

Spring 2022

Mar - Apr - May

Board of Directors

John Capomaggi.....President
Nicole Thomas.....Vice President
Jon Brown.....Treasurer
Karen Cagni.....Secretary
Ryan Griffin.....Member at Large
Stephanie Hynes.....Member at Large
Susan Moyer.....Member at Large
Josh Marshé.....Member at Large
Sharon White.....Member at Large

Committee Chairs

Architecture.....Steve Rogovich
Directory.....Bill McMican
Facebook Community.....Sharon White
General Maintenance.....Josh Marshé
Lake Maintenance.....Ryan Griffin
Landscaping.....Dave Hebert
Legacy.....John Capomaggi
Litter Control.....Susan Moyer
Neighborhood Watch.....Nicole Thomas
Park Reservations.....Stephanie Hynes
Park Attendants.....Stephanie Hynes
Social.....Susan Moyer
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 quarterly 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
June 15th, 2022**



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

Birds of Prey



We have such an abundance of wildlife in the area. Here a special visitor perched on a tree on Ships Landing. It seems like Osprey dominate the lake in the summer and we see more Eagles in the winter and spring.

Photo by Allison Hammer
Facebook Community

As we enter our third year of COVID-19, the slow but steady return towards “normal” continues, despite the latest Omicron variant. Food trucks are back again this year, and the Easter Bunny is planning a visit to the park. Board meetings are again in-person, but we’re not out of the woods yet. Some residents continue to limit contact, so if you haven’t seen your neighbor in awhile give them a call to check-in.

In this issue:

- ◇ Be a Lake Attendant
- ◇ New Board Members
- ◇ Lake photos
- ◇ Short Term Rentals
- ◇ ...and much more!

BOARD OF DIRECTORS 2022-2023

<https://www.lakechristopherhomes.com/board-and-committee/>

After each annual meeting, the new board meets to elect officers and review committee assignments. The board officers and members are:

John Capomaggi	President
Nicole Thomas	Vice President
Jon Brown	Treasurer
Karen Cagni	Secretary
Ryan Griffin	Member at Large
Stephanie Hynes	Member at Large
Susan Moyer	Member at Large
Josh Marshé	Member at Large
Sharon White	Member at Large



Due to COVID restrictions, meeting at Brandon school was not possible again. Our thanks to Liberty Live church for hosting our annual meeting this year.

As there are nine members serving 3-year terms, every February LCHA members (homeowners) elect three directors at the annual meeting.

This year the terms of Dave Hebert, Sean Townsley, and Josh Marshé were expiring. Dave and Sean decided not to seek another term, so at the annual meeting the members nominated and elected new board members Jon Brown and Susan Moyer, and reelected Josh Marshé to a second term.

Farewell!

His time as President was Dave's third time serving on the board, having been on the board for two terms back in the late 80's and early 90's. Dave's leadership will be missed. Sean's impact to our community

has been significant during his term, contributing much time and energy maintaining our common areas, working with contractors, obtaining estimates, and doing no small amount of work himself. Our thanks and appreciation go to Dave and Sean for serving our community on the board!

Welcome!

Please welcome Jon Brown and Susan Moyer as they join the board of directors as first-time members.



EASTER EGG HUNT

Saturday, April 9th 2022

Where: Christopher Landing “The Big Park”
The hunt starts promptly at 8:30am. Then the Easter Bunny arrives at 9:00am, followed by fun games and activities.

Rain date April 16th | Ages: Walking - Grade 5



Some Lake Christopher snow fun at the big park.

Stephanie Hynes
Facebook Community





The snow
this season
was
especially
good for
making
snow men
of all sizes!



Now Interviewing Lake Attendants for the 2022 Season

- For more information, including the complete job description, contact Stephanie Hynes at 1473 Lake Christopher Drive, 757-581-5468.
- Base pay \$12/hr.



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

Beautiful winter pastels as the sun went down on our lake this evening ...hope you caught a glimpse!! Life is truly better at the Lake!

