

The Legacy



January – February 2006

LCHA Annual Dues are Due

Late charges of \$12.70 will apply after January 30. Payments must be postmarked before January 31. In case of need, a payment plan is available by calling the Property Manager, Shari Giles, 583-5979.

Annual Meeting – February 7

We have an important meeting February 7, 2006. On that Tuesday evening, (check in @ 7:30 pm) we will meet at Brandon Middle School for the Annual Membership Meeting for the Lake Christopher Homes Association. All homeowners are invited and encouraged to attend. We will elect people to upcoming vacancies on the Board of Directors of the Association. You will receive a meeting notice in the mail soon. Please attend or fill out a proxy. We need a quorum to transact the important business of running our community.

Homeowners who are current with their 2005 dues and are present at the meeting will be entered into a drawing for a rebate of the 2006 assessment. Must be present to win. (Homeowners who live outside Hampton Roads may be included in the drawing if they submit a signed and witnessed proxy in advance.)

Thank You for Serving Us!

Several of our Lake Christopher board members terms have expired and their positions need to be filled. There are four vacancies on the Board up for election at February's meeting. Dedicated volunteers serving on the Board are the key to having a community that we are proud to live in. Because of selfless service by homeowners for 3 decades, Lake Christopher is a community in which people enjoy living and people from other communities are eager to buy homes to join us in this community.

Leaving the Board are:

Pete Broom, our Vice President this year.

Stephanie Haen, our Treasurer, who is running for re-election.

Pete Kalvig, who supervised the litter control staff and zoning issues.

Carletta Waddler, who was our Neighborhood Watch / Orientation chair.

Our gratitude and best wishes go out to all of these and their families for the sacrifices they made to serve us.

You're Nominated ...

We are very fortunate to have many talented residents here in Lake Christopher and four such residents have made known their willingness to step up and serve our community:

Stephanie Haen: Stephanie is a current board member, Treasurer since 2004, seeking re-election. Her husband, Jason, bought their house on Brookfield Drive in 1993 and she moved here in August 1998. Stephanie is a Navy spouse and stay-at-home Mom to two boys, Brewster, 3, and Charlie, 18 mos. She is interested in preserving the high standards for the neighborhood set by previous Boards.

Badi (Steve) Azar: Steve was born in Jerusalem of Christian Episcopal parents. He has been in the U.S. since 1954 and is a naturalized citizen. Steve retired from the U.S. Navy in 2001 after 38 years of civil service in the Environmental Engineering field. He has four grown children and currently resides at 5188 Shore Crest Court. Steve has lived in Lake Christopher since 1990 and is greatly honored to be a candidate for the Board of Directors and believes that his environmental background will benefit the community.

Elias Logothetis: Elias moved to Lake Christopher from Dublin, Ireland in January 1991. He and his wife Katrina live at 1549 Waff Road and are the proud parents of two grown sons. Elias is a structural engineer with over 30 years experience in the design and design management of structural systems. He believes that his engineering background will be a great asset to the community.

Wayne Summers: Wayne is an electrician with 30 years of experience and is currently employed by the City of Virginia Beach. Wayne lives at 5224 Captains Run and believes that his past experience with civic organizations will be a benefit to Lake Christopher. He was Vice President of the Princess Anne Civic League prior to moving to Lake Christopher and has been a board member of a girl's softball league and the Tonawanda Island Launch Club in New York.

Nominations for board members will remain open until the Board President calls for elections at the Annual Meeting. Nominations from the floor are encouraged. If any resident would like to serve on the board or knows of someone who should be on the board, please attend the Annual Meeting on February 7 and make your nomination known.

Winter Moon

During the winter when the air is crisp and the sky is clear, the stars shine brightly over the lake. And...the moon... oh, the moon is so beautiful, it just takes your breath away.

Our lake is wonderful in that on the East side you can see the magnificent sunsets...sunsets that make the sky all pink and yellow and purple.

On the West side of the lake though, you get to see the moonlight shimmering across the water. It is a glorious sight.

