



The Legacy

A journal of the Lake Christopher Homes Association

July – August 2015

www.lakechristopherhomes.com

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Ken Hardy.....Projects
Sharon White..... Landscape
Neighborhood Watch

John Capomaggi.....Newsletter
Jenny Pfeiffer.....Park Attendants
Steve Rogovich.....Architecture

Association Manager

Marty Becker - The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
Phone: 486-6000 FAX: 486-6988
eMail: mbecker@theselectgroup.us

The Legacy Ads and Info

The Legacy is a free bi-monthly on-line community newsletter of the Lake Christopher Home Owners Association.

Want ads, For Sales, Lost and Finds, and Small Service Ads are **free** to Lake Christopher Residents.

See our website for business ad info:
<http://www.lakechristopherhomes.com>

Deadline for the next issue is September 18th, 2015.

To be added to the distribution, email legacy@lakechristopherhomes.com

More Summer!

The July 4th picnic was a great time! See pictures inside:



In this issue:

- National Night Out
- Garden Club News
- Fencing questions answered

... and much more!



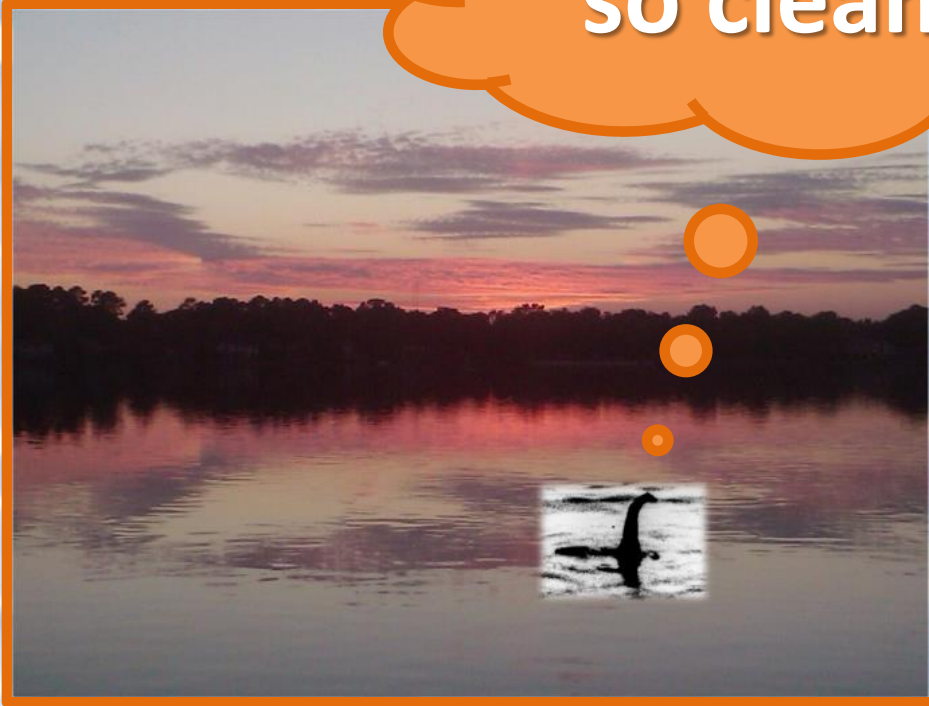
July 4th Picnic

The picnic was a great success! The weather held out and everybody had a great time. Thanks to all who helped make this happen!



News from the Bottom of the Lake

The water is
so clean!



"Chris", the resident Lake Christopher sea creature, is seen enjoying the clean water in this undated picture taken at sunset from Christopher Narrows Park.

The LCHA conducts regular testing of the water in our lake to monitor water quality. On July 19th the association received results of the most recent analysis.

The results were very good. Specifically, the test results varied from 47 bacteria colonies per 100 milliliters to 77 bacteria colonies per 100 milliliters. An acceptable level is anything below 200 bacteria colonies per 100 milliliters.

