

A JOURNAL OF THE LAKE CHRISTOPHER HOMES ASSOCIATION

SEPTEMBER 1991

PRESIDENT'S MESSAGE

Now that fall is fast approaching, we can look back on another enjoyable summer of fun and outdoor activities centered around our lake community. In addition, we can be thankful that finally after all the work and negotiation with the City, construction has finally begun on replacing our perimeter fence. In this area I wish to express my most sincere thanks to all those members of our community, and especially Sarah Briscoe, who worked so hard and are still working to make this long awaited project a success. Perhaps the best part of the whole project, other than the actual start of construction, was the statement made by the head of the Planning Commission that our fence project should be an example for the whole city.

In the area of maintenance we should all be very appreciative of the many hours spent by the members of our Maintenance Committee headed by Frank Lawler and Rick Sears and assisted by Make Rapp and Andy Durham, succeeded in getting our park equipment ready for another summer with hammer and saw and paint brush.

Finally, we are indebted beyond belief to Sandy Powell and Maynard DeWitt and the members of the Architectural Control Committee who have spent untold hours working with homeowners to find the right paint color or to approve that new fence or deck.

Now, here comes the punch line! All of these ongoing actions on which we have come to depend, do not happen automatically, although in most cases they go unnoticed. In fact, they are all performed by committed residents who care, Like

John Mirra who organized and managed our Park Security and Tanya Pate and her Recreation Committee who organized our parties. All these dedicated people need our support to continue to make Lake Christopher a number one community. **HERE IS WHERE YOU CAN HELP! WE NEED VOLUNTEERS TO COME AND SHARE THE LOAD! WE NEED YOU !!!** It doesn't matter whether you are a homeowner or a renter; everyone is welcome and needed. Specifically we need:

- New members to work on our Architectural Control Committee.
- New members on the Lake Christopher Board of Directors.
- New members for the Recreation Committee.
- New members for the Maintenance Committee.

Now is your chance to get involved in your community. It is your chance to make a difference. It is your chance to show your appreciation for all the hard work that others have done before. Please contact me at 467-8140 or Sandy Powell at 467-1209 and tell us how YOU want to help.

Sincerely,

Duncan Bell,
President



VANDALISM SURVEY

Thank You, homeowners, for your cooperation in gathering information concerning the recent trends in property damage to our community. Your response was tremendous and gives the Board a realization of the scope of the problem. The Board, however, is limited in its power to prevent or solve this problem without concerted efforts by every member of the community to get involved and let offenders know that Lake Christopher will not tolerate this kind of behavior.

- Some specific steps to take:
- *Record the serial numbers of your property and engrave Social Security numbers on goods to aid in identifying stolen property when recovered.
 - *Get to know your immediate neighbors and watch out for one another when away from home.
 - *Use outside lighting.
 - *Keep trees and shrubs pruned so as not to provide a hiding spot for intruders.
 - *Educate your children to respect themselves and others, (including the property of others).
 - *Make a report to the police whenever damage occurs.
 - *Be visible. Walking around the lake, visiting the parks, or even sitting out front of your house can do a lot to discourage prospective vandals.
 - *Property kept outside the house, such as boats, bikes, even lawn furniture are very vulnerable to theft.

No amount of concern and effort will make Lake Christopher immune to the problems of vandalism and theft. But awareness can do a lot to keep them to a minimum. If you see or hear something unusual on your property or your neighbor's, don't hesitate to report it.

HOSPITALITY COMMITTEE

Helen McLaughlin, chairman of the committee deserves a big thank you for putting out another wonderful edition of the Lake Christopher Directory. All homes should have received one already but if you haven't, please let Helen know. Thanks also to Peggy Lamb, computer and graphics; Gloria Bersi for the beautiful cover; the members of the committee who canvassed the community and verified information; and all who took out advertisements and helped defray the costs of printing.

Just a reminder, if you are new to Lake Christopher and have not recieved a hospitality packet, please let Helen know and she will see you get one as soon as possible.



