

January – February Winter 2020

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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
March 1st, 2020**



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

2020 Annual Meeting



The annual meeting took place on the 1st Tuesday in February as always. This year 66 homes were represented in person or by proxy, representing 18% of the community.

Topics of discussion included the reserve and the reserve study, lake water testing, geese abatement, speed tables or reducing the speed limit, and the desire for a street light at Sand Pebble and Lake Christopher.

In this issue:

- ◇ Neighborhood Watch
 - ◇ Trees at The Commons
 - ◇ History Corner
 - ◇ News from the bottom
 - ◇ ...and much more!
- of the lake



WHERE HAVE ALL THE TREES GONE?

UPDATE ON THE VEGETATIVE SCREEN BETWEEN THE COMMONS AND LAKE CHRISTOPHER

About a year ago, our neighbors at *The Commons* began removing trees that formed a privacy screen between *The Commons* and Lake Christopher. You may not have noticed, but the 21 homes bordering *The Commons* on Fairbank Ct., Shorebreeze Ct., and Lake Christopher Dr. most certainly have!

Twenty years ago, back in 2000, in order to build *The Commons*, the land (called the CROSS-FARIS FARM) had to be rezoned. Many Lake Christopher residents were opposed to the higher density zoning, as evidenced by several articles in *The Legacy* from the period.

At a meeting with the LCHA board, the developer, TERRY PETERSON RESIDENTIAL TEN, L.L.C., addressed residents' concerns by agreeing to install fast growing trees and a 6 ft. high fence along the boundary with Lake Christopher as a privacy buffer. Furthermore, the developer said none of the taller model buildings would be built along the boundary with Lake Christopher. The zoning was approved, and the fence,

plantings, and building placement were all executed as promised.

Fast-forward 20 years, and the "fast growing" trees were becoming a problem for *The Commons*. At a recent informal meeting with some board members, the association manager for *The Commons* explained that the tree species selected 20 years ago was causing damage to buildings and structures, and others were dying off presenting a hazard. This necessitated their removal, which has been taking place in phases.

We were assured that the residents at *The Commons* want the privacy screen back just like residents at Lake Christopher do. The association manager communicated their plan; which is to replace the privacy screen with trees more suited to the location, and to replace the wood fence with vinyl. These projects will take place over the next two years.

SHOWING YOU THE WAY HOME. AND MAKING NEW HOMES FOR ANIMALS IN NEED.



I have a commitment to my clients to give them the very best service possible and a commitment to my community by working with local non-profit animal rescue organizations.

Because of my passion for helping animals I will donate \$100 of each loan closing to a certified non-profit animal rescue of your choice in VA or NC. Let's work together to give a second chance to all the loving animals that need our help!



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At the annual meeting, Sharon White, Neighborhood Watch, and LT Guevara, 4th Precinct



At the annual meeting, Select Group association managers, Tanya Gasser and Alysia Schools kept things moving.



January sunset over Lake Christopher
- Ally Leapard, Facebook Community

News from the Bottom of the Lake

So many visitors
down here lately



“Chris”, the resident Lake Christopher sea creature, is seen getting ready to visit with the dive team in this undated picture taken at sunset from Christopher Narrows Park.

The Virginia Beach Police Marine Patrol Dive Team was here in mid-January, along with EMS and the Kempsville Rescue Squad, using our lake for rescue and retrieval practice.

Through our Neighborhood Watch contacts, our community enjoys excellent relationships with our Police and emergency services!

Sharon White – Facebook Community



If you see this happening from the small steel covers labeled "S" then call (757) 385-1400 immediately.

This is a city sewage clog. This leaks from the steel cover and goes into the storm drain and then into our lake. These covers are found randomly in driveways and front yards.

This isn't the homeowners issue but a neighbor issue as out lake gets the waste. They will come out and "snake" or pump the clog out and it doesnt cost anyone anything.

