

July - August Summer 2021

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Association Manager

Andrea Gunter, CMCA®, AMS®
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
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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
September 1st, 2021**



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

Double Rainbow over LC



Photo by Allison Hammer
Facebook Community

This summer COVID restrictions continued to ease, and life in Lake Christopher has started to return to normal, or perhaps a "new normal". The Independence Day party took place, as well as an Ice Cream Social, and now Friday Food Trucks. This summer activity has returned to the parks, and throughout the community improvements are happening, with new driveway and solar panel projects popping up everywhere it seems.

In this issue:

- ◇ Boat Ramp
- ◇ Financial Corner
- ◇ July 4th Picnic
- ◇ Yards of the Month
- ◇ ...and much more!

Neighborhood Watch

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



Celebration
★ ★ ★

NATIONAL NIGHT OUT

**TUESDAY AUGUST 3RD
6PM TO 8PM**

COME JOIN US AT CHRISTOPHER LANDING
THE BIG PARK

DON'T MISS OUT ON:
KONA ICE FOR EVERYONE!
MIKI'S DOGHOUSE FOOD TRUCK
FACE PAINTING & TATTOOS

COME MEET NEIGHBORS AND SEE THE
FIRE TRUCK, POLICE CRUISERS, THE
DIVE TEAM, AND MORE!

THE PARKING LOT WILL BE CLOSING FOR
THE DAY AT 4:00 TO ALLOW ROOM FOR OUR
FIRST RESPONDER VEHICLES.

FOR MORE INFORMATION CONTACT NICOLE THOMAS -
LAKE CHRISTOPHER NEIGHBORHOOD WATCH
COORDINATOR - 405.921.6542

Retaining Wall Cap Repairs at Christopher Landing



LC HOA Dues working for us. Thank you to Board Members David Hebert and Joshua Marshé for volunteering their time this afternoon

Brooke Marshé
Facebook Community

Stephanie Hynes

Associate Broker
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Lake vibes! Great Blue Heron living its best life on my neighbor's float.

Allison Hammer
Facebook Community

A beautiful start to a hot summer day.
Hope yours is a good one.

Victoria Jensen
Facebook Community

Around the Lake



Tonight's sunset.

Allison Hammer
Facebook Community

Lake Christopher Patriotic Parade and 4th of July Picnic!

We had so much fun yesterday at the big park, Lake Christopher Landing ! Celebrating all day long... HUGE thank you to our HOA board members out there this morning, volunteering their time cleaning up all the trash, belongings, firework debris, and breaking down the large tent , tables & chairs. Making our park perfect again 😊

Jennifer Townsley
Facebook Community



Lake Christopher July 4th parade!!
Our new tradition thanks to Jennifer Townsley!!

Karen Birch
Facebook Community



Last night's beautiful display

Lily Judith
Facebook Community



Happy US4th USof USJuly from the Lake Christopher Garden Club

Sharon White
Facebook Community

The Legacy Archive Blasts from the Past

The May/June 1981 edition of the LCHA Newsletter is the oldest in our archive, but we have reason to believe there were others published that are older, or that fill gaps in our records. We're hoping these old issues may still be out there in a box in some attic, or in the back of a closet!



LAKE CHRISTOPHER NEWS news news NEWS news

Published by the Lake Christopher Homeowners Association May/June 1981

Mr. Kelbaugh - L.C. Home L.C. Sales 467-5555

LAKE CHRISTOPHER CALENDAR (DETAILS INSIDE)

Saturday, May 16	1-4 pm	REC TAGS	Christopher Landing
Saturday, May 16	1-4 pm	T-Shirt Sale (Last Chance!)	Christopher Landing
Monday, May 18	8 pm	Basic Sailing Seminar	Duncan Bell's,
Wednesday, May 20	8 pm	Sailing Committee Meeting	1733 L.C. Drive (467-8140 for info.)

To the many original and first years owners living in the community, you may have an early newsletter or two in a box with documents from the early days. Even if you're a newer member, one of those boxes of papers may have been left behind by a previous owner for you to discover! If you find anything, please contact the editor! We'd love to scan whatever you have.