23rd
Annual

CRAFT SHOW

SPONSORED BY
THE VIRGINIA BEACH
JUNIOR WOMAN'S CLUB





Virginia Beach Pavilion

Friday, October 11, 1991	10:00 AM-8:00 PM
Saturday, October 12, 1991	10:00 AM-6:00 PM
Sunday, October 13, 1991	12:00 noon-6:00 PM
Admission \$3.50 also Children under 12 FREE	

Tidewater Quilters Guild at the Dome
 ♥ dual tickets available ♥

GARDEN CLUB NEWS

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LAKE CHRISTOPHER GARDEN CLUB

The strong hint of Fall in the air and our young'uns back in school... we're suddenly faced with some spare time, or that long awaited chance to have some solitude. Whether you're catching up on a neglected reading list or outside preparing gardens for a splash of winter color or vegetables, this is the time of year we all take a deep breath and enjoy some lovely weather.

Along with that sigh is the resumption of Lake Christopher Garden Club activities and this year promises many programs of interest and fun gatherings. We would like to welcome our new neighbors who've arrived over the summer and invite you to join us at our monthly meetings held the first Monday of each month at 7:30 pm. Locations are announced in the Legacy. Active members are encouraged to invite your new neighbors (spouses too!) to our next meeting - the Progressive Dinner at 6:30pm on October 7th.

Don't forget the FALL GARAGE SALE - Saturday, September 28th. All those accumulated items can bring extra cash for Christmas shopping. This year we will have a pick up of all left-over items by the Children's Hospital of the King's Daughters. The truck will circulate through the community starting at 3:30 pm. These items are tax deductible contributions.

On the same day is the ANNUAL MUM SALE. We will have premium plants available at low prices. This is a fund raiser, with all proceeds to go toward defraying costs of the Garden Club's beautification projects.

Please join us and get acquainted at the Progressive Dinner. For further information, please call

Elaine Phelps, president, 495-7144
Karen Kreisel, v.pres., 495-8999

CALENDAR OF EVENTS

- Sept. 28- Community wide Garage Sale, 9-3
Annual Mum Sale, at the Landing, 9-3.
- Oct. 7 - Progressive Dinner, 6:30 pm.
- Nov. 4 - Growth and Use of Herbs/Silent Auction.
- Dec. 2 - "Beary Christmas" Craft/Speaker Annual Cookie Exchange.
- Dec. 7 - Annual Poinsettia Sale, 9-3, location to be announced.
- Dec. 18 - Exterior Christmas Decoration Contest, 7:30 pm.

YARD OF THE MONTH

AUGUST: Bob and Marge Posch
5208 Captain's Run
Stop by and see this lovely property.

HOW TO GROW BEAUTIFUL MUMS

PLANT MUMS IN A SUNNY AREA ABOUT 10-18 INCHES APART. DIG A HOLE A LITTLE LARGER THAN THE POT IT COMES IN, AND SET PLANT IN HOLE ABOUT 1-2 INCHES DEEPER THAN IT WAS IN THE POT. FERTILIZE AT TIME OF PLANTING WITH GOOD ALL-PURPOSE FERTILIZER SUCH AS OSMOCOTE (13-22-18), VEGETABLE FERTILIZER, OR PETER'S SPECIAL GENERAL PURPOSE (20-20-20). MUMS NEED TO BE WATERED WELL DURING THE FIRST FEW WEEKS. MULCH WITH PINE STRAW OR BARK MULCH. WHEN MUMS COME BACK IN THE SPRING, PINCH THEM BACK ABOUT 3 TIMES, UP TO THE 15TH OF JULY. AFTER THAT DATE DO NOT PINCH, AND THEY WILL BLOOM AGAIN IN THE FALL.



**NEWS FROM THE ARCHITECTURE CONTROL
COMMITTEE**

The purpose for Architectural Control is to enhance and protect Lake Christopher property values. The residents who work on this committee are working very hard to improve the entire neighborhood.

PLEASE NOTE: All changes to the exterior of the homes in Lake Christopher **MUST** be approved by the Architecture Committee. Even if you have seen a particular color on a house, it may not be an approved color. Save yourself the hassles and check with the Committee before beginning any exterior work on the house.