Thanks to everybody for helping to keep our lake clean!

Garden Club News

Besides gardening, your Garden Club works to keep our community looking nice.

Here are a few requests we make of you

1. Help us keep our streets free of litter...when you go to your mailbox, please look around the curbs in front of your house and pick up any paper, bottles, or cans that discourteous people have tossed there. That helps make your home and the entire neighborhood look better.

2. Speaking of curbs...be sure to rake up the yard debris laying in the street in front of your house...this goes into our storm drains and may back them up causing street flooding and other problems. Remember, our storm drains flow directly into our lake...then to Stumpy Lake and to the streams and rivers that flow into the Chesapeake Bay.
Let's help keep them clean.

3. Please pick up flyers and newspapers tossed in your driveway.

They are unsightly left there for days...also, check your front door for bags and tags left there.

The Garden Club meets the first Monday of every month. If you are interested in joining please give me a call!

Sharon White
757-286-9375

Communications Chair
Lake Christopher Garden Club

**Are these important
numbers programmed in
your cell phone?**

**Police Non Emergency
757-385-5000**

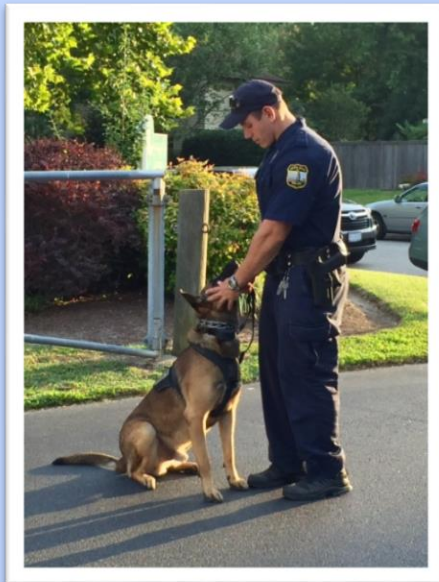
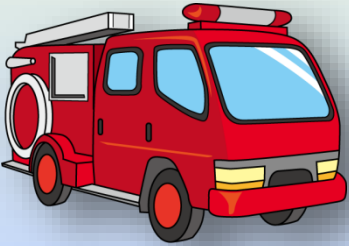
**City Wide Security
757-312-9911**

Neighborhood Watch

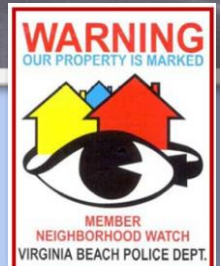
National Night Out

Tuesday, August 4th 2015
6:00pm – 8:00pm

A great time was had by all! Mark your calendar for next year – the first Tuesday in August!



NATIONAL NIGHT OUT



Neighborhood Watch

National Night Out



Garden Club

Yard of the Month July

1444 Lake Christopher Drive
Virginia Dones

Yard of the Month August

1709 Lake Christopher Drive
**Zachary and Margaret
Insley**

Honorable mention

1488 Lake Christopher Drive

Bob and Kathleen Cantrell

Honorable mention

5205 Quarry Lane

Ronald and Tamaqua Reid

2015 Yard of the Month Judging Guidelines

- 1. Compliance with LCHA Architectural guidelines**
 - Ex. Trash cans out of sight
 - No open architectural violations
- 2. Creativity and balance in landscape and design.**
 - Use of color or greenscapes
 - Use of hardscapes, i.e.. pavers, rocks, fountains.
- 3. Neat, well groomed appearance.**
 - Trimmed trees and shrubs
 - Weed free flowerbeds and pavements.
- 4. Curb areas free of debris.**



LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

Revised and approved September 2, 2008

- 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.
- 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".
- The use of all playground equipment is restricted to children 12 years old and under.
- Children under 10 years old must be directly supervised by a resident at least 12 years old.
- Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
- No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
- No glass containers of any type are permitted.
- Persons using the facilities shall remove or properly dispose of their trash.
- The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
- 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).
- No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
- 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.
- Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
- 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

