

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	Bill McMican
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

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 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
November 1st, 2021**



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

Are the Geese Back?



Photo by Brooke Marshé
Facebook Community

For most of the summer we seemed to be (for the most part) geese free, but lately they seem to be everywhere. Hopefully, this increase represents migrating geese stopping by on their way to points south. Still, some residents have taken the initiative with legal harassment methods to make Lake Christopher less desirable for geese to take up permanent residence. The LCCHA is monitoring the situation should an intervention by the wildlife department be required if the numbers get out of hand.

In this issue:

- ◆ National Night Out
- ◆ Financial Corner

- ◆ Lake photos
- ◆ Yards of the Month
- ◆ ...and much more!

nno

NATIONAL NIGHT OUT





YARD OF THE MONTH



August 2021 | 1504 Lake Christopher Dr | Bruce & Joann Given

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



August 2021 | 5212 Quarry Lane | Barbara White

YARD OF THE MONTH



September 2021 | 1544 Lakeport Court | Michael Elkins & Christy Hendricks

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



September 2021 | 5204 Quarry Lane | Susan Swyhart



Saturday marks the 20th year since the attacks on our country September 11th, 2001. I am teaming up with Jon Haddad Brown to do a 5k flag run around the LC loop to honor all of those lost on 9/11 and the service members that carried out the War on Terror for the 20 years following the attacks. We will start at the big beach at exactly 8:46. All are welcome to join the run, jog, walk, bike or cheer us on the loop.

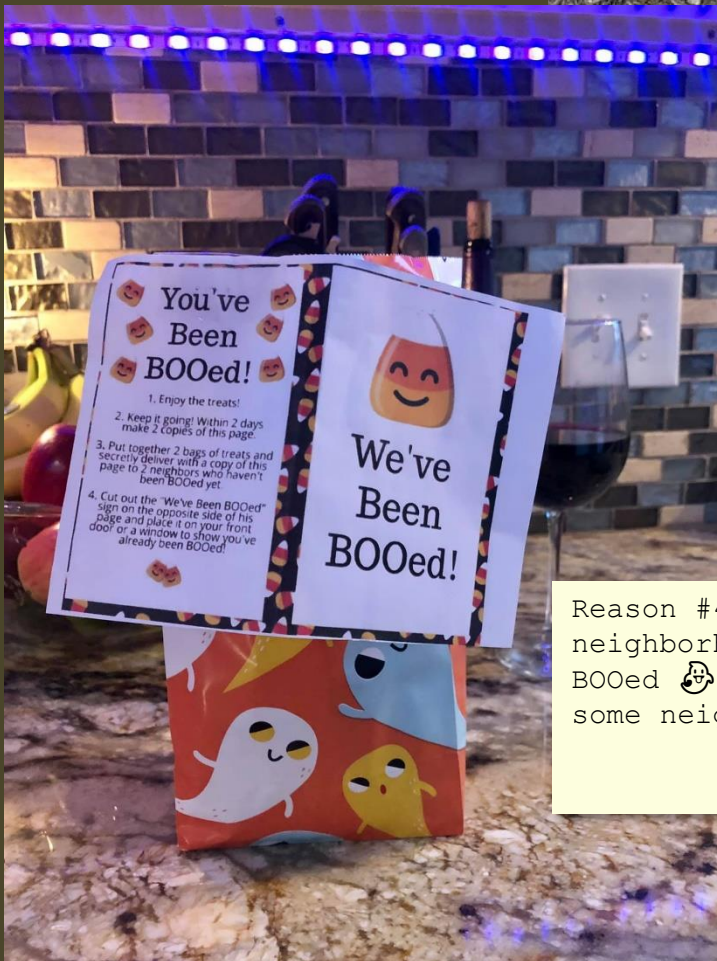
Joshua Marshé / Jon Haddad Brown
Facebook Community

Lake Christopher 9/11 Memorial
Flag Run.

Connie Brown
Facebook Community

Congratulations Elizabeth and James Hyssong, our great neighbors, whose backyard is now a Certified Wildlife Habitat. Their wonderful yard not only looks great over our fence, but the continuous flow of butterflies that make their way over into our yard bless us with their presence.

