

November – December
Fall 2019

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Karen Cagni.....Vice President
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Cecelie Battilana.....Social
David Hebert.....Lake Maintenance
Stephanie Hynes.....Park Reservations
Sean Townsley...General Maintenance
Sharon White.....Landscaping
Neighborhood Watch

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Bill McMican.....Directory
Tim Olson.....Facebook Community
Jenny Pfeiffer.....Park Attendants
Danielle Phillips.....Social co-chair
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

Citywide Protection Services

Lake Christopher resident hotline:
757-652-4467 (24 hours daily)

Citywide office number:
757-312-9911 (9:00am to 5:00pm)

The Legacy Ads and Info

The Legacy is a free bi-monthly on-line
community newsletter of the Lake
Christopher Homes Association

See our website for business ad info,
and past editions of the newsletter:
<http://www.lakechristopherhomes.com>

**Deadline for the next issue is
December 31st, 2019**



A Journal of the Lake Christopher Homes Association
www.lakechristopherhomes.com

A New Intersection, Just In Time For The Holiday!



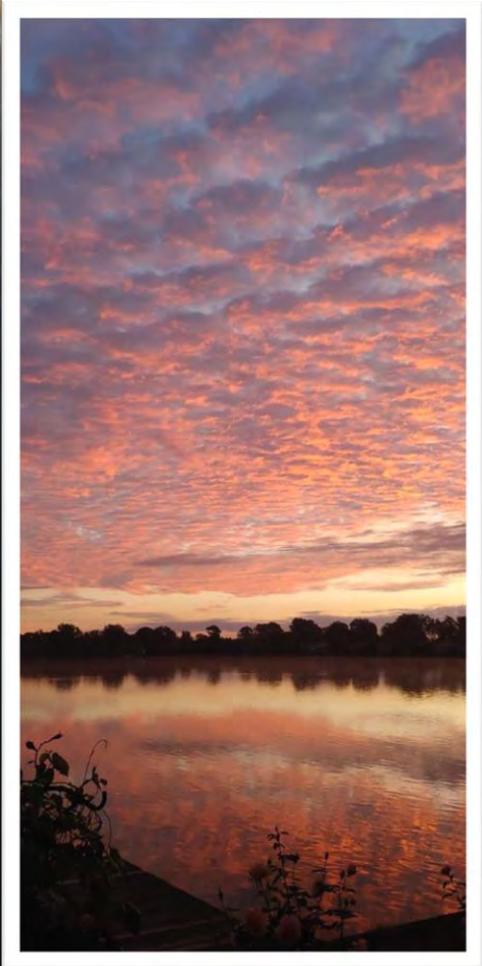
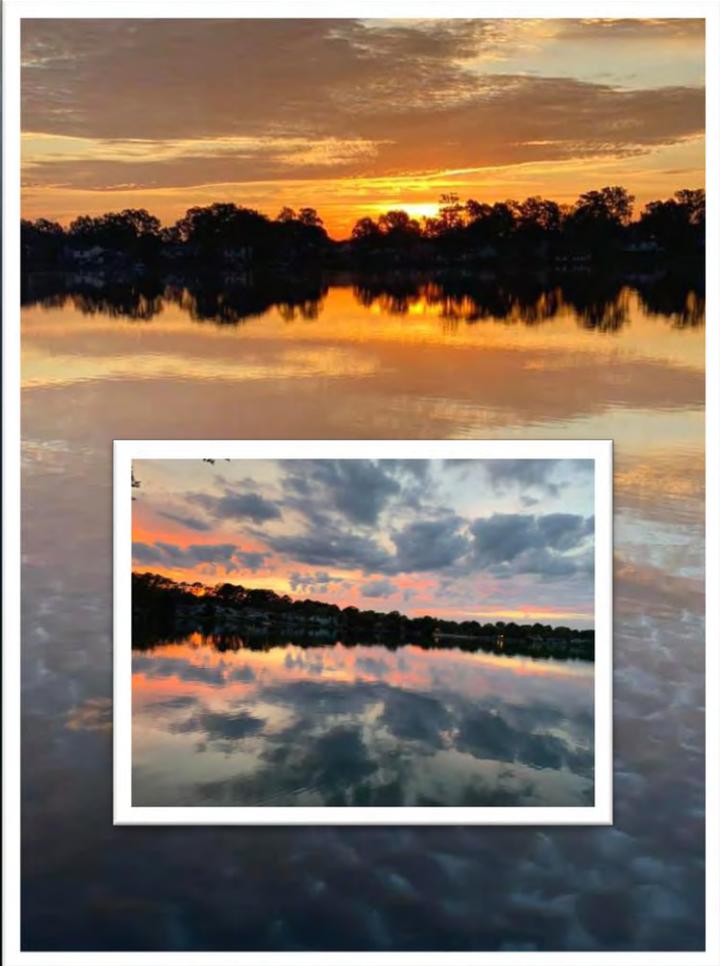
We've been posting updates on this project since 2012, and the long awaited redesign is finally here. Time will tell if the new configuration will ultimately improve traffic, but at this early stage let's just say it isn't operating as smoothly as the computer simulation! City engineers continue to make timing adjustments to the symphony of traffic lights which populate the new intersection complex, and drivers are starting to get accustomed to the new design. Here at The Legacy we are optimistic, but on that day when the power goes out, and all these lights flash red, it will be pandemonium!

