

# November - December Autumn 2021

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Nicole Thomas.....Member at Large  
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Directory.....Bill McMican  
Facebook Community.....Tim Olson  
General Maintenance.....Sean Townsley  
Lake Maintenance.....Ryan Griffin  
Landscaping.....Sharon White  
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Neighborhood Watch.....Nicole Thomas  
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Park Attendants.....Stephanie Hynes  
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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](mailto: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  
January 15<sup>th</sup>, 2022**



A Journal of the Lake Christopher Homes Association  
[www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)

## December Sunrise



Photo by Sharon White  
Facebook Community

Another year of COVID-19 is behind us, and in 2021 we saw a slow but steady return towards "normal". There's still a long way to go, but residents continue to adapt and find new ways to maintain our sense of community.

## In this issue:

- ◇ Lake photos
- ◇ Santa's Afternoon Ride
- ◇ Yard of the Month
- ◇ History Corner
- ◇ ...and much more!



# Santa Drives Through LC!



COVID-19 related supply chain problems once again prevented Santa from spending the afternoon with us at the park. He was needed back at the North Pole.

However, he was able to spare enough time to drive through the community and greet residents. Thanks Santa!



# Yard of the Month



**Christmas 2021 Modern**

The Lake Christopher Garden club chose the winners of this year's Christmas decoration contest.

The winner for the modern style decorations is the Thomas family at 1503 Saybrook Cove.

The winner for the traditional style decorations is the Butter baugh Family who lives at 5189 Shorecrest.

Both families have won a gift card to Home Depot. Congratulations to both families, they both did a beautiful job!

Gale Petroski  
Facebook Community



**Christmas 2021 Traditional**



# PUFFERS ARE GETTING STOLEN IN VIRGINIA BEACH!

During cold weather vehicles kept outdoors are often started up in the early morning and left running unattended with the heater on in order to warm up the interior. This can be a dangerous practice. A vehicle left running, unlocked and unattended is known as a “puffer”.

There have been several recent local incidents of vehicle thieves cruising neighborhoods in the early morning looking for the telltale exhaust coming

from a puffer. This can happen from a home driveway or a parking lot and makes it very easy for the vehicle to be stolen.

Puffer theft is easy to prevent – never leave a running and unlocked vehicle unattended.

**“POOF” AND YOUR PUFFER’S GONE!**



Section 9 of the AC Guidelines describes the “30-day” rule... decorations can be up 30 days before and 30 days after a holiday. Does this mean you’ll get a letter on day 31? Not

likely, but this guideline exists because Christmas in July might work for Hallmark TV, but nobody wants decorations up that long!



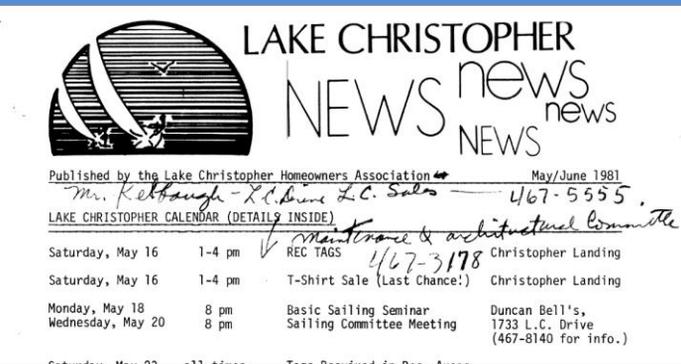
LC Garden Club at work:

Susan Martin and Lydia Nobriga planting Winter Ornamental Cabbages, putting up wreaths and bows, Jo Given keeping out Bulletin Board updated. Geri Linneball and Sandy Flauss joined in putting up wreaths.

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!



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.

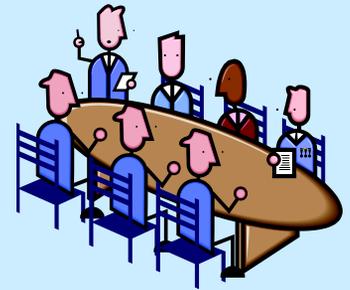
In the meantime, enjoy perusing the archives. We've scanned and uploaded what we have from the 1980's and 1990's.

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!



## Did You Know?

The 12 days of Christmas is the period between the birth of Christ and the coming of the Magi. It begins on December 25 (Christmas) and runs through January 6 (Epiphany).