Kennerly Brown
Facebook Community



Reason #4,732 why I love our neighborhood - We've been BOOed 🎃 Can't wait to BOO some neighbors ❤️

Brooke Marshé
Facebook Community

Financial Corner

The Budget Process

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

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

MAINTENANCE

- PORTA POTTY
- BEACH SAND
- GENERAL REPAIRS

MISC. INCOME

- ADVERTISING
- PARK RESERVATIONS
- ETC.

CONTRACT SERVICES

- LANDSCAPER
- SECURITY
- PARK ATTENDANTS

ADMIN

- MANAGEMENT
- INSURANCE
- WEBSITE

**Expenses and
miscellaneous
income Forecast**

OTHER EXPENSES:

- UTILITIES
- TRASH COLLECTION
- RESERVE PAYMENTS

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

**SPENDING
FORECAST**



361 =

**YEARLY
ASSESSMENT**

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

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

Budget Timeline

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

Active Management

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

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

FROM OUR BY-LAWS:

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





Storm coming over the lake....

Sharon White
Facebook Community



Moonrise over the clouds at sunset. Just another beautiful evening on Lake Christopher! 🌙

Allison Hammer
Facebook Community



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

Norwex®
Independent Sales Consultant
Nicole Capomaggi



Serving Lake Christopher
<https://nicolecapomaggi.norwex.biz/>
650.863.2297 • nicole.capomaggi@gmail.com



Stephanie Hynes

Associate Broker
REALTOR®, GRI, ABR, MRP Specialist

Sell Your Home For \$5500*

Phone: 757-581-5468
Email: SHynes@redefy.com
Web: StephanieSells757.com



redefy.com
FLAT FEE. FULL SERVICE.

* Broker co-op may apply.
Franchises are independ-
ently owned & operated



The Virginia Underground Utility Damage Prevention Act, or "**Miss Utility Law**", requires that Miss Utility be called 48 hours in advance of planned excavation work to allow time for marking, that the marks be respected and protected, and that excavation be completed carefully.

For your safety and to minimize disruptions to utility services you need to call Miss Utility to have any utility lines that might be in the area of your work marked so you can avoid damaging them or possibly injuring yourself. A representative from each utility company with service that might be affected by your work will mark the approximate location of their underground lines.

There is no charge for this service!

Even if you are replacing an existing fence post or mailbox, there may be a utility line very near that you should know about.

Failure to notify Miss Utility before you dig could make you liable for the cost of any repairs should you damage a utility service.

48 HOURS BEFORE YOU DIG...
CALL 811 or 1-800-552-7001



Know what's below.
Call before you dig.

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

Published by the Lake Christopher Homeowners Association May/June 1981
Mr. Kelbaugh - L.C. Sales 467-5555
 LAKE CHRISTOPHER CALENDAR (DETAILS INSIDE)
Maintenance & architectural committee
 Saturday, May 16 1-4 pm REC TAGS 467-3178 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

LAKE
CHRISTOPHER

Fall
Yard Sale

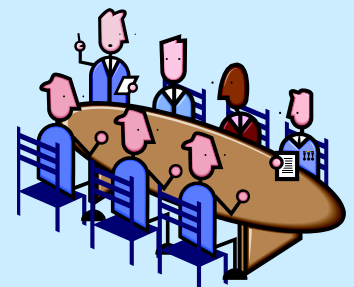
SATURDAY 10/2/2021
8 AM TO 3 PM

IF YOU HAVE DONATIONS TO BE PICKED UP:
PUT THEM OUT BEFORE 3 PM - MARKED:
"FOR CHKD". IMPORTANT!! PLEASE TEXT OR
CALL SANDY FLAUS 757-635-4532 BEFORE 2 PM
SATURDAY WITH YOUR NAME & ADDRESS FOR
THE TRUCK DRIVER.

**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!





House & Roof Washing - Soft Washing - Deck, Patio & Fence Restoration
Gutter Cleaning - Parking Garages - Driveways & Sidewalks

(757) 744-9436

AQUANOMICSVA @ GMAIL.COM

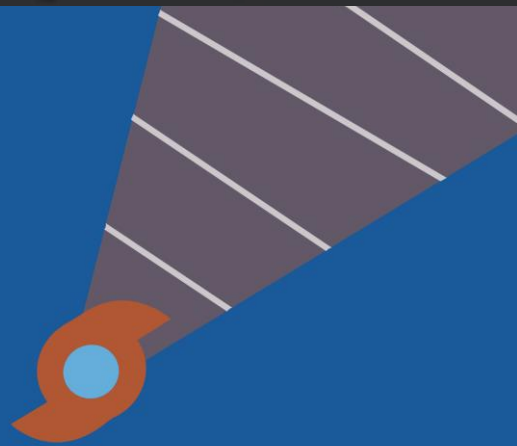
<https://www.aquanomicsva.com/>

<https://www.facebook.com/AquaNomicsVA>

WE DON'T CUT CORNERS, WE CLEAN THEM!
ASK US ABOUT THE LAKE CHRISTOPHER DISCOUNT

**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>

KEEP THE CURB CLEAR!



