

May - June
Spring Summer 2021

Board of Directors

David Hebert..... President
Karen Cagni..... Vice President
Josh Marshé..... Treasurer
John Capomaggi..... Secretary
Ryan Griffin..... Member at Large
Stephanie Hynes..... Member at Large
Nicole Thomas..... Member at Large
Sean Townsley..... Member at Large
Sharon White..... Member at Large

Committee Chairs

Architecture..... Steve Rogovich
Directory..... Steve Rogovich
Facebook Community..... Tim Olson
General Maintenance..... Sean Townsley
Lake Maintenance..... Ryan Griffin
Landscaping..... Sharon White
Legacy..... John Capomaggi
Litter Control..... David Hebert
Neighborhood Watch..... Nicole Thomas
Park Reservations..... Stephanie Hynes
Park Attendants..... Stephanie Hynes
Social..... Brooke Marshé
Website..... John Capomaggi

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

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
July 1st, 2021



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

2021 Annual Meeting



COVID restrictions on gatherings caused us to postpone the February meeting until April 30th, when large outdoor gatherings were allowed. To our knowledge, this was the first year an annual meeting was held outdoors at Christopher Landing. At this year's meeting Elias Logothetis and Cecelie Battilana rotated off the board, and we welcomed Ryan Griffin and Nicole Thomas,

In this issue:

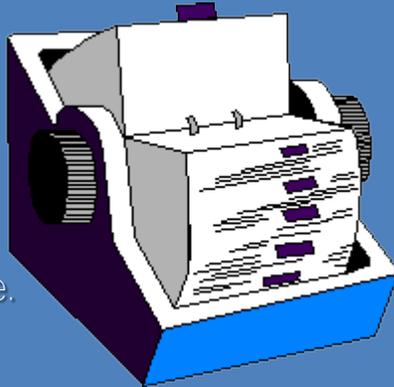
- ◇ Annual Meeting
- ◇ Financial Corner
- ◇ Easter Bunny Drive-by
- ◇ History Corner
- ◇ ...and much more!

"The Directory"

Every year the LCHA Board distributes an electronic copy of the directory to all residents. Inclusion in "The Directory" is voluntary, but all residents (owners and tenants) are encouraged to include basic contact information.

The Directory is a searchable PDF electronic document that is emailed to residents. It is not published online.

If you have any questions or changes, visit the Resident Directory page on our website.



BOARD OF DIRECTORS 2021-2022

After the annual meeting, the board met to elect officers and review committee assignments. The board officers and members are:

- David Hebert..... President
- Karen Cagni..... Vice President
- Josh Marshé..... Treasurer
- John Capomaggi..... Secretary
- Ryan Griffin..... Member at Large
- Stephanie Hynes..... Member at Large
- Nicole Thomas..... Member at Large
- Sean Townsley..... Member at Large
- Sharon White..... Member at Large

This year the terms of Karen Cagni, Elias Logothetis, and Cecelie Battilana were expiring. Elias and Cecelie decided not to seek reelection, so at the annual meeting the members elected Ryan Griffin and Nicole Thomas, and reelected Karen Cagni.

Our thanks and appreciation go to Elias and Cecelie for serving on the board! Although serving for just 1 term, Cecelie's impact on the community has been significant, most notably for bringing Food Trucks to the park. Elias has served on the board since 2006 in various capacities, most recently as President after the departure of Dick Schwartz in 2015.

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!



TANYA GILLS

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2021 BUDGET

2021
OPERATING
FUNDS

2021
RESERVE
PORTION

Financial Corner

The Reserve

Its time to replace your driveway because tree roots are lifting it up, and it can no longer be ignored. Do you pay for it from savings, or do you borrow? Maybe you postpone the project for a few years. The decision is up to you as an individual homeowner. However, if the parking lot at Christopher Landing needs to be replaced because of tree roots, there is an expectation that it will be replaced in a timely manner, and that all LCHA members already contribute to cover costs like this through dues. What are our options for handling a common area capital replacement project like this?

One is by special assessment. LCHA By-Laws allow for special assessments (Article XII, Section 4), and it remains an option in an emergency or special circumstance. However, The Virginia Property Owners Association Act (POAA) requires associations to maintain a special fund, or "reserve" for these projects and to have a reserve study performed every 5 years. This is intended to prevent homeowners from getting blindsided with large short notice assessments for major replacements or repairs.

Every month we transfer a budgeted amount into a separate account for these projects. The money in that account goes by several names such as "The Reserve", or "The Reserve Fund". Our accounting software calls it "Replacement Reserve".



Common Area Capital Items

There is a national-standard four-part test to determine which expenses should be funded through Reserves: (1) It must be a common area maintenance responsibility. (2) The item must have a limited life. (3) The limited life must be predictable. (4) The item must be above a minimum threshold cost. These four criteria limit reserve covered items to major, predictable expenses.