Sean Townsley – Facebook Community

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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Sharon White Knows Lake Christopher



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Sharon White

Lana Cary

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(757) 286-9375

(757) 729-5724

SendToSharon@cox.net

LanaCary@howardhanna.com



TOWN CENTER OFFICE
4598 Broad Street
Virginia Beach, VA 23462



DO NOT FEED WATERFOWL

REGULAR FEEDING CAN CAUSE:

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



IT IS ALSO UNLAWFUL

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

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



Lynda Simmons
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757-271-8894
Surrealist Artist
Oil & Acrylic
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See my work at
local art shows or
call today
robsim3333@gmail.com



Advertise in The Legacy!

Visit us online at

<http://www.lakechristopherhomes.com/the-legacy-newsletter/advertise-in-the-legacy/>

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.

2019 YEAR IN REVIEW

BY STEVE ROGOVICH, LAKE CHRISTOPHER ARCHITECTURE COMMITTEE

The results of the efforts made by homeowners in maintaining and upgrading their properties this past year have been noticed. Comments received from both our residents, local Realtors, and from visitors have indicated that Lake Christopher looks very good overall. As the community ages the amount of necessary maintenance on our homes increases but keeping up with it contributes to both the overall quality of our neighborhood and increased property values.

A total of 70 Architectural Review applications were received and reviewed during 2019. Most of these were for needed repairs, replacements, and maintenance issues:

- Roof shingle replacements - 13
- Vinyl siding installations - 2 There are now a total of 236 vinyl-sided homes 236/361 (65%)
- Window replacements - 4
- Fencing (new or replacement) - 13
- House exterior re-painting - 1
- Driveway / sidewalk replacements/installation - 5
- Shed building installations - 1
- Garage door replacements - 1
- Replacement of entrance doors - 1
- Waterfront bulkhead replacements - 5
- Fiber-cement exterior siding installations - 2
- Painting of front entrance doors (3rd color) - 3
- Installation of new or replacement rain gutters - 6
- Skylight installation - 1
- Deck construction - 2
- Pergola installation - 2
- Vinyl siding completion - 1
- Mailbox replacement - 1
- Landscaping design - 1
- Split-unit HVAC installation - 1
- Sunroom installation - 1
- Gazebo installation - 1
- Front entrance door installation - 1
- Front porch screen enclosure - 1 (Disapproved)



A total of 5 new waterfront bulkheads were installed in 2019. Most had simply reached the end of their service life and it is anticipated that there will be more replacements in 2020 based on observations of the lakefront properties. Bulkhead replacements require a special city/state/federal application process due to environmental preservation laws and specific construction standards.

During 2019 a total of 88 new architectural violations were initiated. A large percentage of these originated from other homeowners reporting their observations and concerns. Most of these were items that were easily resolved but a few have progressed into legal action between the Lake Christopher Homes Association and the homeowners involved. Personal visits to homeowners and Board of Directors hearings are used to avoid legal proceedings which can be costly to both the community and the homeowners involved. The most common architectural violations have been:

- Trash and/or recycling containers kept outside in full public view before/after collection day
- Deterioration of house exterior siding, paint, roof, fences or sidewalks/driveways
- Visible mildew or staining on house exterior siding
- Expired license plates, expired inspections or visibly disabled vehicles kept in driveways

2019 YEAR IN REVIEW (CONTINUED)

BY STEVE ROGOVICH, LAKE CHRISTOPHER ARCHITECTURE COMMITTEE

There was one update to the Architectural Guidelines and this involved a revision to the requirements for fencing on waterfront properties. The Guidelines can be obtained from the official Lake Christopher website:
www.lakechristopherhomes.com

If you notice a home which appears to be unoccupied and in poor exterior condition it's likely to be a foreclosure situation in progress. The Architecture Committee is working closely with the banks, lenders, realty firms and the contracted association management company to insure that these homes' issues are thoroughly documented so that action is taken at the time of re-sale.