In this issue:

- ◇ The Budget Process
- ◇ Santa in the Park
- ◇ Neighborhood Watch
- ◇ Street Lights
- ◇ ...and much more!
- ◇ Garden Club

Our Beautiful Lake

– pictures
courtesy of Shane Argabright, Lily Judith, and
Victoria Jensen on the Facebook Community



A Proclamation

The year that is drawing towards its close, has been filled with the blessings of fruitful fields and healthful skies. To these bounties, which are so constantly enjoyed that we are prone to forget the source from which they come, others have been added, which are of so extraordinary a nature, that they cannot fail to penetrate and soften even the heart which is habitually insensible to the ever watchful providence of Almighty God. In the midst of a civil war of unequalled magnitude and severity, which has sometimes seemed to foreign States to invite and to provoke their aggression, peace has been preserved with all nations, order has been maintained, the laws have been respected and obeyed, and harmony has prevailed everywhere except in the theatre of military conflict; while that theatre has been greatly contracted by the advancing armies and navies of the Union. Needful diversions of wealth and of strength from the fields of peaceful industry to the national defence, have not arrested the plough, the shuttle or the ship; the axe has enlarged the borders of our settlements, and the mines, as well of iron and coal as of the precious metals, have yielded even more abundantly than heretofore. Population has steadily increased, notwithstanding the waste that has been made in the camp, the siege and the battle-field; and the country, rejoicing in the consciousness of augmented strength and vigor, is permitted to expect continuance of years with large increase of freedom. No human counsel hath devised nor hath any mortal hand worked out these great things. They are the gracious gifts of the Most High God, who, while dealing with us in anger for our sins, hath nevertheless remembered mercy. It has seemed to me fit and proper that they should be solemnly, reverently and gratefully

acknowledged as with one heart and one voice by the whole American People. I do therefore invite my fellow citizens in every part of the United States, and also those who are at sea and those who are sojourning in foreign lands, to set apart and observe the last Thursday of November next, as a day of Thanksgiving and Praise to our beneficent Father who dwelleth in the Heavens. And I recommend to them that while offering up the ascriptions justly due to Him for such singular deliverances and blessings, they do also, with humble penitence for our national perverseness and disobedience, commend to His tender care all those who have become widows, orphans, mourners or sufferers in the lamentable civil strife in which we are unavoidably engaged, and fervently implore the interposition of the Almighty Hand to heal the wounds of the nation and to restore it as soon as may be consistent with the Divine purposes to the full enjoyment of peace, harmony, tranquillity and Union.

In testimony whereof, I have hereunto set my hand and caused the Seal of the United States to be affixed.

Done at the City of Washington, this Third day of October, in the year of our Lord one thousand eight hundred and sixty-three, and of the Independence of the United States the Eighty-eighth.

By the President: Abraham Lincoln

Washington, D.C.

October 3, 1863



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information, forms, and
much more!

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Owner-Sue Brewington

VB Native/Grew Up In Pembroke Manor



Zones of Darkness



Street lights surrounded by branches block light and cast shadows. Many lights in the neighborhood are becoming obscured by branches.

Borrow a pole-saw from your neighbor and give those branches a trim!

