

A JOURNAL OF THE LAKE CHRISTOPHER HOMES ASSOCIATION

MARCH

1991

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### ANNUAL HOMEOWNERS MEETING

The Annual Meeting of the Lake Christopher Homes Association was held on February 5, 1991 at the Library of Brandon Junior High School. A quorum was represented. Duncan Bell, president, called the meeting to order at 7:10pm. After introduction of the Board members, Mr. Bell presented the slate of nominees for Board positions and voting commenced. The slate was elected for three year terms.

A discussion of the progress of the new fence construction then took place. Delays in construction were caused by problems with the City's new fence ordinances but progress is being made in overcoming these problems. The requests for the variances will be sent in the week of Feb. 4 and the Board hopes for a quick response. As for funding, Mr. Bell does not foresee the need for a Special Assessment because excess funds from several years past has been going into a fund for this purpose.

Virginia Beach Councilman, Robert Clyburn gave a brief talk on matters concerning the Kempsville area. This was followed by a visit from Mayor Oberndorff who spoke on the condition of the city in general.

Mac McMullen presented the 1991 Budget citing the fact that dues do not have to be raised this year.

Committee reports were presented followed by a brief discussion of Park Security and the increased cost of City building permits for waterfront construction. Dick Montgomery has more information on this if anyone is contemplating building projects on their lakefront homes.

### SPANISH EXCHANGE STUDENTS

Homes are urgently needed for Spanish Exchange Students, ages 11-16, for one month from the end of June. These are fine young people from respectable families who are eager to get a taste of American life. If you have room (they can share) won't you please call me, Terry Janes, at 467-3632.

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### SPECIAL SECURITY MEETING

Several homeowners met at the home of Jim and Sandy Powell on Feb. 26 to discuss summer Park Security and some of the problems encountered last season.

Homeowners took turns sharing the problems they have been experiencing in their particular area of the lake with juveniles. These problems include consumption of alcohol, using obscene language, starting fires, loud music playing by young persons 12 or 13 and some older. These young people were observed sometimes at 2 am and when confronted by adults to stop, the problems just got worse.

Duncan Bell, president of the Association, has sent a letter to the Chief of Police informing him that Lake Christopher will prosecute any trespassers. Also, increased incidence of vandalism at the Landing may necessitate purchasing more insurance thereby increasing the costs to all of us.

Some solutions to these problems were also discussed. These include wearing badges, park lighting, more mature guards, hiring off-duty policemen, listing

(CONT. FROM PAGE 1)

all children who live in Lake Christopher, and more.

The revitalization of the Block Security/Neighborhood Watch program was discussed and decidedly needed. However, we need someone who can head up the project. If anyone is interested, please let the Board know

The next meeting will be March 26, at 7:30 pm, at the home of Jim and Sandy Powell.

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#### 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.

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.

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#### REMINDER!

BEFORE DOING ANY OUTSIDE CONSTRUCTION AND AFTER YOUR PROJECT IS APPROVED BY THE ARCHITECTURE COMMITTEE, BE SURE TO GET YOUR CITY BUILDING PERMIT.

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#### CEDAR SIDED HOMES UPDATE!!!!

A meeting is being planned for the owners of Cedar Sided homes, in April, time and place to be announced. The purpose is to discuss problems, share suggestions and possibly meet with professional painters to learn the latest techniques and materials available.

If you are interested in such a meeting, please contact Sally at 499-9555, or Sandy at 467-1209.

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#### 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 painted 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.

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

# EASTER EGG HUNT

SATURDAY, MARCH 30

11 AM

LAKE CHRISTOPHER LANDING

\$1.50 PER CHILD

CHILDREN 6 AND UNDER ONLY. PLEASE

COME MEET THE  
EASTER BUNNY!



## SOCIAL COMMITTEE MEETS

The Social Committee will meet at 7:30 pm at Tanya Pate's home, 1461 Lake Christopher Dr. on Tuesday, March 12. Details of the Easter Egg Hunt will be discussed. The committee is in need of volunteers to help with this event. Make plans to be there and help in the planning.

The Calendar of Events is set as follows:

March	30	---Easter Egg Hunt
May	31	---TGIF, all ages
July	4	---Catered party (reservations)
Sept	6	---Adult party
Dec	14	---Caroling

Please, we need help with these events. Lend a hand because if we don't get the help we don't have the fun.

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## 1990 CONSUMER PRICE INDEX IS SET

Due to the increase in the CPI for 1990, the maximum allowable homeowners' assessment is \$207.01. This represents an increase of 5.1% over 1989. This is according to Article VI Section 3 of the covenants.

**SPRING  
GARAGE SALE**

**MAY 4, 1991**

**9-3PM**

CALL 495-6203

OR

495-8418

## CLEAN COMMUNITY COMMISSION SETS "EARTH DAY" ACTIVITIES

The CCC is attempting to reach as many people possible by scheduling a variety of activities to celebrate "Earth Day Birthday" during the whole month of April.

Some examples of activities are: Litter Art Contest/Show  
Adopt-a-Spot (includes tree planting)

Arbor Day Celebration-Apr.12

Earth Day Celebration-Apr.21

and much more.