The committee is there to work with homeowners to improve their property and make sure that it complements and does not detract from the theme and spirit of contemporary lakeside living. Obviously this theme attracted you to Lake Christopher or else you would have moved elsewhere. The committee is empowered by the covenants and by the Board of Directors to approve or disapprove any and all changes to the exterior of the houses. If the committee finds that a homeowner has violated the restrictions, legal action can be taken against them by the committee. The homeowner will be notified by the Board that legal action is being taken and that the homeowner will have the opportunity to appeal to the Board with counsel. This appeal will take place at a regular meeting of the Board. Property owners receiving this notification are encouraged to attend and be heard. Please be responsive to the letters received from the committee. It will only help you in the long run.



**LAKE CHRISTOPHER HOMES ASSOCIATION
ARCHITECTURAL GUIDELINES**

(Rev. 1990)

1. GENERAL

A) No building, fence, wall, bulkhead, deck, dock, dog run, or other structure may be erected until plans and specifications have been approved by the Architecture Committee.

B) No change in the exterior colors of a home may be made without approval of the Architectural Committee.

C) Homeowners are required to maintain the appearance and structural integrity of the property in order to sustain the value of the Community. Maintenance shall include, but not be limited to repainting or staining where the paint and/or stain has deteriorated resulting in fading, flaking, blistering, discoloration, mildew, etc.

D) Homeowners are required to maintain the appearance of their yards through regular grass cutting, trimming, edging, and cleaning of gutters on their property. Wood piles, compost heaps, fishing equipment, and miscellaneous items must be stored out of view from adjacent homes and the street. Trash cans are required to be hidden from view when not out for trash collection (currently on Fridays).

E) Owners who rent their property shall inform the Association Manager of the name of their Realtor or Rental Agent in case the Architectural Committee needs to contact the owners concerning the upkeep and maintenance of their property.

2. REFINISHING OF CEDAR SIDED HOMES

A) Restore the siding to its natural state/color by power washing and/or bleaching.

B) In order to preserve and prevent the return of mold or mildew, the siding **must** be stained with a transparent, semi-transparent, or solid stain or wood preservative as soon as possible after cleaning.

C) When changing the color of siding or trim from the present

color, you must submit a request to the Architecture Committee. A sample of the new color(s) must be applied to the siding adjacent to the trim covering an area measuring three feet square and allowed to dry. Prior to approval members of the Committee must view the requested color(s).

D) One contrasting color must be used to paint the trim, gutters, and all doors, including the garage door. Mailbox posts and wooden mailboxes must match the house or trim color.

3. VINYL SIDING GUIDELINES

A) COLOR CONFORMITY

- Must be earth tone (contain beige or brown).

- Must coordinate with roof and brick colors.

- Must be different from adjacent homes.

B) FINISH

- Must have flat (non-glossy) finish.

- Must have wood grain texture with flat finish.

- Must not reflect light.

C) WIDTH CONFORMITY

- Minimum width 4 1/2 inches.

- Maximum width 6 inches.

- Vinyl must duplicate the appearance of the original material.

D) DESIGN

- Vertical hanging of siding will not be approved.

- Houses that now have vertical siding may apply for conversion to horizontal siding, but all approvals will be on a case-by-case basis.

- Vinyl siding will not be approved at this time for cedar sided homes.

E) MATERIAL

- A sample of the actual siding being considered at least six inches long and showing the actual width must be submitted for approval. The sample must be large enough to show: gauge, texture, color, and width.

4. PAINTED HOUSE COLORS

A) The following color ranges will be considered:

- For the siding on wood and brick homes - browns, grays, dark

beige, tans, and subdued gray-greens. Only flat colors may be used.

- For the trim on wood and brick homes - colors complimentary to the siding color in low to moderate contrast. Only flat colors may be used.

- Colors considered unacceptable include yellow, mustard, gold, red, blue, white, orange, and pink.

- Eventually, all wood and brick painted homes must comply with these color guidelines. Homes which currently fall outside these guidelines and cannot show prior approval by the Architectural Committee, may remain so only until the next required painting or staining at which time they must be brought within these guidelines.

5. BASKETBALL HOOPS

A) CONSTRUCTION: Backboards must meet commercial standards and appearance.

B) COLOR: The backboard, hoops, and nets must be maintained and painted to always give a good appearance. The color is to be the same color as the house, making it blend, not stand out from the general appearance of the house.