If there's a rhyme or reason to the placement of Lake Christopher streetlights it escapes me! Some are on the left, and some are on the right. In some areas they alternate sides, and in a few places there are gaps creating zones of darkness.

One such zone was on Brookfield between Waff and Saybrook. Here a resident took action and replaced their side door light with a brighter LED fixture. The light is now on from dusk to dawn, and that zone of darkness is no more.

Do you live near a zone of darkness? Consider what you can do with your exterior lighting. You don't even have to replace your light fixtures, just put

your existing exterior lights on dusk to dawn timers and screw in a bright LED bulb. The timers are not expensive, and LED bulbs use very little electricity.

Getting existing light poles repaired is easy, but getting new ones installed has proven to be a challenge. Let's do what we can to illuminate dark zones in the meantime.



Replace your wall switch with a wall timer. It can be programmed to come on dawn to dusk or other times you choose, and it still has a switch to turn on and off, bypassing the timer!

CORRECTING THE RECORD:

Is The City Is Responsible for All Street Lights?

Article from the city website:

<https://www.vbgov.com/government/departments/communications-office/fact-or-fiction/Pages/Street-Lights.aspx>

The City's Public Works department is responsible for only about 3,500 lights. Most of those are located in municipal parking lots, city parks, along the Boardwalk and in Town Center. There are some stretches of roads that have City-maintained lights, including:

- Princess Anne Road from Dam Neck Road to the Municipal Center
- Nimmo Parkway from General Booth Blvd. to George Mason Drive
- Holland Road from Dam Neck to Princess Anne Road (currently being installed)
- Lynnhaven Parkway from Indian River Road to Centerville Turnpike
- Pacific Avenue from 17th – 22nd streets
- 29th Street from Pacific Avenue to Artic Avenue
- Seaboard Road from Princess Anne Road to Nimmo Parkway
- Wesleyan Drive from Baker Road to Virginia Beach/Norfolk line
- Intersection of Princess Anne Road and Kempsville Road/Witchduck Road

Why are these roads exceptions? In 2014, the City began installing energy efficient lights during road rehabilitation or new construction projects to be more energy-conscious. Dominion Energy had not settled on an LED fixture, so the City began the conversion process on its own.

Each light pole, regardless of who owns them, has an identification plate, usually a series of letters and numbers four to nine digits long. Lights Virginia Beach owns will also have a sticker of the City seal, about four inches across, placed above the ID plate to distinguish them from poles Dominion Energy owns.

FACT: Dominion Energy owns and maintains the vast majority of the 50,000 total street light fixtures in Virginia Beach.

Reports can be submitted by phone or online. If you're able to identify who owns the pole, you can call Dominion Energy directly at 866-366-4357, or you can contact Public Works at 385-1470. Even if it's not a City light, Public Works will report the problem to Dominion Energy to be addressed.



When you are submitting a report, providing the ID plate number is ideal because it tells the exact location of the pole. Of course, you can't get that number if you're just driving by. So, provide as much information as you can to help them identify the pole – an address with the block number, nearest cross streets or nearby landmark will help workers locate the pole faster and get the issue resolved.

Financial Corner

The Budget Process

Like many households, over time and through experience, the LCHA has developed a good understanding of what recurring and one-time expenses to expect for an upcoming year. We know we'll have expenses for park attendants and security; insurance and utilities; landscaping and management; etc. We also know we're required to set money aside for eventual replacement of common area capital items like bulkheads in the parks, or paving the parking lot (those funds we set aside are called *The Reserve*). Each of these expenses, and others, including the annual contribution to the reserve, are individual line items in the budget.

The budget process formally starts towards the end of the fiscal year. In September and October, the budget committee estimates, or forecasts, each separate budget line item for the upcoming year. This can be

- MAINTENANCE**
- PORTA POTTY
 - BEACH SAND
 - GENERAL REPAIRS

- MISC. INCOME**
- PICNIC TICKET SALES
 - PARK RESERVATIONS
 - ETC.

- CONTRACT SERVICES**
- LANDSCAPER
 - SECURITY
 - PARK ATTENDANTS

- ADMIN**
- MANAGEMENT
 - INSURANCE
 - WEBSITE

Expenses and miscellaneous income Forecast

- OTHER EXPENSES:**
- UTILITIES
 - TRASH COLLECTION
 - RESERVE PAYMENTS

fairly simple and exact, like estimating our insurance premium, or less exact and a bit fuzzy, like estimating maintenance expenses. The committee uses intelligence guided by experience, historical spending, trends, and association needs to come up with the numbers. The association manager supports the committee throughout the process.