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

**2022 Annual  
Assessment**

*Just a  
friendly  
reminder...*

Assessments are typically due in full on 31 January, or as indicated on the annual statement homeowners receive in their postal mail. There are several ways to pay. Visit the website for details.

<https://www.lakechristopherhomes.com/association-management/>

# KEEP THE CURB CLEAR!

If it flows down the street drain, It will end up in our lake!



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 to flood 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.

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## Advertise in The Legacy!

Visit us online at

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

## Stephanie Hynes

Associate Broker  
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## Holiday Decorating Made Simple

(and not just for Christmas!)

By Modsy Designs

*Have a holiday focal point: Pro tip: if you have a fireplace mantel, take advantage of it! You can string garland and lights on it with some of your favorite holiday decor. A fireplace/mantel is a statement for any home, so why not make it grand?*

*It's all about the lights: Stringing lights around a room always makes it feel Cozy and shows a fun holiday spirit.*

*Use what you have: It's easy to put a decorative wreath on the front door. It really makes a difference to have a nice wreath greet your guests and neighbors during this time of year!*

*Play with color in your holiday décor: The easiest way is with pillows and throws, but there are also lots of fun ways to bring in some color. Pretty ornaments in a bowl or festive candles throughout your house.*

## Sharon White

*Your Neighborhood Real Estate Connection  
since 1996*

Howard Hanna Real Estate Referral Agent  
757-286-9375 | [sendtosharon@cox.net](mailto:sendtosharon@cox.net)

# ARCHITECTURE

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, [stever@infionline.net](mailto:stever@infionline.net)

Despite the ongoing pandemic issues and other disruptions during the past year there was a large amount of home improvement work accomplished in the community.

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

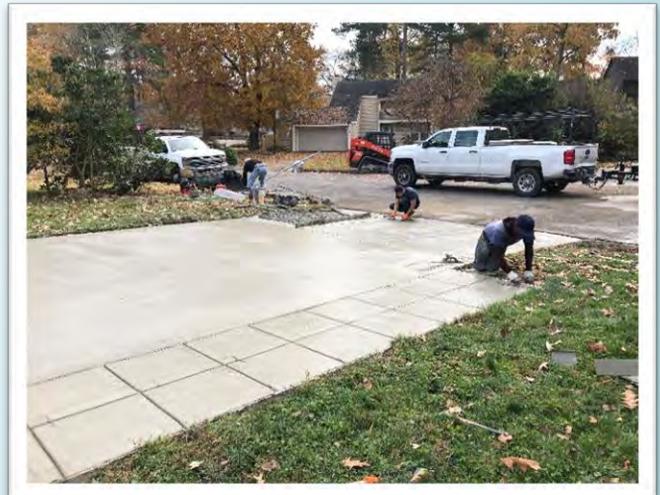
Here is a summary of Lake Christopher architecture request applications reviewed and approved by the HOA during 2021 (total of 92):

- Roof shingle replacements - 12
- Concrete driveway replacements - 9
- Fence replacements or modifications - 8
- Re-building or modification of wood decks - 6
- Installation of new or replacement rain gutters - 6
- Install solar photovoltaic systems - 6
- Window replacements - 5
- Front entrance door replacements - 5
- Sidewalk replacements or new installations - 5
- Extend existing driveways - 4
- Replacement mailboxes - 3
- Waterfront bulkhead replacements - 3
- City trash/recycling container enclosures - 2
- Vinyl siding installations - 2 (There are now a total of 243 vinyl-sided homes 243/361 or 67 %)
- Storage shed installations - 2
- House complete exterior painting - 2
- Painting of front entrance door (3rd color) - 2
- Garage door replacements - 2
- Install a screened porch addition - 1
- Permanently remove a window - 1
- Construct a waterfront dock - 1
- Replace or install roof skylights - 1
- Replace windows with a door - 1
- Remove an existing atrium/sunroom - 1
- Replace an existing front balcony/deck - 1
- House room additions - 1

You may have noticed a few homes which appear to be unoccupied and in poor exterior condition. Unfortunately these are among the several foreclosures that have taken place or are in progress now. The Architecture Committee is working closely with the banks, lenders, realty firms and our own contracted association management company to insure that these homes' issues are thoroughly documented so that action is taken at the time of re-sale.



