

LAKE CHRISTOPHER

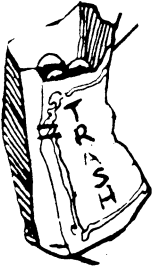
HOMEOWNERS ASSOCIATION

AUGUST 1986

MONTHLY NEWSLETTER

PRODUCED BY PROFESSIONAL PROPERTY MANAGERS, INC.

<<<< INTRODUCTION >>>>



Professional Property Managers, Inc., has been chosen to manage your Association. We have been in Association Management for approximately six years and specialize in Condominium and Homeowner Association Management.

My name is Kim McGinty, and I will be your property manager for Lake Christopher. I look forward to working with your Association. If you have any questions or concerns, please call me at 422-5393, and I will do everything I can to adhere to your requests.

PETS/TRASH

During my property inspections, there have been a few items brought to my attention. The first item to cover is pet feces. This not only causes bad odors and kills grass/plants, but is, also, against the Virginia Beach City codes (enclosed). All feces must be kept in an air tight container.

Also, the trash, limbs, etc. being thrown into the drainage ditch on the east side of Lake Christopher Drive (which is not the Association's property) is, also, a major concern. This ditch must stay cleaned out.

Thank you for your cooperation in resolving these matters.



SHIRTS ARE STILL AVAILABLE!!!

C A L L

Fay -- 467-4739

OR

Cheryl -- 495-5573

\\\\\\\\ YARD OF THE MONTH AWARDS \\\\\\\

- JUNE -- Stephen & Betsy Ries
5108 Longbeach Court
- JULY -- Phil & Sara Briscoe
1517 Saybrook Cove
- AUGUST -- Stephen & Claudette Baker
1508 Colebrook Drive

Adult's -- \$5.50

Child's -- \$5.00

===== GARDEN CLUB NEWS =====

THE ANNUAL GARDEN CLUB "MUM SALE"

will be held

Saturday, September 20th

at

Christopher Beach near Waff Road
(please note new location)



8" plants in various colors will be available at that time. Please help your community by purchasing your mums from the Garden Club this year. Proceeds will be used to provide more landscaping for the parks and another purple martin house.

+++ GARDEN CLUB RESUMES SCHEDULE +++

New and former members of the Garden Club were welcomed at the "Ice Cream Social" Monday, August 18th, at the home of Mrs. Carol Stone.

The next meeting will be Monday, September 15th, at 7:00 P.M. at the home of Mrs. Karen Wood, 1505 Saybrook Cove. A representative from the Norfolk Botanical Gardens will present a program on the aspects of "pruning."

We extend an invitation to all those in Lake Christopher to join the Garden Club. For further information call Connie Barton, 495-6403, or Karen Cagni, 467-3286.

COMMITTEE CHAIRMEN

| | | |
|------------------|--------------|----------|
| ARCHITECTURE | Dick Spring | 467-1620 |
| AUDIT | Bob Cantrell | 467-1196 |
| BLOCK SECURITY | Connie Brown | 467-6572 |
| HOSPITALITY | Lynn Futral | 474-9428 |
| MAINTENANCE | | |
| NEWSLETTER | Karen Cagni | 467-3286 |
| RECREATION | Sandy Powell | 467-1209 |
| SAILING | | |
| SECURITY (PARKS) | Bob Cantrell | 467-1196 |
| ZONING | Mary Broom | 467-6002 |

C O M M I T T E E R E P O R T S

Architecture

(July) Dick Spring reported three approvals since the last meeting. Dick had several items that the Committee asked him to bring before the Board:

- (1) The Committee would like to have the authority to decide architectural rulings and the Board would support their decisions. Board of Directors said No.
- (2) The Committee requested guidance on what "earth tone" colors are. Board discussion brought out that blue is out, gray is okay, brown and beige are okay. Dick Spring will get color samples from Sherwin Williams. Connie mentioned that John Massey of J & J Painting has the original colors for Lake Christopher homes. Dick Spring will make up chart of approved color ranges, Board will approve ranges.

Zoning

(July) Mary Broom talked about the farm behind Lake Christopher. Nothing has been posted yet. Dick heard they were going up for zoning one more time, but nothing yet. Mary asked to be kept posted if anyone sees anything.

(August) General discussion on situation on rezoning farmland adjacent to Shorebreeze & Lake Christopher Drive. No specific rezoning actions at present from owners.

Newsletter

(July) Inputs for next newsletter need to be to Donna Christenson by August 10. Newsletter will come out around the third week of August. June issue was Frannie Bostich's last newsletter. She recommended that the Board stay with publishing the newsletter every other month - has been working well. Board doesn't want "storefront businesses" advertised in newsletter. Ads should be run by Board before publishing.

(August) Articles due to Professional Property Managers, Inc., by August 15. Professional Property Managers, Inc., will print newsletter.

Security Report

(August) Bob Contrell said our two guards are doing a good job on patrolling common areas.

Maintenance

(July) Board discussed putting water pumps in the big park. The other two smaller parks are being watered by homeowners. Also discussed putting two lights at the big park to curb after-dark activities. Security Guard position could be expanded to rake sand on beaches each morning, etc. Will be brought to Bob's attention. Also need to get better quality sand at the beaches. Present sand stains your clothes.

