

NOVEMBER 1991

### WHAT'S THAT GROWING IN THE LAKE?

As many of you already know, we have a new crop growing in the lake. It's called Sago Pondweed and it has been proliferating since late summer in certain parts of the lake. Not only is it unsightly but is becoming a hazard to navigation. Duncan Bell, the Board president and Doug Stewart from the property management have been researching the problem and have come up with a safe and environmentally favorable solution.

In the spring, the lake will be stocked with fish called Triploid Grass Carp. These fish feed on aquatic vegetation and over a period of time should effectively rid the lake of the overabundance of the grass. These fish will not reproduce, so there's no concern that they will "take over" the fish population. The numbers introduced into the lake will allow for a percentage of the grass to remain for the benefit of the other species like our famous bass and catfish. The Board is also having grates made to prevent the carp from leaving the lake and migrating to other waterways.

These carp are expensive, about \$8.00 per fish but should give long-lasting control to the lake and allow us to avoid the hazards of herbicides. If you would like more information on the weed or the fish, Duncan has some reprints of articles on the subject.



### 1992 BILLING PROCEDURES ANNOUNCED

The homeowner assessment bills will be sent out on December 1 and payment will be due on January 31, 1992. Late fees will be charged starting February 1, 1992. Copies of the 1992 Budget will be included with the bill. Please reply promptly. If assessments are in arrears, the homeowner is ineligible to vote at the Annual Meeting and loses all privileges to and use of the Common Areas. If non-payment of dues continues, the Homes Association will seek a judgement in court and liens placed on the property. All legal fees will be added to the original assessment plus late charges.

### NOMINATING COMMITTEE

The Nominating Committee is seeking a few good residents to serve on next year's Board of Directors. Now is your opportunity to get in there and have your say in the future of Lake Christopher. If you're happy with the way things are going and would like to get involved in the workings of the Homes Association, now is the time to step forward and be a part of one of the most dynamic organizations of this kind in Virginia Beach. If you're unhappy with some of the policies, stop complaining to your neighbors and get in and make the changes you want. Don't delay, call Sandy Powell at 467-1209 or Duncan Bell at 467-8140 and throw your hat in the ring.







# GARDEN CLUB NEWS

## YARD OF THE MONTH

September: Frank and Hope Chipman  
1404 Fairbank Ct.

October: Jim and Elaine Livsey  
1553 Lakeport Ct.

Stop by and see these beautiful examples of landscaping and upkeep.

\*\*\*\*\*

The lovely, brisk days of Fall find us scurrying like squirrels to winterize our flower beds, seed 'n' feed lawns and plant just a few more bulbs----not to mention planning for the fast approaching Holiday Season!

The Lake Christopher Garden Club schedule continues with our **monthly meeting on November 4th at Helen McLaughlin's home at 1725 Lake Christopher Dr. at 7 pm.** All members and interested residents are invited to attend and enjoy a guest speaker who will inform us on the many ways to grow and use herbs.

Out thanks to all of you who made our Mum Sale a huge success, and to those of you who participated in the Fall Garage Sale. We saw lots of great bargains and happy faces.

Reminder: **Poinsettias will be sold on December 7th.** (Time and Place to be announced in a flyer - watch for it!) These are always beautiful premium plants at very reasonable prices. They're the perfect way to put that special touch to your holiday decorations and they make great gifts. Advanced orders may be made starting November 28th - Call Elaine Phelps at 495-7144.

Don't forget - the Holiday Exterior Decoration Contest sponsored by the LCGC will be held on December 18th starting promptly at 7:30 pm. If you can't get home in time, have a neighbor turn on the lights for you. The judges look for tasteful use of lights and color, that complements the house and garden, specific themes, and general upkeep and neatness of the display. Good luck!

