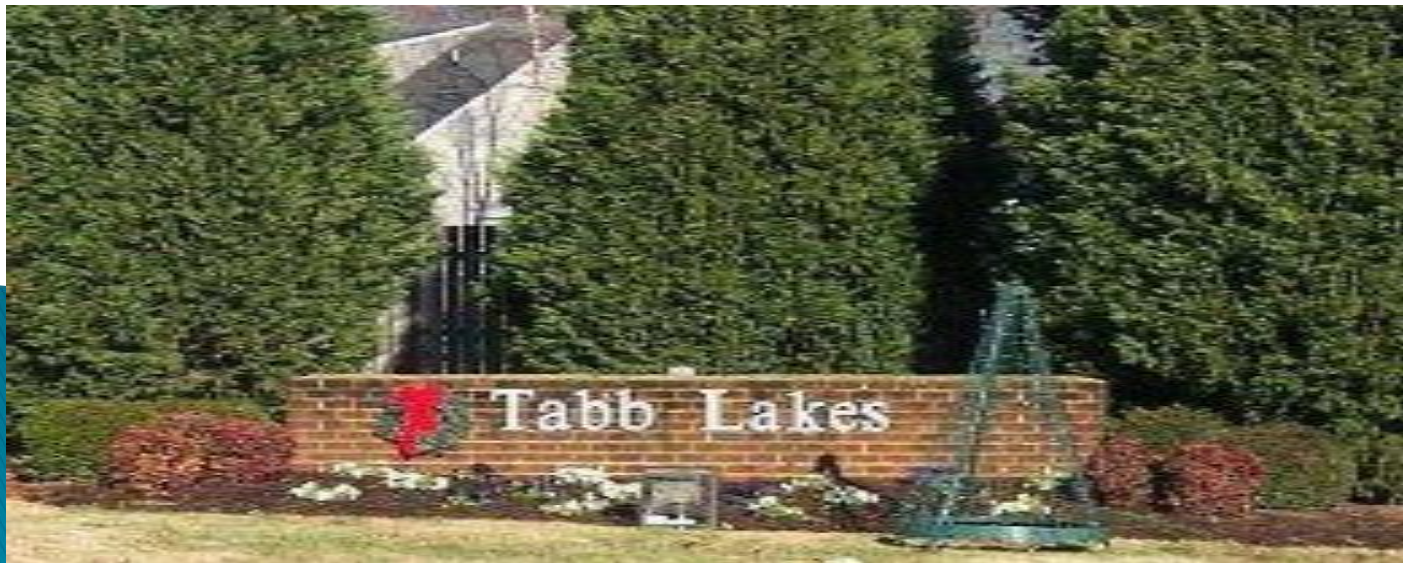




Tabb Lakes General Membership Meeting

23 Oct 2008, 7 – 9pm

Tabb Library Meeting Room





Agenda

- Introduction
- Year in Review
- Treasurer's Report
- Committee Reports
- Yard of the Month Program
- Covenants Compliance
- Election of BoD officers
- Questions/Answer period from the Membership

Introductions – Board of Directors



- President: David Otto *
- Vice President: James Magnotta *
- Secretary: Art Johnston *
- Member At Large: Vacant *

Ellis Sharadin

* Positions to be filled tonight

Other Association Officers

- Treasurer: Charles Rossi



Committee Chairs

- Activities Committee - Vacant
- Architectural Review - Vacant
- Ground Maintenance - Vacant
- Lake 1 Management - Bob Spell
- Lake 2 Management - Sylvia & Dan Harrington
- Neighborhood Watch - Christel Doucette
- Newsletter Editor - Shirley Flanagan
- Comm Emerg Resp Team - Lou Lafrenaye
- Stormwater Management - Lou Lafrenaye
- Website Editor - Clint Flanagan
- Welcome Committee - Donna Clifton



Your Tabb Lakes

- 446 Homes, including 82 lakeside homes
 - Homes were constructed between 1985 - 1992
- Two 5-acre recreational lakes also serve as stormwater retention ponds
 - 1985 Agreement between the then HOA president (developer) and York County gave the HOA responsibility for lakes management
- The Association was turned over to the homeowners in October 1992