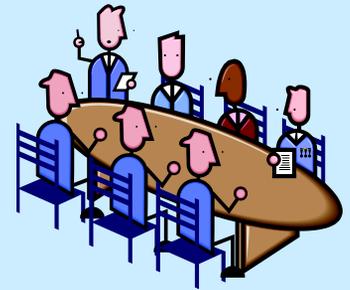
In the meantime, enjoy perusing the archives. We've scanned and uploaded what we have from the 1980's and 1990's.

Editor
legacy@lakechristopherhomes.com

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!



SHOWING YOU THE WAY HOME.

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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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YARD OF THE MONTH



May 2021 | 1552 Lakeport Court | Douglas Barnes

Garden Club

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



HONORABLE MENTION



May 2021 | 1508 Lake Christopher Dr | Bunny & Sharon White

YARD OF THE MONTH



June 2021 | 1732 Lake Christopher Dr | Virginia Domnissey

Yard of the Month

Yard of the Month Judging Guidelines are:

1. Compliance with Architectural guidelines of the LCHA.
2. Creativity and balance in landscape and design.
3. Neat, well groomed appearance.
4. Curb areas free of debris.

HONORABLE MENTION



June 2021 | 1505 Brookfield Cove | Walter Waddler

YARD OF THE MONTH



July 2021 | 1628 Lake Christopher Dr | Jeff & Nancy Kimmes

Recognition

Congratulations to the 2021 winners and honorable mentions so far. Your investment and hard work makes our community a more attractive and pleasant place to live!



HONORABLE MENTION



July 2021 | 5213 Shorebreeze CT. | Sally Parsons

BULKHEADS, DOCKS AND PIERS

IN 2020, SECTION 7.5 OF THE ARCHITECTURAL (AC) GUIDELINES WAS EXPANDED TO CLARIFY BULKHEADS. PLEASE DIRECT ANY QUESTIONS TO THE AC COMMITTEE OR ANY BOARD MEMBER.

7.5. Bulkheads, Docks and Piers

7.5.1. Background: 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. These bulkheads were often constructed without permits and many were installed outside of property lines and encroached into LCHA common area (the lake).

7.5.2. Purpose: The purpose of this Architectural Guideline is to:

7.5.2.1. Help ensure homeowners are aware of required government **permits and approvals** for waterfront installations, as well as LCHA policy concerning placement of bulkheads, docks and piers.

7.5.2.2. Establish **maintenance responsibility** for bulkheads, docks and piers built by homeowners on lakefront properties.

7.5.2.3. Limit **encroachment** of bulkheads, docks and piers into the common area (the lake).

7.5.3. Permits and approvals: Sections 1.1 and 1.2 of these guidelines also apply to bulkheads, docks and piers. However, due to their proximity to water, these structures also require special permits issued from federal, state and local authorities. Homeowners are responsible for obtaining all permits in order to receive LCHA approval prior to start of any work.

7.5.4. Maintenance responsibility: The LCHA does not construct or maintain bulkheads, docks or piers for individual homeowners. Only those shoreline structures at Christopher Landing, Christopher Beach, and Christopher Narrows are maintained by the LCHA. Lakefront homeowners wishing to install, replace or modify a bulkhead, dock or pier must sign an easement

agreement prepared by the LCHA attorney. The purpose of the easement agreement is to legally establish the homeowner as the responsible party for maintenance and upkeep of their bulkhead, dock or pier, even though it may adjoin or extend into LCHA common area (the lake).

7.5.4.1. Without a signed easement agreement, the LCHA will not approve bulkhead, dock or pier construction that extends beyond property lines into the common area (the lake). In such a scenario, approval for any shoreline structure would be conditioned on its construction entirely within the homeowners' property lines.

7.5.4.2. Without a signed easement agreement, the LCHA reserves the right to remove visibly damaged or deteriorated bulkheads, docks or piers in the common area that are not being maintained by the homeowner. In such situations the removed structures would not be replaced by the LCHA, resulting in a natural shoreline on the property line.

7.5.5. Encroachment: New bulkheads shall not be constructed more than 2 feet beyond the existing bulkhead. This is permitted to accommodate common engineering and construction practices.

