



# The Legacy

A journal of the Lake Christopher Homes Association  
March – April 2019  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

## Lake Christopher Board of Directors

Elias Logothetis.....	President
Karen Cagni.....	Vice President
Scott Hasenwinkel.....	Treasurer
John Capomaggi.....	Secretary
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Stephanie Hynes.....	Park Reservations
Sean Townsley.....	General Maintenance
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	Neighborhood Watch
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Tim Olson.....	Facebook Community
Jenny Pfeiffer.....	Park Attendants
Steve Rogovich.....	Architecture

## Association Manager

Alysia Schools  
The Select Group  
2224 Virginia Beach Blvd. Suite 201,  
Virginia Beach, VA 23454  
Phone: 486-6000 FAX: 486-6988  
[aschools@TheSelectGroup.us](mailto:aschools@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 April 26th, 2019**

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

# SeeClickFix



It has been windy, but not that much!  
Anybody can report damage/vandalism like this by visiting <https://seeclickfix.com>

In this issue:

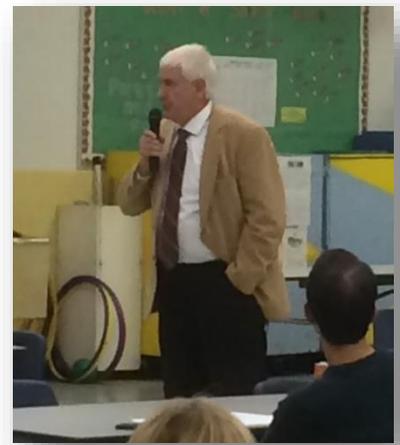
- Financial Corner – The Reserve!
- Annual Meeting
- New Board Members

... and much more!



# 2019 ANNUAL MEETING

At this year's annual meeting in February, 71 homes were represented in person or by proxy. Q&A followed the President's remarks, and our guest speakers were Police Captain Ben Gonse, 4th Precinct, Sabrina Wooten, Centerville District council member, and Lake Christopher's own Mr. Bob Dyer, City Mayor.

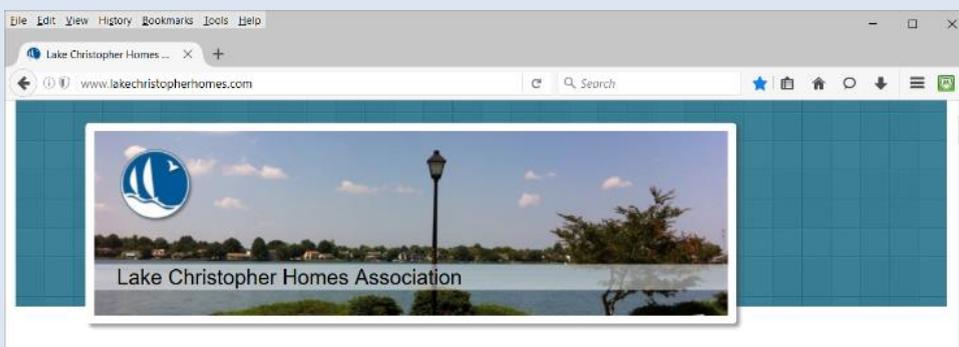


We bade farewell to outgoing board members Robert Simmons, Dick Chipchak, and Tim Olson; and welcomed Scott Hasenwinkel, David Hebert and Sean Townsley. This year there were 6 residents who volunteered to fill 4 vacancies on the board. Of the 6 residents, 4 had never served on the board before! The result is a diverse board comprised of both long time residents and newer ones, young families and empty nesters.



Later in the month, at the February monthly meeting, the new nine member board voted on officers and committee chairs in accordance with our by-laws. The front page of this edition shows this year's officers and members at large. Contact information for the board can be found on the *Board and Committee* page of the website.

**Visit our website**  
for information, forms, and much more!  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)



Welcome

Architectural Information

Association Management

Board and Committee

Garden Club

The Legacy Newsletter

Neighborhood Watch

Parks and Lake

Resident Directory

Social Events

City Services Information

# INTRODUCING THREE NEW BOARD MEMBERS FROM 3 GENERATIONS

From the Editor: All three new board members included their ages when asked to give input for a newsletter introduction. What stood out to me was how each comes from a different "generation" with different backgrounds to represent our community. So, rather than include ages, let me introduce them by generation (the dates of which varies depending on where you look).

For the record, your editor is among the last of the Boomers.



## *SCOTT HASENWINKEL - MILLENNIAL*

Scott has lived in Lake Christopher for 3 years, on Shorebreeze Court. He and his wife, Nicole, have three children, Ava-11, Owen-8, and Ryan-8.

Scott is a submarine Nuclear mechanic in the US Navy, and joins the board as Treasurer.

## *Sean Townsley - Gen X*

Sean has lived in Lake Christopher for 4 years, on LCD. He and his wife Jenifer (who is active on the social committee) have two daughters Aneliese-7 and McKenna-10.

Sean's background is with the USCG, and currently is a USCG Contracts Program Manager. Sean joins the board as a member-at-large, responsible for general maintenance.

## *Dave Hebert - Boomer*

Dave has lived in LC for 30 years. The Hebert's initially lived on Colebrook Dr., but for the last 25 years live on the lake side of LCD. Dave and his wife Lyn have two grown daughters who grew up in our community, and three grandsons under the age of 5.