The next full moon, give yourself a treat and go to Christopher Landing and look at the sky. That is the only park (the one with the beach and playground across from Quarry) from which you can fully observe the moon shining on the lake since it is the only one facing West. This way you can enjoy yet another one of the small blessings that we are given by living here in Lake Christopher.

Garden Club Holiday Highlights

A big, big thank you to Donna Christensen, Julie Christensen, Bob Cantrell, Susan Martin, Joan McKoy, Mary Ann Kincaid, and Juanita Summers for the beautiful swags that adorned our entrances for the holidays.

The Poinsettia Sale was a huge success and one of the biggest money makers the club has ever had. We'll use the proceeds to work on our project of beautifying the entrances this year.

The Holiday Home Tour was such an enjoyable event. Thank you to our host homes: Sandy and Dave Flaus, Juanita and Wayne Summers, and Donna and Clark Christensen. Hostess helpers were Susan Martin, Susann Daugherty, Sharon White, Joan McKoy and Kathleen Cantrell.

We would like you to participate in our meetings and events. The schedule is below.

Sharon White, President, 286-9375

Garden Club Program Schedule – 2006

- Jan 9 **Fairfield Flowers Workshop**
(\$10 fee for materials)
Mary Ann Kincaid, Ann Cazares (hosts)
5321 Cleveland St
- Feb 6 **Opening Your Spring Garden** Janet Hong
Sharon White, Maureen Flanagan (hosts)
1508 Lake Christopher Dr
- Mar 6 **Castles, Lochs and Gardens of Scotland**
Roberta Grater
Kathleen Cantrell, Caroline Johnson (hosts)
1488 Lake Christopher Dr
- Apr 3 **Nesting and Hummingbirds**
Donna Burnett, WBU
Donna Christensen, Joan McKoy (hosts)
1441 Lake Christopher Dr
- May 1 **Cooking With Herbs** Barbara Brawley
Sally Parsons, Kathy Butterbaugh (hosts)
5213 Shorebreeze Ct

- May 6 **Spring Yard Sale**
- Jun 18 **Pot Luck Supper** (spouses invited)
Susann Daugherty
1513 Captains Ct
- Sept 11 **Ice Cream Social**
Susan Martin, Sandy Flaus
1516 Lake Christopher Dr

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ARCHITECTURE COMMITTEE

New revision to Architectural Guidelines

The Board of Directors recently approved a revision to the Architectural Guidelines concerning parking of vehicles and trailers. It was decided that the existing guideline needed clarification to more specifically outline what is and is not permitted. The newly revised guideline reads as follows.

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

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

I recently had correspondence with Mr. Andrew Friedman, the City of Virginia Beach Director of the Department of Housing & Neighborhood Preservation. Mr. Friedman indicated that two proposals to regulate vehicles parked on residential property are being discussed within the City government and these are expected to be developed into an official city ordinance in the next few months.

Steve Rogovich, Architecture Committee Chairman stever@infionline.net 467-9790

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Holiday Decoration Contest

Winner: John and Michelle Langhorne,
1548 Beechview Dr.
Hon. Mention: Jerry and Carolyn Colmer
1637 Lake Christopher Drive

Christopher Woods

The Board has approved, on a trial basis, allowing pets in the ball field. (Between the end of Brookfield Dr. and Lynnhaven Pkwy.) Owners are responsible for their pets at all times. You **MUST** clean up after your pet. (This is a Virginia Beach regulation.) As pet waste is not allowed in the park's trash can, you will need to carry your pet's poop home to your trash can. These rules should ensure all who want to use this space to run their pets will have a "clean" area to do so. Please also respect the neighbors who live near the ball field by not blocking their driveways or running your pet very early in the morning or late at night.

Stephanie Haen, 479-9467,
BrewHaenVA@msn.com

House Exchange, Rent, ...