7.5.6. Docks and Piers: A dock or pier can rise no higher than ground (bulkhead) level, and extend no further than 10 feet beyond the bulkhead into the lake. Docks and piers can be as wide as the property lines allow.

PREVIOUS GUIDELINE

7.5 Docks and Piers - A dock or pier can extend no higher than ground (bulkhead) level, and extend no further than 10 feet into the lake. Docks and piers can be as wide as the property lines allow.

News from the Bottom of the Lake

We know that in years past, the LCHA had sunk some “used” Christmas trees and cinder blocks to create fish blinds or cover for the small fish, but they were in very deep water (35 feet) and out of the way of swimmers and water craft.

Well, it looks like Scott found one!

Catch of the day I got a
75lb mister Christmas
tree on the anchor lurer

Scott Arbogast
Facebook Community



Hey, put that back!
Only 140 days till
Christmas!

“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.

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LanaCary@howardhanna.com



TOWN CENTER OFFICE
291 Independence Blvd., Suite 120
Virginia Beach, VA 23462

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.

BOAT RAMP AT CHRISTOPHER LANDING

Our original boat ramp has reached the end of its service life. It has been patched and repaired over the years to extend its service, but the time for replacement has come.

The goal is to have a new ramp in place in time for the 2022 summer season. More details to follow.

Preparing for Emergencies

The Federal Emergency Management Agency

The Federal Emergency Management Agency strongly urges each household to maintain an emergency kit with enough supplies to sustain them for up to 72 hours without help following a storm or disaster. Assemble it well in advance of an emergency and store it in an easily accessible location. A kit should contain at least the following items:

- One gallon of water per person per day for at least three days.
- Enough nonperishable food to sustain the family for three days
- Manual can opener for food
- Battery powered or hand crank radio
- Flashlight
- Extra batteries
- First Aid Kit
- Moist towelettes, garbage bags and plastic ties for sanitation
- Wrench or pliers to turn off utilities
- Cellphone with chargers and a backup battery

Sharon White

Your Neighborhood Real Estate Connection

Howard Hanna Real Estate Referral Agent

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The Legacy 1989 - Then 15 years old, boat ramp erosion problems needed to be addressed

MAINTENANCE UPDATE

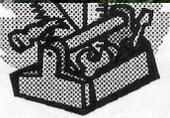
Doug Stewart and Mac McMullen have started the process of erosion control at the Narrows Park by filling in some of the larger holes with round river pebbles. After a settling period, sand will be added and bermuda grass planted. In the meantime caution should be taken around the dock area at the Narrows. Doug is also looking into repairing and correcting the erosion problems at the Landing, specifically, the boat ramp and the area around the drain pipe. It should be noted that this is a large project and will carry a hefty price tag.

The Legacy 1991 - Two years later, repairs were complete

First, you may have noticed that we have completed the repairs to the boat ramp and the bulkhead at the east end of the Christopher Landing. In addition, the playground equipment in both parks was repaired during the summer.

The Legacy 1997 - Then almost 25 years old, another major repair was done

Here's a summary of most of the major things that have been done so far in 1997:



- The dock at Christopher Narrows was rebuilt again and raised several inches to keep it out of the water.
- The beach at Chris Landing was graded to make it a little flatter and sand was added.
- Sand was added under the playground set, and a couple of the swings were raised.
- Dead branches were removed from some of the park trees.
- A series of terraces was built to the right of the boat ramp to end the severe erosion problem.
- Timbers were also added between the road to the boat ramp and the beach.
- The lower parking lot's edges were timbered to end the erosion and accumulation of debris in the lot, and the bulkhead to the left of the boat ramp was repaired.

With its history of erosion problems, and the fact that it adjoins retaining walls and the beach, the first step of the 2022 replacement project will be a professional engineering assessment and design.

BOAT RAMP AT CHRISTOPHER LANDING

Algae in the Lake

This year we experienced algae growth in the lake much sooner than in recent memory. In late April/early May residents were expressing their concerns. Typically, the lake is treated for algae around Memorial Day or later, but this year was different.