Year in Review

Housing Values Decline

CY 2007

25 Homes Sold

Avg. Price: 347,208

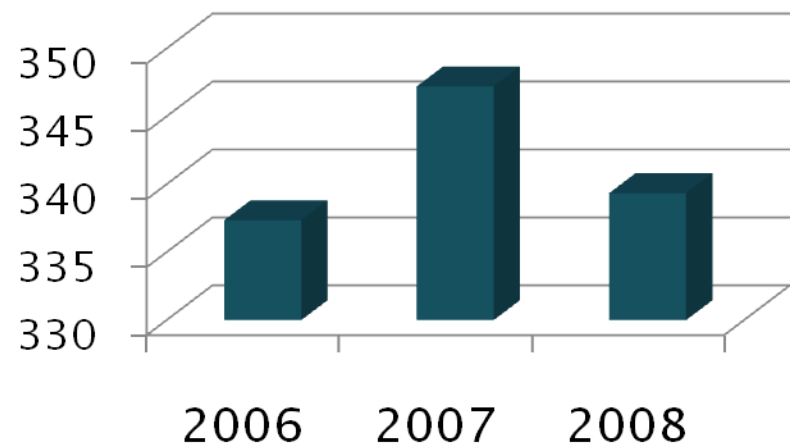
CY2008

14 Homes Sold (to Date)

Avg. Price: 339,350

- Hampton Roads sales 2nd Qtr – Down 21%
- Average Price Drop 2%,
- Prices: statewide down 7%;
- Nationally down 9.5%

Avg. Sale Price \$000





Key Activities

- **November**

- Installed New Officers
- Filled 4 vacant Committee positions
 - Grounds Maintenance
 - Neighborhood Watch
 - Lake 2 Management
 - Welcome Committee

- **December**

- Discontinued bulk mail permit – saves \$125 annually
- Published newsletter

- **January**

- Increased home maintenance repair time to 60 days
- 41% paid Assessments



Key Activities

- **February**
 - Reinvigorated Neighborhood Watch
 - 91% paid assessments
- **March**
 - Published Newsletter
- **April**
 - 99% paid assessments
 - Lake 1 outflow project included in 2008 York County work list
 - Redesigned Tabb Lakes web site
- **May**
 - Annual Garage Sale
 - Distributed memo seeking membership in neighborhood watch email alert system
 - Guest speaker - Mr. DeShayes from Greenlands HOA



Key Activities

▪ **June**

- 120 homeowners signed up for Neighborhood Watch email alert
 - County sheriff advises against patrols – danger to members
- LPM cites for heavily stained roofs and rusted chimney caps
- BoD decided not to fund mowing on Coventry - VDOT easement
- Memo to Sheila Noll requesting assistance in getting VDOT to regularly mow along Coventry Blvd
- General Assembly passes new rules on Disclosure packets

▪ **July**

- Stormwater Committee accomplishes hurricane season preparation - check/clear 17 manholes of debris
- LPM presents new Disclosure Packet cost proposal to BoD
- Published Newsletter



Key Activities

▪ **August**

- County adds Tabb Lakes ditch to areas routinely checked & cleaned
- CERT members attend Hampton Roads Disaster Volunteer Day
- Welcome Committee develops new welcome packet

▪ **September**

- Neighborhood safety training event
- Approve increase for homeowner Disclosure Packet cost to \$180
- CERT Team conducts hurricane preparedness exercise
- BoD meeting to finalize draft 2009 budget
 - No resources above CPI – 4.9% w/o special assessment
- Published Newsletter

▪ **October**

- Reviewed Grounds, Lakes and Covenants Compliance contracts for cost reduction changes



Treasurer's Report



FY 2008-09 Anticipated Operating Budget

Income



	2007-08 FISCAL YEAR ACTUAL	2008-09 FISCAL YEAR BUDGET	
			82 X \$163.50 plus 364 X \$144.90 (4.9% CPI)
HOA DUES	63,339	66,161	
INTEREST on Investments	5,613	675	
INTEREST on Checking Account	13	14	
AD SALES	237	250	
TOTAL INCOME	\$69,202	\$67,100	

