



A JOURNAL OF THE LAKE CHRISTOPHER HOMES ASSOCIATION

FEBRUARY-MARCH 1997

ANNUAL MEETING NOTES

**LAKE CHRISTOPHER HOMES ASSOCIATION
ANNUAL MEETING
FEBRUARY 4, 1997**

Duncan Bell, president of the Board, opened the meeting at 8 pm in the library of Brandon Middle School. He introduced the Board members present. He then introduced the slate of nominees to the Board of Directors.

Linda Hayes
Dave Hebert
Greg Byrd
Joe Doudera
Bill McMican

There were no further nominations from the floor, a motion was made, seconded and carried to accept and elect the slate by acclamation.

Duncan then remarked on the state of the neighborhood as excellent due to the vigilance and hard work of the various committees especially the Architecture Control committee headed by Steve Rogovich and the Maintenance committees chaired by Brett Vadeboncoeur and Ken Jaskolski. He went on to thank all the committee chairs for their work in the continual upkeep and morale of this 23 year old community.

TREASURER'S REPORT: Duncan reported for Adele McCoy that the total income for 1996 was \$68,912.00 and the total expended was \$67,165.00, the surplus of which will go into the money market account for reserves, bringing that total to \$61,916.48.

ARCHITECTURE CONTROL COMMITTEE: Steve Rogovich reported that the purpose of the ACC was to maintain the appearance, property value and quality of life in the community. The incidence of very problematic properties decreased significantly in 1996. The committee will be revising and updating the Architectural guidelines in the coming months. There should be no significant changes, only clarification and strengthening of the language. As always, when applying for ACC approval, allow enough time for the committee to investigate properly. Steve thanked the homeowners for their cooperation and although he will be leaving the Board, he will be remaining on the committee.

NEIGHBORHOOD WATCH/HOSPITALITY: George Brooks reported that the committee is still working to keep the certification up and is visiting all the new residents that he can. He asked that we all remain watchful of neighboring properties and report any suspicious activity. Some areas of the community are still not covered by Block Security due to a lack of a captain. If anyone is interested in helping with this committee and would like to serve as a Block Captain, contact George as soon as possible.

PARKS MAINTENANCE: Brett Vadeboncoeur reported the replacement of all the park furniture in the Beach Park and installation of 5 benches at the Landing with high impact plastic made with recycled materials. The chains were replaced with toddler swings at the Landing. He asked that all homeowners who have questions or suggestions to call him and every effort will be made to address the situation in a timely manner. Brett reported that the City's response to his requests for repair or replacements of street signs, traffic signs and removal of graffiti have been excellent and commends the departments responsible. Low-level security light posts have been installed at the Landing at the fishing and swimming areas. There was a question as to the replacement of the basketball goal. The board has decided that the goal will not be replaced at this time as problems with non-resident users have decreased since the goal was removed. They see no reason to replace it at this time.

ZONING: Bruce Given reported little new activity in requests for rezoning in the properties neighboring Lake Christopher. Continued vigilance is still required.

LAKE MAINTENANCE: Ken Jaskolski is continuing his program of reef building in the lake. According to the Fish and Game commission, providing hiding places for smaller fish will provide for a healthier lake and greater fishing pleasure in the years to come. Ken is stockpiling old brush and logs in the Ballpark but needs a source of anchoring material such as cinder blocks. Any help in that area will be greatly appreciated. Also if anyone can help with the algicide and weed control applications, please contact Ken or Duncan.

There was a question as to the possibility of selling the Lynnhaven lots. There was a consensus that the Board should look into this project in the coming year.

A homeowner received a question from a resident in Brigadoon as to which community is responsible for the clearing and cleaning of the canal area in the Ballpark. It was their understanding that Lake Christopher owns the property on each side of the canal. Duncan said that he would check the plats and take it up at the next regular meeting.

There was a question as to what percentage of the homes here are rentals and what the responsibility of the Board in enforcing noise nuisances in rental properties. The percentage of rental properties in Lake Christopher is approximately 14 percent and renters are held subject to all covenants as well as owners. If there is a complaint concerning annoyances, they should be put to the proper City authorities and the Board of Directors.