Adopted January 2014

Dogs shall be permitted in Christopher Beach Park only under the following conditions:

- A limit of two (2) dogs per lot shall be permitted at any time, both of which must be properly registered and tagged with the Association using the approved LCHA Dog Registration Form.;
- An annual \$5.00 registration fee is required per dog, per lot;
- The Association's property management company will monitor the annual registration fee and dog permit tags issued by the Association;
- Owners are responsible for proper disposal of all dog waste;
- Dogs shall be permitted within the park from 8:00 a.m. to dusk;
- Except when in the water, all dogs must be leashed and under the Owner's control at all times;
- Owners must adhere to any Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets.

Simple Bathroom Renovations

News & Information to Enrich Your Life
Howard Hanna William E. Wood

Your bathroom is the place where you start each morning and ends each night. Not only is it a place for grooming, it can also be a homeowner's sanctuary – a space for relaxing in the tub or washing away life's stresses of the day with a nice shower.

Whether you are selling your home or just want to improve it for your own enjoyment, here are a few ideas...

There are plenty of small fixes that are easy to implement, such as replacing the lighting with decorative fixtures or adding a new shower curtain. However, there are a few larger and not-too-expensive renovations that can be considered too.

You can install environmentally friendly devices that save water, like low flow showerheads and faucet aerators. A dual-flush toilet can save thousands of gallons of water each year. Add natural stone countertops and flooring, which keeps it cool in the summer and warm in the winter and is both an energy efficient as well as decorative.

A lot of our bathrooms are on the smaller size and there are several things you can do to optimize the space and make them appear larger. One option is to add a Pedestal Sink. You may also want to consider adding large floor tiles and painting the walls a light color to give the illusion of space. If you're looking for something different, incorporate multiple mirrors or even a chandelier into the space. Decorative glass, stone tile and extra wide wall tiles remain popular options in 2015.

REAL ESTATE NEWS

From: Sharon White, ABR, GRI,
REALTOR
your Neighbor, your Real Estate
Professional

Howard Hanna - William E. Wood
5308 Indian River Rd
Virginia Beach, VA 23464
sharonsellshzmz@cox.net
757-286-9375
Listings * Buyer Representation *
Relocation Services



WILLIAM E. WOOD

Advertise in The Legacy!

Visit us online at

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

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 are not getting caught or refused by your spam filters.

NOBODY SELLS
LAKE CHRISTOPHER



WILLIAM E. WOOD

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Virginia Beach, VA 23464

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Indian River Road / Kempsville Road Intersection Project

Current Status and Progress (From the City Website)

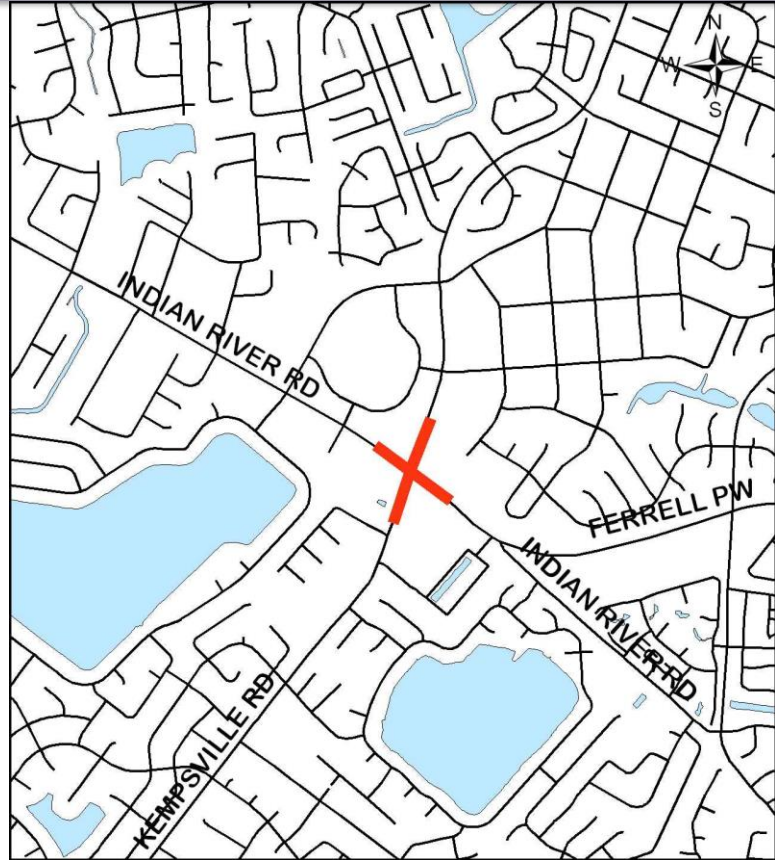
Design is 100% complete. Acquisition of property is currently in progress. Utility relocation coordination efforts are in progress.