Rachael Arbogast
Facebook Community



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

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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

Food Trucks are at Christopher Landing!

The schedule here is subject to change. See Facebook for the most current information:



- March 4 @4:30-7:30 DC Smoothies
- March 18 @4:30-7:30 Prime757
- April 1 @4:30-7:30 DC Smoothies
- April 22 @4:30-7:30 Prime757
- May 6 @4:30-7:30 DC Smoothies
- May 20 @4:30-7:30 Prime757
- Jun 3 @4:30-7:30 DC Smoothies
- Jul 1 @4:30-7:30 DC Smoothies
- Jul 22 @4:30-7:30 Prime757
- Aug 5 @4:30-7:30 DC Smoothies
- Aug 19 @4:30-7:30 Prime757
- Sep 2 @4:30-7:30 DC Smoothies
- Sep 16 @4:30-7:30 Prime757
- Oct 7 @4:30-7:30 DC Smoothies

Spring Community Yard Sale

(sponsored by the Garden Club)

<https://www.lakechristopherhomes.com/garden-club/>

Saturday - May 7, 2022
8 am to 3 pm

For all of you that have been cleaning out the house for the last year, here's your chance to sell your extra stuff!

For everyone else, here's your chance to buy extra stuff!

Signs advertising the sales will go up at the community entrances the Sunday prior.

After the sale, any items not sold or not wanted can be donated to CHKD. These items should be placed on the curb, marked for CHKD.

If you have a large quantity for pick up, or large items (furniture & appliances, etc.) please call Sandy ASAP at 757-635-4532, so we'll know if we'll need to get 2 trucks.

Garden Club Plant Sale

Be sure to check out the wide variety of plants from our own Garden Club!

1552 Lake Christopher Drive

All proceeds go back into our community.

News from the Bottom of the Lake

Our beautiful lake continues to be an ideal place for dive training, and we at Lake Christopher are proud to support this police activity.

This February and March the VBPD will conduct under water search pattern exercises and evidence recovery training, as well as diver rescue training and body recovery training.



Virginia Beach Police Department

29m · 🌐

Snow may be on its way but that's not stopping our Marine Patrol from training. Yesterday they were at Lake Christopher where it was 22 degrees on the water, doing dive training in search patterns. 🤿🔪



145

16 Comments 4 Shares

"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.

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

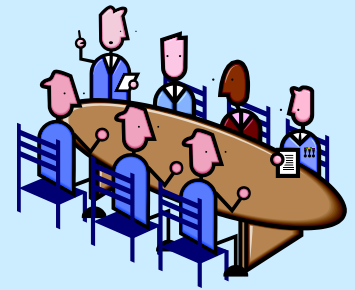
Monica Lancaster
757-513-9790



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!



Erie looking lights in the fog on the
lake.

Victoria Jensen
Facebook Community



You may have noticed some red/white markings on some sidewalks in the community. These are locations of damage that I reported to the city of VA Beach. The markings were made by the city Traffic Department to show the areas to be repaired. This might take a while, previous areas I reported were repaired in about 2 months.

Steve Rogovich
Facebook Community



RENTAL PROPERTIES

IN

LAKE CHRISTOPHER

Over 30 homes in our community are rental properties, and the residents who live in them have been our neighbors for years (homeowners and renters alike tend to stick around for awhile). Some of these rented homes are managed by the homeowner, while others have professional property managers. Nearly all have “traditional leases” such as a 1-year lease that renews annually, or something similar.

In recent years there’ve been questions about short term rentals. The Virginia Beach City Council has been studying possible regulations for short-term home rentals, like those promoted on Airbnb and other sites. The information summarized below was taken from the City of Virginia Beach website on short-term rentals. Visit <https://www.vbgov.com> for more information.