Florida Grandmother of 3 Lake Christopher children would like to spend February and March here in Lake Christopher, but needs a place for herself. Willing to **EXCHANGE** 2 bedroom condo in Boca Raton for private quarters here. Or would **RENT** or even **HOUSE SIT** for those months.

Call Colette Redman at 561-367-0664 anytime and leave message or email cmredman00@bellsouth.net

References readily provided upon request

Help Us Keep the Parks Attractive

Parents, please have a chat with your children (especially your teens). Our parks are beginning to look like they are a part of a junk yard with all of the writing and drawings on the playground equipment and the new dock. Even the swing set is marked up. It takes a lot of work and money to clean that up. If you have time, take a tour and see if you recognize any of the initials, phone number's or tags. Any and all help to curb this behavior would be sorely appreciated. Thank you.

Sally Parsons (Board Maintenance Chair)

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2006 Lake Christopher Homes Association Budget

By now you will have received your 2006 Lake Christopher Dues Bill and may have questions regarding the \$45 dues increase. Originally it was my intent that your Dues Bill would be accompanied by a copy of our 2006 Budget and an explanatory note to clarify the reasons for the increase. As sometimes happens, everything does not go according to plan so this note and the copy of the 2006 Budget will hopefully answer any questions you might have. If, after reviewing the budget you still have questions, please call me at 467-8140 or email me at dkbell@verizon.net and I will gladly respond.

To bring you all up to date, 2005 has been another good year for Lake Christopher and we have accomplished a lot on our \$80,615 budget, some of which is listed below:

- We are providing a Portable Toilet at Christopher Landing during the summer months.
- We are continuing to maintain our perimeter fence, to extend its life hopefully for another 6 to 8 years, before replacing it.
- We have continued our landscape beautification projects and upgraded our signs.
- Our landscape contractor has continued to maintain the appearance of our common areas.
- We had one of the best 4th of July parties ever.
- We provide Park Attendants to monitor park activity and limit park access to Lake Christopher residents and their guests.
- We replaced the dock at Christopher Landing.

All this was accomplished at our dues rate of \$215 that has been in effect since 2002. Unfortunately, however, some of the large replacement items like the bulkhead and dock at Christopher Landing and the future fence replacement do not come at a cheap price. This has caused us to dip into our reserve funds, which, in fact, is what they are for, but we need to replenish them.

Previously, rules prescribed by the Commonwealth of Virginia allowed us to set aside 2% to 3% of our operating budget for the Reserve Account which we have been able to do each year. Recently, the Reserve rules have been changed to require a Reserve Study every five years in order to determine how much our Association should be contributing to our Reserve Account.

Based on the Reserve Study we performed in 2005, we have determined that we should be contributing approximately \$20,000 per year to our Reserve Account to ensure that the required resources will be available to maintain our community to the high standards we have come to expect. This planning by your Board of Directors will enable Lake Christopher to continue to be a much desired community within the Tidewater area. Whether you realize it or not, we have a unique community and life-style here in Lake Christopher that is not available even in some much more expensive communities.

Thus your Board of Directors recognized the need to increase our funding of the Reserve Account while, at the same time, continuing to maintain the community appearance, infrastructure, and level of services that make living here so enjoyable. The "Bottom Line" is that the 2006 budget calls for a dues increase of \$45 per household or a total of \$260 per year. This figure was arrived at after carefully weighing the need to maintain the common areas and plan for the future repair/replacement of expensive items. Your Board of Directors believes, without question, that our 2006 Budget meets all of these requirements and is well in keeping with the allowable dues increase parameters specified in the Lake Christopher Covenants. Again, please feel free to contact me at home if you have any questions concerning this or any other matter.

Duncan Bell, President

Error – Budget Approval

Duncan Bell's article on the previous page describes the thinking behind the 2006 Budget and Dues. Please review it and contact him if you have questions.

Unfortunately, the previous edition of the *Legacy* (November / December 2005) had an error in the front page story regarding approval of the budget. The budget is not approved at the Annual Meeting. It is approved at the November meeting of the Board of Directors. The newsletter editor, Paul Flanagan, regrets the error which may have misled you.