The project simulation video can be found on YouTube, under "Beach CFI".

Several buildings near the intersection have been demolished as part of this project.

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

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=3195>



Lynnhaven Parkway Construction Update

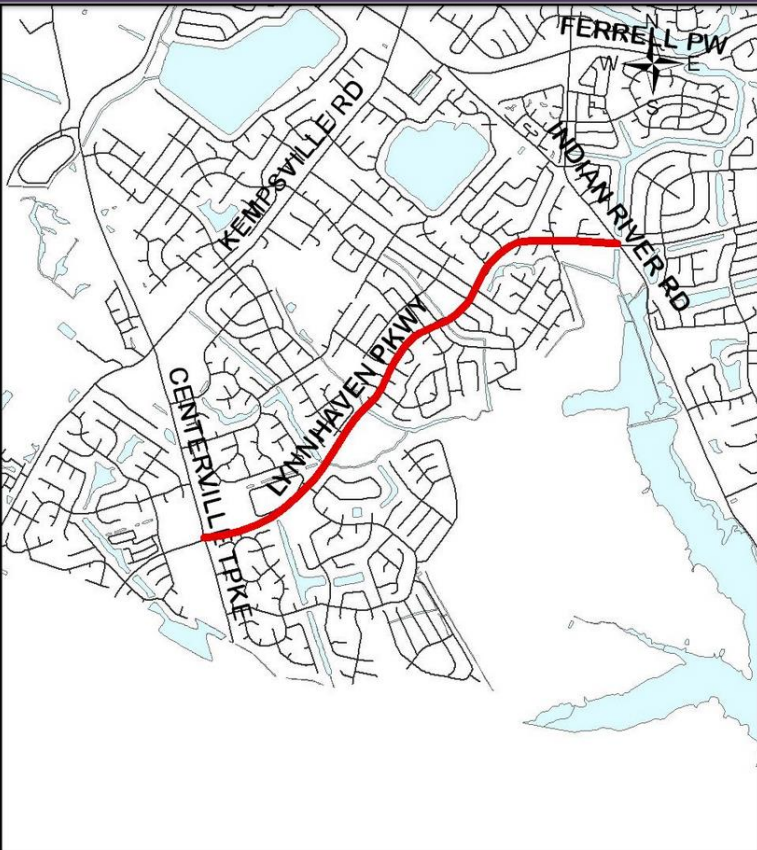
Current Status and Progress (From the City Website)

Construction is 40% complete. (up from 20% in the last edition of The Legacy)

This is a VDOT managed project, funded by the Governor's Transportation Plan. The project is slated for completion in late 2016

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

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=135>



Virginia Beach Leash Law:

Residents are reminded that the "leash law", **City code 5-531**, states that when a dog is being walked in a city park or on any city sidewalk, city street, or public right-of-way, it has to be on a leash or lead at all times.