Legal Short-Term Rental Types in Virginia Beach


1. Short-Term Rental properties meeting the grandfather status requirements of Appendix A, Article 2, Section 241.2(12);
2. Short Term Rental properties that were approved by City Council via a Conditional Use Permit prior to September 7, 2021;
3. Short Term Rental properties located within the Sandbridge Special Service District;


All three Short-Term Rental types described above may continue use as Short-Term Rentals; however, they all MUST meet the requirements of Section 241.2 of the City Zoning Ordinance AND obtain an annual Short-Term Rental Zoning Permit*

All Other Properties Are Prohibited From Short-Term Rental Use

CONTACT INFORMATION

Short-Term Rental Team

 (757) 385-8862

 STR@vbgov.com

 2875 Sabre Street,
Virginia Beach, Virginia 23452

Short-Term Rental defined:

When an entire dwelling is rented for less than thirty (30) consecutive days for compensation.

A yearly Short-Term Rental Zoning permit is required for all eligible Short-Term Rentals in Virginia Beach.

Home Sharing defined:

When a room or rooms are offered for rent for less than thirty (30) consecutive days by the homeowner who uses the dwelling as his/her principal residence and occupies the dwelling during all rental periods.

If an address will be used for Home Sharing, no Zoning Permit is required. Instead, simply contact the Commissioner of the Revenue to register the Home Share

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.





The damaged speed limit sign on Sand Pebbles Drive has been reported to the City of VA Beach. It appears that it was run over by a vehicle.

Steve Rogovich
Facebook Community

Its not been a good week for street signs and lamp posts in Lake Christopher.

When we consider that these poles were struck and fell where pedestrians usually walk, we were fortunate nobody was injured.

Let's set the tone on our streets and slow down! Be that slow driver in LC.



This lamp post on Waff Road was taken out by a car Friday night (March 4th). Police were on the scene.

Party Permits

Summer will be here before you know it, and like last year, we expect the parks to again 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/>



The City of VA Beach Department of Public Works is investigating a hole forming under the sidewalk at CHRISTOPHER NARROWS. The problem could be with the underground storm water drain pipe that runs from 1753 Lake Christopher Drive, under the street, the park and the sidewalk. For now the city agreed to block the hole and the sidewalk with barriers to prevent people from getting close to the hole while they look into what can be done to repair the source of the problem.

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.

Advertise in The Legacy!

Visit us online at

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

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Nicole Capomaggi



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Owner-Sue Brewington

VB Native/Grew Up In Pembroke Manor

Tonight's stunning sunset!
No filters!

Allison Hammer
Facebook Community

PARK SIGN-IN PROCESS



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**.

This process is enforced during “Lake Season”, which typically runs Memorial Day through Labor Day.

Signing in to use common area facilities is a regular practice at private homeowners associations like ours. Christopher Landing, Christopher Beach, Christopher Narrows and Christopher Woods are not public city parks. 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.

The **SELECT**
Group, Inc.



2022 BUDGET

2022
OPERATING
FUNDS

2022
RESERVE
PORTION

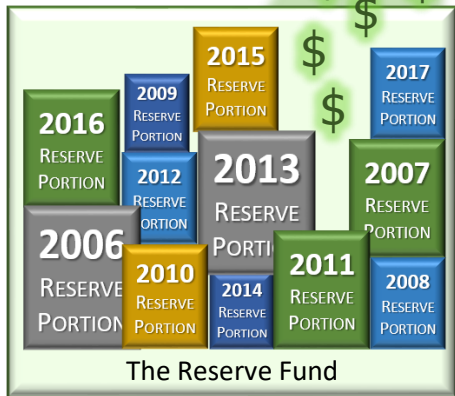
Financial Corner

The Reserve

Imagine its time to replace your driveway because tree roots are lifting it up, and it can no longer be ignored. Do you pay for it from savings, or do you borrow? Maybe you postpone the project for a few years. The decision is up to you as an individual homeowner. However, if the parking lot at Christopher Landing needs to be replaced because of tree roots, there is an expectation that it will be replaced in a timely manner, and that all LCHA members already contribute to cover costs like this through dues. What are our options for handling a common area capital replacement project like this?