For more information on these and any Garden Club activities call:  
Elaine Phelps, president - 495-7144  
Karen Kreisel, v. pres. - 495-8999



## CARPET TIPS FROM FLOOR DESIGNS BY LYNN

Selecting a carpet can be an exciting, yet often frustrating experience. Carpeting the home is the third greatest investment a homeowner will make. Before selecting your carpet, it is important to make an informed decision. In order to do so, you will need basic information on carpet fibers and construction; how to judge quality and performance, and how to determine which carpet is best suited for each room area. ;

**CHOOSING THE CARPET FIBER.** Most carpet styles are made entirely of one fiber type - nylon, olefin or polyester. NYLON continues to be the ideal carpet fiber, providing outstanding durability, resilience, and appearance. OLEFIN is often used in styles such as berbers and, while not as resilient as nylon, offers a quality option where budget is a factor. POLYESTER carpets, soft to the touch and not as durable as nylon, are best suited for low traffic areas where color and style are the main criteria.

**CARPET STYLE AND SELECTION.** SAXONY PLUSH - a dense, level cut pile with a smooth, luxurious surface; ideal for formal settings. FRIEZE/TWIST/TRACKLESS - curled or twisted tuft makes a textured plush that masks footprints. LEVEL LOOP - loop pile with tufts of equal height; durable construction makes it appropriate for high traffic areas.

### SOME PRACTICAL SUGGESTIONS AND REMINDERS:

- Don't skip on padding; quality carpet needs quality padding.
- Berbers, tweeds and pebbled textures are best at hiding soil.
- Prompt cleanup of spills, frequent and thorough vacuuming and periodic professional cleaning (even for stain resistant carpets) will prolong carpet appearance and life.

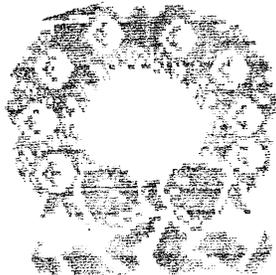
Call 467-1209 for more information

**NEWS FROM THE ARCHITECTURE CONTROL  
COMMITTEE**

The purpose for Architectural Control is to enhance and protect Lake Christopher property values. The residents who work on this committee are working very hard to improve the entire neighborhood.

**PLEASE NOTE:** All changes to the exterior of the homes in Lake Christopher **MUST** be approved by the Architecture Committee. Even if you have seen a particular color on a house, it may not be an approved color. Save yourself the hassles and check with the Committee before beginning any exterior work on the house.

The committee is there to work with homeowners to improve their property and make sure that it complements and does not detract from the theme and spirit of contemporary lakeside living. Obviously this theme attracted you to Lake Christopher or else you would have moved elsewhere. The committee is empowered by the covenants and by the Board of Directors to approve or disapprove any and all changes to the exterior of the houses. If the committee finds that a homeowner has violated the restrictions, legal action can be taken against them by the committee. The homeowner will be notified by the Board that legal action is being taken and that the homeowner will have the opportunity to appeal to the Board with counsel. This appeal will take place at a regular meeting of the Board. Property owners receiving this notification are encouraged to attend and be heard. Please be responsive to the letters received from the committee. It will only help you in the long run.



**LAKE CHRISTOPHER HOMES ASSOCIATION  
ARCHITECTURAL GUIDELINES**

(Rev. 1990)

**1. GENERAL**

**A)** No building, fence, wall, bulkhead, deck, dock, dog run, or other structure may be erected until plans and specifications have been approved by the Architecture Committee.

**B)** No change in the exterior colors of a home may be made without approval of the Architectural Committee.

**C)** Homeowners are required to maintain the appearance and structural integrity of the property in order to sustain the value of the Community. Maintenance shall include, but not be limited to repainting or staining where the paint and/or stain has deteriorated resulting in fading, flaking, blistering, discoloration, mildew, etc.

**D)** Homeowners are required to maintain the appearance of their yards through regular grass cutting, trimming, edging, and cleaning of gutters on their property. Wood piles, compost heaps, fishing equipment, and miscellaneous items must be stored out of view from adjacent homes and the street. Trash cans are required to be hidden from view when not out for trash collection (currently on Fridays).

**E)** Owners who rent their property shall inform the Association Manager of the name of their Realtor or Rental Agent in case the Architectural Committee needs to contact the owners concerning the upkeep and maintenance of their property.