There has also been increased action on property conditions by the City of Virginia Beach Department of Neighborhood Preservation and Code Enforcement. This is independent of violation notifications by our HOA. In one currently ongoing situation the city has initiated court action over the long-term deteriorated exterior condition of a property.



# ARCHITECTURE

By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, [stever@infionline.net](mailto:stever@infionline.net)

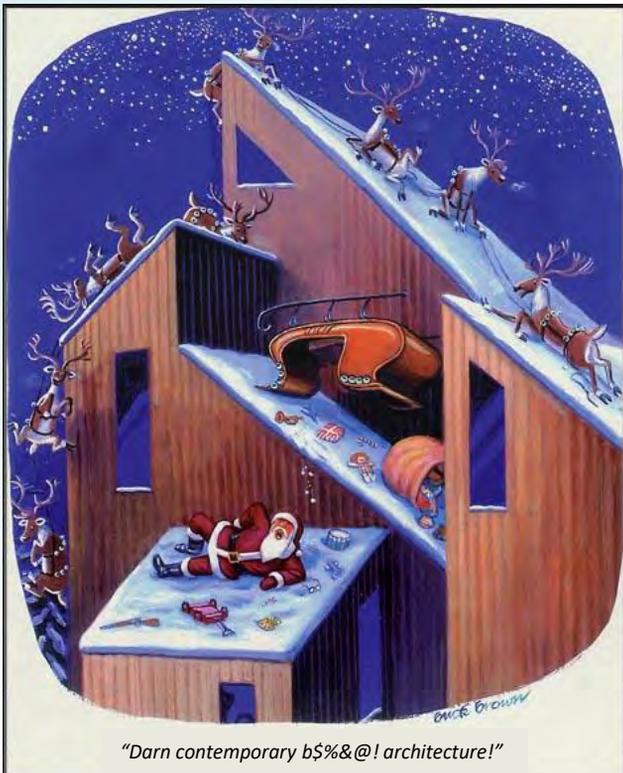
The Architecture Committee wishes to remind all homeowners that it is a requirement of both the Lake Christopher Declaration of Covenants, Conditions & Restrictions and the Architectural Guidelines to obtain written approval from the Homeowner's Association before making any exterior modifications to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



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

Please contact the Architectural Committee with any questions you may have regarding the approval process or to assist you in preparing review requests. The Lake Christopher Architectural Guidelines and review application forms can be obtained on the official Lake Christopher HOA website:

<http://www.lakechristopherhomes.com/architectural-information>



*"Darn contemporary b\$%&@! architecture!"*

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Christopher*



*Lana Cary  
Knows Real  
Estate*



## **Sharon White Lana Cary**

Referral Agent, William E. Wood, Inc.

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**SendToSharon@cox.net**

Realtor® Howard Hanna

**(757) 729-5724**

**LanaCary@howardhanna.com**



**TOWN CENTER OFFICE**

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

I have seen possums in or around my yard a few times lately. They are harmless and beneficial to have around if you don't have horses. My dog actually pinned one to the ground a couple weeks ago, but thankfully didn't attack it. It "played possum" for quite a while, which is actually an involuntary neurological reaction to danger. My husband thought our dog had killed it and was ready to put it in the trash bin, but fortunately I did a book report on possums in 3rd grade and knew what it was doing! 😊

Allison Hammer  
Facebook Community



# 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.



# 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](mailto: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

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806 N. Newtown Road Virginia Beach, VA 23462

