

April 1985

MESSAGE FROM THE PRESIDENT

Greetings to all Lake Christopher Residents!

It is my pleasure to serve on the Board this year. I will do my best as president to help guide our neighborhood toward maintaining a community of which we are all proud.

One of our primary goals this year is to pay particular attention to the overall upkeep and improvement of our common areas. Committees are currently being organized to accomplish this goal.

This is where YOU, each of YOU fits into the picture. Your Board and committee chairpersons are only as effective as the folks behind them - that means folks from those who will help research and organize projects to those who will plant and water flowers or drive a nail, etc. In other words, it means YOU. Please respond to any requests for help with a cheery smile and a willing hand. And if you see something that needs doing, call any of us to find out how you can help.

Of course, it goes without saying that each home contributes to our overall image as well. So get out there with a critical eye and the proper tools and go to work! Lawns, shrubbery, guttering, garage doors, painting, etc. (Remember to go through the Architectural Committee on items which need approval.)

Communication is essential in any organization. Included in this newsletter is a section entitled "RESIDENTS TALK." Write your Board if a complaint arises (or with an opinion, suggestion, or compliment). We'll work with you to include discussions in our newsletter with any actions that have been taken.

I am looking forward to working with you. It's going to be a good year!

Mary Wyld, President

BOARD NOTES

The last board meeting was held March 6, 1985, at the residence of Jim and Sandy Powell. The main item for the evening was election of officers and committee chairpersons for the coming year. Officers and committee chairpersons elected are shown below:

Mary Wyld, President	(467-5882)
Duncan Bell, Vice President	(467-8140)
Susie DeLong, Treasurer	(467-5982)
Frannie Bostich, Secretary	(495-7820)

Committees:

Architectural	Jim Powell/Jay Wobig, Co-Chairman
Audit	Bob Cantrell
Block Security	Jay Wobig
Hospitality	Jay Wobig
Maintenance	Mike Bassett/Karl Wessler, Co-Chairman
Newsletter	Frannie Bostich
Nominating	Duncan Bell
Parks Security	Bob Cantrell
Publicity	Bruce Tamte
Recreation	Sandy Powell/Lynda Heath
Zoning	Dick Montgomery

A special thank you to the outgoing officers, committee chairpeople, committee volunteers, and Oscar Round, Mary McFee and Jim Morris (outgoing board members).

A total maintenance plan was discussed for all the common areas. The common areas include Christopher Landing, Christopher Beach, Christopher Narrows and Christopher Woods. The Maintenance Committee and the Board will be developing these ideas further.

Board meetings are held the first Wednesday of each month at 7:30 p.m. The next meeting will be April 3 at Dick Montgomery's house, 1724 Lake Christopher Drive.

COMMITTEE REPORTS

**ARCHITECTURAL:** Jim Powell (467-1209)

Vinyl Siding. There has been much information and misinformation circulated within the community over the use of vinyl/aluminum siding within Lake Christopher. The facts are as follows:

In accordance with the Lake Christopher Homes Association (LCHA) covenants, no change may be made to the exterior of any house including color changes, without the express written authorization of the Architectural Committee.

Last summer, a resident submitted a request for vinyl siding within Lake Christopher. The request was ultimately denied because the yellow color, glossy finish, and width of siding did not conform to the flat finish, earth tone colors and 7 inch planked wood appearance of that section of homes in Lake Christopher.

After being notified that the request had not been approved, the resident commenced installation of vinyl siding in violation of the covenants which specifically state that all changes to the exterior appearance of homes must be approved by the Architectural Committee.

The Board of Directors obtained legal counsel and sought an injunction to stop work on the siding. Prior to being heard by a judge, an agreement was reached between the resident's attorney and the LCHA lawyer that work would cease and only the exposed north wall would be finished. The resident subsequently violated this agreement and completed installation of the siding on the residence.

At the court hearing, the judge ruled in favor of the LCHA after finding that the covenants had been reasonably (and consistently) enforced. He therefore informed the resident that since he knew, before he started work, that his request for vinyl siding had not been approved; that once started he knew LCHA was taking legal action to enforce compliance with the covenants; that the court was left no other alternative but to rule in support of LCHA and direct that the siding be taken down "forthwith".