Dave runs his own small business in the commercial lighting industry. He served on the board for two terms back in the late 80's early 90's, and joins the board now as a member-at-large responsible for lake maintenance.

**CONGRATULATIONS AND WELCOME  
TO OUR NEW BOARD MEMBERS**

# Garden Club 2019 Schedule

All meetings at 7:00 pm unless otherwise noted

## **Monday, March 4, 2019 - 7 pm –**

Speaker: TBA

Topic: TBA

+ Plan for May Plant Sale

Location: Home of Sharon White

1508 Lake Christopher Drive

Co-hostess: Judith Sylvester

## **Monday, April 1, 2019 - 7 pm –**

Plant Sale Logistics

Location: Home of Rooney Rainey

1472 Lake Christopher Drive

Co-hostess: Geri Linneball

Nominations for 2019 – 2020 Officers at this meeting

## **Saturday, May 4, 2019**

**L.C. Community Yard and**

**Plant Sale - 8 am to 3 pm**

(DAV - Charity pick up after 3 pm)

Plants at Sandy Flaus' home -

1552 Lake Christopher Drive

(Drop off Plants on Fri., May 3rd)

## **Monday, May 13, 2019 – 7 pm**

NOTE: DATE IS 2nd MONDAY!

Speaker: Dennis Giardina

Topic: Florida Panthers

Location: Home of Louella London

1500 Lake Christopher Drive

Co-hostess: JoAnn Given

Election of 2019– 2020 Officers

at this meeting & Collection of

\$10 Dues for 2019 - 2020

## **Sunday, June 2, 2019 –**

NOTE: EARLIER TIME! 5 pm

Potluck dinner with Spouses and Significant Others

Location: Home of Gale Petroski

1512 Lake Christopher Dr.

Co-hostess: Susan Martin

Bring dues, lawn chairs, and a

dish to share!

It's Summer!

No meetings in July and August

## **Tuesday, August 6, 2019 – 6 pm**

National Night Out at the Big Park

**Have questions? Contact Susan Martin at**

**757-761-0177 or**

**Sandy Flaus at 757-635-4532**



# Plant Sale

The Lake Christopher Garden Club  
will hold a Plant Sale  
During the Yard Sale.

Stop by @  
1552 Lake Christopher Drive

# DO NOT FEED WATERFOWL

## REGULAR FEEDING CAN CAUSE:

- ✓ Unnatural Behavior
- ✓ Pollution
- ✓ Overcrowding
- ✓ Delaying Migration
- ✓ Poor Nutrition and Disease
- ✓ An Unsanitary Lake



## IT IS ALSO UNLAWFUL

Statutory Authority: §§ 29.1-501 and 29.1-502 of the Code of Virginia.



Lake Christopher Homes Association  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

## 4VAC15-40-286. Unauthorized Feeding of Wildlife.

It shall be unlawful for any person as defined in § 1-230 of the Code of Virginia to place, distribute, or allow the placement of food, minerals, carrion, trash, or similar substances when it attracts any species of wildlife in such numbers or circumstances to cause property damage, endanger any person or wildlife, or create a **public health concern**. Upon notification by department personnel, any such person shall be in violation of this

section if the placing, distribution, or presence of such food, minerals, carrion, trash, or similar substances continues. This section shall not be construed to restrict bona fide agronomic plantings (including wildlife food plots), bona fide distribution of food to livestock, or wildlife management activities conducted or authorized by the department or U.S. government agencies with wildlife management responsibilities.



Statutory Authority  
§§ 29.1-501 and 29.1-502 of the Code of Virginia.

# 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.

## VIRGINIA BEACH CODE OF ORDINANCES

### 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.

## VIRGINIA BEACH CODE OF ORDINANCES

### 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.



# EASTER EGG HUNT

**SATURDAY, April 13<sup>th</sup> 2019**  
**10:00 a.m.**

(Egg Hunt Starts Promptly - Arrive Early!)  
at

Christopher Landing "The Big" Park  
Don't forget your Baskets and  
Cameras' for pictures with the Easter Bunny!  
Ages: Walking - Grade 5



# Architecture Committee Update: Street Lights for Safety and Security

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

Street lighting and area lighting in the community parks is provided for traffic safety, pedestrian safety and general security. Well maintained street lighting benefits our community by reducing crime and the fear of crime and generally makes our streets and parks inviting and comfortable rather than dark and forbidding. At this time of year when darkness comes on earlier adequate street lighting is even more important.