FY 2008-09 Anticipated Operating Budget Expenses



EXPENSES:	<u>2007-08 FY</u> <u>ACTUAL</u>	<u>2008-09 FY</u> <u>BUDGET</u>	
DUES COLLECTION EXPENSES	46	50	
ASSOCIATION MANAGEMENT	7,701	7,750	
COMMITTEES: ACTIVITIES	71	75	
A.R.C.		25	
EMERGENCY RESPONSE	205	200	
NEWSLETTER	1,665	1,700	
STORMWATER / DRAINAGE		50	
WEBSITE	108	120	
WELCOME		60	
YARD-OF-THE-MONTH			
COPYING & PRINTING	5	10	
C.P.A. FEES (taxes & audit books)	415	425	
ELECTRICITY	14,518	16,400	streetlights, fountains, entrance lights
INSURANCE	2,828	3,000	Liability Ins. & Directors Ins.
LEGAL FEES		900	to enforce covenants
MAINTENANCE (GROUNDS)	5,400	5,600	currently \$450 per month; will probably increase due to gas prices
MAINTENANCE (LAKES)	6,906	7,200	
MISCELLANEOUS	156	160	
POSTAGE	419	450	
TAXES AND STATE FEES	1647	575	Paid a late fee last year which we will NOT pay this year; also less CD interest (30% tax rate)
WATER	38	50	
TOTAL EXPENSES	\$ 42,128	\$ 44,800	
plus LAKE CONTINGENCY SET-ASIDE	22,300	22,300	
SURPLUS, or (DEFICIT)	\$ 4,774	\$ (0)	



FY2008-09

Anticipated Operating Funds

<u>STARTING ASSETS AS OF 10/01/08:</u>	<u>OPERATING FUNDS</u>	
Checking Account	23,104	
CD's	22,737	
TOTAL OPERATING FUNDS AT START OF FY :	\$45,841	
Plus anticipated revenue	67,100	
Minus anticipated expenses	(67,100)	



FY2008-09 Lake Fund

<u>STARTING ASSETS AS OF 10/01/08:</u>	<u>LAKE CONTINGENCY FUND</u>		
CD's	96,262		
Tax-free Muni Bond Fund	39,979		
LAKE FUNDS AT START OF FISCAL YEAR :	\$136,241		
Plus anticipated interest	3,540		
Plus annual contribution	22,300		
Minus anticipated expenses (taxes)	(1,060)		
LAKE FUNDS AT END OF FISCAL YEAR :	\$161,021		



Committee Reports

- Architectural Review - Ellis Sharadin
- Neighborhood Watch – David Otto
- Lake 1 Management - Bob Spell
- Lake 2 Management - Sylvia & Dan Harrington
- Stormwater Management - Lou Lafrenaye
- Comm Emerg Resp Team - Lou Lafrenaye
- Newsletter Editor - Shirley Flanagan
- Website Editor - Clint Flanagan
- Welcome Committee - Donna Clifton

Purpose of the Architectural Review Committee



- The Architectural Review Committee's main purpose is to ensure Covenant Compliance
- TLHA Covenants are not the same as County codes
- The intent of our Covenants is to help maintain property values within the neighborhood through aesthetic and architectural standards

Ellis Sharadin



ARC Requests Received, CY2008

- 5 Sheds
- 4 Driveway Modifications (Extensions or Additions)
- 3 Fences
- 3 Sunroom additions
- 1 Patio
- 1 Rain Barrel (Water Collection/Conservation Project)
- 1 Ditch Retaining Wall



Future Goals of the ARC

- To encourage homeowners to use low-water native grasses
- Add perennial beds/borders to reduce watering and mowing requirements
- Encourage homeowners to use building materials made from recycled-content products such as plastic-composite fencing