The individual line item estimates are added together, giving the total spending forecast for the coming year. That number is reduced by the miscellaneous income forecast. The annual assessment, or dues, is then calculated by dividing the total by 361 (the numbers of lots in Lake Christopher).

The committee, with input from the entire board, combs through the draft budget, line-by-line, to see if there are any line items that can be reduced or deferred to keep assessment increases at a minimum before voting to adopt the final budget.

Budget Timeline

- Sept – Committee creates budget draft
- Oct & Nov – Board finalizes budget
- Dec – Budget mailed to all members with assessment letter
- Jan – Assessments due end of month
- Feb – Annual Meeting.

Active Management

Once adopted, the budget is actively managed throughout the year. The treasurer gives monthly reports, and the association manager provides monthly tracking data via the Income Statement.

If spending is going off track in a particular area, the issue(s) is/are addressed. If necessary, other areas are looked at for reductions to compensate for the overage. The goal every year is for expenses to be =< income.

FROM OUR BY-LAWS:

- THE ANNUAL BUDGET, AND A STATEMENT OF INCOME AND EXPENDITURES, ARE TO BE PRESENTED AT THE REGULAR ANNUAL MEETING OF THE MEMBERS. [ARTICLE XI, SECTIONS 1(D) AND 8(D)]
- THE FISCAL YEAR RUNS FROM JANUARY 1ST TO DECEMBER 31ST. [ARTICLE XVI]
- THE ANNUAL MEETING SHALL BE ON THE FIRST TUESDAY OF FEBRUARY OF EACH YEAR. [ARTICLE X, SECTION 1]



New Board Member

In September, Mimi Wilson resigned from the board, and Cecelie Battilana (social co-chair) was nominated and voted onto the board to serve the remaining two years of Mimi's three year term. This was all in accordance with the Bylaws Article V, Sections 2 and 3.

Our sincere appreciation and thanks go out to Mimi for serving on the board this past year, and join us in welcoming Cecelie!

Garden Club Yards of the Month!

The Garden Club recognizes "Yard of the Month" winners from mid April through mid September, and "Holiday Decoration Contest" winners in October and December.

Yard of the Month Judging Guidelines are as follows:

1. Compliance with Architectural guidelines of the LCHA
ex. Trash cans out of sight
2. Creativity and balance in landscape and design.
ex. Use of color or greenscapes, Use of hardscapes, ie. pavers, rocks, fountains.
3. Neat, well groomed appearance.
ex. Trimmed trees and shrubs, Weed free flowerbeds and pavements.
4. Curb areas free of debris.

Judging will commence mid April through mid September to pick Yard of the Month and a runner up (Honorable Mention).

For information on the Lake Christopher Garden Club, and the Yard of the Month competition rules, visit their webpage:

<https://www.lakechristopherhomes.com/garden-club/>

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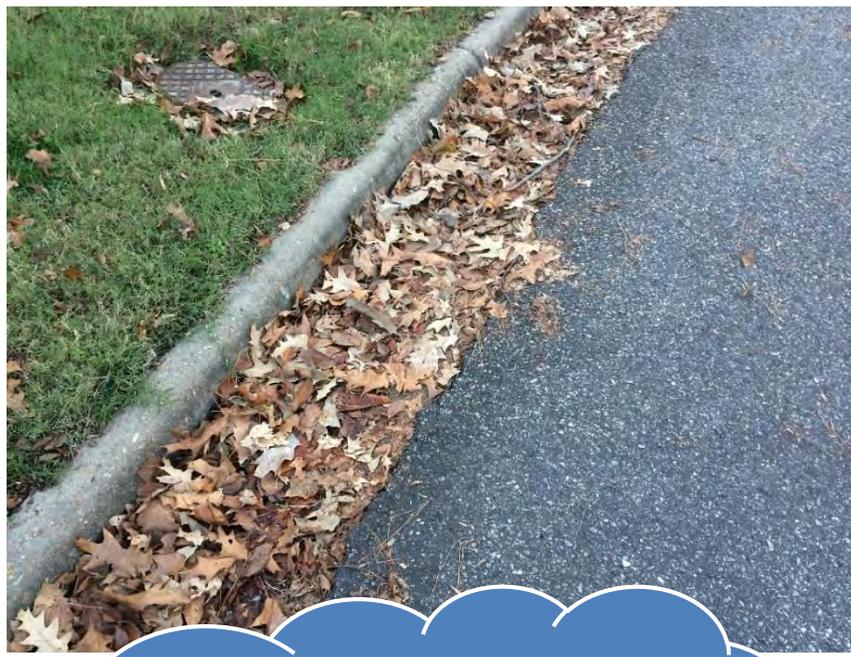
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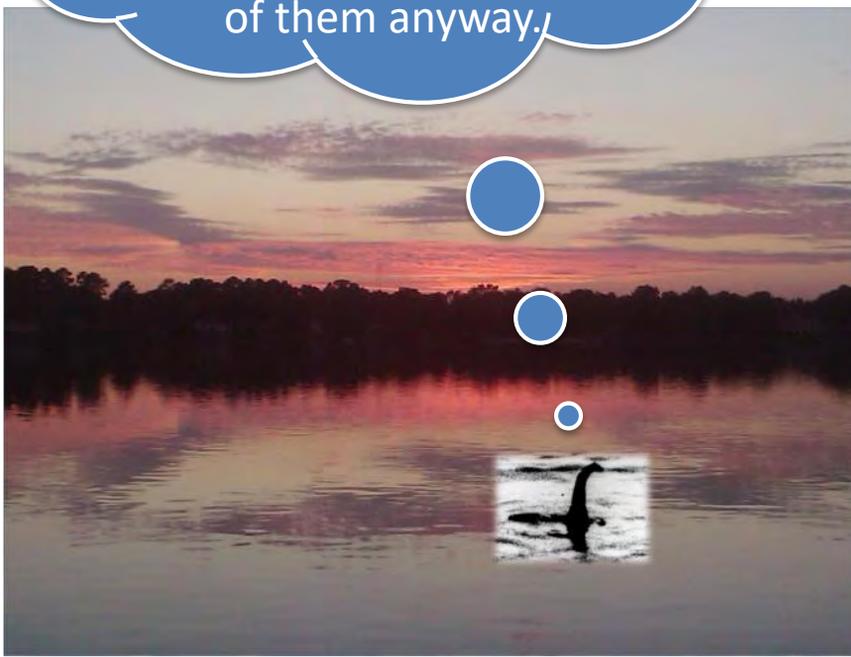
TOWN CENTER OFFICE
4598 Broad Street
Virginia Beach, VA 23462



News from the Bottom of the Lake



Good Grief! How did all these leaves get in here? First the port-a-potty, now this! At least the geese are gone... well most of them anyway.



"Chris", the resident Lake Christopher sea creature, is seen trying to avoid all the leaves in this undated picture taken at sunset from Christopher Narrows Park.

Remember, most of the leaves and yard debris at the curb are washed along into the storm drain system – right into our lake! Once in the lake they decompose, promoting the growth of algae when it warms in spring and summer.

While we do take the time and expense to put eco-friendly chemicals into the lake to control the algae, the decomposing leaves are still not healthy for the fish and waterfowl that inhabit the lake.

When you are out doing yard work, please take a few extra minutes to clean up the leaves and yard debris by the curb. If you live near a storm drain take the time to keep it clear of leaves. That will also help minimize localized flooding from clogged storm drains.

PLEASE, PICK UP THOSE LEAVES AT THE CURB!

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.



Staying Safe During The Holidays

Each year during the holiday season, the Virginia Beach Police Department handles a noticeably higher number of robberies, burglaries and larcenies. The following information is being provided to help you stay safe during the holiday season, and throughout the year.

While we may not be able to do anything about a criminal's ability or desire to commit a crime, we can certainly take steps to greatly reduce the opportunity for crime to occur.

While Out and About

- Always be aware of your surroundings - walk with your head up, shoulders back and constantly scan the area around you.
- Avoid walking, jogging or biking after dark, particularly alone, and stay in areas that are well-lit and populated.
- Avoid wearing headphones (you will not hear someone approaching).
- If you are approached by an armed criminal demanding your valuables, comply with their request. Your property is replaceable; you are not.