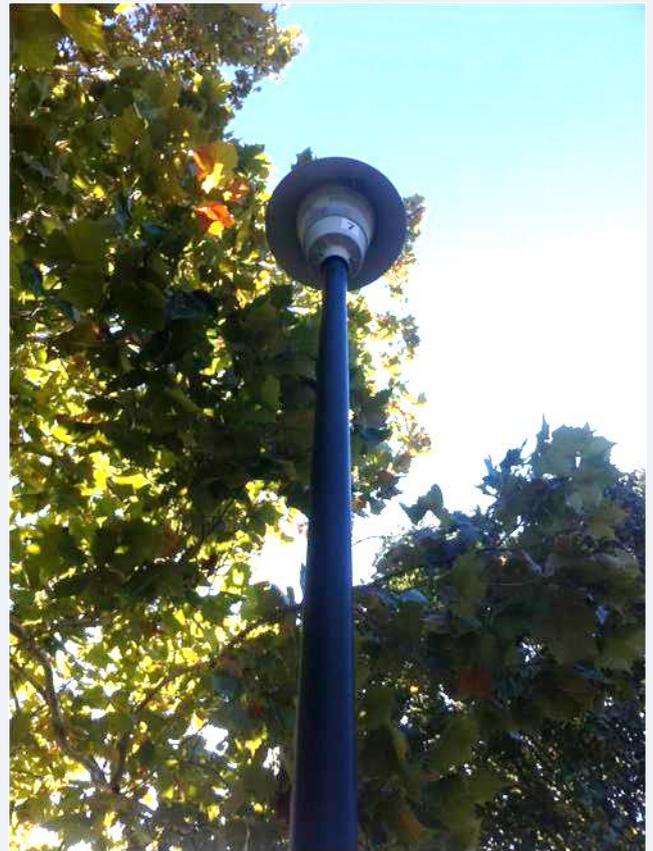
The older mercury-vapor type lights (blue/green color) are gradually being replaced with the newer, more energy efficient and brighter sodium-vapor (red color) lights or by LEDs in some areas. The new section of Lynnhaven Parkway is totally lighted by LEDs. There are a total of 114 street light poles installed on Lake Christopher streets including the community common areas. The lights on the public streets are owned and maintained by Dominion Energy and the electric service is paid for by the City of Virginia Beach. Power for the lighting in our parks and common areas is paid for by the Lake Christopher HOA.

Recently it was noted that a number of street lights in the community were either not working, obscured by tree branches, or damaged in some way for as long as two months. It appears that homeowners apparently don't notice that the street lights directly in front of their homes were not working or weren't aware of how to report them for repair. There are several to report light outages or any other problem with lights: Call Dominion Energy directly at **1-866-DOM-HELP (1-866-366-4357)** or go to:

<https://www.dominionenergy.com/outage-center/streetlight-outages>

Another way is to submit an on-line form provided by the City of Virginia Beach Public Works Department at:

<https://www.vbgov.com/services/pages/report-problems.aspx>



There is also a cell phone APP called "VB WORKS" where reports can be made.



## MOBILE APPS

Information needed to report a defective streetlight includes the 9-digit identification number which is found on a metal tag near the bottom of each pole and/or the nearest street address or street intersection where the light is located. I have reported 3 non-operating lights in the last 3 months and generally the lights have been fixed within 2-3 weeks.



Lynda Simmons  
 Fine Art Painter  
 757-271-8894

Surrealist Artist  
 Oil & Acrylic  
 Works

See my work at local  
 art shows or call  
 today

robsim3333@gmail.com



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.**

**Are these important  
 numbers Programmed  
 in your Cell Phone?**

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

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

# Party Permits

Summer will be here before you know it, and like last year, we expect the parks to again be in demand for special occasions.

Did you know that for only \$40 you can host a party at the lake? Lake reservations are perfect for birthday parties, team parties, graduation parties or even a wedding! Reserving your spot is as easy as 1, 2, 3!

1. Visit Lake Christopher website and download the reservation form (LakeChristopherHomes.com → Parks and Lakes → Party Permit)
2. Fill out the form and drop it off along with your 2 checks. One for \$40 (non refundable) and another for \$35 (refundable)
3. Host your party, Have fun, then clean up.

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

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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.

# LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

1. 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.
2. 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".
3. The use of all playground equipment is restricted to children 12 years old and under.
4. Children under 10 years old must be directly supervised by a resident at least 12 years old.
5. Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
6. No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
7. No glass containers of any type are permitted.
8. Persons using the facilities shall remove or properly dispose of their trash.
9. The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
10. 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).
11. No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
12. 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.
13. Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
14. No motorized vehicles are allowed in any park except on the paved area. All vehicles shall be operated in a safe and civil manner so as to avoid any injury to anyone and to avoid any damage to property.
15. 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

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;

# 2019 BUDGET

## 2019 OPERATING FUNDS

## 2019 RESERVE PORTION



# Financial Corner

## The Reserve

Its time to replace your driveway because tree roots are lifting it up, and it can no longer be ignored. Do you pay for it from savings, or do you borrow? Maybe you postpone the project for a few years. The decision is up to you as an individual homeowner. However, if the parking lot at Christopher Landing needs to be replaced because of tree roots, there is an expectation that it will be replaced in a timely manner, and that all LCHA members already contribute to cover costs like this through dues. What are our options for handling a common area capital replacement project like this?

One is by special assessment. LCHA By-Laws allow for special assessments (Article XII, Section 4), and it remains an option in an emergency or special circumstance. However, The Virginia Property Owners Association Act (POAA) requires associations to maintain a special fund, or “reserve” for these projects and to have a reserve study performed every 5 years. This is intended to prevent homeowners from getting blindsided with large short notice assessments for major replacements or repairs.

Every month we transfer a budgeted amount into a separate account for these projects. The money in that account goes by several names such as “The Reserve”, or “The Reserve Fund”. Our accounting software calls it “Replacement Reserve”.

## Common Area Capital Items

There is a national-standard four-part test to determine which expenses should be funded through Reserves: (1) It must be a common area maintenance responsibility. (2) The item must have a limited life. (3) The limited life must be predictable. (4) The item must be above a minimum threshold cost. These four criteria limit reserve covered items to major, predictable expenses.