One is by special assessment. LCHA By-Laws allow for special assessments (Article XII, Section 4), and it remains an option. However, The Virginia Property Owners Association Act (POAA) requires associations to maintain a special fund, or "reserve" for these projects, and to have a reserve study performed every 5 years. This is intended to prevent homeowners from getting blindsided with large short notice assessments for major replacements or repairs.

Every month we transfer a budgeted amount into a separate account for these projects. The money in that account goes by several names such as "The Reserve", or "The Reserve Fund". Our accounting software calls it "Replacement Reserve".



Common Area Capital Items

There is a national-standard four-part test to determine which expenses should be funded through Reserves: (1) It must be a common area maintenance responsibility. (2) The item must have a limited life. (3) The limited life must be predictable. (4) The item must be above a minimum threshold cost. These four criteria limit reserve covered items to major, predictable expenses.

The LCHA has about 30 items which meet this criteria. The 10 most costly to replace are listed here:

- Vinyl Perimeter Fence
- Bulkheads 60" High, Christopher Narrows
- Bulkheads 30" High, Christopher Beach
- Bulkheads 60" High, Christopher Landing
- Treated Wood Docks, Christopher Landing
- Wood Perimeter Fence (section 1)
- Fiberglass Play Module, Christopher Land.
- Asphalt Parking Lot, Christopher Landing
- Wood Perimeter Fence (section 2)
- Retaining Wall 30" High, Christopher Land.

How Much is Enough?

Consider your own HVAC system. If you look at your old heat pump and decide to replace it next year, you could easily come up with an accurate estimate of how much to save. However, if you just installed a new heat pump this year, try to estimate the cost to replace it in 15 or 20 years. How much should you set aside each year *starting today* to cover that future cost? That is what we're trying to accomplish with reserve funding each year.

So how much should be in our reserve? First, we start with a list of things that qualify as common area capital items. Each item is analyzed to estimate its **future replacement cost**, and **remaining useful life**. The costs are added, taking into account the year when each future expense will take place. This gives us a needed future balance year by year.

Consider the bulkhead example below. If we assume an average inflation rate of 3%, and a useful life of 15 years, we should anticipate spending \$46,739 to replace it in 15 years. Therefore, we should set aside \$260/month for that future expense.

The future cost and useful life of each item is periodically updated, resulting in adjustments to how much is set aside each fiscal year.

Replacing a bulkhead. How much should we set aside?

\$ 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

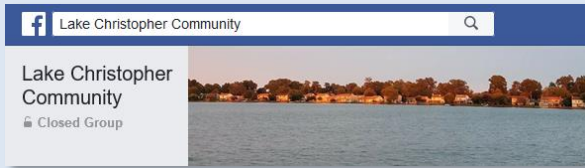
The Reserve Study

A reserve study is a long-term capital budget planning tool required by law. It identifies the status of the reserve fund and looks to see if the funding plan will ensure there are sufficient funds available when major projects actually occur.

“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!



Program this number in your cell phone!

VB Police

Non-Emergency

757-385-5000

The Legacy is published 4 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.

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.

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!



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 **ALCOVA MORTGAGE**



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.**

Twilight on our tranquil Lake Christopher today

Rachael Arbogast
Facebook Community



Garbage and Household Waste Collection

(From the city website)



Trash and household waste are collected in 95-gallon containers. The containers may be purchased from the Waste Management division by calling 385-4650 to schedule delivery or by visiting their office at 3024 Holland Road.

Please help to provide efficient service by following these guidelines:

- Have containers and/or items for pickup at the street between 5:00 p.m. the day prior to your day of collection and 7:00 a.m. the day of collection.
- Keep at least 3 feet of clearance between your container and any other item (yard waste bags, limbs, bulky items, mailboxes, cable boxes, or vehicles) including the blue recycle container.
- Cans that are overflowing will not be collected. The lid should be able to close securely

- **Remove containers from public view at the end of collection day.**
- Clearly label your container with your address and record your container serial number.
- Loose trash in can should be bagged, to reduce litter.
- No other garbage will be collected outside of the black can except for yard waste.
- **To report service problems, please call 385-4650 on your collection day or by noon the following business day.**

City requirement. Not just HOA



Posts on Facebook help, but the city must be called.