C) LOCATION: Basketball hoops are to be affixed to the roof above the garage door or located on a pole not visible from the street.

- No basketball hoop on a pole will be allowed in the front of any property.

6. CLOTHESLINES

- Clotheslines are not allowed, except as stated in Section 13 of Article VII of the Covenants.

7. ANTENNAS

- No external antennas, including TV antennas, are authorized.

8. FENCING

A) Only wood fencing is approved for use within Lake Christopher.

B) Stockade fencing should be installed with points facing downward so as to present a smooth, uniform appearance at the top of the fencing. In addition, some

type of trim is required to give the fence a more finished look. In most cases, fencing should be stained or printed to match the owners' home. Exceptions are granted based on the type characteristics of the wood used. If wire is used on a split rail fence, the wire should extend no higher than the top of the vertical posts.

C) The City of Virginia Beach limits fencing heights within 15 feet of a public street to 4 feet in height. Fencing within 20 feet of a street may not exceed 6 feet and in no case, at Lake Christopher may fencing exceed 6 feet. In this regard, fencing of a height less than 6 feet is encouraged by the Committee. Fencing is normally limited to extend from the rear line of an owner's property to the forward edge of the home. In no case may fencing be constructed on waterfront lots which would impair the view of the lake from the street.

9. WATER AND GAS TANKS

- Exposed water or gas tanks in view of the street or lake should be concealed with fencing similar to that which conforms to the appearance of the siding on the residence or the fencing on the property.

10. SWING SETS

- Swing sets shall be subject to approval by the Architectural Committee. These structures are generally discouraged as Lake Christopher has two common areas for the children's enjoyment. Should such structures be considered for an addition to your home, they should be made of wood and painted the colors of the house siding or trim. For those who already have them erected, they should be painted the color or your house trim or siding.

11. GARAGE DOORS

A) Replacement metal or fiberglass garage doors will be approved as long as they are paneled similar to the original garage doors and are painted to match the house colors.

B) To prolong the life of the original wooden garage doors, paint the inside and install a rain gutter at the edge of the roof over the door.

C) Severely rotted and unsightly garage doors must be replaced.

12. DOCKS

A) Docks can extend no higher than ground level.

B) Docks can extend no further than 10 feet into the water.

C) Docks can be as wide as the property lines will allow.

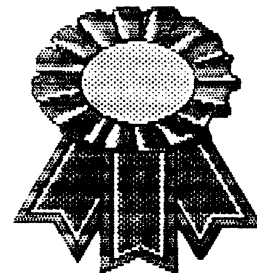
13. ROOF REPLACEMENT

- Samples of roof material intended for roof replacement must be provided to the Committee for approval of color and appearance.

These 1990 revised edition of Architectural Committee Guidelines have been approved by the Board of Directors and reviewed by the association attorney.

We Need You!

Volunteers are needed
immediately
for the Architecture Committee
and the Social Committee!



Put your name in now for the
1992 BOARD OF DIRECTORS!

Call Sandy Powell, 467-1209
or
Duncan Bell, 467-8140

LAKE CHRISTOPHER ARCHITECTURAL REQUEST

From: _____
 Name Address

 City, State, ZIP Phone

To: HARTMAN REAL ESTATE
 5265 PROVIDENCE RD. SUITE 403
 VIRGINIA BEACH, VA 23464

Subj: Architectural Request

1. I would like to have the following request considered for approval by the Lake Christopher Architectural Committee:

2. The following have been enclosed to aid the committee in the approval of my request. (Check as applicable)

Conceptual drawing. (Fence, dock, deck, addition, etc.)

Color sample (Staining of siding or trim)

Vinyl sample (siding)

Vinyl trim sample

Plans (additions)

Plot map showing boundaries (Fence, dock, deck, etc.)

 Signature

SATISFACTION GUARANTEED
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 REPAIRS

COLOR CONSULTATION SERVICES

Karen Kreisel 495-8999

A Lake Christopher Homeowner

NEWS FROM THE SOCIAL COMMITTEE

Thank you, homeowners, for helping to make the parties planned by the Committee a huge success. A note of appreciation goes out to the committee, headed by Tanya Pate with the help of husband, Dave Pate, Debbie Vos, Wys Crenshaw, Lil and Rich Shouldis, Peggy Lamb, Donna Christensen, Rick and Gail Sears and all the others who helped keep the interest and the plans going.

