

**THE LEGACY**

**LAKE CHRISTOPHER**

MARCH 1992

**ANNUAL MEETING**

The 1992 Annual Meeting was held on Feb. 5 at the Brandon Junior High School Library. Duncan Bell presided. Seventy nine homes were represented either in person or by proxy which constituted a quorum.

After a brief introduction of the Board members present, Duncan introduced the Mayor, Meyera Oberndorf who made a few remarks on the various issues currently facing the City and have direct impact on the community. The imminent implementation of Water Conservation measures and the Lake Gaston project topped the list. The Mayor also called urged all citizens to become more involved in the business of the City Council and to be vigilant and safeguard the precious resources of the City.

Following the Mayor's speech, Sgt. Zucaro and Officer Kubin of our Kempsville Police Precinct, spoke on the current programs and policies of the Police Department's Property Crimes Unit. The Sergeant explained the high correlation between juvenile crimes and the truancy rate. The Truancy Abatement Program authorizes police officers to locate and patrol for youthful individuals who should be in school. They investigate and return the youths to school.

With the large area of patrol, (30 square miles in Kempsville Precinct), the police need volunteers to help coordinate

police activities in the neighborhoods. Anyone interested should contact Sgt. Zucaro or Sgt. LaPorto at 474-8400.

On the question of "Gang activity", Sgt. Zucaro stated that although there are no organized gangs operating in this neighborhood, there has been an increase in "street robbery" recently which in some cases is the mark of gangs in infancy. So it is important for neighbors to watch out for and report immediately any unusual or suspicious activity.

Officer Kubin then gave a run down on specific steps we as homeowners can take to keep property crimes to a minimum in our community:

- Install exterior lighting
- Install motion detectors
- Keep shrubs around house cut low
- Keep bar-locks on sliding glass doors
- Install pin locks on windows
- Dead bolt locks on all exterior doors
- Engrave all valuables with social security number (keep records of all serial numbers and model numbers)
- Inform police of vacant houses
- Burglar alarms and large noisy dogs are a good investment

Bob Dyer presented the 1992 Budget and fielded questions. There was no increase in the dues and the Board will work very hard to go after uncollected accounts.

(continued on page 2)

Nominees to the Board of Directors, Pam Goss and Dave Hebert were elected to the Board by acclamation, there being no other nominations from the floor.

Maintenance committee head, Rick Sears, gave a report on the planned improvements to the Common Areas. He needs volunteers to donate time, suggestions, and/or expertise to the committee. They plan to get more sand for the beaches, and are looking into some new playground equipment.

Duncan Bell thanked the homeowners on the new fence line for the use of their electricity and water during construction. A full report on the fence and costs will be published in the newsletter as soon as all bills are in and construction completed.

Duncan also reported that the lake would be stocked this spring with the grass carp that would eat the vegetation that is growing in the lake. He is consulting with the hatchery to determine the best time to introduce the fish. Meanwhile the water quality remains good for swimming and fishing.

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**WORD FROM THE TREASURER**

"Where does our money go?"

At the Annual Meeting this past February, a request was made for an account of actual expenditures for 1991. As per this request, I submit the following income and expense transaction statement:

Total income:	\$61,976.82
Actual expenses:	
Grounds maintenance	12,230.12
Lake maintenance	6,048.22
General maintenance	528.42
Property management	10,200.00
Legal fees	8,365.15
Audit	1,175.00
Office supplies	149.46
Postage	974.95
Printing	1,787.17
Misc. administration	1,833.80
Fed. & State taxes	1,458.00
Insurance	1,735.00
Total	\$46,485.29

The difference of \$15,491.53 is put into the operating fund to pay for the perimeter fence and other major replacement/repair projects. Funds spent in 1991 toward this was \$37,764.00 as well as \$2,985.00 for the additional landscaping mandated by the City of Virginia Beach. The total cost of the fence on completion will be approximately \$63,000.00.

If there are any questions, feel free to contact Bob Dyer, Treasurer, at 467-3130, or feel welcome to come to a scheduled monthly Board meeting.

Thank You.

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**LAWN CARE AND THE LAKE**

It's springtime again, and all good Lake Christopher homeowners have the urge to get out and spruce up the lawns and get those flower beds going. We get so anxious to see green again that sometimes we overdo the fertilizer. Let's be conscious of the fact that all those chemicals that we spread all over our lawns will find their way into the lake, feeding unwanted plants and robbing the fish of needed oxygen.

Those of us who have lived here for a few years can remember the effects. It looks like someone dumped green paint and oil into the water. Use natural fertilizers when you can and use them sparingly. This is especially important this year because of the water conservation measures being enforced. Too much fertilizer without adequate watering will burn and kill your lawn.