Independence Day celebration!
Monday July 4th, 2022

DJ Byrd
2:00pm - 6:00pm

Food Trucks
11:00am – 3:00pm Cheese it up
4:00pm – 7:00pm The Flying Pig

More details of all July 4th events will be announced on the website, in the bulletin board at Christopher Landing, and on Facebook as we get closer.

Annual Assessment Reminder

2022 assessments were due in full on 31 January. There are several ways to pay:

- Mail a Check. Use the payment stub and envelope you received in the mail.
- Pay online. The link to the C-PropertyPay website is available on the LCHA website.
- ACH (direct debit). Set up an annual recurring payment. The form is available on the LCHA website.
- Through your Bank's Bill Pay. Information needed by your bank is available on the LCHA website.

If interested in making payments, contact the association manager for information on the payment plan option.

ARCHITECTURE

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

There are 70 lakefront homes in Lake Christopher. One feature of all the homes is a waterfront bulkhead which is basically a specially built retaining wall positioned where the land meets the water. The purpose of a bulkhead is to prevent erosion of the land exposed to the lake. When Lake Christopher was originally developed there were no bulkheads installed by the home builders, homeowners added them over the years.



There is no requirement by the HOA for a property to have a bulkhead but if there is one it must be maintained in good condition. If properly built, a bulkhead in a fresh water non-tidal environment like ours can be expected to give 35 or more years of service life. Now that Lake Christopher is about 47 years old many of the older bulkheads have begun to fail. Typically the structure starts to become unstable as the mostly wood material deteriorates. This past year 6 replacement bulkheads were installed and there are presently several more that appear to be close to the point of replacement.

Today, how and where a bulkhead is installed is closely regulated, mostly as a result of “wetlands” laws and increased emphasis on environmental protection issues. A replacement or new

bulkhead installation requires a special permit process involving the City of VA Beach, the State of VA (Virginia Marine Resources Commission), and the Federal Government (Army Corps of Engineers). The permit document is called a JPA (Joint Permit Application). A JPA includes drawings of the property location and construction details of the bulkhead, including detailed drawings and the materials to be used. A licensed Professional Engineer (PE) must review and place an official certification on the drawings. The permit requires the adjacent homeowners and the Lake Christopher HOA to confirm the project. When the JPA is complete it is submitted to the Lake Christopher HOA for review and approval. Also, an “Easement Agreement” is required since all bulkheads interface with the lake which is community property (common area).



A seawall costs \$150 to \$600 per linear foot or \$15,000 to \$60,000 for the average residential project. Building a seawall in a commercial or high-erosion zone costs \$700 to \$2,000 per linear foot. A lake seawall or bulkhead is cheaper than on ocean coasts for shores without heavy waves.

<https://homeguide.com/costs/seawall-cost>

ARCHITECTURE

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

← CONTINUED

Preparation of a JPA is possible by a homeowner, but is usually done by a “waterfront construction consultant” who does all the paperwork and gets all the permits processed (for a fee). It is recommended to start the entire permit process 4-5 months in advance of when the work is planned. The completed JPA is ready to be presented to bulkhead contractors for cost and time estimates. Homeowners rarely attempt a do-it-yourself bulkhead as it involves specialized knowledge and equipment.