The LCHA has about 30 items which meet this criteria. The 10 most costly to replace are listed here:

- Vinyl Perimeter Fence
- Bulkheads 60" High, Christopher Narrows
- Bulkheads 30" High, Christopher Beach
- Bulkheads 60" High, Christopher Landing
- Treated Wood Docks, Christopher Landing
- Wood Perimeter Fence (section 1)
- Fiberglass Play Module, Christopher Land.
- Asphalt Parking Lot, Christopher Landing
- Wood Perimeter Fence (section 2)
- Retaining Wall 30" High, Christopher Land.

## How Much is Enough?

Consider your own HVAC system. If you look at your old heat pump and decide to replace it next year, you could easily come up with an accurate estimate of how much to save. However, if you just installed a new heat pump this year, try to estimate the cost to replace it in 15 or 20 years. How much should you set aside each year *starting today* to cover that future cost? That is what we’re trying to accomplish with reserve funding each year.

So how much should be in our reserve? First, we start with a list of things that qualify as common area capital items. Each item is analyzed to estimate its **future replacement cost**, and **remaining useful life**. The costs are added, taking into account the year when each future expense will take place. This gives us a needed future balance year by year.

Consider the generic bulkhead below. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending \$46,739 to replace it in 15 years. Therefore, we should set aside \$260/month for that future expense.

The future cost and useful life of each item is periodically updated, resulting in adjustments to how much is set aside each fiscal year.

### Replacing a bulkhead. How much should we set aside?

\$ 30,000	Replacement Cost in 2019
\$ 46,739	Replacement Cost in 2034
\$ 3,116	Savings required per year for 15 years
\$ 260	Savings required per month for 15 years

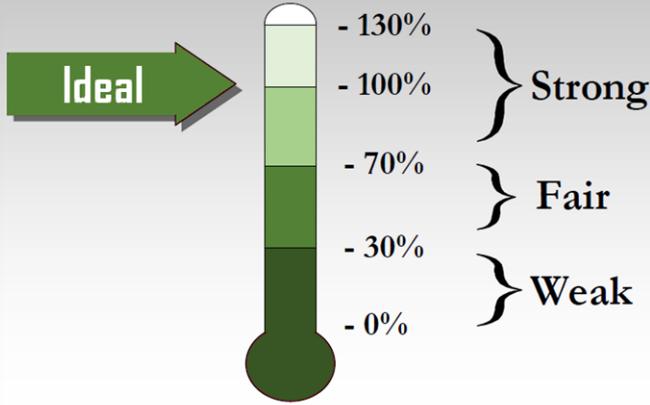
## The Reserve Study

A reserve study is a long-term capital budget planning tool required by law. It identifies the status of the reserve fund and looks to see if the funding plan will ensure there are sufficient funds available when major projects actually occur.

# Financial Corner

## The Reserve Study

### Percent Funded



The report will score the reserve on a percentage scale. Associations with low scores are at risk for special assessments to improve the funding level.

A reserve study is a long-term capital budget planning tool for our major common area repair and replacement expenses. A Virginia law, the Virginia Property Owners Association Act (POAA), requires one be done every 5 years. The reserve study identifies the status of the reserve fund and looks to see if the funding plan will ensure there are enough funds available when major projects actually occur.

The reserve study document, or report, is prepared by an outside independent consultant. It has two parts; the physical analysis and the financial analysis. The physical analysis looks at common area capital items, and the remaining useful life of each one. This helps us understand what will need to be replaced, and when. The financial analysis looks at the funds set aside, the plans in place to maintain those funds to ensure availability when needed, and forecasts what the future replacement cost will be for each item.

If there is enough in the reserve to replace all items on schedule, the reserve is considered to have a Fully Funded Balance (FFB). The FBB grows as assets age and the reserve needs of the LCHA increase, but shrinks when projects are accomplished and the Reserve needs of the LCHA decrease. This means the FBB changes each year, and is a moving but predictable target.

This shows a clear scientific nature of the reserve study because of the research and analysis required. However, the industry considers it both science and art, because the consultants are making projections about the future, and in some cases decades into the future.

## Managing a Moving Target

Consider a generic bulkhead installed at a cost of \$30,000. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending almost \$47,000 to replace it in 15 years. Therefore, every month we should set aside \$260 for that future expense.

### How much should we set aside in the reserves?

\$ 30,000	Replacement Cost in 2019
\$ 46,739	Replacement Cost in 2034
<b>\$ 3,116</b>	<b>Savings required per year for 15 years</b>
\$ 260	Savings required per month for 15 years

Each time a reserve study is done, the remaining useful life of the bulkhead is reviewed, and the future replacement cost is updated. In 5 years, a future reserve study may reduce (or extend) the remaining useful life; or a different inflation estimate may be used for the replacement calculation. At the end of that study, the \$3,116/year being set aside may change, requiring future budgets to adjust and reflect that change.

## The Reserve

The reserve is a separate fund required by law for the replacement (or major repair) of common area capital items. Monthly we transfer a budgeted amount, determined by the reserve study, into the replacement reserve account for these future projects.

## How Are We Doing?

A Reserve Study was completed in December, 2018. In the report, the Reserve Fund was scored slightly below the 70% level. The report recommended the LCHA increase the annual replacement reserve contribution by 2.3% per year, beginning with the 2020 budget. This plan is sustainable, and will prevent the need for assessments to improve the funding level.

## A Wrench in the Reserve

In 2006 the bulkhead at Christopher Narrows was replaced with reserve funds. However, in 2015 it became apparent that the bulkhead was failing prematurely, and it would not be in service for the projected useful life. It was replaced in 2016, a full 5 years early. This future expense was anticipated, but not for another 5 years. The early expenditure impacted the reserve's funding level score, and therefore the annual contribution calculations needed to reach and maintain a fully funded balance.