Please take care to dispose of your household chemicals in a safe manner, **DO NOT DISPOSE OF ANY CHEMICALS OR OILS IN THE STORM DRAINS !!! THESE FLOW DIRECTLY INTO THE LAKE.**

Remember, the lake is the your most valuable asset and directly affects your property value. Please join your neighbors in protecting and preserving this investment.

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# GARDEN CLUB NEWS

## GARAGE SALE

Remember to get out those sellable items for the **BIG GARAGE SALE ON MAY 2**. The weather promises to be great and the turnout large. Contact Elaine Phelps, 495-7144 or Andrea Koob, 467-4106 for your balloons and make a \$2.00 contribution to the Garden Club. The Club will do the advertizing. All proceeds go toward the beautification of the Common Areas.

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

Each month the winning home will receive a Gift Certificate and a sign will be displayed on the lawn.

The Spring Clean-Up Day is scheduled for April 14th at 9 am. All members who can join us should meet at the Landing flower bed. Bring what yard tools you can and don't forget a good pair of work gloves.

### Upcoming meetings:

April 6: 7:30pm at the home of Sandy Powell  
1629 Lake Christopher Dr.  
Speaker, Deck construction

May 4: 6:30 pm at the home of Adele McCoy  
60 Beachview Dr.  
Pot Luck Supper

## SOCIAL COMMITTEE SETS '92 CALENDAR

Tanya Pate, Chair of the Lake Christopher Social Committee held a planning meeting at her home on October 8 at 7:30 pm. to discuss parties and events for the coming year. In addition to setting some tentative dates for the parties, the Committee also discussed the purchase of some items that may be used for the parties and thus saving rental costs. The first item will be a portable stereo cassette player and the others will be costumes suitable for use at Christmas and Easter. The calendar is tentatively set as follows:

- April 18, 1992 - Easter Egg Hunt
- July 4, 1992 - Pig Roast  
plus Chicken
- October 9, 1992- Adult TGIF
- December 21 & 22- Visits from Santa

More information on these events will be forthcoming as the dates draw closer. If you have any ideas or would like to help out with any or all of these events, please contact Tanya at 467-5424 and leave a message.

### \*\*\*\*\*UPDATE\*\*\*\*\*

There will be a planning meeting for the **EASTER EGG HUNT** on Wed. March 25, 7:30pm at 1461 Lake Christopher Dr. Come out and help with this party.

\*\*\*\*\*



Happy Easter

# 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.

## We Need You!

Volunteers are needed  
immediately  
for the Architecture Committee,  
the Social Committee,



the Maintenance,  
and the Hospitality committee!

Call Sarah Briscoe, 479-4320

or

Karen Cagni, 467-3286.

## PROFESSIONAL PAINTER

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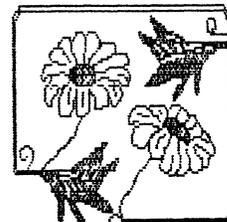
5204 QUARRY LANE

474-2264

## Lake Christopher References

EASTER EGG HUNT  
SATURDAY, APRIL 18th.

Watch for a flyer & more details.



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\*\*\*\*\*

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\*\*\*\*\*

**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?**

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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**

**RED CROSS FIRST AID AND CPR  
CERTIFIED.** Monica Buchner, 495-  
6538.

\*\*\*\*\*

**Lake Christopher Garden Club**

will sponsor a

**Community-Wide  
Garage Sale**

May 2, 1992  
9-3pm

\$2.00 per house  
Call Elaine Phelps, 495-7144

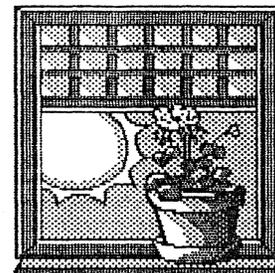
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Andrea Koob, 467-4106  
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Maintenance	Frank Lawler
	Rick Sears
Block Security	
Hospitality	H. McLaughlin
Newsletter	D. Christensen
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Call Helen McLaughlin 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.

**NEWSLETTER DEADLINE**

The deadline for articles for the  
next issue of the Legacy is April  
20, 1992. Place all ads and  
articles with Donna Christensen,  
495-3996 or with the Property  
Manager, 495-2800.

**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.

**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.

**PROPERTY MANAGER**

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

LAKE CHRISTOPHER HOMES ASSOCIATION  
DOUG STEWART, ASSOCIATION MANAGER  
4652 HAYGOOD RD. SUITE 5C  
VIRGINIA BEACH VA 23455

PHONE: 804-460-6401