Neighborhood Crime Watch Program

Purpose

- To notify homeowners of criminal activity within the neighborhood or vicinity
- E-mail alert notifications made to participating homeowners
- Reports verified through York County Sheriff's Department before an alert is issued
- E-Mail Alert System initiated on May 24, 2008, after a series of neighborhood burglaries
- 144 Tabb Lakes Homeowners have signed up to receive e-mail alerts (over 200 e-mail addresses)

David Otto

2008 Crime Watch

E-Mail Alerts Issued



- June 6, 2008:
 - Vandalism to mailboxes along Tabb Lakes Drive
- June 14, 2008:
 - Vagrant living in woods behind the library
- June 17, 2008:
 - Two Armed Robberies in the Coventry Subdivision
- August 11, 2008:
 - Burglary to residence on Bridge Wood Drive
- August 21, 2008:
 - Suspicious Activity (possible attempted Burglary) on Heath Place
- ▶ October 10, 2008:
 - Burglary on Heath Place
 - Vehicle break-ins (unlocked)



Future Goals

Crime Watch Program

- Increase Homeowner participation in Crime Watch E-Mail Alert Program
- Encourage homeowners to pass credible crime/suspected crime information to the Sheriff's Department and Crime Watch Coordinator
- Higher Sheriff's Department visibility by more frequent patrols to help deter criminal activity



To Receive E-Mail Alerts...

- Send e-mail to watch@tabblakes.org
- Subject line - “Crime Prevention/E-Mail Alerts”
- Include home address in the e-mail body
- Please indicate whether if you are interested in volunteering for the program
- You will receive an e-mail reply confirming your addition to the distribution list
- You will receive future alerts when issued

Lakes Management



Committees

- Monitor condition of lakes, fountains, and diffusers
- Monitor performance of contractor, Virginia Lakes Management

VLM

- Inspects lakes monthly
 - Treats and controls algae and aquatic weeds
 - Advises when additional treatment is necessary
- Fountain/diffuser repairs are outside current contract

Chairpersons

Bob Spell (Lake 1)

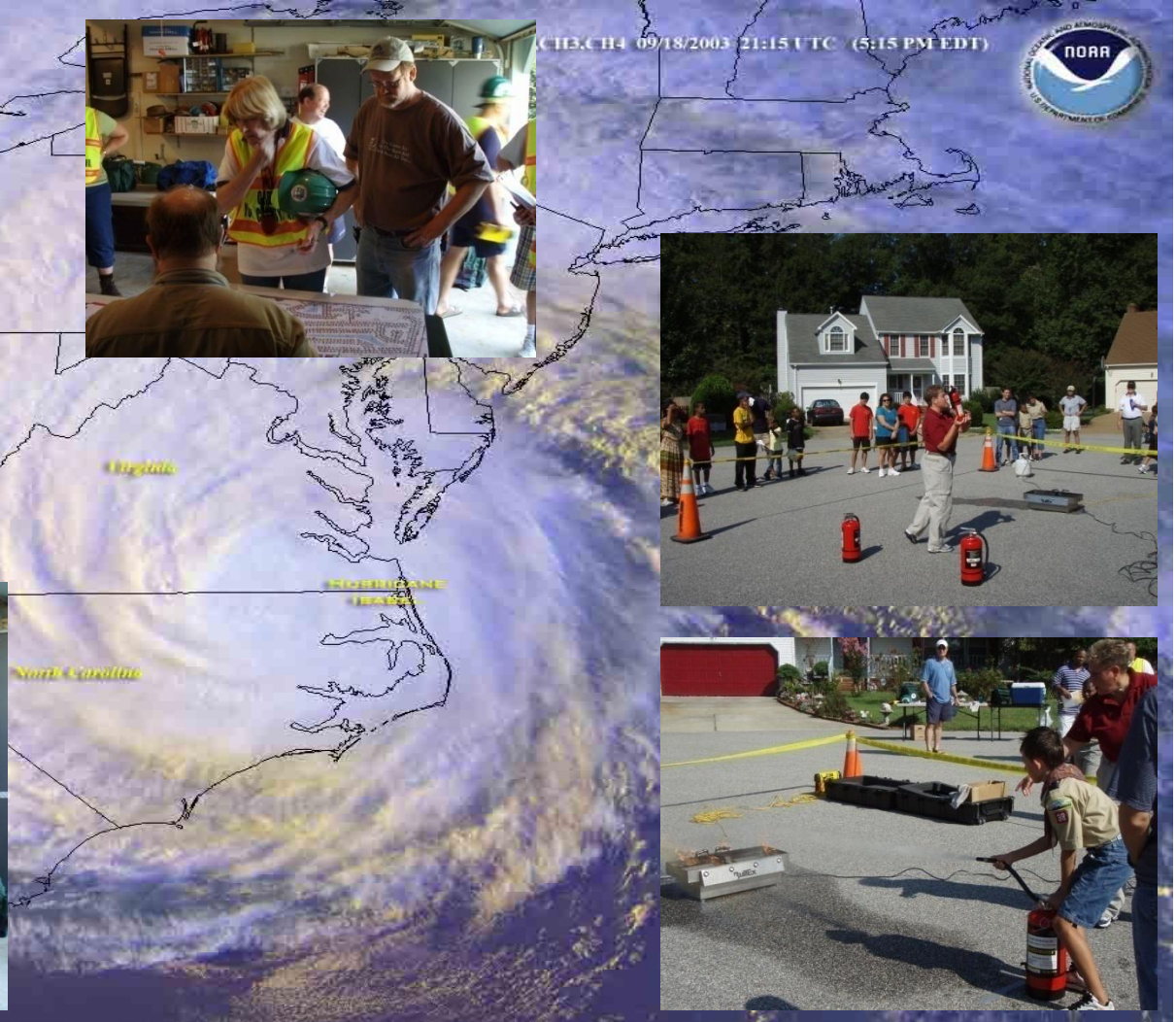
Sylvia & Dan Harrington (Lake 2)