**2. REFINISHING OF CEDAR SIDED HOMES**

**A)** Restore the siding to its natural state/color by power washing and/or bleaching.

**B)** In order to preserve and prevent the return of mold or mildew, the siding **must** be stained with a transparent, semi-transparent, or solid stain or wood preservative as soon as possible after cleaning.

**C)** When changing the color of siding or trim from the present

color, you must submit a request to the Architecture Committee. A sample of the new color(s) must be applied to the siding adjacent to the trim covering an area measuring three feet square and allowed to dry. Prior to approval members of the Committee must view the requested color(s).

D) One contrasting color must be used to paint the trim, gutters, and all doors, including the garage door. Mailbox posts and wooden mailboxes must match the house or trim color.

### 3. VINYL SIDING GUIDELINES

#### A) COLOR CONFORMITY

- Must be earth tone (contain beige or brown).

- Must coordinate with roof and brick colors.

- Must be different from adjacent homes.

#### B) FINISH

- Must have flat (non-glossy) finish.

- Must have wood grain texture with flat finish.

- Must not reflect light.

#### C) WIDTH CONFORMITY

- Minimum width 4 1/2 inches.

- Maximum width 6 inches.

- Vinyl must duplicate the appearance of the original material.

#### D) DESIGN

- Vertical hanging of siding will not be approved.

- Houses that now have vertical siding may apply for conversion to horizontal siding, but all approvals will be on a case-by-case basis.

- Vinyl siding will not be approved at this time for cedar sided homes.

#### E) MATERIAL

- A sample of the actual siding being considered at least six inches long and showing the actual width must be submitted for approval. The sample must be large enough to show: gauge, texture, color, and width.

### 4. PAINTED HOUSE COLORS

A) The following color ranges will be considered:

- For the siding on wood and brick homes - browns, grays, dark

beige, tans, and subdued gray-greens. Only flat colors may be used.

- For the trim on wood and brick homes - colors complimentary to the siding color in low to moderate contrast. Only flat colors may be used.

- Colors considered unacceptable include yellow, mustard, gold, red, blue, white, orange, and pink.

- Eventually, all wood and brick painted homes must comply with these color guidelines. Homes which currently fall outside these guidelines and cannot show prior approval by the Architectural Committee, may remain so only until the next required painting or staining at which time they must be brought within these guidelines.

### 5. BASKETBALL HOOPS

A) CONSTRUCTION: Backboards must meet commercial standards and appearance.

B) COLOR: The backboard, hoops, and nets must be maintained and painted to always give a good appearance. The color is to be the same color as the house, making it blend, not stand out from the general appearance of the house.

C) LOCATION: Basketball hoops are to be affixed to the roof above the garage door or located on a pole not visible from the street.

- No basketball hoop on a pole will be allowed in the front of any property.

### 6. CLOTHESLINES

- Clotheslines are not allowed, except as stated in Section 13 of Article VII of the Covenants.

### 7. ANTENNAS

- No external antennas, including TV antennas, are authorized.

### 8. FENCING

A) Only wood fencing is approved for use within Lake Christopher.

B) Stockade fencing should be installed with points facing downward so as to present a smooth, uniform appearance at the top of the fencing. In addition, some

type of trim is required to give the fence a more finished look. In most cases, fencing should be stained or printed to match the owners' home. Exceptions are granted based on the type characteristics of the wood used. If wire is used on a split rail fence, the wire should extend no higher than the top of the vertical posts.

C) The City of Virginia Beach limits fencing heights within 15 feet of a public street to 4 feet in height. Fencing within 20 feet of a street may not exceed 6 feet and in no case, at Lake Christopher may fencing exceed 6 feet. In this regard, fencing of a height less than 6 feet is encouraged by the Committee. Fencing is normally limited to extend from the rear line of an owner's property to the forward edge of the home. In no case may fencing be constructed on waterfront lots which would impair the view of the lake from the street.

#### 9. WATER AND GAS TANKS

- Exposed water or gas tanks in view of the street or lake should be concealed with fencing similar to that which conforms to the appearance of the siding on the residence or the fencing on the property.