Shopping Safety

- Park in well-lit areas, lock your vehicle and take your keys with you. Have your keys in your hand when returning to your vehicle.
- Never leave your car running and unattended, even for a second.
- Keep valuables and packages out of sight (preferably locked in trunk).
- Make periodic trips with packages to your vehicle to avoid being overwhelmed and unable to react, if approached or attacked.
- If you are alone after dark, request an escort to your vehicle from mall or store security, or ask other citizens if you can walk out with them (there is safety in numbers).

- Make sure to keep a close eye on children and talk to them about what to do if they get separated from you in the store or mall (how to find a trusted adult - police officer, security officer, or store clerk).

Home Security

- If you are leaving town, stop newspaper and mail delivery, alert a trusted neighbor, install a timer on your interior and exterior lights, leave a car parked in the driveway, or ask a neighbor to park in your driveway.
- Do not leave boxes or packing at your curbside which advertises any expensive items you just purchased (e.g., large screen TV box). Instead, dispose of it at a recycling drop-off spot.
- Trim bushes and landscaping back from windows; make sure exterior lighting is adequate around exterior of house.
- Install deadbolt locks on all doors leading outside of residence, along with 3" screws in the strike plate.
- Call the Police non-emergency number (385-5000) at the time you notice any suspicious persons or activity in the area.
- Participate in Neighborhood Watch. If you don't have one in your community, now's the time to start one up.



MERRY CHRISTMAS

DO NOT FEED WATERFOWL

REGULAR FEEDING CAN CAUSE:

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



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

IT IS ALSO UNLAWFUL

The geese that got their act together are migrating south. Don't encourage the remaining "resident geese" to stay!



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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
are not getting caught or refused by your spam
filters.

HOME IMPROVEMENT – ADD A WINDOW

BY STEVE ROGOVICH, LAKE CHRISTOPHER ARCHITECTURE COMMITTEE

When I purchased my Ontario (1-story) model home in 1980 one of the first things I noticed was no windows installed in either of the 2 bathrooms. The spaces are very small to start with and the lack of a window makes them seem even smaller. More light and the ability to open a window for ventilation was the goal. I decided to install a casement/awning-type window in each bathroom large enough to allow in plenty of light and to be able open the window as needed for ventilation. I used 2 Andersen 400 series venting (opening) casement/awning windows model A-41 which are approximately 4 feet wide and 2 feet high. They are hinged at the top edge and open turning a small



<https://www.andersenwindows.com/windows-and-doors/windows/awning-windows/>

crank handle. The windows are vinyl clad on the outside in a standard Anderson color called "Terratone" that can be easily painted if needed. These exact same windows are still available today. For privacy and to maintain maximum wall space the bottom of the windows are 5 feet 9 inches above the inside floor. Each window has both a blind-type shade and an insect screen. The exterior walls in the 2 bathrooms in my house have no plumbing or electrical wires where the windows were installed so this made the job easier. The pictures show the completed installation inside and outside.



Some Lake Christopher floorplans have no outside wall in the bathroom, or have the outside wall in a shower area. In the case of the former, several residents have installed sun tunnel skylights. In the case of the latter, the Architectural Committee approved installation of a fixed window in a bath to allow natural light inside.



Neighborhood Watch

News from Sharon White, Neighborhood Watch Chair



**CITYWIDE
LAKE CHRISTOPHER
DISPATCH:**

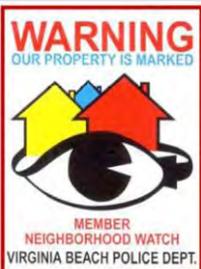
757-652-4467

(24 HOURS DAILY)



If you have an
emergency, always

**CALL
9-1-1**



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**

Our security company, *Citywide Protection Services*, has a dedicated phone number to support Lake Christopher residents 24 hours a day, 7 days a week: 757-652-4467.

The Citywide office number, 757-312-9911, is still valid, but it is staffed during business hours only (9:00am to 5:00pm). Use the new number for a more rapid response.

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Here's to a brighter and warmer home without using more energy or cranking up the thermostat.