Community Emergency Response Committee

Lou Lafrenaye, Chairperson



CH3.CH4 09/18/2003 21:15 UTC (5:15 PM EDT)





Tabb Lakes

Emergency Response Program (Ongoing Projects)

Education Program:

- Conducted neighborhood training
 - **Fire Extinguisher and Fire Safety**
- Provided information to neighborhood on how to prepare for emergencies
- **Updated Web site, newsletter articles, brochures and handouts**





Tabb Lakes Emergency Response Program (Ongoing Projects)

Preparation and Training:

- Conducted a “TS Hanna” exercise
 - Tested our preparation checklist, communications, CRC operations, and assembly/assessment process
- Updated several of our documents and hurricane preparation checklist





Tabb Lakes

Emergency Response Program (Ongoing Projects)

Community Involvement:

- **Presented information to the recent York County CERT Class**
- **Participated in the Hampton Roads Disaster Volunteer Day**
- **Continue liaison with Fords Colony CERT members, Hampton Public Service Team, and York/Poquoson Red Cross**





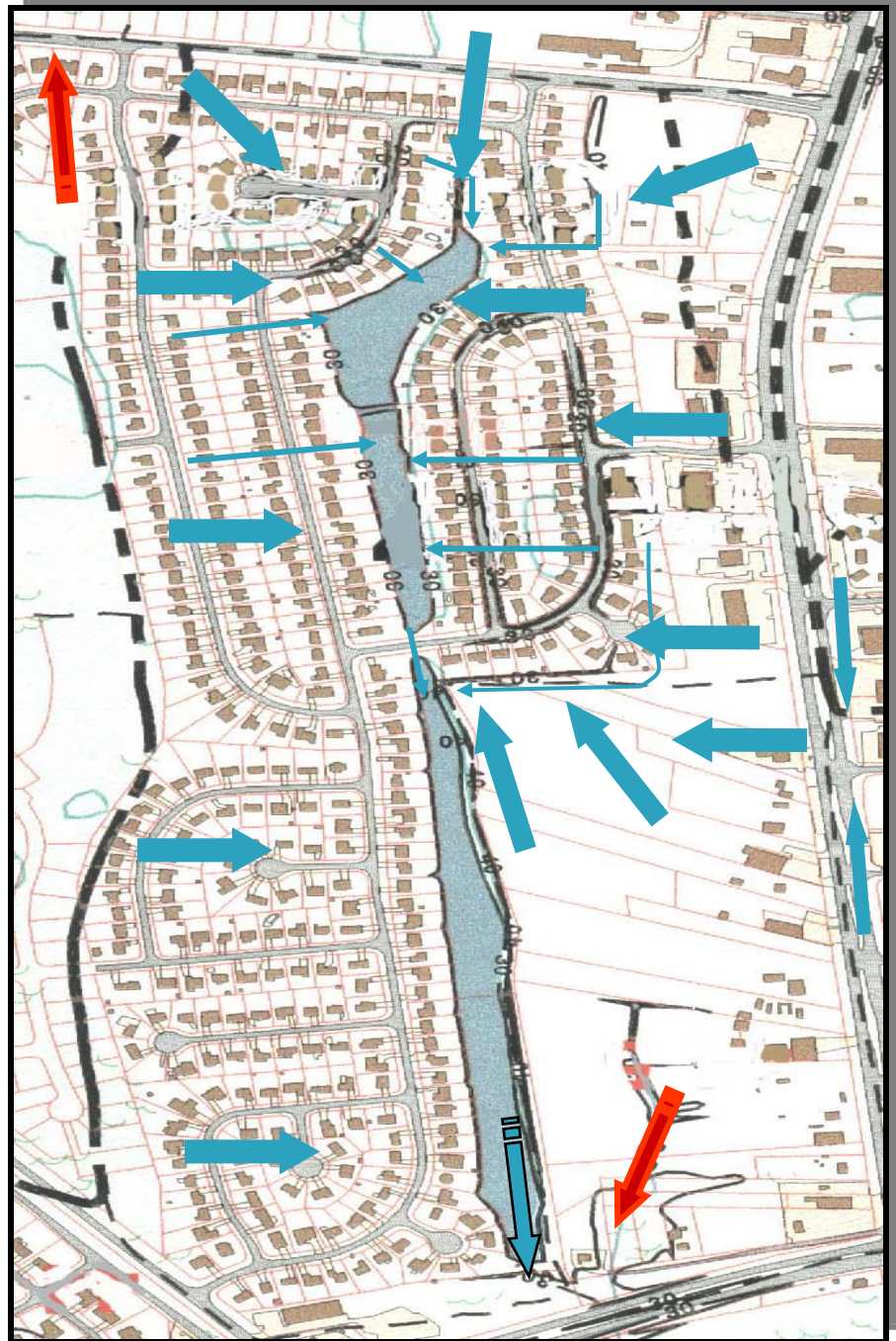
Tabb Lakes

Emergency Response Program (Future Projects)

- **Future neighborhood training.**
 - **Lessons learned from Hurricane Ike**
- **Neighborhood presentation on our program details. (Prior to hurricane season)**
- **Improve SOP:**
 - **Update our scenario checklist**
 - **Incorporate ice storm procedures**
 - **Improve assessment checklist**
- **Future CRC hands on exercise**

Stormwater Committee

Lou Lafrenaye, Chairperson



Stormwater Committee

- Completed our “pre-hurricane checklist” to reduce the potential for flooding in Tabb Lakes
- Published articles in newsletter on how to mitigate flooding in our neighborhood
- Monitored County improvements in our local drainage systems