Violation of this law is a class 4 misdemeanor and an animal control officer or police officer may issue a summons to pet owners who are not adhering to the law.

Dogs being walked on a leash must also be wearing a city pet license.

Here at Lake Christopher, our parks are private property and not city owned. Therefore our association rules apply, and pets are not permitted in our parks with one exception; Dogs shall be permitted in Christopher Beach Park only under the following conditions:

- A limit of two (2) dogs per lot shall be permitted at any time, both of which must be properly registered and tagged with the Association using the approved LCHA Dog Registration Form.
- Owners are responsible for proper disposal of all dog waste
- Dogs shall be permitted within the park from 8:00 a.m. to dusk
- Except when in the water, all dogs must be leashed and under the Owner's control at all times
- Owners must adhere to any Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets



Graffiti



If you notice Graffiti on any public or private area, such as our fencing at the Sand Pebbles Entrance area shown above, please report it. The city website has ways to report everything from clogged street drains, to street lights and even graffiti.



Kelly Rene Hardy
Family Service Director

Rosewood-Kellum Funeral Home
and Memorial Park

601 North Witchduck Road, Virginia Beach, VA

757-497-8925

Kelly.Hardy@DignityMemorial.com

Architecture Committee Update: Installation and replacement of fencing

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

Installation and replacement of fencing has recently been one of the more frequent Architecture Review requests. Fences serve to preserve privacy, maintain security, enclose swimming pools, or contain pets and small children. However fences are also very highly visible parts of the landscape so Architectural Guidelines were established to maintain some standards for appearance. Many fences have deteriorated prematurely due to improper construction or the use of inferior materials. Like any other structure exposed to the effects of weather a fence needs to be built to withstand the elements. For example, high wind conditions will quickly reveal those fences that are not adequately anchored to the ground.

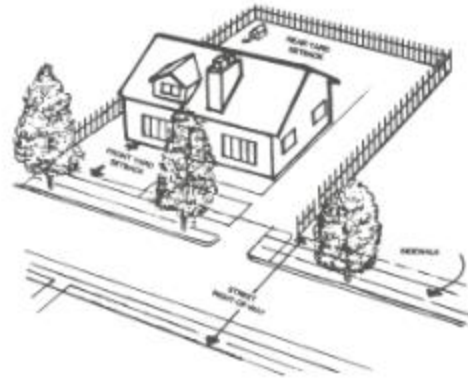
The Lake Christopher Architectural Guidelines outline some basic fence requirements including maximum height, materials, styles, and placement. Please refer to AC Guidelines Section 5 entitled "Property Fencing". Architectural approval is not required for the removal of any existing fence on your own property but is required for new or replacement fence installations since this represents a change in a property's public appearance. Careful consideration is made during the approval review process to note the effect of any fence on adjacent properties, particularly if the fence might block a certain view. Also, several homeowners replacing existing fences have discovered that their fences were significantly outside their property lines.

When planning and designing a fence you are encouraged to consult with the surrounding homeowners in order to avoid conflicts. The Architecture Committee will personally observe any proposed fence configuration especially in the case of lake front homes. In some cases height or locations may need to be adjusted accordingly. For example, several fences were recently approved to be installed along lakefront bulkheads as a child-safety measure and the fences were planned to be as unobtrusive as possible yet maintain their intended purpose.

The City of Virginia Beach has some very specific rules on fences, particularly for height and placement considerations. A city construction permit is required in order to install fencing. The City Planning and Zoning Department publishes an informative document called "Fence and Wall Bulletin" which can be seen on the municipal web site at:

<http://www.vbgov.com/government/departments/planning/zoning/Documents/20130222-PLN-ZON-fenceandwallbrochure.pdf>

One item not commonly known is that there are distinctly different rules for fences on corner lots and "through" lots.