1. Clean Dirty Light Fixtures and Dusty Bulbs to make your home appear 30% brighter and without turning on more lights.
2. Seal sneaky air leaks. It's not just window and door leaks...don't forget to plug stealthy gaps around recessed lights, electrical boxes and wall outlets. Use a lit candle to hunt down drafty spots.
3. Replace traditional or gas fireplaces. Why? Both suck out heated indoor air and send it up the chimney. A gel fireplace insert is an eco-friendly option that produces a fire without gas, wood, electricity or even a chimney. It's smoke free and emits fewer allergens.
4. Change your HVAC filter each month to prevent excess dust from circulating. HVAC experts warn against using the ones that last three months, especially if you have pets.
5. Clean your window panes to let natural light and sunshine in.
6. Paint chilly rooms, especially north facing rooms a cheery color in the reds, yellow, or orange ranges. Cozy colors can actually help the room feel warmer according to a Michigan State University study.

Sharon White

Your Neighborhood Real Estate Connection

Referral Agent for William E. Wood

757-286-9375

Handling Your Needs to Buy, Sell, Relocate

Yard of the Month Halloween 2019

1556 Lake Christopher Drive
Tammy & Daniel Hall

Honorable Mention Halloween 2019

1549 Beachview Drive
Greg & Cerci Sellers

Contact Susan Martin at 757-761-0177 or Sandy Flaus at 757-635-4532 with any GC questions



Santa in the Park!

**Come see Santa when he visits
Lake Christopher on his way
back to the North Pole!**

When:

**Sunday December 8th, 2019 from
2:00pm – 4:00pm**

Where:

Christopher Landing (the big park)

Indian River Road / Kempsville Road Intersection Update

Current Status and Progress (From the City Website)

Construction began June 18, 2018 and is approximately 85% complete and scheduled to be completed Spring 2020. Indian River Road is in its ultimate configuration. Currently the left turn lanes are removed from both directions of Kempsville Road. There is a detour in place and it should last approximately 10 weeks. Click on the link below to see more details and updates:

<http://cipstatus.vb.gov/ProjectDetail.aspx?id=3195>

<https://www.vb.gov/government/departments/public-works/roadways/Pages/indian-rvr-kemps-intersection.aspx>



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. Dominion Energy is designing their facilities.

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

<http://cipstatus.vb.gov/ProjectDetail.aspx?id=2878>



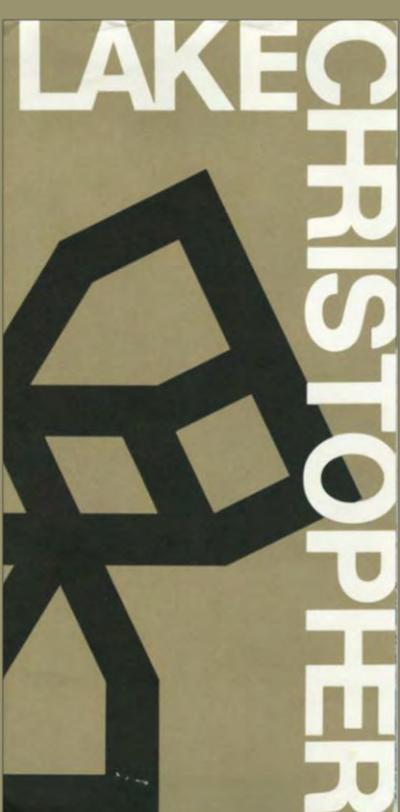
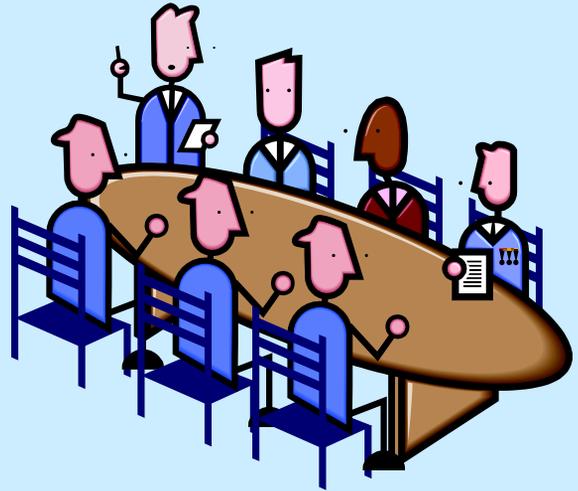
Board & Committee

(from Aug – Sept – Oct 2019)