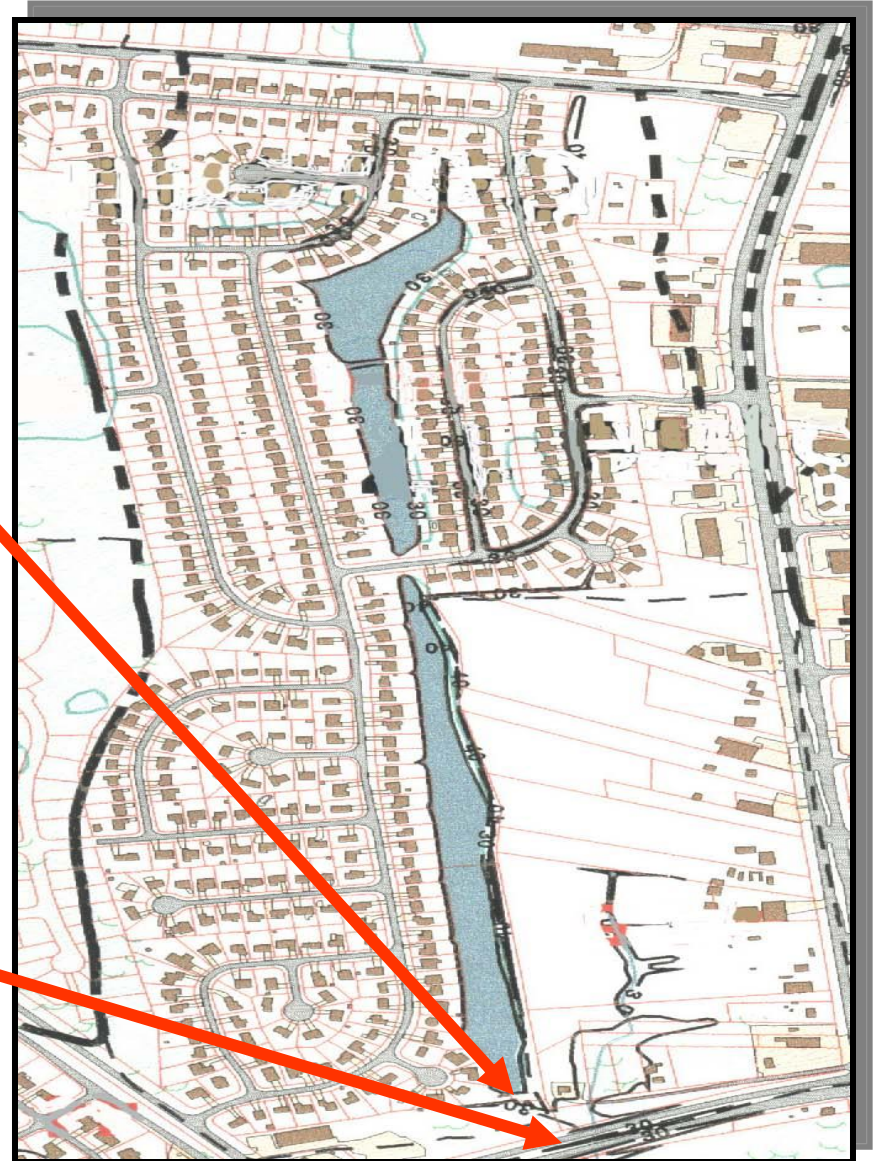


Status of Drainage System Upgrade



- **York County Capitol Improvement Plan project for Tabb Lakes is underway !!!!!**
- **Cost of \$810K to upgrade drainage pipe under Victory Blvd. and an additional outflow pipe to Lake 1**
- **Pipe under Victory Blvd has been installed (additional 48" pipe)**
- **County is in process of adding an additional outflow pipe (24") from our lakes**

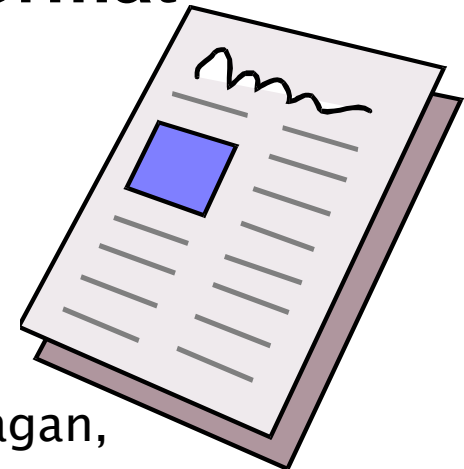
Status of Drainage System Upgrade



TABB LAKES NEWSLETTER



- **Goal**
- **Produced quarterly**
- **Dates of production and deadlines for articles**
- **Articles**
- **Advertisement Policies**
- **Option for e-mail delivery in PDF format**
- **On web**