The LCHA has about 30 items which meet this criteria. The 10 most costly to replace are listed here:

- Vinyl Perimeter Fence
- Bulkheads 60" High, Christopher Narrows
- Bulkheads 30" High, Christopher Beach
- Bulkheads 60" High, Christopher Landing
- Treated Wood Docks, Christopher Landing
- Wood Perimeter Fence (section 1)
- Fiberglass Play Module, Christopher Land.
- Asphalt Parking Lot, Christopher Landing
- Wood Perimeter Fence (section 2)
- Retaining Wall 30" High, Christopher Land.

How Much is Enough?

Consider your own HVAC system. If you look at your old heat pump and decide to replace it next year, you could easily come up with an accurate estimate of how much to save. However, if you just installed a new heat pump this year, try to estimate the cost to replace it in 15 or 20 years. How much should you set aside each year *starting today* to cover that future cost? That is what we're trying to accomplish with reserve funding each year.

So how much should be in our reserve? First, we start with a list of things that qualify as common area capital items. Each item is analyzed to estimate its **future replacement cost**, and **remaining useful life**. The costs are added, taking into account the year when each future expense will take place. This gives us a needed future balance year by year.

Consider the bulkhead example below. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending \$46,739 to replace it in 15 years. Therefore, we should set aside \$260/month for that future expense.

The future cost and useful life of each item is periodically updated, resulting in adjustments to how much is set aside each fiscal year.

Replacing a bulkhead. How much should we set aside?

\$ 30,000	Replacement Cost in 2019
\$ 46,739	Replacement Cost in 2034
\$ 3,116	Savings required per year for 15 years
\$ 260	Savings required per month for 15 years

The Reserve Study

A reserve study is a long-term capital budget planning tool required by law. It identifies the status of the reserve fund and looks to see if the funding plan will ensure there are sufficient funds available when major projects actually occur.

News from the Bottom of the Lake



The U.S. Coast Guard (Regional Dive Locker East) contacted training with their Remote Operated Vehicle in the lake in March. The photos here are courtesy of Lake Christopher resident Josh Marshé and the USGC, including the underwater image. What is that?



"Chris", the resident Lake Christopher sea creature, is seen coming up to have a look around in this undated picture taken at sunset from Christopher Narrows.



News from the Bottom of the Lake



Coast Guard personnel operate the remote underwater vehicle from the dock at Christopher Landing



Teaming up to Offer You 50+ Years of Real Estate Expertise

**Sharon White
Knows
Lake Christopher**



Sharon White

Referral Agent, William E. Wood, Inc.

(757) 286-9375

SendToSharon@cox.net



Lana Cary

Realtor® Howard Hanna

(757) 729-5724

LanaCary@howardhanna.com

**Lana Cary
Knows
Real Estate**



TOWN CENTER OFFICE
4598 Broad Street
Virginia Beach, VA 23462





To enhance the quality of life in Lake Christopher, residents are encouraged to adopt parking etiquette:

- Don't park opposite the flow of traffic.
- 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

Consider options to make room for your cars...

- Would adding a shed free up garage space for a car?
- Would a new driveway design help keep cars from blocking the sidewalk?

Consult the Architecture Committee with your ideas!

In most neighborhoods, there are sidewalks on both sides of the street, or no sidewalks at all. Here in Virginia Beach 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 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" or keep their head low 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 the Architecture Committee, or Virginia Beach Code Enforcement at (757) 385-4421.

Keep the Sidewalks Clear!





And now there are 7!

Susan Earl Moyer
Facebook Community



We have ducklings! Two momma ducks brought their babies to the lake this evening!

Allison Hammer
Facebook Community



DON'T BE SCARED, BE PREPARED

Hurricane season is from June 1 to Nov. 30, but can occur earlier or later than projected.

BUILD A 5-DAY EMERGENCY KIT

HAVE A PLAN

LAKE CHRISTOPHER IS IN EVACUATION ZONE C

<http://www.vaemergency.gov>

LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

1. Lake Christopher Parks are for the exclusive use of Lake Christopher homeowners, renters, and their accompanied guests. No more than 4 guests under the age of 18 are permitted, unless prior approval is obtained from the Park Staff Committee Chair.
2. All users of the parks are responsible for their own safety and are fully responsible for their own actions and consequences thereof. All facilities and equipment are to be used "AT YOUR OWN RISK".
3. The use of all playground equipment is restricted to children 12 years old and under.
4. Children under 10 years old must be directly supervised by a resident at least 12 years old.
5. Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
6. No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
7. No glass containers of any type are permitted.
8. Persons using the facilities shall remove or properly dispose of their trash.
9. The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
10. No pets of any kind are allowed at any time. (This line item revised to allow Dogs at Christopher Beach with restrictions - consult Specific Regulations for Dogs below).
11. No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
12. After sunset, all parks are closed to people under age 18, except under the direct supervision and responsibility of a resident at least age 18.
13. Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
14. No motorized vehicles are allowed in any park except on the paved area. All vehicles shall be operated in a safe and civil manner so as to avoid any injury to anyone and to avoid any damage to property.
15. Inappropriate or dangerous behavior, or not adhering to these rules, may result in the use of all the parks being revoked.