- Have received checks from USAA and GEICO for fence repairs. Case closed.
- Discussed installing handrail for steps going down to the beach area at Christopher Landing. Considering: 1. Remove steps; 2. Add railings; 3. Remove the 2 current steps and install one 5 foot wide set of steps with railings.
- Preparing revised fence guidelines to support metal fence option.
- The park guidelines state that alcohol and glass containers are prohibited in the common areas. Park attendant training next year needs to stress no glass containers.
- Gate at Christopher Landing has been replaced. Discussed security cameras at the parks following recent vandalism.
- Citywide provided dedicated Lake Christopher number 24hrs/day.
- On September 27th, Mimi Wilson resigned from the board, citing personal reasons. Via

email exchanges among board members, Cecelie Battilana (social co-chair) was nominated and voted onto the board to serve the remaining two years of Mimi's three year term. This was all in accordance with Bylaws Article V, Secs 2 and 3.

- Discussed maintenance of perimeter vinyl fence, specifically need for residents to keep their trees and bushes from pressing onto or against the fence.



*Are these important numbers
programmed in your cell phone?*

***Police
Non-Emergency***

757-385-5000

***City Wide Security
24 hour Lake Christopher***

757-652-4467

History Corner

Construction of the Lake Christopher sub-division began in 1975 with the model homes on Ships Landing which include an Ontario, a Tahoe, a Lucerne and a Huron.

Construction progressed in phases through at least 1982. This month we are highlighting "The Victoria", one of the largest floorplans available from the builder. A description from the 1978 brochure reads:

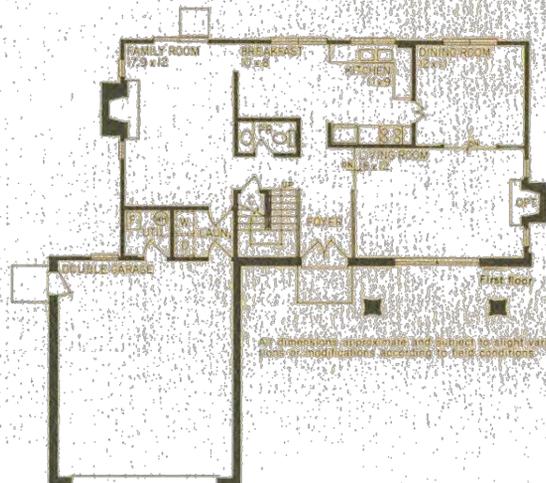
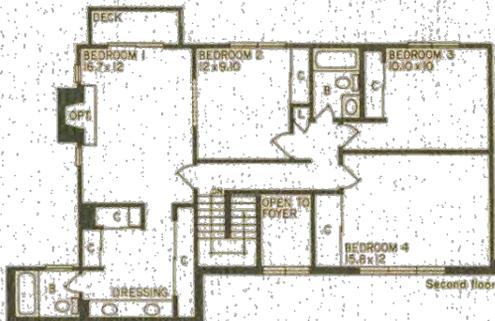


"The Victoria's cedar exterior is stained to blend with the earth and trees. Its dramatic, open design is oriented toward the rear of the home, which either looks out on the lake or the trees. The family room, breakfast room, kitchen and dining room all face the rear, with maximum exposures. The step-down living room, an expansive 18 fl. long, offers an optional fireplace, and opens into the dining room. The large front foyer is open to the second floor. There is a fireplace in the family room, as well as sliding glass doors to the rear yard. Upstairs, the huge master suite also faces the rear. A private deck, large dressing area and private bath are included, and a fireplace is available. There are 3 more large bedrooms, or you may choose an optional master sitting room. A second full bath completes this floor. Air conditioning, a double garage, first floor powder room and carpeting are all included."

There are 40 Victoria's in Lake Christopher; 11.1% of the total

By 1981, newer Victoria's had a different master bathroom configuration with step up tub, skylights and his and her closets. An option existed to convert the 4th bedroom into a master sitting room with optional wet bar, and cathedral ceilings in the master suite.

THE WOODS AT LAKE CHRISTOPHER



Developed and built by The Christopher Companies
Phone: 467-5555



LAKE CHRISTOPHER

Geneva	Huron
Victoria	Lucerne
Christina	Ontario
Laguna	Tahoe
Maplewood	
Oakwood	
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
- LPC Lakeport Court
- LBC Long Beach Court
- PLC Park Lake Court
- QC Quarry Court
- QL Quarry Lane
- 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