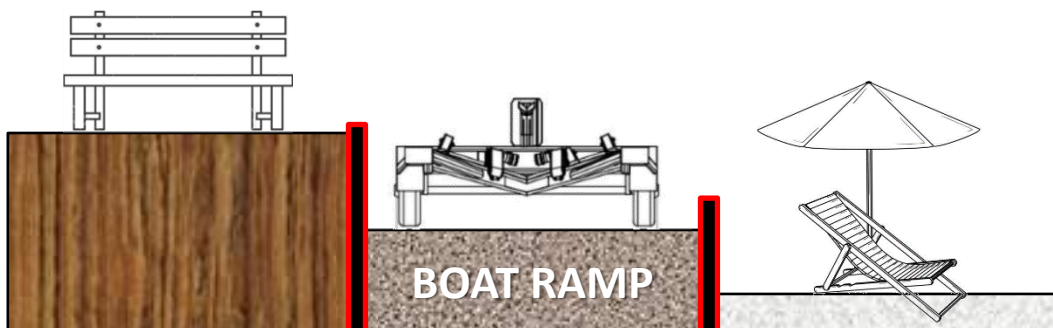


LCHA BULKHEADS

The LCHA maintains the bulkheads at our three waterfront parks, and periodic upkeep is in the annual maintenance budget. However, our replacement reserve contains the funds to replace these expensive structures when they begin to fail, which hopefully is near or beyond the end of their projected service life (*see Financial Corner in this edition*).

The most recent complete replacement of a bulkhead maintained by the LCHA was at Christopher Narrows, which was around \$50,000 at the time (*see The Legacy March/April 2016*).

The LCHA also maintains the boat ramp, which sits between two bulkheads that retain earth and support the shore elevation drop from the picnic area at the top, to the sandy beach at the bottom. This structure is at the end of its projected service life, and the board is evaluating replacement or renovation options.



Work on the boat ramp will likely involve the adjoining bulkheads

History Corner



THE HURON

This smart single level model is oriented away from the street, with an interesting atrium courtyard between the kitchen and garage. There is a dramatic entry into a wide-open expanse of living and dining rooms. Openness is accentuated by ornamental rails along the foyer, and a step-down living room. The dining room is large. There is plenty of breakfast space in the kitchen, 3 large bedrooms with an exceptionally generous 16-ft. master suite, 2 full baths, wall-to-wall wardrobe closets, and an excellent choice of exterior elevations. The Huron is fully carpeted, of course, except for kitchen and baths, includes air conditioning ...

Of course, lakefront lots were available at additional cost.

The *Huron* as originally built was the smallest model available. However, over the years many Huron owners have modified their homes to incorporate the original atrium courtyard into the indoor living space, as well as other additions

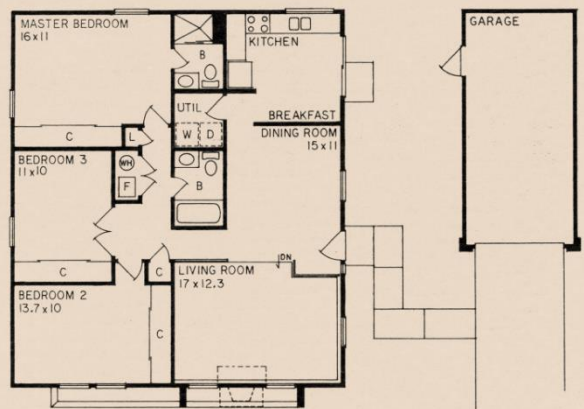
In fact, just four of the 17 Lake Christopher Huron's retain their original atrium courtyard separating the house from the garage. The next time you go for a walk through the community, see if you can find them!

This issue we feature the *Huron*, one of four floor plans available during the initial phase of Lake Christopher in 1975.

The homes on Ships Landing are the original models, representing the four plans available at the time. These are an *Ontario*, a *Tahoe*, a *Lucerne*, and a *Huron*. The graphics on this page are fragments from the original 1975 marketing brochure I obtained.

In 1975 you could have a Huron built for just \$44,400. For additional cost you could opt for a fireplace, and appliances such as a washer, dryer, self-cleaning oven, two refrigerator sizes and even a trash compactor!