SPECIFIC REGULATIONS FOR BOATERS

- Boats, sailboards and other watercraft shall be launched and removed from the lake parks only at the ramps provided.
- There is a 72 hour limit on mooring of watercraft at the Common Areas; the boat is to be properly secured to include, but not limited to, requiring that all sails be taken down and furled or removed while the boat is left unattended. In no case will a boat be left overnight at a common area park with its sails hoisted. Failure to comply will result in the boat owner being asked to remove the boat or the boat may be removed, without notice by the association, from the park at the owners' expense.
- Anchoring (vice permanent mooring at a permanent mooring) in the lake of any unattended boat is prohibited at any time. Failure to comply will result in the boat being removed from the lake at the owners' expense. For the sake of this rule, anchoring is defined as using a temporary bottom holding device to hold a boat in position. Mooring is defined as using a permanently installed fixed mooring system of sufficient weight and strength needed to keep a boat in a fixed position during storm conditions with wind speeds in excess of 60 knots.
- The Board has designated the safe areas for mooring. To install or use any mooring in the common Lake area, the homeowner must first apply to the Board. If all requirements for mooring construction, liability, etc. are met and there is appropriate space, the Board may grant approval for placement and use of the mooring.
- Only electric motors rated no higher than 45 lbs. thrust are permitted.

SPECIFIC REGULATIONS FOR DOGS

Lake Christopher residents' dogs shall be permitted in Christopher Beach park under the following conditions:

1. Dogs must be leashed (except when in the water), and under the Owner's control at all times.
2. A limit of two (2) dogs per lot shall be permitted at any time.
3. Dogs shall be permitted within the park from 8:00 a.m. to dusk.
4. Owners are responsible for proper disposal of all dog waste.
5. Owners must adhere to Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets.

**Dog Regulations are for Christopher Beach.
Pets are not allowed in the other parks.**

Sand Replenishment

The HOA prepared the Christopher Beach swings and beach for the warm weather and sand delivery. We will be getting 60 tons of sand delivered to distribute throughout our beaches and play ground areas. This is your HOA dues at work to keep our community great!

Josh Marshé
Facebook Community



Our HOA Dues working for us!
Thanks to Scott Arbogast for volunteering his time to level out the sand piles.

Brooke Marshé
Facebook Community



Garbage and Household Waste Collection

(From the city website)



Trash and household waste are collected in 95-gallon containers. The containers may be purchased from the Waste Management division by calling 385-4650 to schedule delivery or by visiting their office at 3024 Holland Road.

Please help to provide efficient service by following these guidelines:

- Have containers and/or items for pickup at the street between 5:00 p.m. the day prior to your day of collection and 7:00 a.m. the day of collection.
- Keep at least 3 feet of clearance between your container and any other item (yard waste bags, limbs, bulky items, mailboxes, cable boxes, or vehicles) including the blue recycle container.

- Cans that are overflowing will not be collected. The lid should be able to close securely
- Remove containers from public view at the end of collection day.
- Clearly label your container with your address and record your container serial number.
- Loose trash in can should be bagged, to reduce litter.
- No other garbage will be collected outside of the black can except for yard waste.
- To report service problems, please call 385-4650 on your collection day or by noon the following business day.



Spring is a beautiful time in LC! Trees sprouting new leaves. Lawns turning green. Azaleas in bloom. Tulips and daffodils. Flowering trees! This is our beautiful Kwanzan Cherry Tree...ride by and see it in our front yard.