Follow-up action will be taken as necessary to ensure the court ruling is complied with.

"Why did we take a resident to court?" is a question that I and other Board members have been asked. It is my opinion that the covenants are very specific in the area of exterior changes; any change requires written approval from the Architectural Committee. The involved resident was denied his request, yet chose to go ahead and install siding which was disapproved for color, among other things. I have been asked before what action would be taken if a resident failed to comply with the covenants. My response has been that we would go to court if necessary. This resident chose to test our ability to enforce the covenants. If no action had been taken by the Board, we would have threatened the future enforceability of our covenants. It was, and is, our opinion that the covenants must be followed and restrictions enforced if we are to maintain Lake Christopher as a well-kept neighborhood.

It is unfortunate that this resident will incur some financial loss, however it must be remembered that he knew before he replaced his siding that court action was a possibility and once started, he knew legal action was being taken to stop work prior to completion.

The issue of vinyl/aluminum siding within Lake Christopher was discussed at the annual meeting (attended by approximately 120 homeowners). The use of vinyl/aluminum siding, subject to controls by the Architectural Committee, was approved by an approximate vote of 117 to 72. (Note: Three individuals who supported vinyl siding actively sought and obtained over 50 proxy votes.)

This action in no way affected the court action against our resident. It merely reenforced the interim guidelines determined earlier by the Board, i.e. vinyl siding would have to conform to the same color, finish, and width standards as wood siding.

**BLOCK SECURITY/HOSPITALITY:** Jay Wobig (467-4324)

Will attempt to combine the responsibilities of these two committees due to their similarities. If you are interested in your community and would like to do something enjoyable, this might be your chance, I'm looking for help. It's fun to greet newcomers and, at the same time, aid in making our community a safer place to live. Please call me at the above number if you are interested.

**NOTE FROM THE 1984 HOSPITALITY CHAIRPERSON, JOHANNA LAWLER:**

Since I will be leaving the area in a few months I would like to thank all the people on the Hospitality Committee who have helped during the last year: Mrs. Hague, Mrs. Goss, Mrs. Condon, Mrs. Kim, Mrs. Freeman and Mrs. Longstreet.

**MAINTENANCE:** Mike Bassett (495-3223)/Karl Wesseler (467-3248)

The Maintenance Committee is organizing for 1985. We'd like any suggestions or comments you may have on the following areas:

PARKS (Christopher Landing, Christopher Beach, Christopher Narrows, Christopher Woods)

THREE MAIN ENTRANCEWAYS (Sand Pebble, Captains Run, Quarry Lane)

ADDITIONAL PLAYGROUND EQUIPMENT

Your input is important. Anyone interested in working on the Maintenance Committee or having any other ideas, please let either Mike or Karl know. Thank you for your help.

**NEWSLETTER:** Frannie Bostich (495-7820)

We're going to be attempting to get the newsletter out by the third Wednesday of each month. If you have items of interest to the community that you would like placed in the newsletter, let me know by the 10th of the month. Articles received after that time will be placed in the following month's newsletter. Also, if you're interested in helping with the newsletter (typing, delivering, etc.), please give me a call.

**PARKS SECURITY:** Bob Cantrell (467-1196)

Warm weather is fast approaching, at last! With this to look forward to, there will be more activity in the park areas. I am in the process of lining up security personnel to monitor these areas. We will be handing out rec tags soon. These tags must be in your possession to use the park areas and are handed to all residents who have paid their annual dues. Make sure your dues are paid to get your tags!!

**RECREATION:** Sandy Powell (467-1209)/Lynda Heath (467-7197)

The Recreation Committee will be needing volunteers to help with many community functions throughout the 1985 year. Anyone interested in helping to plan these activities, please contact Sandy or Lynda at the numbers shown. We need to begin working on our social events now, but it takes a community effort. Volunteer TODAY!

**Children beware of strangers!!**

There was an incident at Christopher Landing recently when a man tried to coax two young girls into his car. He was unsuccessful in his attempt and the police were called and given a description of the man. The police were very complimentary on how the girls handled the situation. Parents, please make sure that your children realize that this doesn't only happen on TV, but very close to home.