#### 10. SWING SETS

- Swing sets shall be subject to approval by the Architectural Committee. These structures are generally discouraged as Lake Christopher has two common areas for the children's enjoyment. Should such structures be considered for an addition to your home, they should be made of wood and painted the colors of the house siding or trim. For those who already have them erected, they should be painted the color of your house trim or siding.

#### 11. GARAGE DOORS

A) Replacement metal or fiberglass garage doors will be approved as long as they are paneled similar to the original garage doors and are painted to match the house colors.

B) To prolong the life of the original wooden garage doors, paint the inside and install a rain gutter at the edge of the roof over the door.

C) Severely rotted and unsightly garage doors must be replaced.

#### 12. DOCKS

A) Docks can extend no higher than ground level.

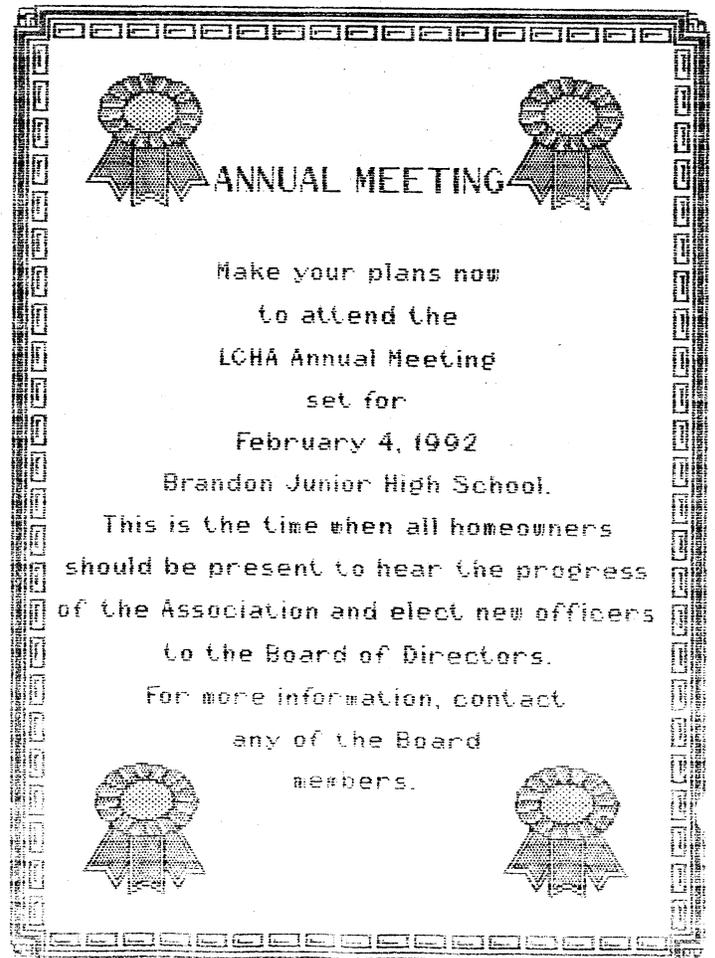
B) Docks can extend no further than 10 feet into the water.

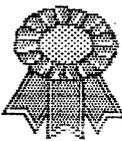
C) Docks can be as wide as the property lines will allow.

#### 13. ROOF REPLACEMENT

- Samples of roof material intended for roof replacement must be provided to the Committee for approval of color and appearance.

These 1990 revised edition of Architectural Committee Guidelines have been approved by the Board of Directors and reviewed by the association attorney.

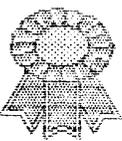
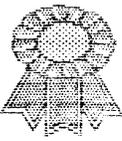


 ANNUAL MEETING 

Make your plans now  
to attend the  
LCHA Annual Meeting  
set for  
February 4, 1992  
Brandon Junior High School.

This is the time when all homeowners  
should be present to hear the progress  
of the Association and elect new officers  
to the Board of Directors.

For more information, contact  
any of the Board  
members.