Sharon White
Facebook Community

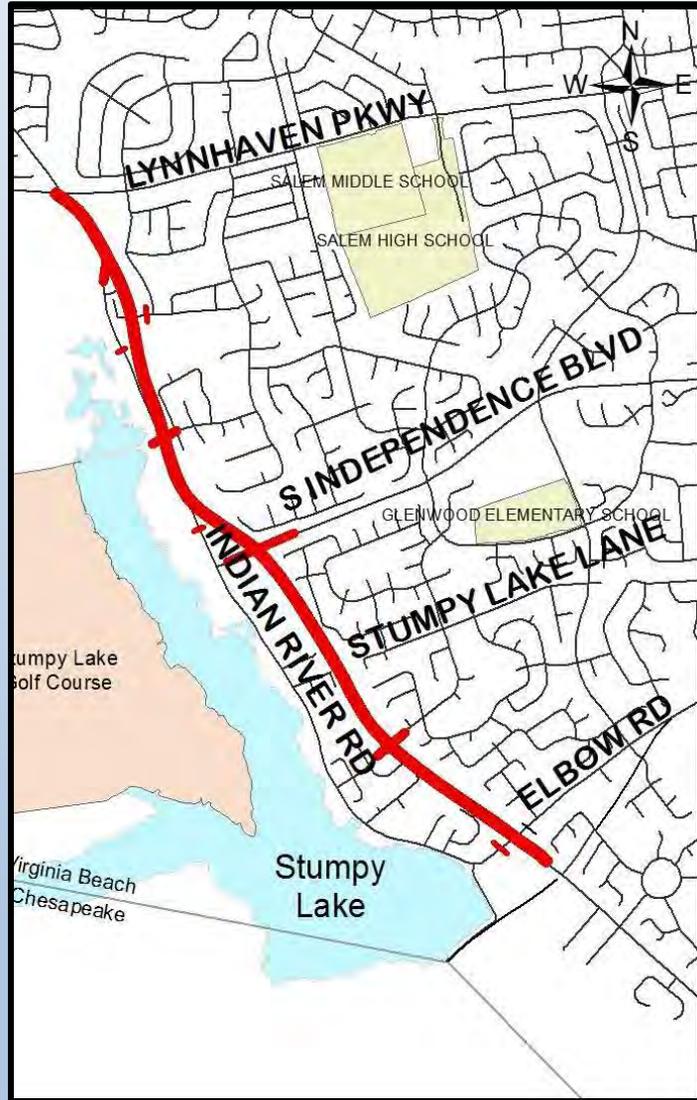


Throughout the neighborhood Lake Christopher's azaleas put on a colorful show this year, as always!

More road construction coming... eventually!

Indian River Road Phase VII-A first appeared in a 2018 edition of The Legacy. Planning began in 2003, and is expected to be complete in 2024.

This project will widen the road between Lynnhaven Parkway and Elbow Road. Several sections will also be realigned.



BABES-N-TOTS

State Licensed Home Daycare
in Lake Christopher

CPR and First Aid Certified

Meals and Snacks Provided

Offering full-time and part-time

Hours: 7:30am - 5:00pm M-F

Monica Lancaster
757-513-9790



Current Status: Revised environmental document under review by VDOT & FHWA. 100% design submittal to arrive in May. Acquisition efforts in progress.

ARCHITECTURE

Vehicles, Boats and Trailers

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, steve@infionline.net

The LCHA is aware of multiple situations of large utility trailers and RVs being consistently kept in full public view in driveways and on lawns. Several architecture violation letters have been issued in response to complaints received.

There are specific Architecture Guidelines concerning how RVs, utility trailers and boats are to be kept on properties. In 2020 the guideline was revised as a result of input from residents. This defined how the trailers and RVs can be kept on properties. The current guideline is:

LCHA AC Guidelines Section 8.3 **Parking and Storage of Vehicles, Boats and Trailers:**

Motor vehicles must be parked only on the street, on paved driveway surfaces or in garages. No motor vehicles are to be parked on any common areas, lawns, landscaping, flowerbeds or sidewalks including the front, sides and rear of any home. Vehicles which are disabled, not currently licensed or registered, or are otherwise inoperable, may not be stored on any property in view or in the street.

No RV's, campers, utility trailers or commercial or business machinery shall be stored in any driveway or lot except in a garage or behind a 6 foot high solid fence. Boats and associated trailers shall be kept in backyards or side yards behind the front edge of the house. No mobile home, camper, RV or trailer shall be utilized as a residence on any portion of the lot at any time either temporarily or permanently.



Here is a picture of a properly kept camper vehicle

It must be noted that not all lots in Lake Christopher have sufficient room in their side yards for campers, trailers, or RVs.

Furthermore, lakefront homes have additional guidelines pertaining to fencing and not obstructing lake views.

WE'LL KEEP PAINTING FOR NOW

John Capomaggi - Editor



East facing wall gets full sun. Paint starting to peel.



1st pass with a power washer.



Oil-based primer



First top coat over oil-based primer



Second color coat & trim touchup

In the previous edition of *The Legacy*, we learned from the architecture committee that 241 homes, or 66% of the community have replaced or covered the original siding with vinyl or fiber-cement.

Originally, most all Lake Christopher homes had stained cedar siding, which was nailed directly into the wall studs through a layer of rigid insulating foam board. (The builder did not use plywood sheathing or house-wrap). For siding color, most stains were some shade of natural, earning the community the nickname, "Brown-Town".

Stain had some advantages over paint. Oil-based stains penetrate wood and are porous, so they don't blister or peel in the long run. However, the stain is only meant for wood that has never been painted. So once the stained siding got painted there was no turning back.

Over the years the desire for colors other than natural meant many owners painted the stained cedar, which happened to our house. We're among the 34% of homes with original siding, and staining was no longer an option when we moved in.9 years ago.

At that time we changed the color scheme of the house to Green and Cream (after submitting the AC Request forms of course!) However, our paint has had a tendency to peel on the west and east facing walls. We considered replacing the siding, but given the priority of other projects on our list, we concluded painting two walls every few years is a cost effective option for us. Besides, this allows us to keep visible the signature Lake Christopher angled siding, which is lost in many vinyl installations.

Party Permits

Summer will be here before you know it, and like last year, we expect the parks to again be in demand for special occasions.

Did you know that for only \$40 you can host a party at the lake? Lake reservations are perfect for birthday parties, team parties, graduation parties or even a wedding! Reserving your spot is as easy as 1, 2, 3!

1. Visit Lake Christopher website and download the reservation form (LakeChristopherHomes.com → Parks and Lakes → Party Permit)
2. Fill out the form and drop it off along with your 2 checks. One for \$40 (non refundable) and another for \$35 (refundable)
3. Host your party, Have fun, then clean up.