There was a question as to the approval of satellite dishes on Lake Christopher properties. Steve reported that although our covenants specifically forbid dishes or antennae, the new FCC regulations override any Homes Association covenants and allow a home-owner to have a small satellite dish attached to the house. The association may still require prior notice and have approval rights.

There was a question of gas line installation here in Lake Christopher. In the past the response of the homeowners was very low to the commitment of converting one or more of their appliances to gas. There are, however, some areas of the community that are very close to existing lines. Duncan advised the homeowner to talk it up in their immediate area so that more people would be interested. The older our heaters and appliances get the more likely people will be willing to commit to convert to gas.

The highlight of the meeting, as usual, was a brief visit by the Mayor of the City of Virginia Beach, the honorable Meyera Oberndorf and her husband, Roger. The Mayor spoke briefly of her concerns about the City's participation in the sponsorship of the Rhinos, a possible NHL franchise being proposed by the regional authority. She reported on the progress of the Gaston project and another series of legal hurdles placed before the City. As always, her visit was informative and a real pleasure.



NOTES FROM

ARCHITECTURAL NEWS

ARCHITECTURAL GUIDELINE INFORMATION

All homeowners, as members of the Lake Christopher Homeowners Association, are obligated to comply with the established Architectural Control Guidelines. This information is being provided to explain the processing of Guideline violations:

1. When a violation is discovered a friendly reminder letter is sent to the owner of the property requesting compliance within a reasonable time. This time period is determined by the nature of the violation.

2. If the owner fails to comply the ACC may then attempt to speak personally with the owner before the expiration of the correction period.

3. If compliance still does not take place the Association sends a Warning Letter that if the violation is not corrected within a specific time the matter will be turned over to legal counsel. Again, the time allowed will depend on the nature of the violation.

4. Next is a Cease and Desist letter sent by the Association attorney if the homeowner ignores the Warning Letter. If the C&D letter is ignored then the Board of Directors holds a Due Process Hearing with the homeowner. The result can be an assessment of monetary charges against the homeowner and/or filing of the violation in Chancery Court.

The Association can also take other legal actions including Temporary Restraining Orders for violations that may require more immediate attention.

The ACC documents and follows through each situation until a satisfactory resolution is reached.

Overall compliance with the ACC guidelines has been excellent and most violations are corrected before attorney action becomes necessary.

The ACC wishes to thank those homeowners who maintain their properties as required and contribute to the overall quality of our neighborhood.



MAIL BOXES

Our architectural guidelines state that mail boxes and posts must be painted to match the house trim or main colors, and be kept in good repair. While the vast majority of houses are in compliance, some are not. Those of you between 1402 and 1460 Lake Christopher Dr., including Shorecrest Ct., Fairbank Ct., Ships Landing, and Park Lake Ct. who have the original builder mailboxes, most of them double, need not change your black mail boxes, but the posts/enclosures should be painted to match. There are also some custom mail boxes with engravings or pictures on them. We will not take issue with these, as long as they're in good taste (no red barn boxes please!) and kept up, and the posts are painted appropriately. Rather than spend lots of money mailing out architectural violation letters, we are asking those of you who need to bring your mail boxes up to speed to do so by 30 June. Please take the relatively short amount of time it will take to comply and make the community more beautiful. And thanks to the many homeowners who have done such a great job!! We're looking better all the time.

GARDEN CLUB NEWS

The Lake Christopher Garden Club meets the first Monday of each month at 7:30 pm at the home of one of the members. Come join us and socialize, meet your neighbors and enjoy new programs monthly. New officers were elected at the December meeting:

President, Louella London
Vice- President, Dana Huser
Treasurer, Gloriann Stock
Secretary, Joan McKoy

We are having an Open House in February and would like to invite Lake Christopher residents - old and new - to join us. Since this is a special event, we are holding it on Sunday Feb. 9th from 2-4 pm. Come see what we are all about. Following is a list of the meeting places for the next few months.