Some suggestions for submitting a review application for fence work: Make a photocopy of your property's survey plat and indicate on it where the fence is to be installed or replaced. This makes it very clear where the proposed fence will be placed in relation to your home, property lines, streets, and adjacent lots. Also indicate the style of fence using a photo or a simple sketch.

Please consult the Architecture Committee with any questions on Guideline interpretation, review process issues, or complaints,

Party Permits

Summer is right around the corner and it's the season when residents like to have parties at our community parks. Please see the website for information on how to reserve a park for your event!

<http://www.lakechristopherhomes.com/parks-and-lake/party-permit/>

These are the policies regarding Parties at Lake Christopher parks. To reserve one of Lake Christopher's parks for a party requires completion of the two forms available on the website.

Requirements:

- Non-refundable reservation fee of \$20.
- Party Clean-up Deposit of \$35, with a check made out to LCHA, refundable after the site has been checked to ensure that trash was removed and the area cleaned.
- Reservation fee and clean-up deposit checks, made out to LCHA, must be provided PRIOR to scheduled party. The non-refundable reservation fee and refundable deposit fee must be separate checks.
- Party over 100 guests must rent an additional portable toilet: Spivey Rentals, 757-485-8888. Rental fee from Spivey is usually \$70.

General Regulations:

- The sponsor (resident) hosting the function must be in attendance of the function and must be in good standing with the association (i. e. all dues and interest paid).
- No alcoholic beverages are allowed unless specifically requested and approved.
- No electronically amplified music or public address systems allowed.
- No animals (including ponies and petting zoo animals).
- All functions must be concluded by 10pm.
- The sponsor is responsible for cleanup of all utilized areas.
- Trash from the party must be removed by the sponsor. Park trash cans CANNOT be used for parties. If a barbecue is used, all coals must be removed from the park at party conclusion.

Board & Committee

(from May & June)

- Working on Park Attendants budget and schedule. Currently have coverage at Christopher Landing and rotating coverage at Christopher Narrows and Christopher Beach.
- Will continue to monitor the geese situation at the parks. No significant problems noted at this time.
- Sand replenishment continues at Christopher Landing (beach area, playground and volleyball court) and Christopher Beach (swing area and between bulkheads). 2015 budget includes sand. Gayle to obtain quotes for sand which include placement and spreading
- 7 party permits approved in May. Discussion held on changing “cleaning fee” to “reservation fee”. Motion made and carried to change the wording. Website and form will be updated.
- Green mildew on some perimeter fencing which addressed. Cutrine to control algae deployed in July.
- Motion made and carried to keep July Picnic tickets at \$10 in advance and \$12 at the door.. Will simplify as necessary to stay in budget.
- Gayle leaving the Select Group in August 2015. The Select Group is interviewing candidates for a replacement.
- Linda Hayes presented ideas for next directory. Is proposing more of a phonebook layout instead of a label method. Dick and Elias will deliver the directory.
- Directory will use an “opt out” method. Residents and owners must opt-out of the directory. Notes will be placed in The Legacy and the website.
- Entrance sign repaired at Quarry Lane and Kempsville Road. The sign was vandalized but also had split in half due to a stress fracture resulting from the sign’s mounting method.
- Permitting proceeding for new bulkhead at Christopher Narrows. Once the joint application permit is approved we can begin to get estimates.
- July Homeowner’s Forum:
 - Discussed issues with the Christopher Beach Park, specifically noise and instances where users of the park are not obeying rules and regulations. Examples of issues included; people in and out during the night, Citywide security taking 45 minutes to 1 hour to arrive after hours, dogs coming out of the water off leash and running around in the park, and people fishing at late hours talking with their voices carrying.
 - Park attendant presence at Christopher Beach. Expressed desire to see more park attendant presence at Christopher Beach especially given the new regulations allowing dogs and the requirement for dogs to be on a leash.
 - Sharon White advised to call police non-emergency number instead of Citywide after hours for some of the issues described.