<http://www.lakechristopherhomes.com/parks-and-lake/party-permit/>

LAKE CHRISTOPHER CLASSIFIEDS

For Sale

Contact the editor to list your items for sale.

Wanted

Contact the editor to list wanted items.

Baby-sitting

Contact the editor to list your service.

Pet-sitting / Dog walking

Contact the editor to list your service.

Lost & Found

During the season the park attendants have a small lost and found. If you've lost something at the park, ask them about it. In the off-season, ask a board member.

The ads in this section are from our own Lake Christopher residents. These Want ads, For Sales, Lost & Found, and Small Service ads are free to Lake Christopher Residents

Walkway repaired and extended at Christopher Narrows



BEFORE



AFTER

PARK SIGN-IN PROCESS



LAKE CHRISTOPHER HOMES ASSOCIATION

Christopher Landing, Christopher Beach, Christopher Narrows and Christopher Woods are not public city parks. Some residents may still have "Park Passes" (shown here) which were part of an ID badge system instituted to help ensure the parks were kept available for residents' and their guests' use only.



A few years ago, in the 2018 season, the pass system was replaced with a **Park Sign-In / ID Check Process**.

Signing in to use common area facilities is a regular practice at private homeowners associations like ours. The intention is to improve the quality of the park experience for residents and their guests.

Please support the park attendants by signing in when you arrive at the parks. To help out, don't wait for the park attendants

to come to you; please go to them and simply sign in. The attendants will verify your name and address with the access list. If you have guests, they will also sign in, or you will need to provide some guest information.

And just like the with the old pass system, the rule of 4 guests per accompanying resident (maximum of 8 per home) still applies. If you're anticipating having more than 8 guests, use the Party Permit process.

Remember, if you want to use the park for a larger event, see the Party Permit page on the website.

Please note that only members in good standing (i.e. not delinquent in dues) will be allowed to enjoy the facilities. Members with an outstanding balance in homeowner dues will not be on the access list. This will include your tenants if you are leasing your home.

Police Non Emergency: 757-385-5000
Emergency always call: 911

Please contact our office at 757-486-6000 should you have any questions or concerns.

The **SELECT**
Group, Inc.

EASTER BUNNY VISITS LAKE CHRISTOPHER

For the second year in a row, the Easter Bunny drove through Lake Christopher greeting residents. He also secretly visited the parks, and left a message under the alias, "Christopher L. Bunnie"!



Happy Easter Lake Christopher! I visited your beautiful community and left a special surprise for all of you great people. I've setup an eggcellent Easter egg hunt with over 600 eggs throughout all three parks! I hope each of you has a wonderful Easter and I would love to see pictures of the hunters if you would like to share!

Christopher L Bunnie
Facebook Community

“LAKE CHRISTOPHER COMMUNITY”

FACEBOOK GROUP

This Facebook Group exists to help foster communication within the community. This Group is closed, meaning it is only available to residents 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!



Neighborhood Watch News from Sharon White

It has been a pleasure to serve as the NW Coordinator in Lake Christopher for the past 8 years. I want to introduce you to the new NW head in our community, Nicole Thomas.

Nicole and her family have lived in Lake Christopher for 5 years. You have probably seen her at the beach with her family or kayaking on the lake.

You will be hearing new and interesting things for National Night Out in August. If you need Nicole, you can reach her at 405-921-6542.

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.

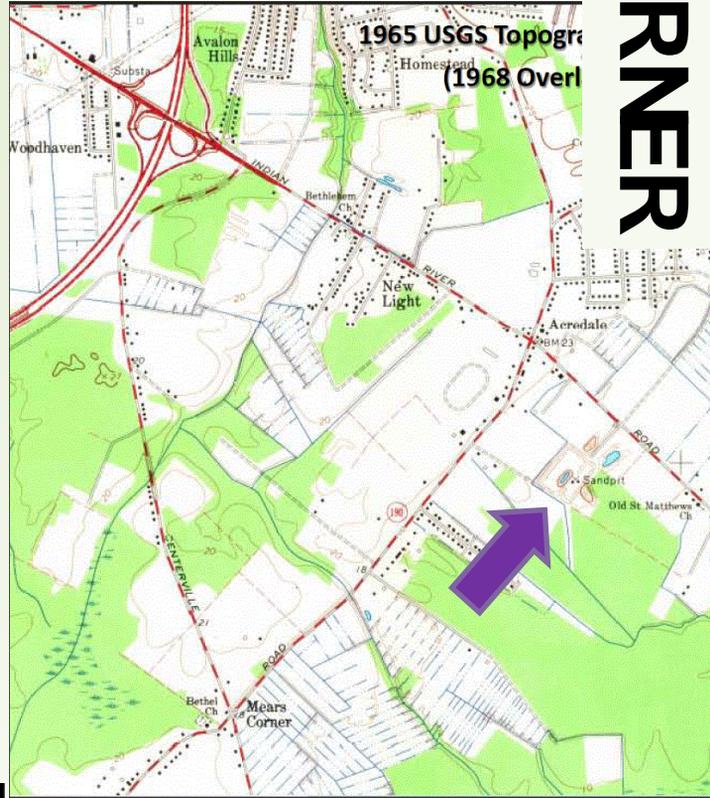
THE LAKE CHRISTOPHER ORIGIN STORY

HISTORY CORNER

In this edition we revisit the history of our lake. What is the story of Lake Christopher? Is it a natural lake? If not, how did it get here?