ALCOVA MORTGAGE

# 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,

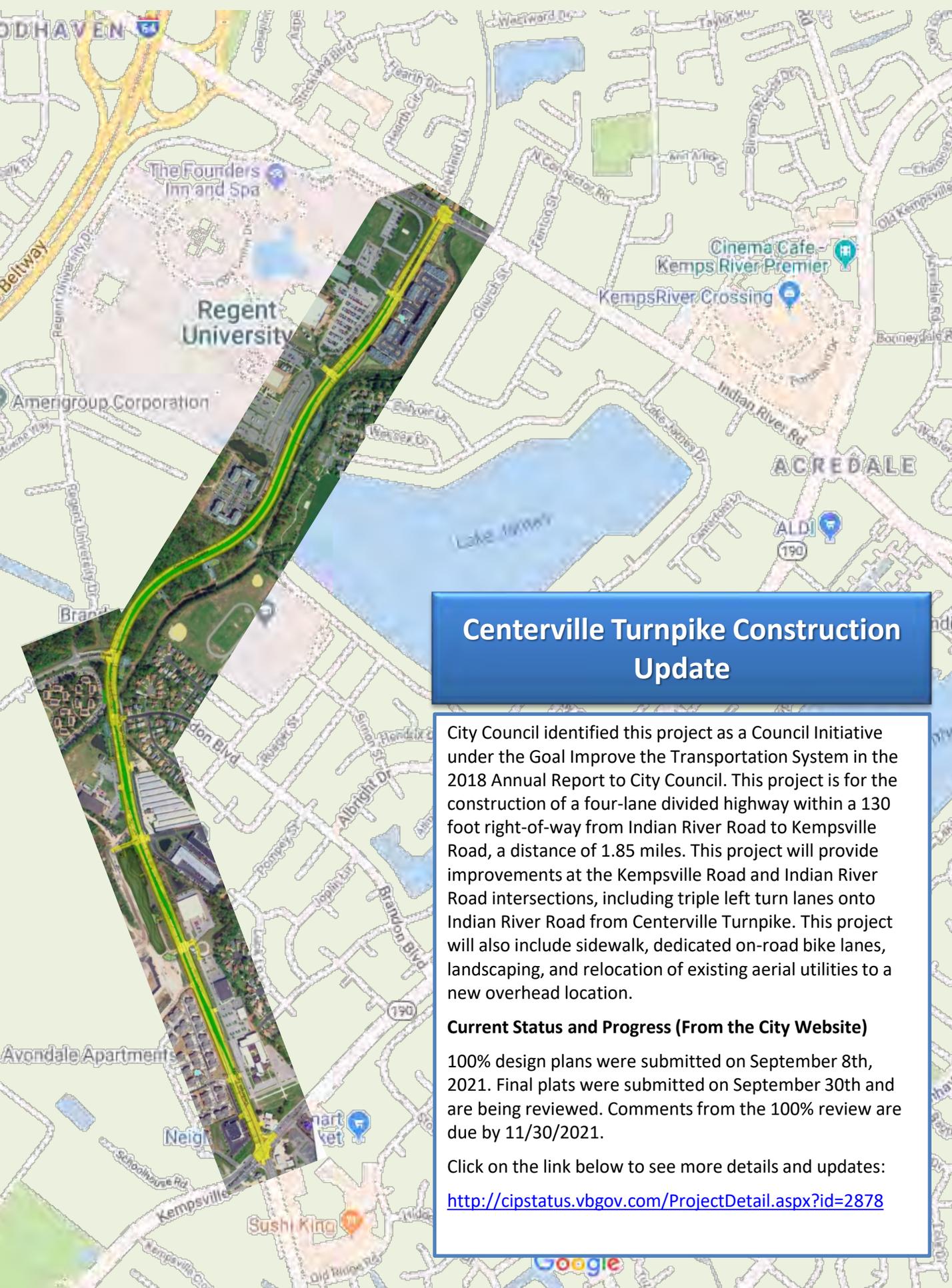
Christopher Beach, and Christopher Narrows are maintained by the LCHA. Lakefront homeowners wishing to install, replace or modify a bulkhead, dock or pier must sign an easement agreement prepared by the LCHA attorney. The purpose of the easement agreement is to legally establish the homeowner as the 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.