- Feb 9 - Open House
Dana Huser 467-7809
1512 Captains Ct.
- Mar 3 - Easter Egg Workshop & speaker
Joan McKoy 467-3634
1444 Lake Christopher Dr.
- Apr 14 - Gardening Tips with Fred Adams
Donna Christensen 495-3996
1441 Lake Christopher Dr.
- MAY 3 - SPRING GARAGE SALE**
- May 5 - Potluck Supper and Plant Swap
Louella London 474-0473
1500 Lake Christopher Dr.
- Jun 2 - Beginning Bird Watching
Marge Posch 495-0927
5802 Captains Run

*****NO MEETINGS IN JULY AND AUGUST*****

- Sep 8 - Ice Cream Social
Gloriann Stock 495-3384
1513 Captains Ct.
- OCT 4 - FALL GARAGE SALE**
- Oct 6 - Progressive Dinner
Places to be announced
- Nov 3 - Beautiful Bows
Place to be announced
- DEC 6 - POINSETTIA SALE**
- Dec 8 - Holiday Cookie Exchange
Sharon White 495-3043
1516 Captains Ct.

*****RSVP TO THE MEETING'S HOSTESS*****

YARD TIPS FOR MARCH BY GLEN KOPANSKI

Let's hope that by now winter has come and gone and spring is just about here. Hopefully, the amount of cold weather this winter will result in a reduced amount of insects that have plagued our gardens after the last two winters. Usually, this is a good time of year to turn your mulch beds. Whether you are planning to put down some fresh mulch or to plant some spring bulbs and flowers, turning the beds down will allow the old mulch to mix with the soil. This will break up the soil after the normal settling and compacting from winter's rain and snow and will also begin to aerate the soil and help stimulate new spring growth in the shrubs and trees already in place. Remember, while you can get a good start on preparing beds for planting, be careful not to put plants out before the danger of the last frost has passed. Some early spring plants can tolerate a frost, others cannot. Be sure to check with the nursery or store if you are not sure about what you can plant. For those who like to start their own plants from seeds indoors, this is the time to start. Seeds can take from a few days to a couple of weeks to germinate, so starting them now indoors can assure that the seedlings are ready for transplanting to your outdoor beds by the first of April.

One of the best things about Lake Christopher is the number of people who take such pride in their yards and overall appearance of our neighborhood. We can all still pitch in to keep up our common areas looking good. There are still some people who walk their dogs and fail to clean up after them (it is required by law in Virginia Beach). I know that our neighbors along Lake Christopher Drive must tire of the bottles, cigarette packs and other trash that seems to collect along the street and sidewalk. If you have a poop bag along while walking your dog, pitch in and help. Trash cans are kept in all of the common areas.

HOLIDAY DECORATION CONTEST WINNERS

First Place:
George and Ruth Brooks
1436 Lake Christopher Dr.

Second Place:
Cliff and Dewy Schmidt
1400 Ships Landing

Third Place:
Joel and Angela Tasquarelli
5408 Brookfield Dr.

Congratulations to all who participated in making our holiday season more beautiful.

BUY GIRL SCOUT COOKIES

Girl Scout Cookies will be on sale until the middle of March. Please be generous with your order and in supporting this worthwhile cause. If you have not been visited by a girl scout, contact Donna Christensen at 495-3996 and she will put you in touch with a troop in the neighborhood.

Professional Painter

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6070 Indian River Road
Suite 112
Virginia Beach, VA 23464

LAKE CHRISTOPHER ARCHITECTURAL REQUEST

From: _____

Name

Address

City, State, ZIP

Phone

To: LAKE CHRISTOPHER HOMES ASSOCIATION
c/o Don Newell, Gifford Realty
PO BOX 14399
NORFOLK VA 23518

Subj: Architectural Request

1. I would like to have the following request considered for approval by the Lake Christopher Architectural Committee:

2. The following have been enclosed to aid the committee in the approval of my request. (Check as applicable)

Conceptual drawing. (Fence, dock, deck, addition, etc.)

Color sample (Staining of siding or trim)

Vinyl sample (siding)

Vinyl trim sample

Plans (additions)

Plot map showing boundaries (Fence, dock, deck, etc.)

Windows

*******Contractor signs for work currently underway must not exceed 2 square feet and must be removed upon completion of work. *******

Signature

CLASSIFIED

PIANO LESSONS

Kindergarten age through adult
 Kristi Stadum 467-3254
 Call after 5 PM

TAI CHI

Weekly classes with Gloria Bersi
 467-0689

CHILD CARE

IN MY HOME
 CHERRY COPE 467-1389.