The purple lines on this map show 15 storm drains connected to our lake. 14 flow in, and one flows out! Yard debris on our streets and curbs make their way into the drains, and eventually into the lake.

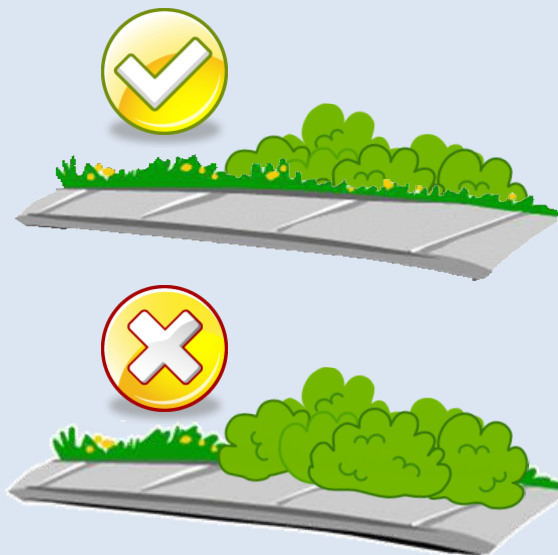
When they clog, there's nowhere for the water to go except the street! When residents contact the city about street flooding, a crew is eventually sent to clear the drain. We can do our part by keeping our curb area clear of yard debris, and by not sweeping debris or trash into the storm drains.

**IF IT FLOWS DOWN
THE STREET DRAIN,
IT WILL END UP IN
OUR LAKE!**

Keep the Sidewalks Clear!

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

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



Maintaining Gutters

Angies List by Paul Pogue

Maintaining gutters is key to your home's overall well being. Your gutters provide an important service to your home and clean gutters are absolutely essential. Falling leaves and other debris create blockage. Water that gets backed up can cause roof or soffit damage. Follow this checklist to see if your gutters need attention right away.

Have your gutters been cleaned recently? They need to be cleaned regularly to stay in good shape. Debris buildup defeats the purpose. Experts recommend cleaning at least twice a year, in spring and fall. If you hire someone to do this make sure they are licensed and bonded should they fall from a ladder.

Are they sagging? If your gutters sag, you need to address this issue as soon as possible. Once they start to lean or pull away, the problem gets worse quickly. Your fascia board could rot or the gutters could collapse entirely. Broken spikes and hangers usually cause this problem, so replace the hardware as needed.

Can you see leaks? If your gutters aren't blocked but water is still escaping, you probably have a leak. These sometimes open at the joint between sections. In some cases you can reseal them. Cracked gutters will need to be replaced however.

Do your gutters show signs of damage? Several telltale markers can give you early warning of gutter damage. If paint is peeling on or around them, it may mean water is present. Pools of water or mildew near the foundation indicate trouble. Hire a professional to investigate any of these problems.

Are they pitched correctly? Gutters must be slightly pitched toward the downspout. You usually can't determine this by just looking. If there are pools and there's no blockage, your gutters are probably pitched incorrectly. Pitch adjustments are a delicate job that must be done correctly. It's best to hire a professional.

Sharon White

Your Neighborhood Real Estate Connection since 1996

Howard Hanna Real Estate Referral Agent

757-286-9375 | sendtosharon@cox.net

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



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

Program this number in
your cell phone!

Police

Non-Emergency

757-385-5000

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.

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

Branch Partner | NMLS ID#72634

Your Lake Christopher Neighbor for over 30 years!

APPLY NOW!