LAKE CHRISTOPHER ARCHITECTURAL REQUEST

From: \_\_\_\_\_  
Name Address

\_\_\_\_\_  
City, State, ZIP Phone

To: HARTMAN REAL ESTATE  
5265 PROVIDENCE RD. SUITE 403  
VIRGINIA BEACH, VA 23464

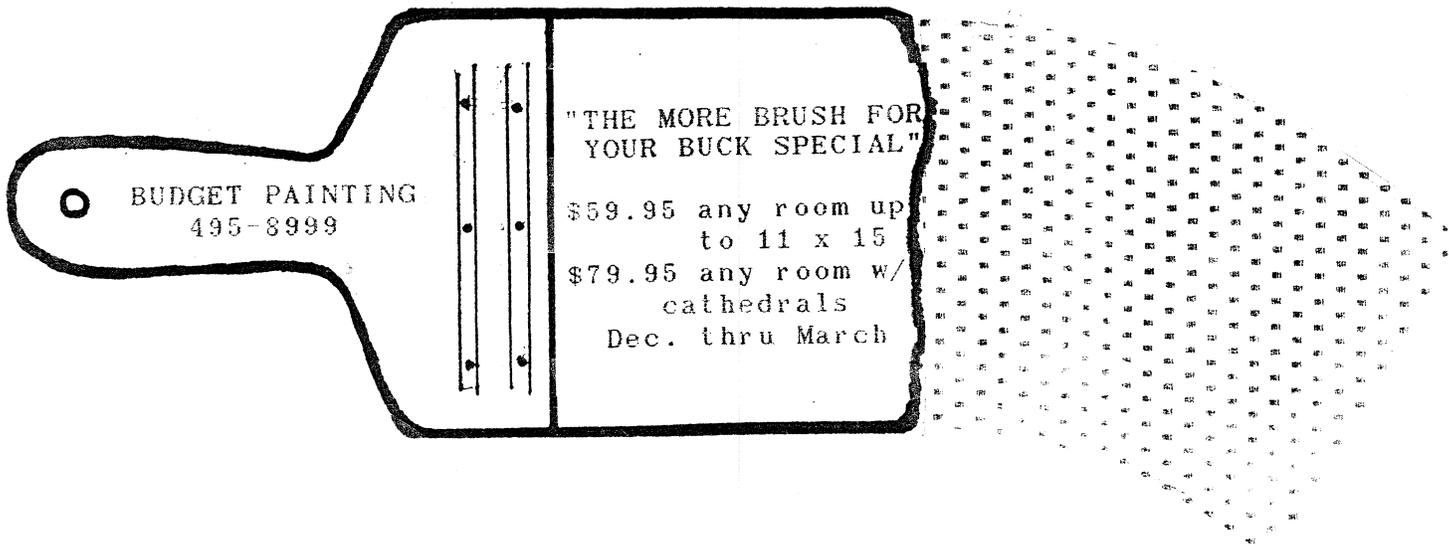
Subj: Architectural Request

1. I would like to have the following request considered for approval by the Lake Christopher Architectural Committee:

2. The following have been enclosed to aid the committee in the approval of my request. (Check as applicable)

- Conceptual drawing. (Fence, dock, deck, addition, etc.)
- Color sample (Staining of siding or trim)
- Vinyl sample (siding)
- Vinyl trim sample
- Plans (additions)
- Plot map showing boundaries (Fence, dock, deck, etc.)

\_\_\_\_\_  
Signature



This is a paid advertisement.

An update of the area market study presented in the last edition of this newsletter shows there have been no major changes in the real estate activity in the community of Lake Christopher (just the normal activity of a "healthy neighborhood"). There are a few less homes being actively marketed that there were the first week of September (11 compared to 14). Five of the 14 homes that were on the market have had contracts written on them, moving them to the "PENDING SALES" category and one was taken off the market. There are three homes that were added to the "CURRENTLY ON THE MARKET" category during the past couple of months.