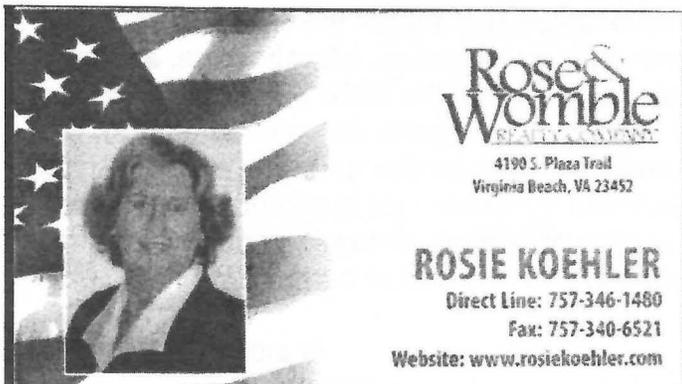
The one major inaccuracy is the next-to-the-last sentence in the second paragraph on the front page of the Nov/Dec 05 *Legacy*. It is not the homeowners but the Board that approves the budget and can increase the dues up to the cumulative percentage increase in the Consumer Price Index since the base dues year (In 1977 the dues were \$84). The homeowners don't vote on the budget although we are happy to listen to your inputs. Also, the Board needs to pass the budget in November so that we can get the dues bills out.



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Lake Christopher Security

Lately we have heard from several homeowners voicing concerns about the occasional outbreaks of crime in the neighborhood. Graffiti, broken windows and burglaries are a few of the crimes that have been reported. The Board looked into hiring security officers to patrol the neighborhood throughout the year during periods when negative activity seemed to occur in previous years. Unfortunately it was a cost prohibitive proposition. Private security forces or off-duty police officers would cost the Association a tremendous amount of money – more money than we are able to afford.

We do, however, have a wonderful resource in the neighborhood already – the Neighborhood Watch Program. The rules are simple. Keep an eye on your neighbor's house. Have them keep an eye on yours. Visit the parks around the neighborhood. Call the police if you see suspicious activity. Don't let a few bad apples spoil your enjoyment of Lake Christopher.

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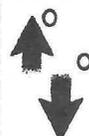
Street Lights for Safety and Security

Street lighting and lighting in the common areas is provided for traffic safety, pedestrian safety and general security. In the summer, our streets are dark for about 9 hours a day and during the winter up to 14 hours a day. Well maintained street lighting benefits our community by reducing crime and the fear of crime and generally making streets and parks inviting and comfortable rather than dark and forbidding. The older mercury-vapor type lights (blue color) are gradually being replaced with the newer, more energy efficient and brighter sodium-vapor (red color) lights. There are a total of 114 lights installed on Lake Christopher streets and in the community common areas. These lights are owned and maintained by Dominion Virginia Power and the electricity is paid for by the City of Virginia Beach.

Recently it was brought to my attention that a large number of street lights in the community were either not working, obscured by tree branches, or damaged in some way. There are two ways to report light outages or any other problem with lights: Call Dominion Power directly at 1-800-567-3000 or fill out a simple on-line form provided by the City of Virginia Beach Public works Dept at: <http://www.vbgov.com/dept/pw/problems>

Information needed to report each defective light includes the 9-digit identification number which is found on a metal tag near the bottom of each pole and/or the nearest street address to where the light is located. I have reported 14 non-operating lights in the last 2 months and generally the lights have been fixed within 3 to 4 days.