Some homeowners have expressed concern after receiving notices of maintenance violations from the City of Virginia Beach Department of Neighborhood Preservation. This is done independently of the Lake Christopher Homes Association. The city does this in the interest of maintaining city infrastructure, revising assessments as needed and consequently updating the real estate tax base. The city's notices come with specific deadlines and monetary fines for non-conformance.

The Architecture Committee wishes to remind all homeowners that it is a requirement of both the Lake Christopher Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the Homeowner's Association before making exterior modifications to homes and properties. Some examples are: painting, replacing windows, roofs, sidewalks, and driveways, or construction of fences, bulkheads, decks, docks, sheds and home additions. Each alteration must be specifically approved prior to installation even though the intended alteration or improvement conforms to the adopted Architectural Guidelines or a similar or substantially identical alteration has been previously approved on another home.

The purpose of the Architectural Guidelines is to establish standards for maintaining the overall appearance of our community in order to preserve the value of Lake Christopher as a quality place to live. A Declaration of Covenants, Conditions, & Restrictions (CC&R) has been recorded against all lots in Lake Christopher. Among the provisions of the CC&R is the establishment of an Architectural Committee that reviews any proposed alteration of homes in the community. One purpose of this review is to maintain architectural harmony in the community while at the same time not unduly restricting how individual homeowners may modify their property. Please refer to Section (1) of the Lake Christopher Architectural Guidelines for complete details on what defines property modifications and the procedure for making an application for review by the Architecture Committee.

Please contact the Architectural Committee with any questions you may have regarding the approval process or to assist you in preparing review requests.

Steve Rogovich Lake Christopher Architecture Committee

757-467-9790 stever@infionline.net




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Neighborhood Watch

News from Sharon White
Neighborhood Watch Chair 757-286-9375

IDENTITY THEFT * IF YOU BECOME A VICTIM

Virginia Beach Police Dept, Crime Prevention Unit

Financial Accounts: Close accounts, like credit cards and bank accounts immediately! When you open new accounts place strong passwords on them. Avoid using your mother's maiden name, your birth date, the last four digits of your SS Number or your phone number, or a series of consecutive numbers.

Social Security Number: Call the toll free fraud number of any of the three nationwide consumer reporting companies and place an Initial Fraud Alert on your credit reports.

Driver's License or other Government Issued ID: Contact the agency that issued the license or other ID document. Follow its procedures to cancel the document and to get a replacement. Ask the agency to flag your file so that on one else can et a license or other ID from them in your name.

Credit Reporting Agencies: Review your credit reports annually. You can place an alert on your credit report by contacting any of the three. The company you call is required to contact the other two, which will place an alert on their versions of your report too.

Equifax: 1-800-535-6285

www.equifax.com

Experian: 1-888-397-3742

www.experian.com

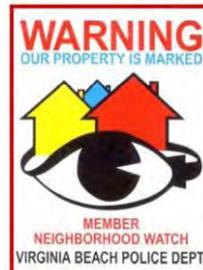
TransUnion: 1-800-680-7289

www.transunion.com



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.



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



If you have an emergency, always

CALL

9-1-1

Get The Most From Your Energy Dollars This Winter By Following These Energy Saving Tips!

- Insulate, Insulate, Insulate. Well insulated homes can save 5%-25% in energy costs.
- Seal Your Home. Use caulking to seal around ducts, plumbing and any other openings in walls and floors
- Close the Damper. Close your fireplace damper and seal the opening shut if not in use.
- Install High Efficiency Windows. They are 40% more efficient than standard windows.
- Change your Thermostat. Install a programmable thermostat, stay warm and save \$100 a year
- Adjust your Water Heater. Lower the thermostat on your water heater to 120 degrees F. Water heating accounts for about 13% of home energy costs.

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 Traditional Christmas 2019

Brian & Susan Daugherty, 1513
Captains Court.