#### CURRENTLY ON THE MARKET

There are currently 11 homes being marketed by licensed Realty firms. These homes continue to range in price from \$94,900 to \$139,000, now with an average price of \$117,163 (compared to \$117,392 in the September issue). They have been on the market for an average of 97 days (compared to 82 days in September).

#### PENDING SALES

As was the case in September, there are 6 homes currently "under contract" (5 newly pending and 1 "carry-over"). Their average time on the market was 73 days (compared to 112 days in the September group) and have an average price of \$116,700 (\$118,783 for the 6 in last month's report) with a price range of \$99,900 to \$149,900 (compared to \$99,900 to \$142,000 in September).

#### SOLD

Since 17 October 1990 there have been an additional 25 homes in your community that have been sold. These homes were marketed for an average of 83 days and sold for an average price of \$112,532 with a price range of \$88,500 to \$166,500.

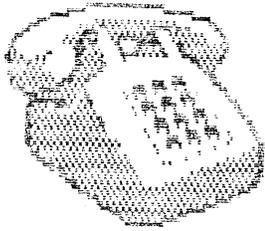
The above data about your community is provided for information only and, while it is not guaranteed accurate, it is based on the most current information available to me as of 21 October 1991. If you are planning on placing your Lake Christopher home on the market and would like a personal marketing analysis, please call Michael or Eunice Kelton at their home (471-7992) or at their office with CENTURY 21 CHARTER REAL ESTATE, phone 430-0430.



**Charter Realty Corporation**  
3630 S. Plaza Trail  
Virginia Beach, Virginia 23452  
Business (804) 340-0430  
Residence (804) 471-7992

**Michael H. Kelton**  
**Eunice Y. Kelton**

This advertisement is not intended to solicit business from anyone currently marketing their home with another Real Estate Agency.

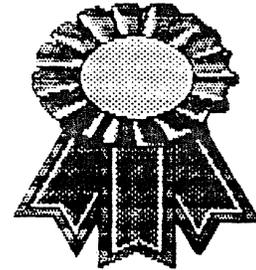


## C H I M N E Y S W E E P I N G

Does your chimney need to be swept? Try to remember the last time it was done...If it has been awhile consider doing it NOW! This relatively inexpensive procedure can prevent costly fires and worse tragedies from occurring in your home. If you have any questions about your fireplace safety, call the Virginia Beach Fire Department at 486-1234 for an inspection.

# We Need You!

Volunteers are needed  
immediately  
for the Architecture Committee  
and the Social Committee!



Put your name in now for the  
1992 BOARD OF DIRECTORS!

Call Sandy Powell, 467-1209  
or  
Duncan Bell, 467-8140

## Want to join Girl Scouts?



call



Martha Browning  
479-4530

or

Donna Christensen  
495-3996

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Lake Christopher  
References

# ADVERTISEMENTS

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495-6446

TELEPHONE 436-1200

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## CREATE YOUR OWN ART WORKS

Lessons by Gloria Bersi.  
 Various drawing techniques, acrylic  
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 Children or adults. 467-0689.  
 \*\*\*\*\*

## TUTOR

CERTIFIED ELEMENTARY AND LEARNING  
 DISABILITIES TEACHER WILL ALSO  
 TUTOR AFTER SCHOOL AND EVENINGS.  
 LINDA RIDDLE, 495-4569.  
 \*\*\*\*\*

## CHILD CARE

IN MY HOME. CHERRY COPE, 467-1389.  
 \*\*\*\*\*

## BABYSITTERS

Doug Bateman	467-3603
Jessie Henderson	467-0032
Jennie Henderson	467-0032
Crystal Joseph	467-6787
Keisha Joseph	467-6787
Tricia Livsey	467-2579
Jennie Logan	495-7932
Stephanie Smith	495-2871
Jennifer Whalen	467-5636
Priscilla Witwer	479-4306
Karen Yang	474-0260

\*\*\*\*\*

## NEED TO SAVE TIME?

Jessie Henderson is 15 years old  
 and able to save you time. She will  
 organize children's birthday par-  
 ties, help with dinner parties or  
 special occasions, babysit and va-  
 cation-proof your home by taking in  
 mail and taking care of animals.  
 References available. Call 467-  
 0032.  
 \*\*\*\*\*