Plan to join us on October 8th, 7:30 pm at Tanya's to discuss next year's calendar.

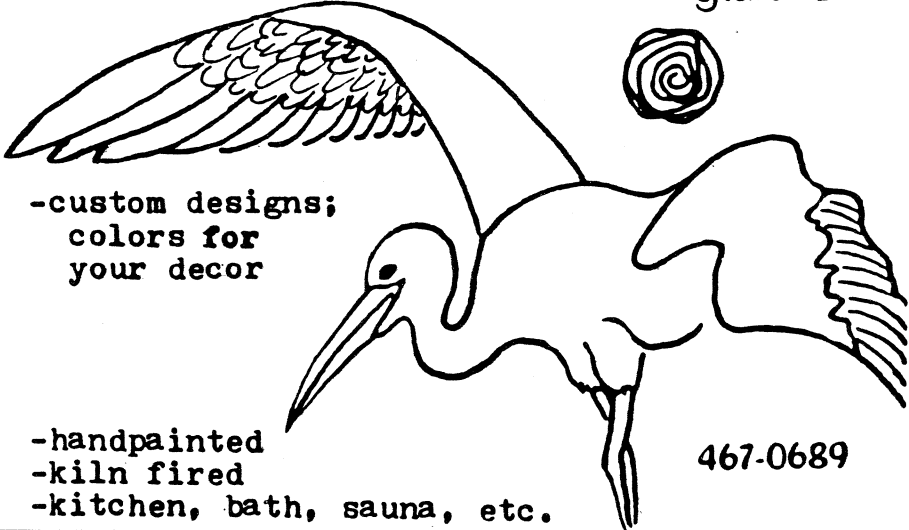
We need lots of volunteers to help make these parties fun and exciting, by bringing in new ideas and fresh concepts. Even if you can only help with one or two parties, please plan to attend; we need your input.

BOTULISM DANGER

During the warm weather, the ducks are very prone to the fatal disease, Botulism. Do not throw food in the lake for them to eat. Feed ducks only in dry areas.

Recently there have been several ducks and fish found dead in the Common areas and around the lake. Animal control has been notified and tests are being conducted to determine the cause.

Sonya Lawler found some sick ducks and says their symptoms are consistent with Botulism. Certainly we can expect to see some wildlife dying at certain times of the year; this is only natural. We can, however, prevent premature sickness and dying among the wildlife population by taking simple precautions.

	T	I	L	E	A	R	T	
	<i>Gloria Beasi</i>							
								
	<p>-custom designs; colors for your decor</p>							
	<p>-handpainted -kiln fired -kitchen, bath, sauna, etc.</p>						467-0689	

This is a paid advertisement.

An area market study has revealed the following real estate activity conducted in the community of Lake Christopher by licensed Real Estate firms.

CURRENTLY ON THE MARKET

There are currently 14 homes being marketed by licensed Realty firms. These homes range in price from \$94,900 to \$139,000, with an average price of \$117,392. They have been on the market for an average of 82 days.

PENDING SALES

There are 6 homes currently "under contract" and are therefore expecting new owners in the near future. Their average time on the market was 112 days and have an average price of \$118,783 with a price range of \$99,900 to \$142,000.

SOLD

Since 15 Oct 90 there have been an additional 20 Lake Christopher homes that have been sold. These homes were marketed for an average of 73 days and sold for an average price of \$113,323, with a price range of \$88,500 to \$166,500.

The above data is provided for information only and, while it is not guaranteed accurate, it is based on the most current information available to us as of 5 Sept 91. If you are planning to place your Lake Christopher home on the market and would like a no obligation-no cost personal marketing analysis, please call

Michael or Eunice Kelton

at their home (471-7992) or at their office with
CENTURY 21 CHARTER REAL ESTATE
 phone 430-0430.





Charter Realty Corporation
 3630 S. Plaza Trail
 Virginia Beach, Virginia 23452
 Business (804) 340-0430
 Residence (804) 471-7992

Michael H. Kelton
Eunice Y. Kelton

This advertisement is not intended to solicit business from anyone currently marketing their home with another Real Estate Agency.