For new homeowners who may not be familiar with the area's history, Lake Christopher is a man-made lake, and before it existed as a lake the land was part of the Ozment Farm.

By the mid-1960's the portion of the farm which is now Lake Christopher was being quarried for sand and gravel to support construction of Interstate 64. The exact date and circumstance for the transition from dairy farm to borrow pit is not known, but the quarry, known as the *Womack Sand and Gravel Pit*, was also the site of geologic research and appears in the reference lists of many scholarly articles. Our street names *Quarry Lane* and *Quarry Court* pay homage to this part of the Lake's history.

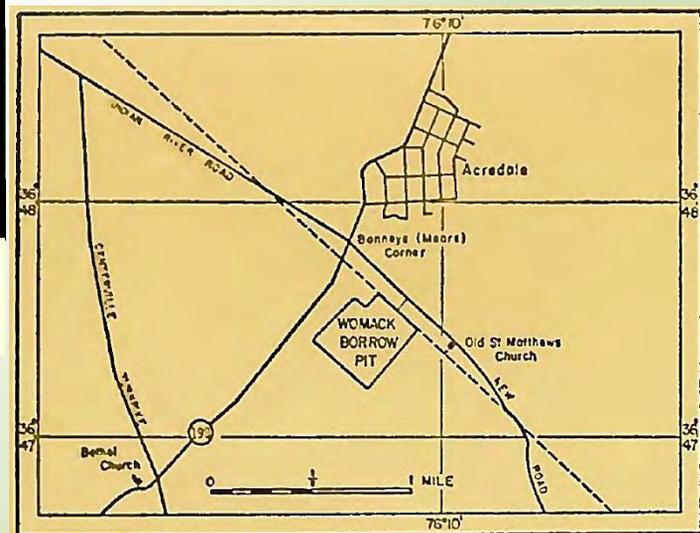


This USGS Topo Map from 1965 shows the "sand pit" which eventually became Lake Christopher. The 1968 overlay shows I-64 and the Indian River Road interchange with 2 of the 4 clover leaves built

Acredale Fm (formally named) 1987
 Spencer, R.S., Campbell, L.D. The fauna & paleoecology of the late Pleistocene marine sediments of southeastern VA: *Bulls of Am. Paleont.*, v. 92, no. 327, Apr 24 602(200) p. 1-124; 9 (fig 3)..strat col; 73-78..meas secs B87
 9..here named for municipality; type sec: Womack sd & gravel pit near Acredale, City of Virginia Beach, Kempsville 7.5' quad, long 76°10'13"W and lat 36°47'30"N, 0.5 mi SE of intersec of Indian River Rd & Kempsville Rd; 9 m at type; consists single transgr-regressive event; incl estaurine silty sands, continental shelf sands, & beach to fluv sands; incl Kempsville (top), Norfolk, & Great Bridge Mbrs (all reduced in rank); unconf under: Powells Crossroads Fm (named); base not expos at type, elsewhere over Croatan Fm (Plio)
 Virginia Beach [GP:120] se. VA
 late Pleist

The Womack Sand and Gravel Pit was the site of geologic research and appears in the reference lists of many scholarly articles.

The details and timing of the pit's closure is also not known with certainty, but the two prevailing views are; (1) that as construction on the interstate neared completion the quarry was no longer needed; and/or (2) that eventually, quarry operations reached a natural spring and water started filling up the pit. To this day Lake



Location of the Womack borrow pit in the Kempsville Quadrangle, Virginia. Taken from the Smithsonian Miscellaneous Collections, Vol 153, Number 3, Pub 4742 (1968)

(continued →)

THE LAKE CHRISTOPHER ORIGIN STORY

(continued)

Christopher is fed by springs, as well as 14 storm drains which empty into the lake. There is one outflow pipe at Christopher Beach, which goes underground to the drainage pond behind the homes on Brookfield Drive, and eventually on to Stumpy Lake.

By 1974 the lake was established, and both the lake and the land around it were in the possession of The Christopher Development Company. There are stories (more like legends) of cranes and cars still in the lake; tall tales of equipment left behind while miners frantically abandoned the quarry as the water rose after digging too deep! While that may be good material for a Hollywood movie, in reality, so far we have only found a dumpster which was