## LAWN CARE

Sean Cope.....467-5942  
 Bill Amin.....467-2966  
 Byron Mitchell....479-0566  
 Conrad Stock.....495-3384

\*\*\*\*\*

## THE DOLLHOUSE WORKSHOPPE

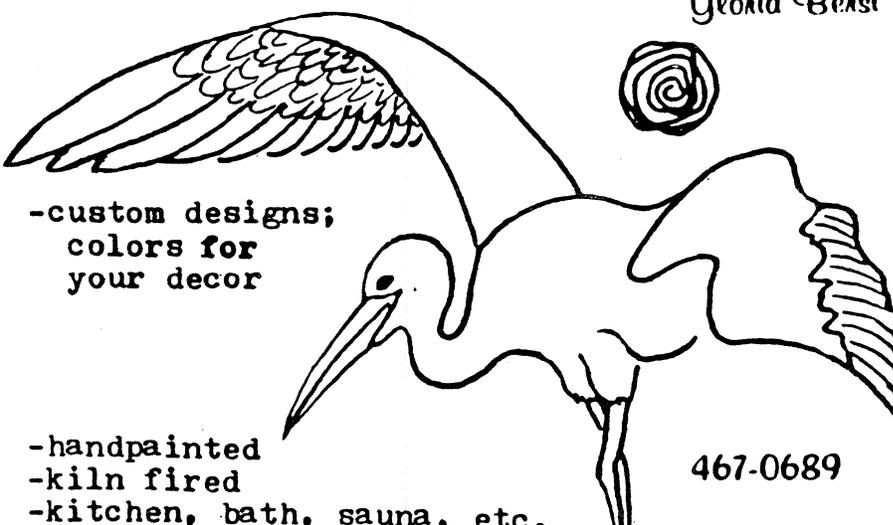
Special orders for Heirloom Quality  
 Miniature Dollhouses. Call Mary  
 Wynn, 495-3530, after 5pm.  
 \*\*\*\*\*

## CHILD CARE

Make reservations early for the  
 Holiday Season! **RED CROSS FIRST AID  
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 495-6538.  
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                       Rick Sears  
Block Security  
Hospitality         H. McLaughlin  
Newsletter         D. Christensen  
Park Security        John Mirra  
Sailing                 Duncan Bell  
Social                Tanya Pate  
Zoning                Sarah Briscoe

**NEW IN THE NEIGHBORHOOD?**

Call Helen McLaughlin for a packet  
of information today.  
Call 495-8418.

**PLACE AN AD IN THE LEGACY!**

Business card size ads are \$10.00  
per issue or \$50.00 for six issues.  
Call Donna Christensen for more  
information. 495-3996.

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**NEWSLETTER DEADLINE**

The deadline for articles for the  
next issue of the Legacy is October  
21, 1991. Place all ads and  
articles with Donna Christensen,  
495-3996 or with the Property  
Manager, 495-2800.

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**BOARD MEETINGS**

Board meetings are held on the  
third Monday of every month at 7:30  
pm. Please call the Property  
Manager at 495-2800 or any of the  
Board members for location of the  
meetings. Interested homeowners  
are invited and encouraged to  
attend.

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**NEWSLETTER INFO**

NEWSLETTERS ARE PUBLISHED IN  
JANUARY, MARCH, MAY, JULY, SEPTEMBER  
AND NOVEMBER. INFORMATION IS DUE IN  
TO THE NEWSLETTER EDITOR BY THE  
THIRD MONDAY OF THE PREVIOUS MONTH.

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**PROPERTY MANAGER**

ALL CORRESPONDENCE PERTAINING TO  
LAKE CHRISTOPHER HOMES ASSOCIATION  
SHOULD BE MAILED TO:

THE HARTMAN REAL ESTATE CO.  
5265 PROVIDENCE RD. SUITE 403  
VIRGINIA BEACH, VA 23464  
PHONE: 495-2800