- In 2020, 2019, and 2017 the lake was treated just before Memorial Day at the end of May.
- In 2018 the lake was treated in late June (6/23)
- In 2016 the lake was treated in early July (7/6)

From the LCHA BOD:

We are aware and share concerns about the current color and clarity of our lake. In late May our annual application was made of Cutrine, same application that has been used now for many years. The chemical application amount was recommended in Fall of 2020 by an Environmental Engineer (as a courtesy) after reviewing the lake dimensions, depth, etc. Water clarity improved as expected and just recently has deteriorated again, just last week (for several days) we could see the bottom in 4' of water.

Our natural lake is obviously not a swimming pool and we will not use chemicals to control clarity. There are those that expect and even demand more chemicals immediately, while at the same time there are those that would prefer we used no chemicals at all. After research, discussions and considerations the LCHA BOD has decided to continue to evaluate the lake water to allow these applied chemicals a chance to fully react, we are prepared with additional Cutrine (on hand) if it is determined that a second application is required. We will announce the second application if and when that decision is made.

We thank you in advance for your patience and trust as we do the best we can to protect our neighborhood's most precious attribute.

Karen Pearce Cagni
Facebook Community



Great news! The lake temperature has finally risen to the level of maximum effectiveness for the Cutrine-Plus Algaecide treatment to be disbursed and was completed this morning. Big shout out to Scott Arbogast for driving me around on his floating dock so we could make sure to evenly distribute throughout the lake. We should start seeing improvement over the next few days and weeks.

Ryan Griffin
Facebook Community



ICE CREAM SOCIAL



Sharing pics from the ice cream social!!! Big thanks to everyone for helping us make memories 🍦🍦

Jennifer Townsley
Facebook Community

BABES-N-TOTS

State Licensed Home Daycare
in Lake Christopher

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Offering full-time and part-time

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Monica Lancaster
757-513-9790



WHY CHRISTOPHER?

Did you ever wonder where the name came from? Why not Lake Ozment (after the old dairy farm) or Lake Womack (after the old quarry)?

The name comes from the builder of our community, which has been around since 1974 and is still in business. This makes Lake Christopher one of the first developments built by the Christopher Companies.

I made an inquiry and learned *Christopher* was the name of the founder's (Fred Kober's) son – hence the name of the company and the name of several communities they built.



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.

NEW ASSOCIATION MANAGER

This month we said farewell to Alysia Schools, our association manager since September 2018. Alysia is moving to New England, and we wish her all the best!

Please welcome our new manager, Andrea Gunter, CMCA®, AMS®!



Andrea Gunter, CMCA®, AMS®
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
agunter@TheSelectGroup.us



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

ARCHITECTURE

How to report issues directly to the City of VA Beach

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

Up until June 2021 the City of Va Beach was using a service called **SeeClickFix** to allow citizens to report issues like broken streetlights, road and street problems, or conditions on city or private property that need attention. There is now a new method of making these reports.



Do not submit any new requests using SeeClickFix as the City of VA Beach no longer accepts or monitors these requests

The City of Virginia Beach is now using **VB Works App** to receive and respond to new service requests. This means the city will no longer accept or monitor requests submitted through the previous service provider See Click Fix. Here are the options for all future service requests and interactions with the city:

The change to this new system requires previous VB Works users to create a new username and password. The next time you log in to VB Works, you will be prompted to update the app and establish your new credentials. If you are a new user it's easy to set up an account.

Do not submit any new requests using SeeClickFix as the City of VA Beach no longer accepts or monitors these requests.

The VB Works service can be used for reporting things like broken street lights, damaged traffic control signs (speed limit, stop/yield, street name) signs, potholes in the streets, broken public sidewalks, traffic lights, animal control

concerns, storm drain maintenance, etc. It can also be used for reporting issues on private property: inoperable or unlicensed vehicles, deteriorated building structure, overgrown lawns, etc. Another feature is requests for services like special trash pick-ups for large items and yard debris.