Yard of the Month Non-Traditional Christmas 2019

Tom & Joann Colvin, 1517
Colebrook

Garden Club had two categories in 2019 - a change from the usual. The Traditional category and a new Non-traditional category, which allows a mix of traditional ornaments and light, AND the new blow up decorations.

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

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Owner-Sue Brewington

VB Native/Grew Up In Pembroke Manor



“Lake Christopher Community” FaceBook Group

A Facebook Group has been created to help foster communication within the community. Unlike the LCHA Facebook **Page**, this **Group** is closed, meaning it is only available to residents (owners, and renters) in Lake Christopher. When a request to join is received, the moderators verify residency in Lake Christopher before approving new members to the group. If you’re a resident, log into Facebook and join today!



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 90% complete. Dominion Energy completed the design for their facilities and the remaining private utility companies are designing their relocations. Proceeding towards 100% final design. Plat preparation is continuing.

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

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

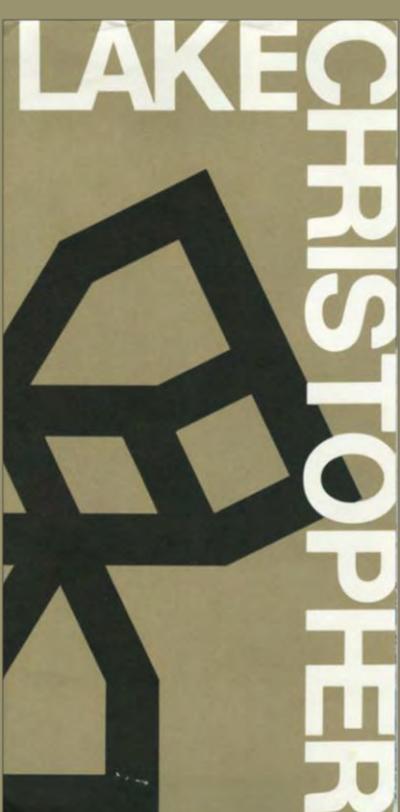
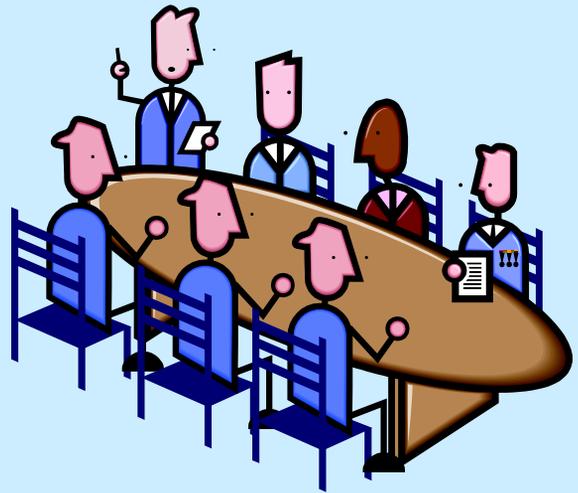
Board & Committee

(from Nov & Dec 2019)

- Discussion on the deterioration of the wooden swing set posts at Christopher Landing. Motion made and carried to remove swing-sets that are damaged. This will require replacement earlier than anticipated.
- Discussed expiring board terms. Sharon, Stephanie and John will run for 3-year terms at the February annual meeting.
- Dave explained cutrine works on the surface of water, so we do not need to know the volume of the lake, just the surface area. Elias and Dave agreed the 400lbs is a good number for Lake Christopher.
- Sean met with contractor for stairs project at Christopher Landing. Select to

receive quote.

- Swing set at Christopher Landing was removed by board members.
- Discussion on using food trucks for the July4th party instead of having a caterer. This would save costs, and hopefully encourage more resident participation.



*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

Citywide Protection Services conducts regular patrols of Lake Christopher. If your family has planned a getaway, let us know! Feel free to contact Alysia Schools at The Select Group at 486-6000, or you may contact Citywide directly at 312-9911 so that officers will know to keep an extra eye on your home while you're away.