757.286.5495 (c) | 757.248.5626 (o)

tgills@alcova.com | www.248loan.net

806 N. Newtown Road Virginia Beach, VA 23462



ARCHITECTURE

A new method of communicating with the City of Virginia Beach

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

Are you tired of looking at that automobile with no license plates parked in the driveway down the street? How about the rental property where the lawn is 2 feet tall? What about that streetlight not working or the big pothole in the street? Trash or recycling container not collected this week? You can take action to report on matters like this and many others via the services of the City of VA Beach. This applies to both public and private property concerns.

The "See-Click-Fix" service previously used by the City of Virginia Beach to report issues of concern is no longer used. The new system of reporting is VB311 at the website below.

The city evaluates the requests made and assigns them to the appropriate department and takes action as needed and follows up back to you via e-mail. The Lake Christopher Homes Association has made use of these services and the city has been responding very quickly to recent reports.

<https://vb311.virginiabeach.gov/assist/servicetypes>



THE HOLIDAY DECORATING SEASON IS APPROACHING

The Garden Club will be recognizing winners and honorable mentions again this year for home/yard decorations at Halloween and Christmas. Let the decorating begin!

EXTERIOR HOLIDAY LIGHTS AND DECORATION GUIDELINES

Approval for seasonal/holiday exterior house decorations is not required as long as such decorations meet the following criteria:

- a) Holiday decorations may be displayed on properties starting 30 days before the holiday and must be removed completely 30 days after the holiday they commemorate. Decorations must not extend beyond a property's legal boundaries.
- b) No decorations shall be placed in common areas except by the LCHA

Non-holiday decorations such as alma mater/university items, seasonal and sports team flags, and religious statues are not included in these guidelines but must be reasonable in size and in good taste. Large sports team flags may only be displayed on game day. Residents will be notified by mail of violations in accordance with current procedures, including loss of privileges or fine.

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

*Sharon White
Knows Lake
Christopher*



*Lana Cary
Knows Real
Estate*



Sharon White **Lana Cary**

Referral Agent, William E. Wood, Inc.

(757) 286-9375

SendToSharon@cox.net

Realtor® Howard Hanna

(757) 729-5724

LanaCary@howardhanna.com



TOWN CENTER OFFICE

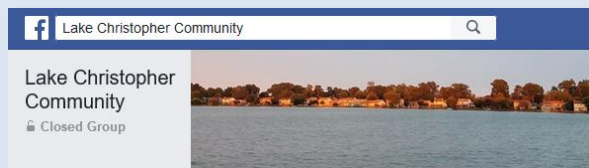
291 Independence Blvd., Suite 120
Virginia Beach, VA 23462

Goodnight Lake Christopher 🌙
Victoria Jensen
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!



DO NOT FEED WATERFOWL



REGULAR FEEDING CAN CAUSE:

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

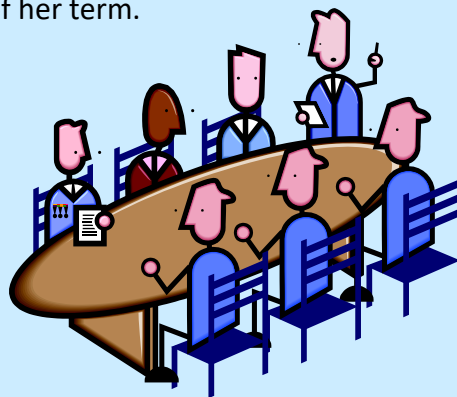
IT IS ALSO UNLAWFUL

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

Board & Committee

(July | August 2021)

- Solar panels for security cameras are in. Will schedule install.
- Discussed covering docks with a layer of synthetic decking for next season.
- Discussed goal of replacing the boat ramp from replacement reserves in time for summer 2022
- Discussed trash can schedule in light of increased trash volume due to food trucks.
- Discussed sink hole at Christopher Woods.
- July 4th, tables and chairs weren't used. Food trucks overall a success although some trucks left early.
- Fridays are most lucrative so we will schedule trucks on Friday's only, winter and spring one Friday per month.
- Motion made and carried to have the DJ at the July 4th party next year with a lunchtime truck and a dinner time truck.
- Working on details for Adult Social in the fall.
- Geese are present in numbers. Will keep an eye on the situation to see if these migrate or are resident. Ryan Griffin to begin working with Sharon on the Geese program. He will take over Geese abatement from Sharon at the end of her term.





Streets:

- 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
- QC Quarry 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

Neighborhoods:

- CB Christopher Beach
- CL Christopher Landing
- CN Christopher Narrows
- CW Christopher Woods