Use the VB Works App available on Android and iOS or visit the City's online portal at <https://vb311.virginiabeach.gov/assist/servicetypes>

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Serving Lake Christopher

<https://nicolecapomaggi.norwex.biz/>

650.863.2297 • nicole.capomaggi@gmail.com

Party Permits

Summer is still here, and the parks continue to 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/>

Neighborhood Watch When there is a problem at the park

Please call the police non-emergency number (757-385-5000) if you see illegal or suspicious activity. The last time we had an incident, they showed up in 4 minutes.

It was also a situation in which the police needed to be involved. We encourage residents to call the non-emergency number because we have not renewed our contract with the private security company. If you have any questions regarding this decision, please contact me. I am now your neighborhood watch coordinator and would love to speak with you.

My email is nicole.districtre@gmail.com

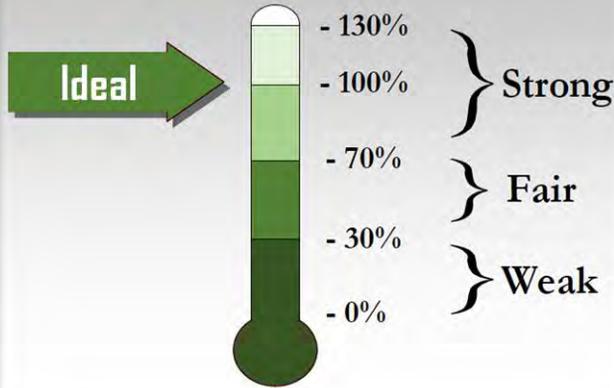
My phone number is 405-921-6542



Financial Corner

The Reserve Study

Percent Funded



The report will score the reserve on a percentage scale. Associations with low scores are at risk for special assessments to improve the funding level.

A reserve study is a long-term capital budget planning tool for our major common area repair and replacement expenses. A Virginia law, the Virginia Property Owners Association Act (POAA), requires one be done every 5 years. The reserve study identifies the status of the reserve fund and looks to see if the funding plan will ensure there are enough funds available when major projects actually occur.

The reserve study document, or report, is prepared by an outside independent consultant. It has two parts; the physical analysis and the financial analysis. The physical analysis looks at common area capital items, and the remaining useful life of each one. This helps us understand what will need to be replaced, and when. The financial analysis looks at the funds set aside, the plans in place to maintain those funds to ensure availability when needed, and forecasts what the future replacement cost will be for each item.

If there is enough in the reserve to replace all items on schedule, the reserve is considered to have a Fully Funded Balance (FFB). The FBB grows as assets age and the reserve needs of the LCHA increase, but shrinks when projects are accomplished and the Reserve needs of the LCHA decrease. This means the FBB changes each year, and is a moving but predictable target.

This shows a clear scientific nature of the reserve study because of the research and analysis required. However, the industry considers it both science and art, because the consultants are making projections about the future, and in some cases decades into the future.

Managing a Moving Target

Consider a generic bulkhead installed at a cost of \$30,000. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending almost \$47,000 to replace it in 15 years. Therefore, every month we should set aside \$260 for that future expense.

How much should we set aside in the reserves?

\$ 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

Each time a reserve study is done, the remaining useful life of the bulkhead is reviewed, and the future replacement cost is updated. In 5 years, a future reserve study may reduce (or extend) the remaining useful life; or a different inflation estimate may be used for the replacement calculation. At the end of that study, the \$3,116/year being set aside may change, requiring future budgets to adjust and reflect that change.

The Reserve

The reserve is a separate fund required by law for the replacement (or major repair) of common area capital items. Monthly we transfer a budgeted amount, determined by the reserve study, into the replacement reserve account for these future projects.

How Are We Doing?

A Reserve Study was completed in December, 2018. In the report, the Reserve Fund was scored slightly below the 70% level. The report recommended the LCHA increase the annual replacement reserve contribution by 2.3% per year, beginning with the 2020 budget. This plan is sustainable, and will prevent the need for assessments to improve the funding level.