Suspicious activity in any of the parks or recreational areas of the property may be reported directly to Citywide. An officer will be dispatched immediately. Citywide is authorized to ban and even remove trespassers or anyone engaging in criminal behavior. Let's keep the community safe!

Let's help each other out! If you see that your neighbor is out of town, pick up any newspapers, menus or circulars laying around the home. It may help to prevent a potential break-in.

Questions???

Contact Alysia Schools, 486-6000
or via email at:
aschools@TheSelectGroup.us

The **SELECT**
Group, Inc.



To promote the quality of life here in Lake Christopher with all our cars, residents are encouraged to adopt parking etiquette.

- Don't park in such a way that your car blocks the sidewalk.
- Don't block somebody's mailbox, or the handicap ramps at crosswalks
- Don't park opposite the flow of traffic.

Consider options to make room for your cars

- Would the addition of a shed free up a garage space for a car?
- Would a new driveway design help keep cars from blocking the sidewalk?
- Bounce your ideas off the folks on the Architecture Committee.

In many neighborhoods, there are sidewalks on both sides of the road, or no sidewalks at all. Here in Virginia Beach we have both in the same neighborhood! Many neighborhoods like ours have a sidewalk on just one side of the street.

Why this is so is anybody's guess... but whatever the reason, if you are fortunate (or unfortunate) enough to have a sidewalk in front of your house, please keep it clear.

The city has the responsibility to maintain the sidewalks themselves. However, it is the homeowner's responsibility to ensure their trees, bushes and other plantings do not encroach the sidewalk. There are some areas in our community where pedestrians must walk "single file" because of untrimmed bushes, plantings and even crabgrass blocking a portion of the sidewalk.

If you have a question about sidewalk maintenance or responsibilities, contact Virginia Beach Code Enforcement at (757) 385-4421.

Keep the Sidewalks Clear!



History corner

A 1975 marketing brochure describes this home as one of the best selling models. Given the number of Lucerne's in our community I'd say the builders were right. Once again the "California" theme is promoted, although when I think of "Lucerne" I think of Switzerland, not a town in northern California, but I digress....

In the inset photo below you can see 1728 Lake Christopher Drive under construction circa 1978. Note the garden courtyard roof openings and the unpainted wood siding and fascia boards at this stage of construction.



THE LUCERNE

Types 104/114

This remarkable Lake Christopher design has been refined and tested to the point of perfection. It is one of the best-selling homes in our experience. Entry is through a garden courtyard into a raised foyer gallery that overlooks a 1½-story living room. The dining room is completely separate. The family room is planned in the California tradition as a huge activity center, oriented toward the out-of-doors, and integrated with the kitchen. There is a large breakfast area, plenty of pantry storage, and a convenient first floor powder room. Upstairs, 4 bedrooms and 2 more baths, with a separate dressing area in the master suite. The double garage is included, and there is an additional bonus recreation room available behind the garage either finished or unfinished that you can turn into a hobby shop, children's hideaway, or guest room.



Like the Huron model featured in the July/August 2018 issue of The Legacy, the Lucerne has a garden courtyard separating the garage from the main living space. While many Lucerne owners have modified their homes to incorporate this courtyard into the indoor living space, an equal number appear to have retained this distinct architectural feature.