CHILD CARE

Fun-loving Mom of five! In my home
 Call Debra Dane
 479-3478

BABYSITTERS

Thomas Bateman.....	467-3603
Monica Buchner.....	495-4137
Jenny Cope.....	467-1389
Pamela Edwards.....	495-3551
David Faithful.....	479-4504
Nicole Hannans.....	467-3607
Austin Hayes.....	467-5976
Travis Hayes.....	467-5976
Erin Logan.....	467-9427
Jenny Logan.....	467-9427
Aaron Smithers.....	467-0084
Shelley Stewart.....	467-4796
Laura Zimmermann.....	495-2052

PET CARE

Pamela Edwards.....	495-3551
David Faithful.....	479-4504
Austin Hayes.....	467-5976
Travis Hayes.....	467-5976
Matthew Logan.....	467-9427

TURN YOUR HOME INTO A WORK OF ART!

Own an original portrait of your home in pencil and/or watercolor, (black and white or color). Starting at \$75.00. Call Nancy Hannans, professional artist/illustrator at 467-3607.

LAWN CARE

Thomas Bateman.....	467-3603
David Faithful.....	479-4504
Austin Hayes.....	467-5976
Travis Hayes.....	467-5976
Josie Mahon.....	495-9265
Byron Mitchell.....	479-0566
Conrad Stock.....	495-3384

RECYCLING CENTERS

GLASS, METAL OR PLASTIC:
 Rec Center, 800 Monmouth Ln. Landfill II.
 1989 Jake Sears Rd

(Mon.-Sat. 7-4:30)

Stumpy Lake Fire Station,
 4196 Pleasant Valley Rd.

BATTERIES:

Mount Trashmore, 300 Edwin Dr.

NEWSPAPERS, MAGAZINES, CARDBOARD:
 All Virginia Beach Public Schools

HAZARDOUS WASTE (OIL, BATTERIES, HOUSEHOLD CHEMICALS) :

S.P.S.A. OCEANA, 2025 VIRGINIA BEACH
 BLVD., 491-2265, FIRST 2 SATURDAYS OF EACH
 MONTH, 9-NOON.

S.P.S.A. LANDSTOWN, 1925 TRANSFER RD, 468-
 3382, THIRD WEDNESDAY OF EACH MONTH, 9-
 NOON.



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 Realtor

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WOMBLE REALTY

Kempsville Office
 400 S. Witchduck Road
 Virginia Beach, VA 23462
 Voice Mail: 670-4115

Home: 495-3043
 Office: 497-3522



Call Sharon White

Residential Specialist

Kempsville Native
 Lake Christopher Resident - 11 Years

BACK PAGE

BOARD OF DIRECTORS

Duncan Bell
Greg Byrd
Joe Doudera
Linda Hayes
Dave Hebert
Bruce Given
Ken Jaskolski
Bill McMican
Brett Vadeboncoeur

Architecture
Maintenance
Neighborhood Watch
Hospitality
Newsletter
Litter Removal
Park Security
Lake Maintenance

Bruce Given and Duncan Bell

Social

Zoning

COMMITTEE CHAIRMEN

Steve Rogovich
Brett Vadeboncoeur
George Brooks
George Brooks
Donna Christensen

Ken Jaskolsky

Bruce Given and Duncan Bell

Karen Cagni/

Andrea Koob

Bruce Givens

PLACE AN AD IN THE LEGACY!

Business card size ad are \$10.00 per issue or \$50.00 for six issues.
Call Donna Christensen for more information.
495-3996

NEW IN THE NEIGHBORHOOD?

Call George Brooks at 467-6554
He will arrange for a Hospitality packet to be delivered to you.
CALL TODAY.

NEWSLETTER DEADLINE

Deadline for articles for the January issue of the Legacy is March 21, 1997.
Place all ad and articles with Donna Christens, 495-3996
or with the Property Manager, Don Newell at 583-1801.

BOARD MEETINGS

Board meetings are held on the third Thursday of every month at 7:30 pm.
Please call the Property Manager at 583-1801 for location of the meetings.
Interested homeowners are invited and encouraged to attend.

PROPERTY MANAGER

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

LAKE CHRISTOPHER HOMES ASSOCIATION
c/o GIFFORD REALTY
PO BOX 14399
NORFOLK, VA 23518
PHONE: 804-583-1801

T-shirts and tank tops still available.

\$7 - sm, lg, xl

\$8 - xxl

Call Donna Christensen

495-3996