A Wrench in the Reserve

IN 2006 THE BULKHEAD AT CHRISTOPHER NARROWS WAS REPLACED WITH RESERVE FUNDS. HOWEVER, IN 2015 IT BECAME APPARENT THAT THE BULKHEAD WAS FAILING PREMATURELY, AND IT WOULD NOT BE IN SERVICE FOR THE PROJECTED USEFUL LIFE. IT WAS REPLACED IN 2016, A FULL 5 YEARS EARLY. THIS FUTURE EXPENSE WAS ANTICIPATED, BUT NOT FOR ANOTHER 5 YEARS. THE EARLY EXPENDITURE IMPACTED THE RESERVE'S FUNDING LEVEL SCORE, AND THEREFORE THE ANNUAL CONTRIBUTION CALCULATIONS NEEDED TO REACH AND MAINTAIN A FULLY FUNDED BALANCE.

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.



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

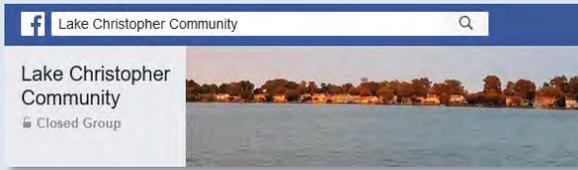
Please contact our office at 757-486-6000 should you have any questions or concerns.



“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!



Citywide Security has completed the end of their contract timeline. They were hired in 2009 during a time of substantial vandalism in our neighborhood and through a recent review the board has found that this type of service is no longer required to meet our community's needs.

Citywide should no longer be called. Residents are encouraged to use the police non-emergency number 757-385-5000.

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.

Program this number in your cell phone!

Police

Non-Emergency

757-385-5000

A Touch of Home Cleaning LLC
Specializing in Earth-Friendly Products

Touchofhome@cox.net

(757)374-0070

Owner-Sue Brewington

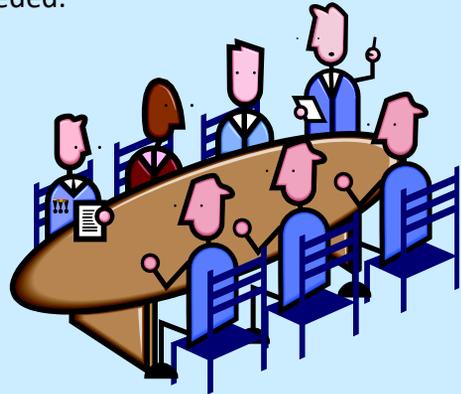
VB Native/Grew Up In Pembroke Manor



Board & Committee

(Through June 2021)

- Discussed boat ramp design. Recommend getting detailed permits and designs for replacement after we get some more repair estimates.
- Discussed sand delivery quote from thrasher sand company (known also as elbow farms nursery) for 60 tons of washed sand delivered to us. Also quoted a day's use of a bobcat rental and contacted our landscaper whom is qualified to operate the bobcat. This saves us \$1,300.
- Geese: Stephanie and Scott (our landscaper) keeping an eye out for nests on HOA property while I'm away. No one has reported any nests on private property. There does seem to be one mated pair on the lake however but others, so far, seem to be migratory.
- Discussed estimates for repair of retaining wall caps at Christopher Landing.
- Lake treated with cutrine pellets. Ordering liquid for spraying spot treatments. Getting a skimmer to address buildup in corners.
- Discussion on late dues. Select reminded the board of the schedule of reminder letters and to contact The Select Group. Homeowners on payment plan will have park privileges.
- Food trucks lined up. Schedule published with The Legacy email. Any changes will be announced via the Facebook Community.
- Discussed upgrades to the security cameras at the parks.
- Discussed replacing dock surfaces with composite next season.
- Met with landscaper and walked the perimeter to address bushes and areas that need to be weeded.



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.



LAKE CHRISTOPHER

Geneva	Huron
Victoria	Lucerne
Christina	Ontario
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
- EW** Edgewater Drive
- FB** Fairbank Court
- HV** Harbor View Cove
- LCD** Lake Christopher Drive

- LPC** Lakeport Court
- LBC** Long Beach Court
- PL** Park Lake Court
- QL** Quarry Lane
- SP** Sand Pebbles Drive
- SAY** Saybrook Cove
- SEA** Seaford Cove

- 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