## Centerville Turnpike Construction Update

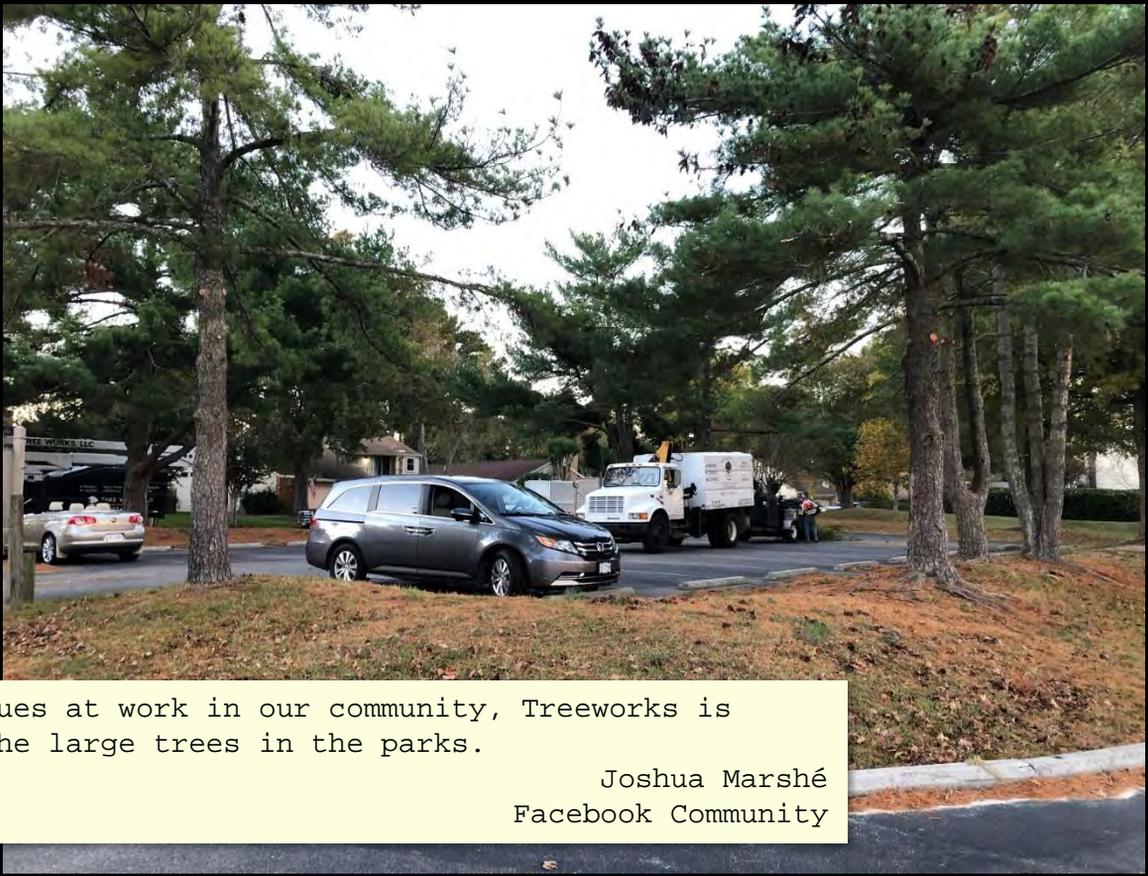
City Council identified this project as a Council Initiative under the Goal Improve the Transportation System in the 2018 Annual Report to City Council. This project is for the construction of a four-lane divided highway within a 130 foot right-of-way from Indian River Road to Kempsville Road, a distance of 1.85 miles. This project will provide improvements at the Kempsville Road and Indian River Road intersections, including triple left turn lanes onto Indian River Road from Centerville Turnpike. This project will also include sidewalk, dedicated on-road bike lanes, landscaping, and relocation of existing aerial utilities to a new overhead location.

### Current Status and Progress (From the City Website)

100% design plans were submitted on September 8th, 2021. Final plats were submitted on September 30th and are being reviewed. Comments from the 100% review are due by 11/30/2021.

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

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



Your HOA dues at work in our community, Treeworks is trimming the large trees in the parks.

Joshua Marshé  
Facebook Community



Amazing clouds over the lake.

Victoria Jensen  
Facebook Community



Volunteers fill sinkhole and repair trash enclosure.





A different type of look on our lake,  
Saturday morning.

Jennifer Townsley  
Facebook Community

# History corner

In this History Corner we feature *The Laguna*.

This model first appeared in the 1978 Marketing Brochure for "The Woods" at Lake Christopher. The only Laguna's built in the community are in construction phase 4A (Beechview Drive) and phase 5.



*"This home has been a best-seller at other fine Christopher Companies communities. A proven winner, refined and perfected for you. It is enhanced by the custom stained cedar exterior. The portico entry leads to a raised foyer, a stunning 1 and 1/2 story step-down great room and a dramatic loft with optional wet bar. The bay window and fireplace add charm to this unusual living room, and the dining room is oriented to the outdoors for a wonderful indoor outdoor feeling. The first floor master suite has a private bath and optional sliding glass door to the rear yard. Upstairs, 2 more large bedrooms and full bath. And room for a fourth bedroom if you choose. The built-in garage has a utility/laundry area plus room for a workbench. It's a versatile home for today and years to come."*

Description of "The Laguna" from the 1978 brochure



There are 12 Laguna homes in Lake Christopher, or 3% of the community. Most were built with the one car garage as shown in these sketches, however some were constructed with 2 car garages.