ADVERTISEMENTS

Wainwright

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 Lake Christopher resident

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LAKE CHRISTOPHER

RESIDENTS

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30 HOMES SOLD IN THE
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Century

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 LINDA RIDDLE, 495-4569.

CHILD CARE

IN MY HOME. CHERRY COPE, 467-1389.

BABYSITTERS

Doug Bateman	467-3603
Chris Goss	495-2596
Jessie Henderson	467-0032
Jennie Henderson	467-0032
Crystal Joseph	467-6787
Keisha Joseph	467-6787
Tricia Livsey	467-2579
Jennie Logan	495-7932
Stephanie Smith	495-2871
Jennifer Whalen	467-5636
Priscilla Witwer	479-4306
Karen Yang	474-0260

ROTO-TILLING

Reasonable rates, Call Keith.
 495-8999.

NEED TO SAVE TIME?

Jessie Henderson is 15 years old
 and able to save you time. She will
 organize children's birthday par-
 ties, help with dinner parties or
 special occasions, babysit and va-
 cation-proof your home by taking in
 mail and taking care of animals.
 References available. Call 467-
 0032.

LAWN CARE

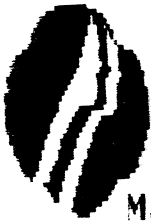
Sean Cope.....	467-5942
Bill Amin.....	467-2966
Byron Mitchell....	479-0566
Conrad Stock.....	495-3384

NOTARY PUBLIC

Lake Christopher Resident, Maynard
 DeWitt. 467-3613.

THE DOLLHOUSE WORKSHOPPE
 Special orders for Heirloom Quality
 Miniature Dollhouses. Call Mary
 Wynn, 495-3530, after 5pm.

**Want to join
 Girl Scouts?**



call



**Martha Browning
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or

**Donna Christensen
 495-3996**

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 Power washing and spray staining.

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5204 QUARRY LANE
 474-2264

**Lake Christopher
 References**

**BULK RATE
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LAKE CHRISTOPHER HOMES ASSOCIATION
C/O THE HARTMAN REAL ESTATE COMPANY
5265 PROVIDENCE RD. suite 403
VIRGINIA BEACH, VA 23464

BOARD OF DIRECTORS

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KAREN CAGNI	
MAYNARD DE WITT	
KATHY DURHAM	
FRANK LAWLER	
RICK SEARS	

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Architecture	Maynard DeWitt
Maintenance	Frank Lawler
	Rick Sears
Block Security	
Hospitality	H. McLaughlin
Newsletter	D. Christensen
Park Security	John Mirra
Sailing	Duncan Bell
Social	Tanya Pate
Zoning	Sarah Briscoe

NEW IN THE NEIGHBORHOOD?

Call Helen McLaughlin for a packet
of information today.
Call 495-8418.

PLACE AN AD IN THE LEGACY!

Business card size ads are \$10.00
per issue or \$50.00 for six issues.
Call Donna Christensen for more
information. 495-3996.

NEWSLETTER DEADLINE

The deadline for articles for the
next issue of the Legacy is October
21, 1991. Place all ads and
articles with Donna Christensen,
495-3996 or with the Property
Manager, 495-2800.

BOARD MEETINGS

Board meetings are held on the
third Monday of every month at 7:30
pm. Please call the Property
Manager at 495-2800 or any of the
Board members for location of the
meetings. Interested homeowners
are invited and encouraged to
attend.

NEWSLETTER INFO

NEWSLETTERS ARE PUBLISHED IN
JANUARY, MARCH, MAY, JULY, SEPTEMBER
AND NOVEMBER. INFORMATION IS DUE IN
TO THE NEWSLETTER EDITOR BY THE
THIRD MONDAY OF THE PREVIOUS MONTH.

PROPERTY MANAGER

ALL CORRESPONDENCE PERTAINING TO
LAKE CHRISTOPHER HOMES ASSOCIATION
SHOULD BE MAILED TO:

THE HARTMAN REAL ESTATE CO.
5265 PROVIDENCE RD. SUITE 403
VIRGINIA BEACH, VA 23464
PHONE: 495-2800