# Neighborhood Watch

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

## Get Involved in Your Community

In February at this year's Annual Meeting, there were many new faces. New Residents eager to find out what is going on in Lake Christopher and become a part of our wonderful community. This has encouraged me to write an article about how YOU can become active in your neighborhood.

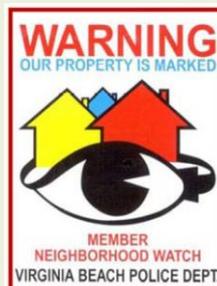
Many of us go on with our day to day lives without thinking much about what goes on with our Homeowners Association and what it takes to run it smoothly. Have you heard the saying "It takes a village"? By getting involved in our HOA, it will give you a chance to make a difference.

While it is a significant commitment to serve on the Board of Directors, there are other ways you can help your community. Serve on a committee. Join the Garden Club. Become a Neighborhood Watch Block Captain. Volunteer to do various projects in the neighborhood...there are opportunities during Park Clean Up Days, etc. Help keep our neighborhood looking nice by picking up trash along the streets and entrances. Keep our drains open by making sure the sewage lines are clear in front of your house...pick up leaves and trash that flow into them. Keep our parks free of debris, use the trash cans and pick up any litter you find. If you have any ideas to present or changes you want to suggest, then come to the monthly Board Meeting to present them.

Attend events! It won't be long before we have the Annual Easter Egg Hunt, our big 4th of July Party, and our Neighborhood Watch National Night Out. This Fall will be the Adult Social and Trunk or Treat! Look for the Social Committee to announce other activities as well. Take these opportunities to combine fun, meet neighbors and make new friends at the same time!

Involved, active residents will help ensure Lake Christopher continues to be the exceptional community we cherish. We are truly a hidden gem in Virginia Beach. What other neighborhood has all the resources we have? A clean Spring Fed Lake, Sandy Beaches, Playgrounds, Fishing Decks, a Boat Dock and even a Dog Friendly Park where our pooches can frolic and swim.

It's a great place to live...let's all work together to keep it that way!

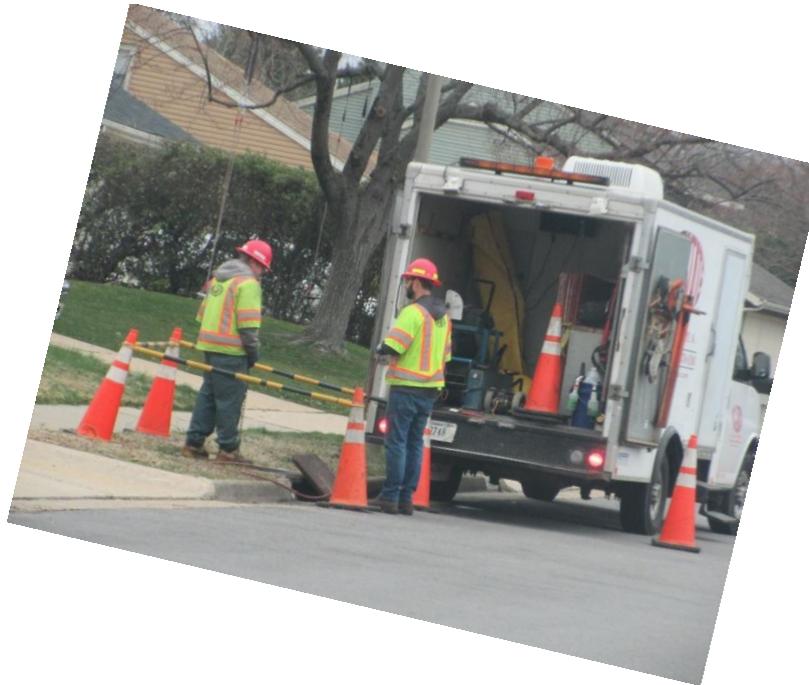


If you see any strange happenings or feel uncomfortable about anything or anyone you see in the neighborhood call the Non Emergency Police Number 757-385-5000

Nextdoor

# DRAIN CLEARING ACTIVITY

You may have noticed work crews at various storm drains throughout the community recently. The architecture committee spoke with the crew performing work in our community these last few weeks to learn more about what is being done. The drains are being inspected and cleared, and the clearing work includes using cameras going through the drain pipes to check for cracks and leaks in the underground pipes from the road to the lake.



When this edition was written, they were working at Christopher Beach park . One worker wearing a wetsuit got into the lake and ran the flushing hose into the outlet of the concrete pipe in the lake and snaked it back to the street drain. The men have detailed maps of the underground pipe locations and recently were working on the long pipe that runs from Christopher Beach park back to the canal off Brookfield Drive.

The company is under contract from the city to clean and inspect storm drains, and appears to be part of a citywide storm drain maintenance project. They flush out the underground pipes with high pressure water from a truck (they called it hydro-jetting) and then inspect with a remote camera looking for any large debris, damaged or collapsed areas or tree roots. They have a permit to re-fill the truck from fire-hydrants.

Everybody can help by keeping the curb area clear. Yard and plant debris is a contributor to clogged storm drains.

# Making the Most of Small Bathrooms

Courtesy of Better Homes and Gardens Newsletter by Hannah Bruneman

*We found the best bathroom hacks that will give you more storage to keep organized.*

**Towel Rack** Use a decorative wine rack on the wall or in a cubby insert to hold rolled towels while freeing up space in your cabinets or linen closet.