Steve Rogovich 467-9790 stever@infionline.net



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**Lake Christopher Homes Association
Architectural Review Request
(Revised 2-1-2004)**

Date: _____

From: Name of homeowner _____

Address: _____ **Phone:** _____

e-mail: _____

To: Lake Christopher Homes Association
c/o Shari Giles, CMCA, AMS, Association Manager
Gifford Management, P O Box 14399, Norfolk, VA 23518

Subject: Architectural Request

1. As required by the Lake Christopher Architectural Guidelines, I would like to have this request considered for review by the Architectural Committee.
2. The following information is provided to the Committee for the review of my request:

General Description of the work being requested:

(Check as applicable and enclose / attach any additional information)

- Detailed drawings, plans, sketches or plat showing boundaries
 Vinyl siding, roof shingle and/or trim samples (**Must** include color name and style)
 Color sample for painting (**Must** include names of colors)
 Sample of roof shingle material
 Other samples and information as applicable (windows, doors, frames, etc.)

Signature of Homeowner

For AC use:
Date received: _____

PLACE AN AD IN THE LEGACY

Want ads, For Sales, Lost and Found, and small service ads are **free** to Lake Christopher Residents. Business ads are \$10 per issue or \$50 for six issues for a Business Card size ad. Call Paul Flanagan at 467-2357 for more information. Deadline for the March 2006 issue is February 20, 2006.

ATTEND THE MONTHLY BOARD MEETING

Board meetings are held on the third Monday of every month at 7:30 P.M. **HOMEOWNERS' FORUM** is held at the beginning of each meeting. Have a gripe? Make a suggestion? Give a "warm fuzzy"? Please call **Shari Giles, CMCA, AMS**, our Property Manager, at 583-5979 for the meeting location. Shari's Address: Gifford Management Group, PO Box 14399, Norfolk VA 23518.



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**BOARD OF DIRECTORS
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COMMITTEE CHAIRS**

President: Duncan Bell
467-8140 1712 Lake Christopher Dr
dkbell@verizon.net

Vice-President: Pete Broom
467-6002 5200 Shorebreeze Ct
Email:beacharchitect@cox.net

Treasurer: Stephanie Haen
479-9467 5401 Brookfield Dr.
brewhaenva@msn.com

Lake Maintenance: John Birkler
467-2044 1512 Lake Christopher D
kcin72@cox.net

Maintenance: Sally Parsons
~~Currently~~ 5213 Shorebreeze Ct
golf101sal@aol.com

Neighborhood Watch/ Orientation:
(Open)

Park Staff: Connie Brown
467-6572 5217 Shorecrest Ct
ShoreHome@aol.com

Litter Control Staff/Zoning:
Pete Kalvig
467-4525 1716 Lake Christopher Dr
Email: consdad@yahoo.com

Social/Recreation: (Open)

Architecture: Steve Rogovich
467-9790 1612 Lake Christopher Dr.
stever@infionline.net

Newsletter: Paul Flanagan
467-2357 1552 Lakeport Ct
pdflan@mindspring.com

Recording Secretary:
Donna Christensen
495-3996 1441 Lake Christopher Dr
cldochris@earthlink.net

Attention New Residents!

Your name is **not** in the Lake Christopher Directory.

If you would like to be included in the next one, please contact

Donna Christensen,
495-3996

1441 Lake Christopher Drive
cldochris@earthlink.net

COMMUNITY SERVICES

EVENT PLANNING

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TAI CHI

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Gloria Bersi..... 467-0689

CHILD CARE

Michelle Langhorne... 474-0850

LAWN / YARD CARE

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Brandyn FitzPatrick... 963-8493
Viktor Osipov 495-1995
Ryan Pate..... 962-9519
Andrew Peard 495-2411
Austin Trager 474-1726

BABYSITTERS

Jared FitzPatrick..... 963-8493
Brandyn FitzPatrick... 963-8493
Victoria Hebert..... 495-4930
Kay Krumroy..... 965-2245
Lindsey Peard..... 495-2411
Ali Schmitt..... 467-5797
Regan Shouldis..... 474-1573

PET CARE

Matthew Logan..... 467-9427
Viktor Osipov 495-1995
Andrew Peard..... 495-2411
Lindsey Peard..... 495-2411
Kay Krumroy..... 965-2245
Meredede Yurcak 321-1930

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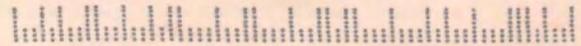
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