ACTIVITIES

EASTER EGG HUNT

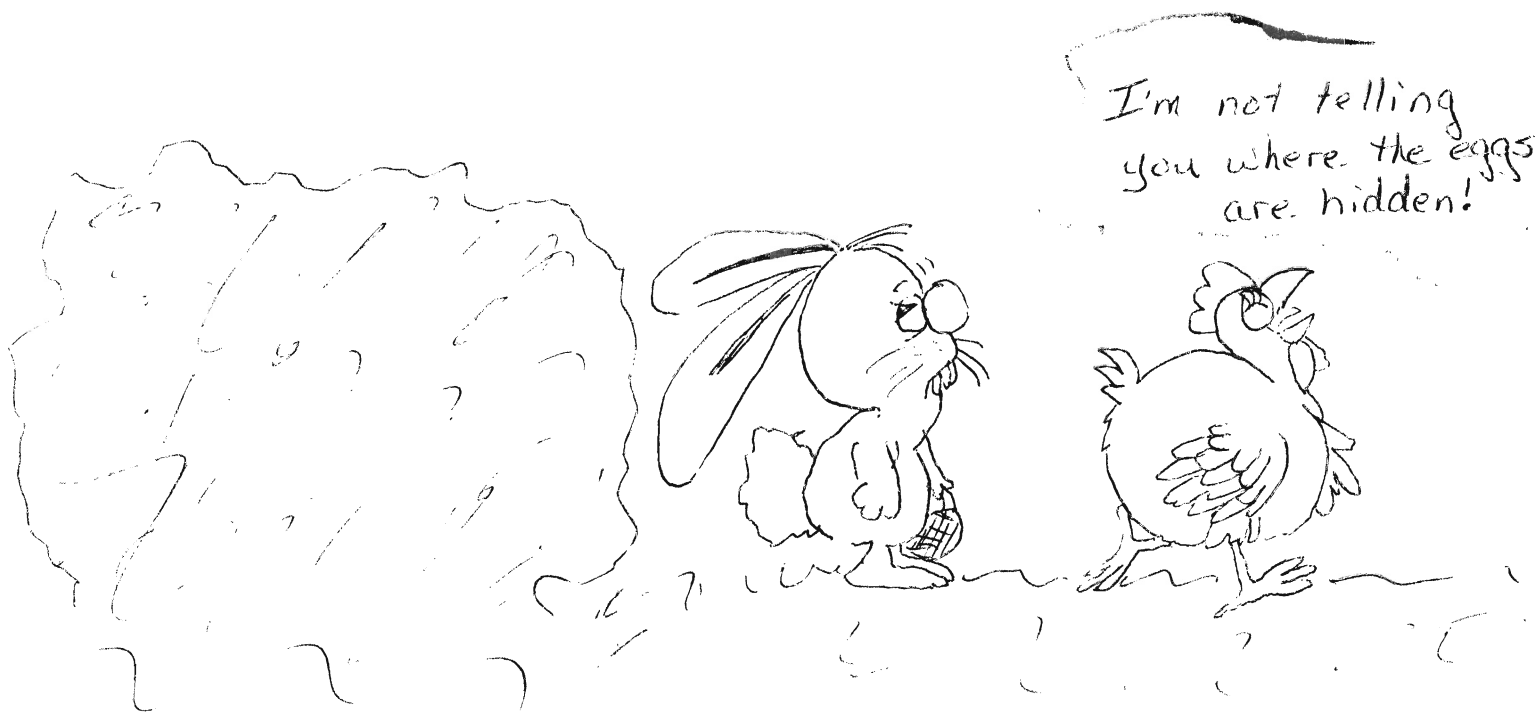
The "Easter Chicken" has already begun laying the eggs needed for the annual Lake Christopher Easter Egg Hunt. Children 1-6 years old are invited to participate in this activity. Mark it on your calendar - Saturday, April 6, 10:00 a.m. - at the Lake Christopher Landing. (Rain date: Sunday, April 7, 2:00 p.m.)

Anyone interested in participating in the Easter Egg Hunt, please complete this form and return it to Sandy Powell, 1629 Lake Christopher Drive or Lynda Heath, 5228 Captains Run along with \$.50 per child by Wednesday, April 3, 1985. No registration forms will be accepted after that date. The Easter Chicken needs time to prepare.