The Adopt-a-Spot program is in cooperation with the Department of Waste Management and is designed to encourage citizen participation in litter clean-ups of designated areas in our community at regular intervals. Adoptable areas could include parks, vacant lots, walkways, median strips, campuses, neglected public areas, etc.

Participants in the program are required to adopt for a minimum of two years. A sign noting the program and participant's name will be provided for installation in the clean-up area. As part of this program, we will require adoptive groups to plant a tree (provided) in their designated area on April 21. The group would be required to care for the tree.

# Adopt-a-Spot

Call the Clean Community Commission today. 427-4104

## Let's Go!

# Become A Neighborhood Hero.



# GARDEN CLUB NEWS

Yard of the Month contest will begin in April. The following points are considered in the judging:

1. Lawn mowed and edged.
2. Color
3. No weeds or grass in bedding areas.
4. Balance
5. Garbage cans not in view

Starting now, the Yard of the Month will be awarded year-round. There are many yards that maintain their lovely appearance all winter that need to be recognized.

Garden Club Members' Spring Work Day is set for Thursday, April 25 from noon till 4 pm. We will be cleaning up the bedding areas in each park and planting annuals.

The members ask the cooperation of all homeowners in keeping kids and pets out of the bedding areas and if you see a weed, take a minute and pull it out.

Last month the Club participated in the Girl Scouts' "We Are Proud of You" program, by sending a case of Girl Scout Cookies to a service member in the Persian Gulf.

The Spring Garage Sale will be on Saturday, May 4th from 9 am to 3 pm. The fee will be \$2.00 per house to participate. To make reservations and get balloons, contact Adele McCoy 495-6203 or Helen McLaughlin 495-8418. Advertising will be done by the Garden Club.

## TRASH CANS

Remember to keep your trash cans out of sight of your neighbors or the street. This is according to the covenants.

## IT'S OUR LAKE, HELP PRESERVE IT!

The most important asset owned by the Lake Christopher Homes Association is our LAKE. The Board of Directors has asked that we bring to the attention of residents, new and old, the fact that all storm drains servicing the streets in Lake Christopher empty into the lake, thus making pollution of the lake a constant possibility. They ask that biodegradable detergents ONLY be used when washing cars. Oil, paint, turpentine, anti-freeze, etc. must not be dumped into the streets to wash into the lake. Over-fertilization of lawns is also a source of pollution, so proper care should be taken when fertilizing. DO NOT FERTILIZE AFTER May 15 OR BEFORE OCT. 15. Use insecticides sparingly and with great care for your own protection.

The lake population consists of many species of fish, turtles and other wildlife, all of which should be protected along with the clarity of the water.

Dumping grass clippings into the lake not only makes the lake unsightly, but is another source of pollution and will eventually end up washed up on the beach for others to have to clean.

Please help us keep Lake Christopher clean by doing your part and by encouraging your neighbors to do the same.

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## LIFE AROUND THE LAKE

Wow, I've cleaned the garage and gotten rid of all my junk... must admit that was a project. My neighbor convinced me to call Chem-Lawn and now I have grass, as well as weeds, to mow each week. I've been walking the dogs carrying a "scooper" in my hand, so things in the neighborhood must be looking up...and now so can you on your walks. Still, as I look around, there are lots of things left to do. The Garden Club maintains the Flower Beds at the Parks.. I could help there. The Maintenance Committee always needs a body to help paint or fix equipment. Or, I could just pick up litter as I go on my walks. You know, I'll bet if I do my little part, everyone else just might do the same. Then we'll all have time to enjoy our community.



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References available. Call 467-  
0032.

**LAWN CARE**

- Sean Cope.....467-5942
- Bill Amin.....467-2966
- Byron Mitchell....479-0566

**NOTARY PUBLIC**

Lake Christopher Resident, Maynard  
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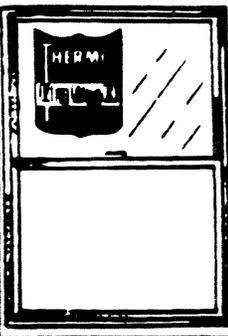
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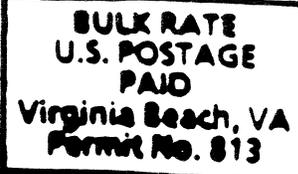
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**NEWSLETTER DEADLINE**

The deadline for articles for  
the next issue of the Legacy  
is April 15, 1991.

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**BOARD MEETINGS**

March 18: 7:30 PM, AT THE HOME  
OF KAREN CAGNI.  
1645 LAKE CHRISTOPHER DR.

APRIL 15: 7:30PM, AT THE HOME  
OF SARAH BRISCOE.  
1517 SAYBROOK CT.

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**NEWSLETTER INFORMATION**

NEWSLETTERS ARE PUBLISHED IN  
JANUARY, MARCH, MAY, JULY,  
SEPTEMBER AND NOVEMBER.  
INFORMATION IS DUE IN TO THE  
NEWSLETTER EDITOR BY THE 15TH  
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.  
396 S.WITCHDUCK RD. SUITE 203  
VIRGINIA BEACH, VA 23462

PHONE: 499-9555