# History corner

(cont.)

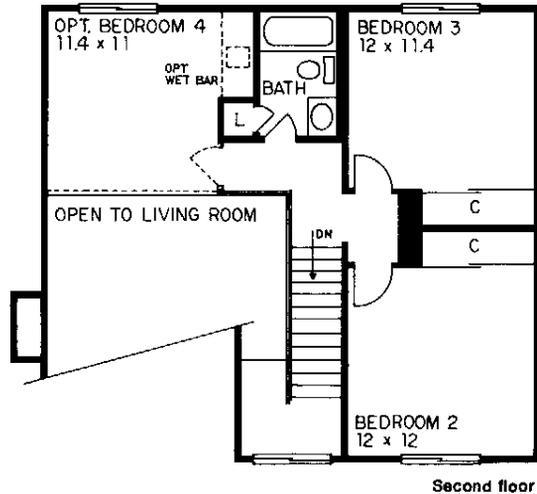
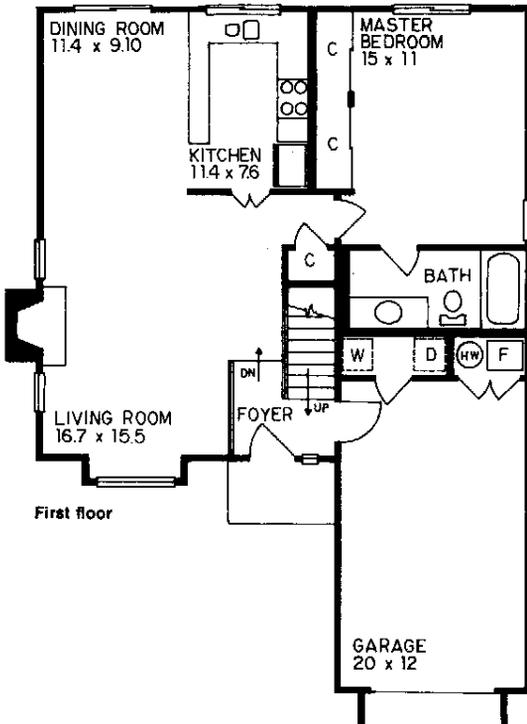
## THE WOODS AT LAKE CHRISTOPHER



Developed and built by The Christopher Companies  
Phone: 467-5555

1/80

© Copyright 1979



All dimensions approximate and subject to slight variations or modifications according to field conditions.

© Copyright 1979

# “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

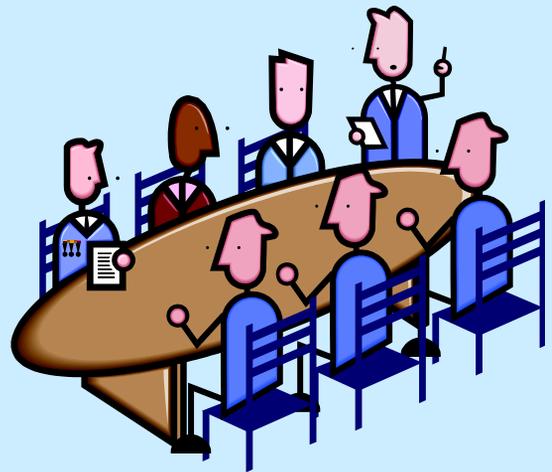
## IT IS ALSO UNLAWFUL

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

## Board & Committee

(September | October 2021)

- There have been reports of up to 50 geese on the lake at night as well as numerous sightings in the parks. We will continue to monitor this and see if they are only overwintering or staying for good. Will begin to work on a plan for abatement next June if necessary.
- Discussed need for tree trimming at the parks, and reviewed proposals.
- Discussed boat ramp replacement. Starting permitting process.
- Discussed sink hole at Christopher Woods. Select to recommend company to investigate underlying cause.
- Discussed 2022 budget.





# 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