**High Shelf** Get creative if you are running out of storage space! The area above a door rarely gets used but can be a great place to store things you don't need daily. A shelf out of reach can hold extra toiletries or concealed air fresheners to keep your bathroom smelling clean.

**Basket Shelf** Turn an inexpensive basket or crate on its side to create deep shelving storage. The open face allows you to easily see all you have packed in it while the top side works as a regular shelf to hold decorative accessories.

**Tiered Storage** When you're running out of countertop space think vertically! Make your own tiered caddy by stacking two plates with a candle holder. Spray paint the whole unit so it's cohesive and matches your decor.

**Tension Rod** Take advantage of roomy under-the-sink cabinets. Install a tension rod to suspend cleaning supplies while a pull-out drawer below gives easy access to extra toilet paper.

**Dual-Purpose Mirror** A mirror affixed to a Storage Cabinet is great for small spaces. When closed, it's a full-length mirror but when open, its shelves hold all your health care and beauty products!

**Shower Organizer** Shoe organizers are great for the closet, but they work even better in the shower! The individual pockets designate a place for everything and the holes near the top easily connect to the shower curtain hooks. Just be sure to get an organizer with mesh pockets for the water to drain.

**Repurposed Plant Holders** Take advantage of every storage opportunity. Snatch up a few wall-mounted plant holders at your favorite Home and Garden Store. This unique touch adds decoration and can conceal bulky tools, like a blow dryer.

## REAL ESTATE NEWS

From: Sharon White, your Neighbor, your Real Estate "Go To"

Howard Hanna William E. Wood  
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4598 Broad Street  
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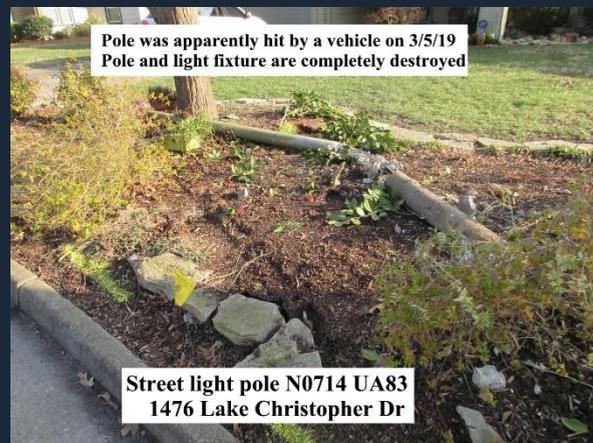
WILLIAM E. WOOD

Serving Lake Christopher for over 23 Years. I have a network of Professional that can help you in all facets of Real Estate, Sales, Financing, Title, Insurance



Its not been a good month so far for street lights and signs. On March 5<sup>th</sup> there was a hit and run at 1476 Lake Christopher Drive. A small silver SUV coming from the direction of Captains Run hit the light pole and mail box. It backed up and drove away towards Sand Pebble.

If witnessed, damage like this should be reported to the police. However, if you discover something like this anybody can at least report the damage so it can be repaired. See the seedclickfix link on the cover!



# Indian River Road / Kempsville Road Intersection Update

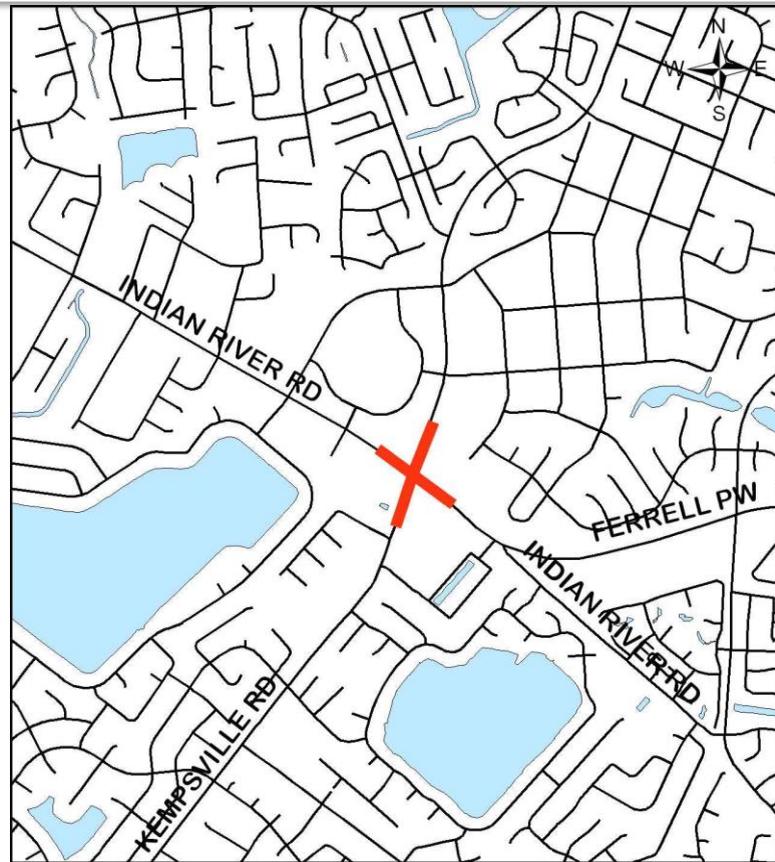
## Current Status and Progress (From the City Website)

This project provides funding to study, design, and reconstruct the Indian River Road/Kempsville Road intersection to increase the capacity of the intersection and improve safety and traffic flow. The design and construction of this intersection combines indirect left turns to the north and south on Kempsville Road and median U-turn lefts to the east and west on Indian River Road. Design and construction of two half signals north and south of the intersection as well as geometric improvements to the intersection of Indian River Road and Kempsville Road and its vicinity will also be included. The project will enhance the overall safety and operational capacity of the intersection and its corridors.