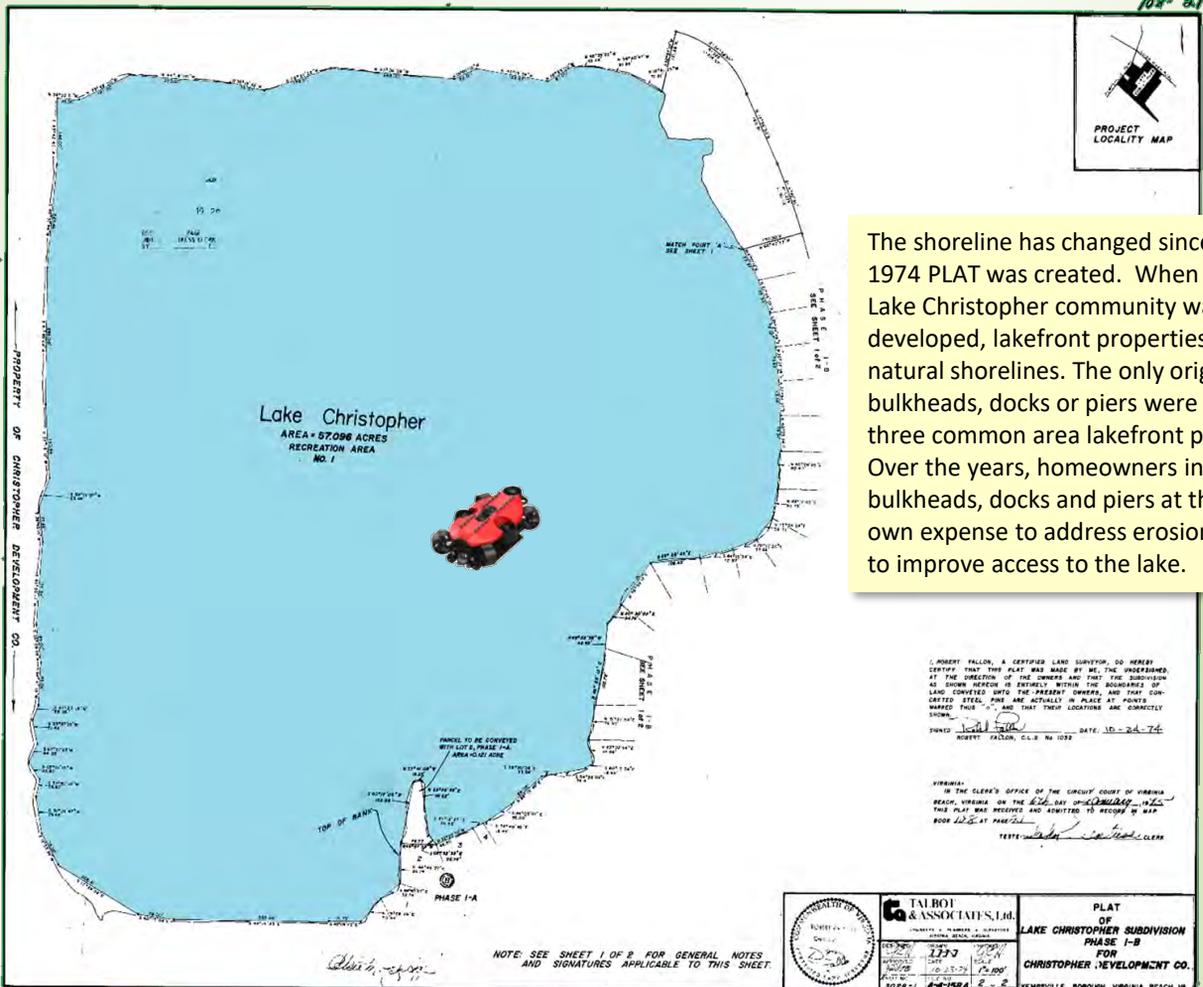
removed decades ago. There was a car or two which were accidently (or not) driven into the lake, but they were promptly removed.

Divers from The City of Virginia Beach regularly train in the lake, and recently the USCG trained using an under water remote vehicle. Other than the odd bicycle, lawn chair or fishing gear, nothing remarkable has been found down there.

The water quality is consistently good for swimming and fishing, and is tested annually. As in any natural setting, you will find the occasional creature sharing your swimming space; fish, turtles, ducks and once in a while a muskrat or eel.

We're always looking to fill gaps in the lake's history. Contact the editor if you discover any bits!

HISTORY CORNER



The shoreline has changed since this 1974 PLAT was created. When the Lake Christopher community was developed, lakefront properties had natural shorelines. The only original bulkheads, docks or piers were in the three common area lakefront parks. Over the years, homeowners installed bulkheads, docks and piers at their own expense to address erosion and to improve access to the lake.

Neighborhood Watch

News from Lake Christopher Neighborhood Watch
Co-Ordinator Nicole Thomas 405-921-6542

***There are several ways to stay connected in
Lake Christopher***

OUR WEBPAGE

www.lakechristopherhomes.com

This has information on it including contact information for your Board of Directors and for The Select Group, our Property Management Company. It also has copies of the Newsletters, Architectural Request Forms and more.

OUR FACEBOOK PAGE

Lake Christopher Community

This is a closed group for Lake Christopher residents only. It is a place to share ideas and ask questions. You can also use it to report any problems in the neighborhood. No advertising is allowed.

Nexdoor.com

This site is recommended for use by our Police and Fire Departments as they send out information on it. City of Virginia Beach Services also posts vital information. It is a site where you can ask for help in finding a contractor, baby sitter, etc. You can post about lost animals. You will see National Advertising that support this nationwide site as it is part of Neighborhood Watch across our country. You may choose from which neighborhoods you want information.