CHILD'S NAME: \_\_\_\_\_

CHILD'S AGE: \_\_\_\_\_

ADDRESS/PHONE NUMBER: \_\_\_\_\_



LAKE CHRISTOPHER COMMUNITY CLEAN UP DAY

ATTENTION all owners, renters, adults, children! The Lake Christopher Maintenance Committee is actively seeking volunteers for clean up day.

WHEN: April 27, 1985  
WHERE: Meet at Christopher Landing  
TIME: 9:00 a.m.

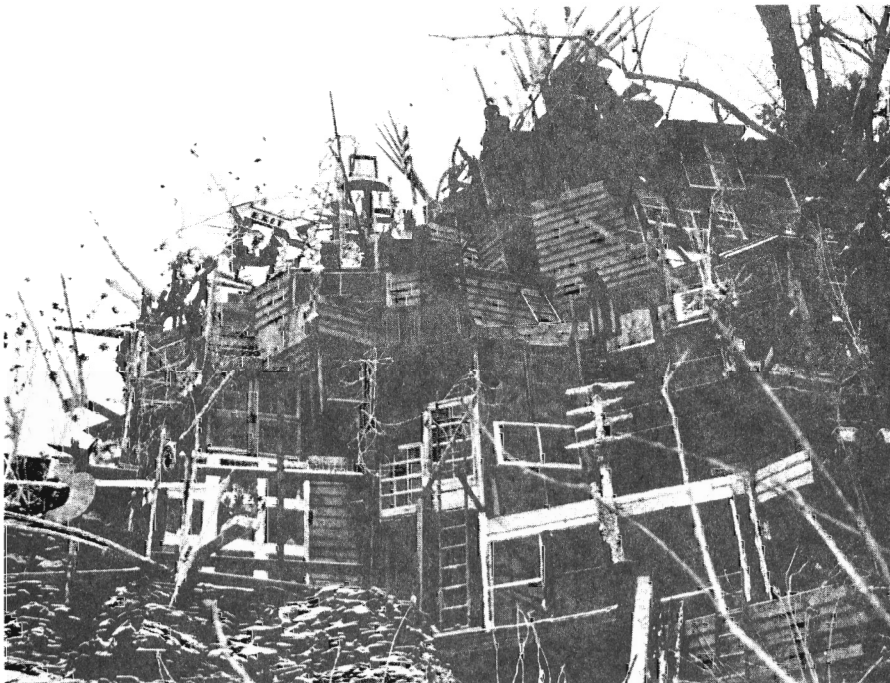
We will be working in the parks, entranceways, and along the fences. No previous experience is required; just a desire to see a better Lake Christopher.

\_\_\_\_\_ YES, sign me up for Clean Up Day!

\_\_\_\_\_ YES, I'd also like to volunteer for the Maintenance Committee!

NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_

Return to Mike Bassett, 1405 Fairbanks Court; Karl Wessler, 1633 Lake Christopher Drive, or any board member.



### GARDEN CLUB

Don't forget to sign up for our annual "Spring Fling" May 4th. This is our community wide garage sale. We do the advertising, you set out the treasures (at your own house). The cost is \$2.00 paid to the Garden Club. We use the money to improve our common areas - have you noticed the riding animals at the Beach park? Let us know if you wish to participate by calling either Pam Goss, 495-2596 or Charlene Wesseler, 467-3248.

Now is the time to get our gardens in shape for summer enjoyment:

- Feed your camellias, azaleas and bulbs as soon as the blossoms start to fade.
- Watch for aphids and wash off with a forceful blast of water. Scale should be treated with an oil spray.
- Divide and transplant perennials. How about sharing extras with a friend?
- Prune evergreens, summer flowering trees and shrubs, and established roses.
- Bermuda and zoysia lawns should be dethatched now if needed.
- Sow seeds of peas, spinach, mustard, turnips and radish.

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### SAILING

All people who are interested in helping to organize this years sailing program should contact Duncan Bell at 467-8140 to arrange a date for a Sailing Committee meeting.