Lawn Service: The Service had recommended we wait on mulching, but received so many complaints that he went ahead and mulched. Weed killer hasn't had time to kill everything and has come back through the mulch. Service needs \$129/month more to break even. Dick Montgomery recommended we pay half (\$62.50)/month, and he would suffer the rest of the loss. Duncan Bell will be liaison from now on with Lawn Service. Dick Spring wants it to be brought to his attention to "fall seed" after September 15. Consensus was if he performs well, then we'll go full extra amount. Dick Spring moved we pay an additional \$129/month starting August 1 (for work in July) at the end of the month. Mary Broom seconded. Board approved.

(August) Reported continued trouble with one of the boys being paid for clean-up of common areas. He was not doing required work. Motion was made, seconded, and approved to "terminate David Marino per procedures in the contract.

Sale of Land

(July) Selling the Property Across from the Ballfield: Bill Van Hoy said that we may not be able to rezone ballfield. Required to have so much common area per home lots. Need to get engineer to do preliminary work. Directed to call Talbot & Associates - they did original surveys, to see if this can be done. Bill will take care of this. Connie asked if field could be fenced off, fixed up, and made usable. Bill said there are several ideas the Board can look at.

(August) Talbot & Associates (surveyors) said we have 2 large building lots in the land across Lynnhaven Blvd. from the ballfield. They charge \$650.00 to lay out the subdivision plat and file it with the city. Bob Kirkland (Professional Property Managers, Inc.) has advised us to hold off that step until he can determine if the city has some property it wants to swap. A swap would give us land we can sell without changing the Covenants.

Hospitality Report

(August) Reported visits by committee members to new residents. The committee in need of rep from Shorebreeze Court. In connection with hospitality, Professional Property Managers, Inc., rep read letter that would be mailed to all Realtors.

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1517 Saybrook Cove
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BABYSITTING CO-OP HAS A SPACE FOR YOU!!

The Lake Christopher Babysitting Co-Op is for mothers who would like to have a couple of hours to themselves or for whatever reason without the cost of a babysitter!! If this sounds good to you come join the rest of us. Call Linda Hayes, 467-5976 for more information.

CLASSIFIED ADS

FOR SALE: Lazer Sailboat with
Dollys. \$1,200.00. Call John or
Leah, 495-8426.

FOR SALE: Honda 450cc Motorcycle,
3,600 Mi. \$800.00. Call John,
495-8426.

FOR SALE: Cartop Sailboard
Carrier. \$40.00. Call John or
Leah, 495-8426.

FOR SALE: (2) Sailboard Sails
5.7 m2 no battens. \$50.00.
6.0 m2 Fathead. \$75.00.
Call John or Leah, 495-8426.

FOR SALE: Complete set of wrought
iron railings for Geneva Model home.
Make an offer, 495-3223.

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LAWN CARE

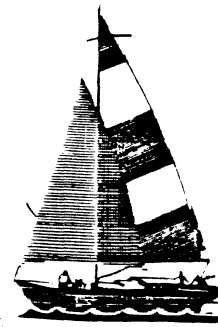
Mike Tomlinson - 495-6895
Chris Goss - 495-2596

* * * * *

BABYSITTERS

Carl Cagni - 467-3286
Chris Goss - 495-2596
Zack Henderson - 467-0032

* * * * *



SERVICES

TRAVEL AGENT will deliver tickets
to your Lake Christopher home.
Call Barbara Henderson, 467-0032 or
485-4020.

FLORAL DESIGN & ARRANGEMENTS. Call
Bonnie Tomlinson, 495-6895.

ACCOUNTING, BOOKKEEPING, TAXES
done. Call Phil Tomlinson, 495-6895.

TUTOR for all ages. Member of
National Honor Society. Call Zack
Henderson, 467-0032.

"TOTAL LOOK" STUDIO featuring skin
care, make-up, and color analysis.
For private consultation call
Margaret Carlson, 474-1014, 1561
Beachview Drive.

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BOARD OF DIRECTORS

| | |
|------------------------------|----------|
| Dick Montgomery, President | 495-5573 |
| Bill Van Hoy, Vice President | 495-9769 |
| Connie Barton, Treasurer | 495-6403 |
| Don Bowen | 467-1331 |
| Mary Broom | 467-6002 |
| Bob Cantrell | 467-1196 |
| Judy Collins | 495-1208 |
| Dick Spring | 467-1620 |
| Mary Wyld | 467-5882 |

***** EMERGENCY NUMBERS *****

PROFESSIONAL PROPERTY MANAGERS
422-5393

ANSWERING SERVICE (HOURS)
MON. - FRI. 5PM TO 8AM
WEEKENDS/HOLIDAYS 24 HRS
628-8597

METRO TOWING
499-1189

RESCUE SQUAD
911

!!! CHANGE OF ADDRESS !!!

Please be advised that Lake Christopher's P.O. Box 64831 has been closed. Please mail all future correspondence to:

Professional Property Managers, Inc.
3701 Pacific Avenue
Virginia Beach, VA 23451

ALL ARTICLES AND ADS FOR THE
NEWSLETTER SHOULD BE GIVEN TO:

KAREN CAGNI
1645 LAKE CHRISTOPHER DRIVE
467-3286
(BY OCTOBER 10)