LAKE CHRISTOPHER

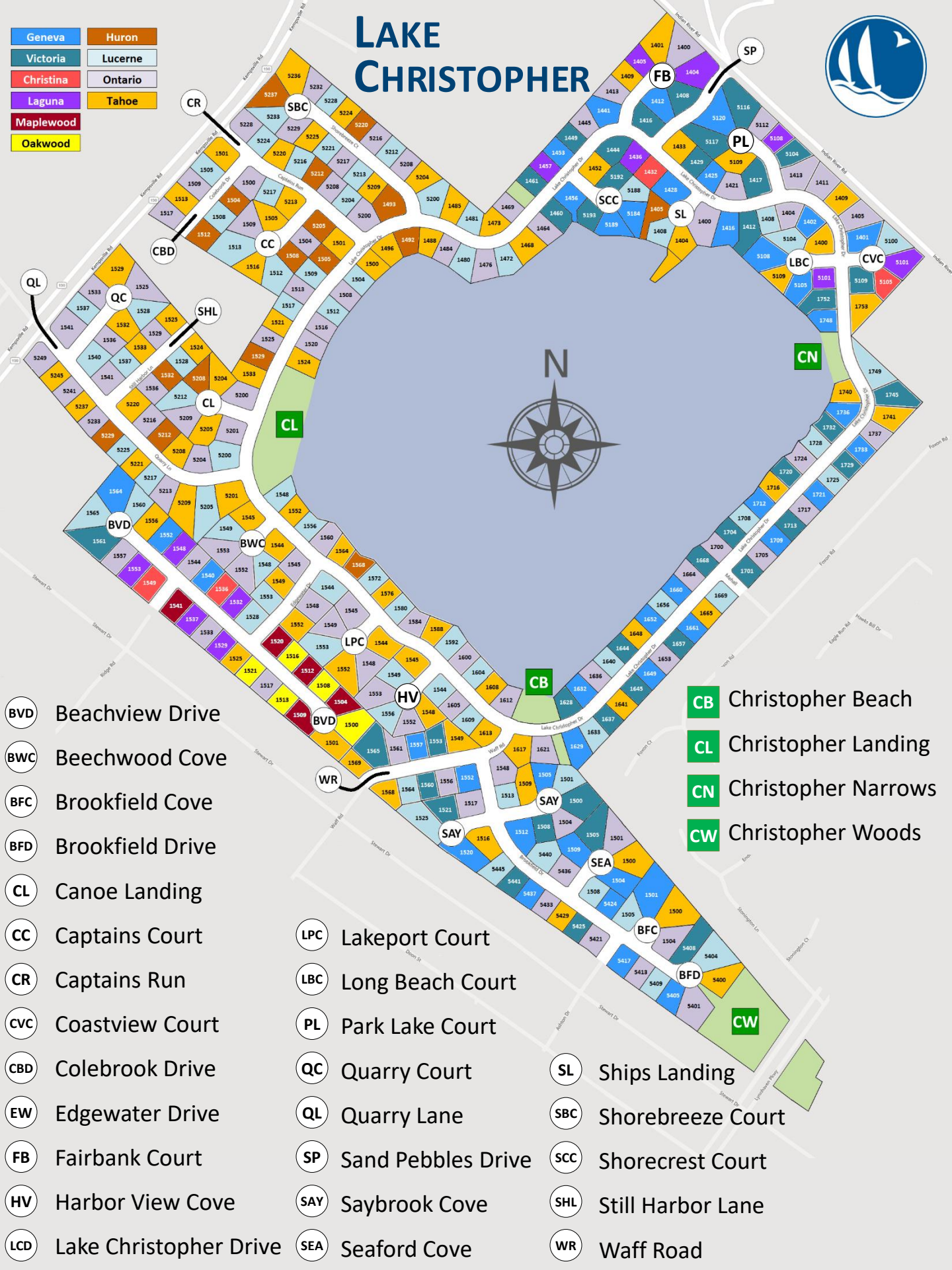


All dimensions approximate and subject to slight variations or modifications according to field conditions



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