Construction began June 18, 2018 and is approximately 23% complete. The project simulation video can be found on youtube, by searching for "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

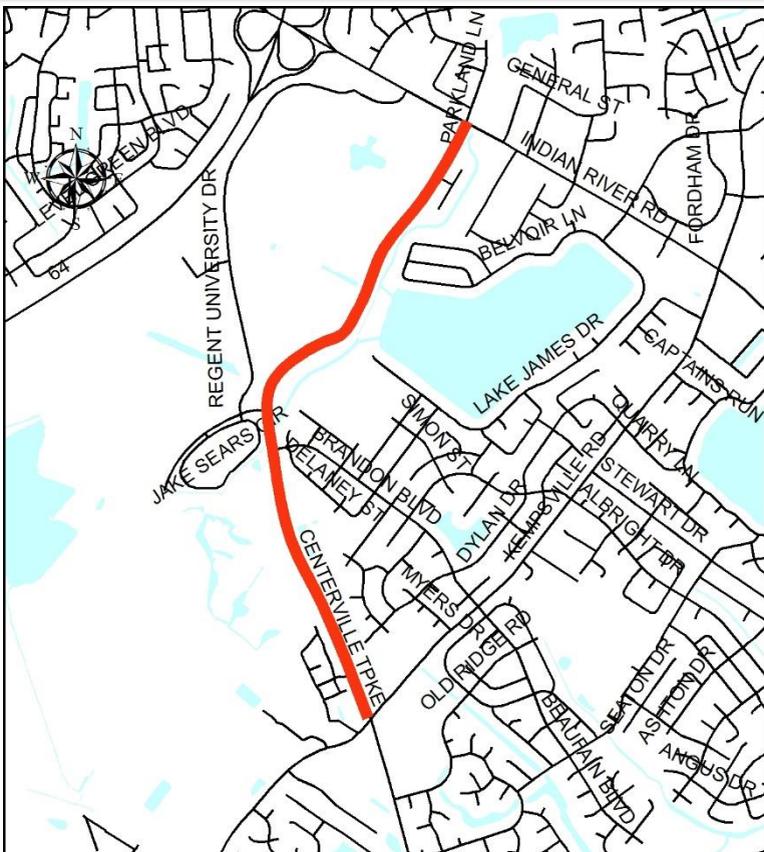
## Current Status and Progress (From the City Website)

City Council has identified this project as a top priority. This project is for the construction of a four-lane divided highway within a 130 foot right-of-way from Indian River Road to Kempsville Road, a distance of 1.85 miles. This project will provide improvements at the Kempsville Road and Indian River Road intersections, including triple left turn lanes onto Indian River Road from Centerville Turnpike. This project will also include sidewalk, dedicated on-road bike lanes, landscaping, and relocation of existing aerial utilities to a new overhead location.

Design is at 90% complete. Property acquisition is underway. Waiting for Dominion Energy relocation design to finish plats and acquisitions.

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

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



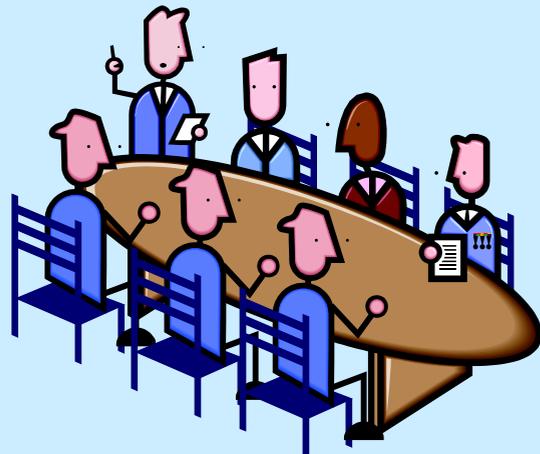
# Board & Committee

(from Jan & Feb 2019)

- Annual meeting preparations. Since we have more candidates than we have openings, voting shall be by secret written ballot. The Select Group will tally the ballots.
- Discussed resident suggestion to post meeting highlights for the community. Two options discussed. One is a public “bulletin board” version of the meeting, and the other is a “Secretary’s Corner” on the website.
- Discussion on how to address mildew on the vinyl perimeter fence.
- \$5,609.64 Net Income leftover from 2018. These are unused funds from the 2018 budget. Motion made and carried to transfer to replacement reserves.
- Discussed perimeter fence Damage behind 5110 Park Lake Court. Management has reached out to Ardent Fence for a proposal for the fence replacement, and has not had a response from them. Management has also reached out to Craftsman Fencing for a proposal. Discussed importance to get confirmation that other party’s insurance (GEICO) will cover the repair before authorizing any work.
- Geese Committee update. Next step as discussed in previous meetings is to get a permit/notification for addling/oiling nest eggs to control population on LCHA common property, and nests should be treated in late March or early April. Residents would need to addle/oil eggs on their own private property after contacting the U.S. Fish and Wildlife Service at <https://epermits.fws.gov/eRCGR/geSI.aspx> Motion made and carried to pursue required permit/form/notification for addling/oiling the eggs.
- Board positions and committee chair assignments voted on (see cover of The Legacy for assignments/positions)
- John Capomaggi will fill the vacancy of Tim Olson, who had 1-year remaining on his term.