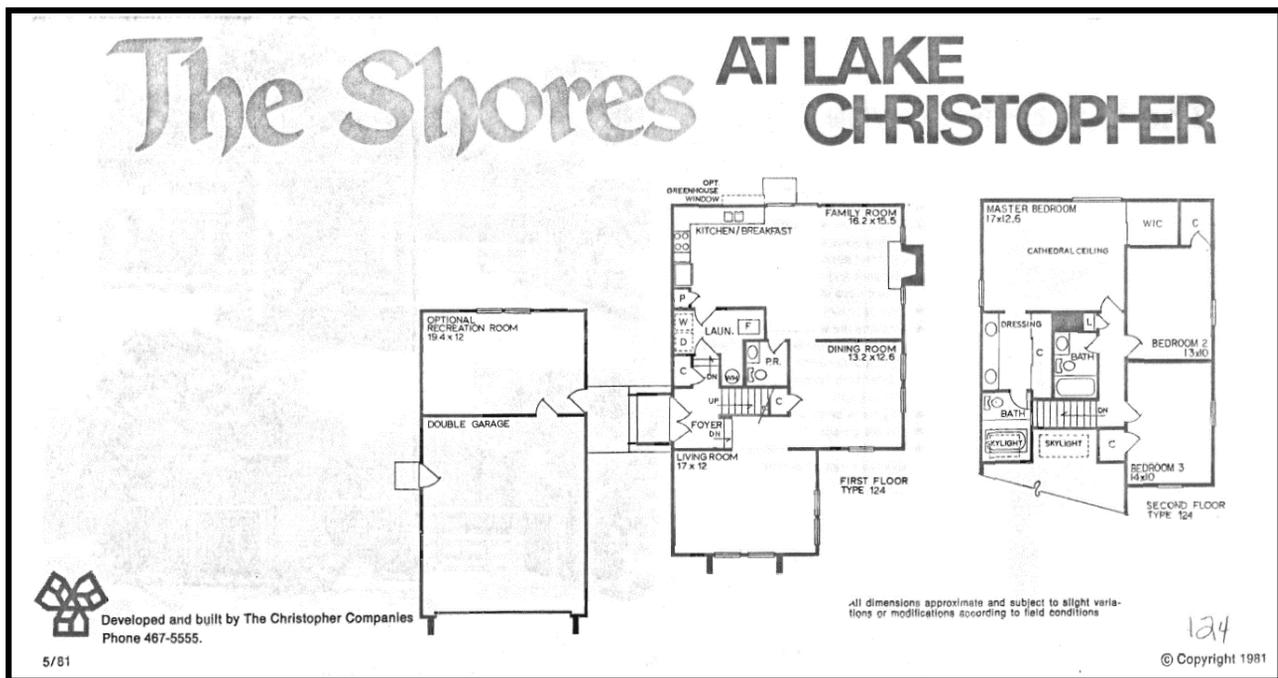
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Above: Lucerne Marketing Brochure (front) circa 1975

History Corner

(Continued)



Above: Lucerne Marketing Brochure (back) circa 1981

In 1975 a base Lucerne would set you back \$52,900 – the largest and most expensive of the four plans available at the time. The bonus room behind the garage could be added for \$2800, but you could save some money and get the room unfinished for just \$1200.

The Lucerne floor plan evolved during subsequent phases of the community. The 1981 brochure floor layout differs slightly from 1975. Changes from 1975 to 1981 include a reconfigured entry closet making room for a step-down into the laundry area. This step-down eliminated a utility room door into the courtyard and moved the kitchen pantry to an outside wall. On the second level, four bedrooms became three, and a reconfigured master bath made room for a double vanity and tub shower. Skylights were also options in the master bath and living area in 1981.

(continued next page)



Above: Lake view from the garden courtyard at 1728 Lake Christopher Drive under construction circa 1978. Notice lack of bulkheads on the model homes across the lake. Homeowners added the bulkheads later.

History Corner

(Continued)



Here's a fun fact, 72 Lucernes were built in Lake Christopher, making it the 3rd most popular model in our community of 361 homes.

The picture above shows the **LUCERNE** model home on Ships Landing, circa 1978. Note the absence of driveways and the presence of walkways which connected the models at the time. Today the walkways are long gone and the driveways are in.

VISIT OUR WEBSITE
for archive access,
information, forms, and
much more!

www.lakechristopherhomes.com



Geneva	Huron
Victoria	Lucerne
Christina	Ontario
Laguna	Tahoe
Maplewood	
Oakwood	
No model info	

LAKE CHRISTOPHER



- 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