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### CHEERS FOR VOLUNTEERS

Thanks to:

- All the good neighbors volunteering to help with the 1985 committees.
- Mike Bassett for fixing the basketball hoop at the park.
- Unknown gentleman that went around the lake picking up trash.

If you've seen someone deserving a cheer, let us know.



RESIDENTS TALK

Residents of Lake Christopher - this is your space! Do you have any questions you would like answers to? Want information on your neighborhood? Mail your questions or comments to Lake Christopher Homes Association, P.O. Box 64831, Virginia Beach, VA 23464. An answer (or your comments) will appear in the next newsletter.

Dear Neighbors:

I would like to bring to your attention something that has made me appreciate the fact that we don't love our animals. Recently two senseless deaths occurred because we don't care enough for our pets to take care of them properly.

I live on Canoe Landing and my back yard abuts the property we all discussed at the homeowners meeting which lies between Captain's Run and Quarry Lane. Our neighbors there have had two sheep which they kept as pets and natural lawn mowers for some time now. These two animals were quiet and clean and to tell the truth, fun to watch as they grazed. They provided a pastoral view out our kitchen window.

One night I was awakened by their bleating, I didn't know what was wrong and I guess in my sleep I assumed that it was the fact that they were cold, for the wind was quite strong. I looked out my window and could not see anything but two vague white shapes. The next morning I looked out the window to see if they had weathered the storm. Both animals were lying down and their coats were soaked with blood. There was a medium size black dog lying near which soon stood up and trotted away. I dressed and paid a call on the owners who had not yet discovered their tragedy. A vet was called, and the sheep were put out of their misery.

The sheep were attacked by a dog. A dog owned by someone who "loved" him so much that he was left out on his own all night. The sheep were not attacked by a hunting instinct, their throats and underbellies were not the focus of destruction. This dog was "playing". They were worried by biting and tearing of the flesh from their rumps and flanks. The wounds took all of the skin and muscle down to the bone.

I have been concerned when my children play in the droppings of our pets at the park across the street - droppings which should not ever be left because of the leash law and the prohibition of pets from these areas. I have been angry when unrestrained dogs chase my paper boy son on his morning rounds. But I am sickened by the wanton carnage which I have observed during this incident and I plead with you who profess to be animal lovers to love your pets and keep them under the control that they need.

Royal W. Connell

(ED. NOTE: According to the Virginia Beach Code, it is unlawful for a dog or cat to roam or run free; call Bureau of Animal Control at 427-5000 for violations and requests for impoundment. No dog shall make an unreasonable amount of noise (Va. Beach Code). Under the Va. Beach defecation law (wherein people are to scoop poop if they permit their dogs to do it on private property) the procedure is for the complaining party to document the offense (picture is a technique) and telephone the 1st precinct magistrate at 427-4724 so a warrant can be issued and the case heard in court. The person witnessing the event is the one who must testify and submit evidence. Taken from TIMBERLINES, June 1984.)

BACK PAGE REPORT

BOARD OF DIRECTORS:

Mary Wyld, President	(467-5882)
Duncan Bell, Vice President	(467-8140)
Susie DeLong, Treasurer	(467-5982)
Bob Cantrell	(467-1196)
Dick Montgomery	(495-5573)
Jim Powell	(467-1209)
Bruce Tamte	(467-6985)
Karl Wessler	(467-3248)
Jay Wobig	(467-4324)

BABYSITTING CO-OP: Anyone living in Lake Christopher with small children who is interested in belonging to a babysitting co-op may contact Linda Hayes, 467-5976, for information. It's a great way to meet your neighbors, as well as help your children meet new friends - not to mention giving Mom a little time out. Find out what it's all about.

BABYSITTERS IN HOMES FOR WORKING MOTHERS: If there's anyone out there that would like to have their name and number mentioned in this section, let the newsletter staff know.

REGULAR BABYSITTERS: Anyone interested in making some money babysitting for Lak Christopher residents, let the newsletter staff know to have your name and number listed here.

GRASS MOWERS: Same for this section, if you're interested in your name and number appearing here, let the newsletter staff know.

OTHER SERVICES WE HAVEN'T THOUGHT OF? Let the newsletter staff know.