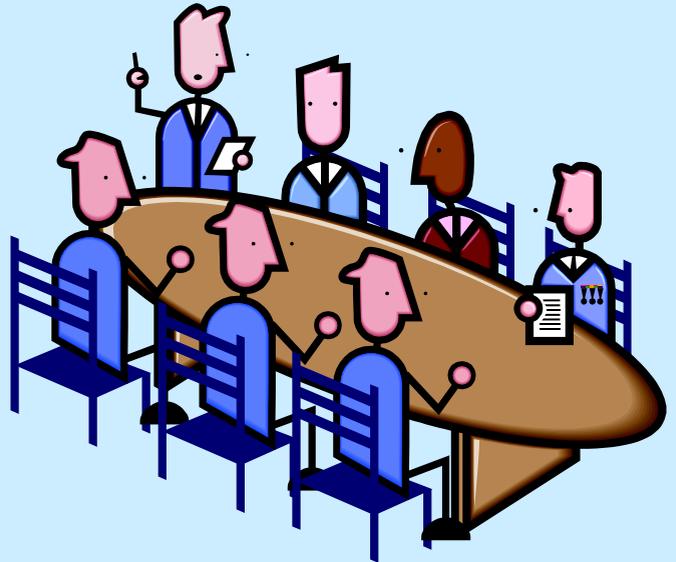
mbecker@theselectgroup.us

The **SELECT**
Group, Inc.

Board & Committee

(from November & December)

- Discussed the fencing adjoining LCHA homes and The House Church. Awaiting on estimates (in vinyl and wood) to replace fencing on the properties with LCHA fencing easements.
- Discussed letter received from The Select Group about "white collar" overtime rules. (Letter attached). Implementation has been delayed, but Marty said it will not impact Select's relationship with LCHA.
- Discussed proposed budget file. Made adjustments to the proposed document. We will be able to keep dues at 2016 levels.
- Carolina Marine has been inspecting the new bulkhead at Christopher Narrows to monitor the sinkholes every month. Sink holes at Christopher Narrows is still appear. Contractor has been out 4 or 5 times to fill holes. New hole is further back (about a foot) as compared to the other holes that were right against the bulkhead. Board is concerned that warranty will expire without this issue being resolved. Marty to draft an official letter asking to extend the warranty because of the issues and/or to come up with a plan moving forward.
- City has not clarified the previously announced requirement for 15% of a community to attend a training in order for that community to be an official neighborhood watch. Sharon to keep board informed of developments.
- Discussed architectural items. 7 architectural review applications processed (4 in Nov and 3 in Dec).



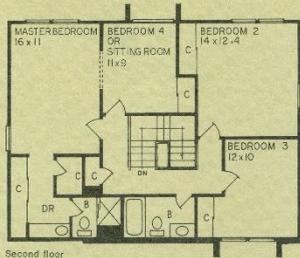
History corner

This month we have some original marketing brochure material depicting one of the community's most popular models, The Tahoe.

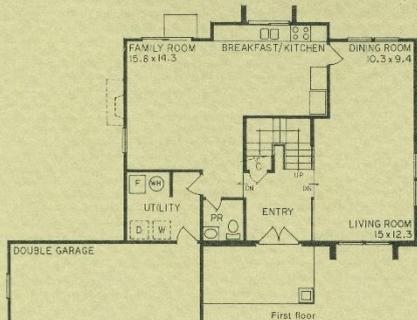
Construction of the Lake Christopher sub-division began in 1975 with the model homes on Ships Landing. The Tahoe is one of the 4 original models which were available to buyers during all phases of construction through 1982

The Tahoe is the second most popular model in Lake Christopher, with 78 built. This represents 22% of the homes in our community.

LAKE CHRISTOPHER



Second floor



First floor

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



Developed and built by The Christopher Companies
Sales: Larasan Realty Corporation
Phone: 424-5555



"The whole' California concept of light and space has been applied to this design in a fresh and imaginative way. The result is brilliant. From the front door of the model you look out on a shimmering waterscape in almost every direction. There is a dramatic step-down into a 25-ft living room and dining room on one side, and a huge family room on the other. The ranch style kitchen includes a large breakfast area. There is a first floor powder room, 2 more baths upstairs, 4 bedrooms with a master suite dressing area and your choice of 4th bedroom or private master sitting room. Double garage, carpeting, air conditioning are included. All in all, an extremely luxurious and sophisticated home in a glorious setting."

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