In accordance with the by-laws, John Capomaggi’s new term will end in Feb 2020. Scott Hasenwinkel, David Hebert, and Sean Townsley will serve full 3-year terms.

- Park parties are starting earlier, so the porta-potty is needed starting in May. Motion made and carried to extend party reservation season from May 1st to Sept 30th. (John to update the form, and Stephanie to send inputs for an article)
- Discussion on getting a table for the park attendants to keep the sign-in sheet. Motion made and carried for the concept of a park attendant table. Investigating different options (purchase vs. build)
- Gus removed the old cypress bushes from Christopher Beach, and three dead trees. Also will remove stump at Christopher Landing. Noted that the removal of the bushes exposed some retaining wall caps with rotted wood.
- Getting estimates to remove leaning trees at Christopher Narrows. Will discuss possible tree replacement next year.
- Getting estimates for removal of the red-bud trees along the fence line at Christopher Landing near the volleyball court. The trees will be cut low to the ground (no stump grinding)
- Saturday, April 13th is Easter Egg Hunt

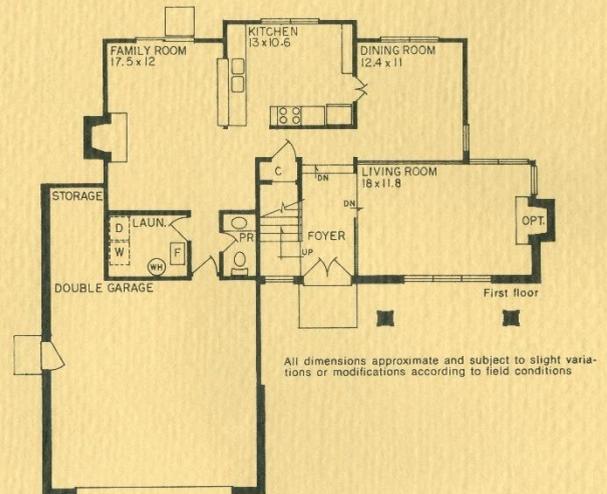


# HISTORY CORNER

## The "Geneva"

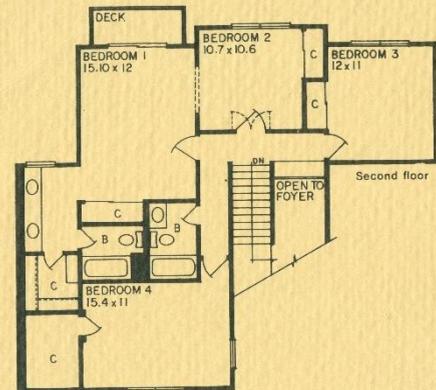
There are 41 Geneva homes in Lake Christopher, comprising 11% of the community. At 2174 square feet, it is one of the largest floorplans available, just behind the Victoria at 2260. Geneva's were not offered in the initial phase, as evidenced by their absence on the west side (see community map next page).

The 1978 brochure reads, *"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."*

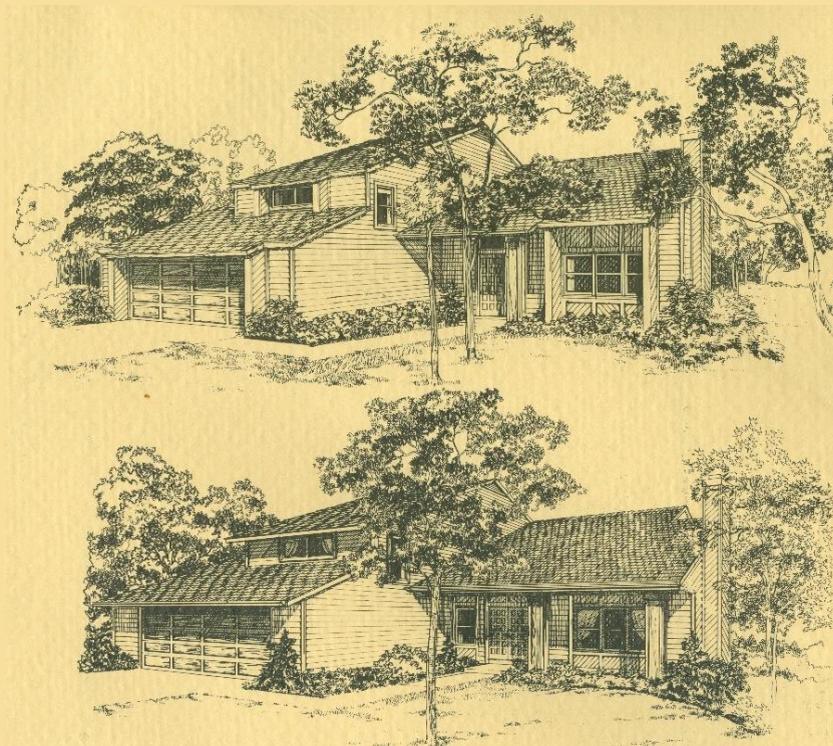


All dimensions approximate and subject to slight variations or modifications according to field conditions

### 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



# 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