**Thank you for supporting our Community
Neighborhood Watch**

**Remember to call the Police if you need
assistance * they do not monitor any of
these sites!**

**Non emergency is 757-385-5000 or for
emergencies call 911**



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5 Porch, Patio, Deck Upgrades for Summer

H210 Warranty

1. **Bring Inside Décor Outside:** Indoor-Outdoor living gets more popular each year as homeowners look for ways to bring nature into their daily live – which means that décor options for your outdoor space are better than every. Bring the indoors out by adding sturdy, rust resistant furniture to your porch, patio or deck. Then, increase the comfort with pops of color with weather resistant pillows and cushions.

2. **Lighting:** Illuminate your entertainments area with strings of fairy lights or lantern lamps so you can enjoy the outdoors well past sunset. Use candles for even more ambiance.

3. **Get More Privacy:** Creating a private. Enclosed sanctuary on your deck, porch or patio may be easier than

you think. Add some shade to your space with a decorative lattice or outdoor blinds or drapes. If you want a more natural solution, consider planting tall shrubs (your Garden Center can give you ideas). Even a trellis with climbing vines can make a big difference in the look and feel of your area.

4. **Invest in Fun Upgrades:** Treat yourself to some fun upgrades like a hammock or porch swing to increase seating options or perhaps a fire pit for an instant gathering place to enjoy on chilly nights.

5. **Add Plants:** One of the easiest ways to freshen up your outdoor living space is to add plants to the area. Consider placing a few planter boxes filled with colorful flowers, pots with greenery or a few hanging baskets.

Sharon White

Your Neighborhood Real Estate Connection

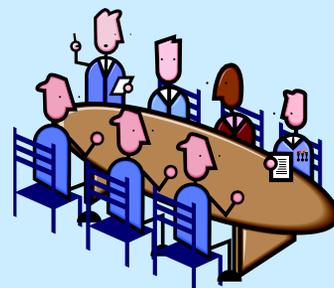
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Resident volunteers help make our neighborhood a great place to live. The front page of *The Legacy* lists the active committees at Lake Christopher.

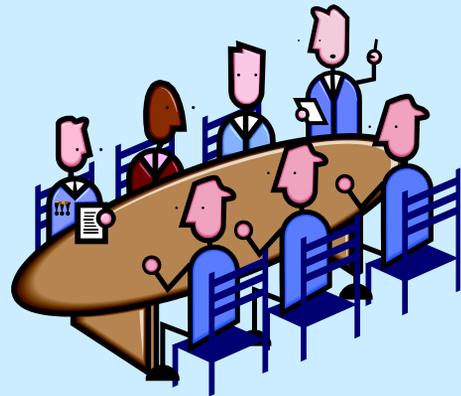
If there's an area of interest to you, contact the committee chair to get involved!



Board & Committee

(Through March 2021)

- Discussed options to hold annual meeting, including conducting the meeting at the park with food trucks. 30 April (rain date 7 May). There is still some question as to whether an outdoor gathering has restrictions, so Alysia to verify.
- Received email from the Coast Guard who want to use our lake for training on Wednesday 31 March from 0800 to 1500. They would like to use our dock at Christopher Landing to run their Remote Operated Vehicle (<https://www.srsfusion.com/srs-fusion>) for training. The link provides more information on the remote operated vehicle that they will train with. The remote vehicle is battery operated and they don't mind if the residents want to observe. All they ask is that we practice the covid-19 safety regulations.
- Discussed the boat ramp at Christopher Landing, which appears to be sinking and is in overall poor condition. Water is at least 4-5 feet under the stone and most likely eroding its way up. Researching companies for design and construction. Permit process will be similar to a bulkhead, which involves several agencies. The 2018 reserve study forecast replacement in 2022.
- Discussed the retaining wall cap on Christopher Landing beach side, which is deteriorating. We may be able to cut out wood on top of what is there to get through the season but this will need to be repaired.
- Discussed the sunken concrete slab at The Narrows. Decided it is too big to do anything with as it is 8'10" x 4'5" x a minimum 3" thick. If attempt to jack the one end up with a hydraulic jack, can't guarantee it won't crack. Discussed extending the walkway all the way to the seawall. It currently stops about 18' short.
- Golf carts were discussed, specifically discussions on Facebook. Reiterated that there is not a board initiative to attempt to legalize golf carts in our community.
- Monitoring lake temperatures to determine best time to treat for algae.



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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.



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Laguna	Tahoe
Maplewood	
Oakwood	



- 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
- SP** Sand Pebbles Drive
- SAY** Saybrook Cove
- SEA** Seaford Cove

- CB** Christopher Beach
- CL** Christopher Landing
- CN** Christopher Narrows
- CW** Christopher Woods
- SAY** Saybrook Cove
- SEA** Seaford Cove
- BFC** Brookfield Cove
- BFD** Brookfield Drive
- SL** Ships Landing
- SBC** Shorebreeze Court
- SCC** Shorecrest Court
- SHL** Still Harbor Lane
- WR** Waff Road