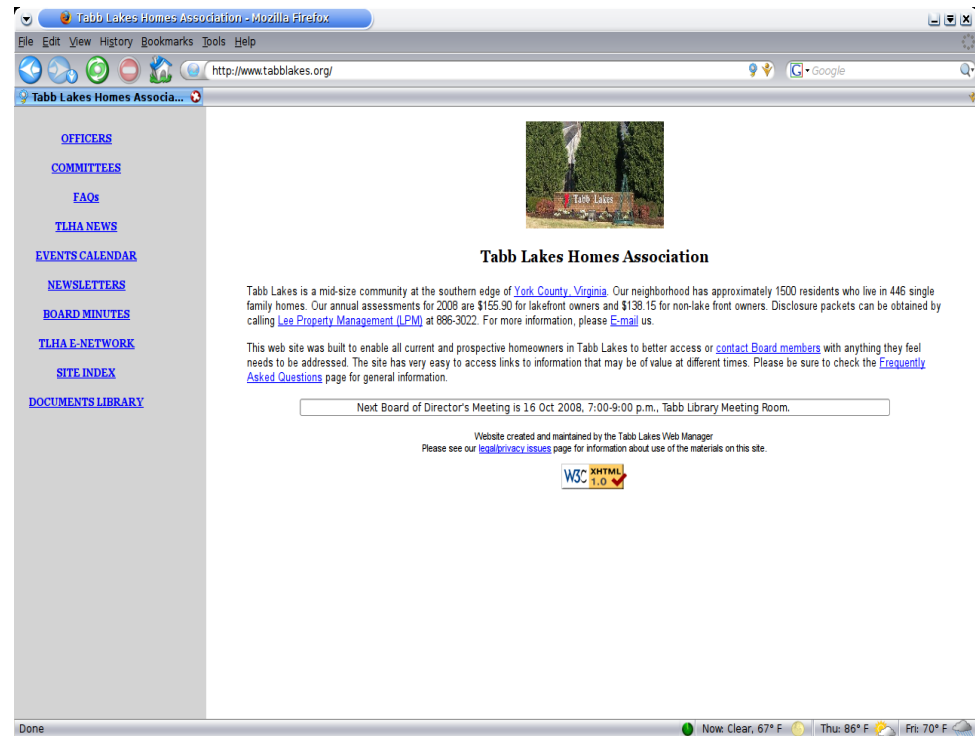


Shirley Flanagan,
Chairperson



TLHA Web Site

- Homeowner Information
- Ease of Use
- Content Driven
 - Contacts
 - Extensive CERT Info
 - BOD Minutes
 - Newsletters
 - Documents Library
 - Committee Pages
 - E-Community Sign-up Form



www.tabblakes.org



Welcome Committee



- Meet and Greet new residents of Tabb Lakes
- Handout New Homeowner Packets
- Available to answer questions
- Interested in helping??

Donna Clifton, Chairperson

Yard of the Month



- Covenants compliance inspectors nominate six properties based on 1st of month inspection (Mar through Nov)
- Two Board members review/rank selected yards and other possible candidates
- Winner announced in the Newsletter

- Want to nominate your yard or a neighbor's
- Contact Charles Rossi
Phone 867-8322
Email: treasurer@tabblakes.org





Covenant Compliance Program (CCP)

- Why have a compliance program?
 - * Preserve neighborhood appearance
 - * Preserve property values!
 - * Board involvement mandated by Covenants

- Initial efforts began in 1999 due to complaints about decline in neighborhood appearance

- Initial efforts hampered by lack of volunteers



Covenant Compliance Program (CCP)

- June 2006 –BOD hired Lee Property Management (LPM) to:
 - ** Conduct compliance program
 - ** Administer Disclosure Packet Program

- LPM conducts twice-monthly inspections and notifies residents of problems by mail

- Residents are given reasonable time to correct discrepancies and time extensions are granted for valid reasons



Covenant Compliance Program (CCP)

- Residents have the right of appeal to the BOD, by attendance at monthly BOD meeting
- Covenants Compliance Program is NOT designed to harass residents!
 - * CCP is the way of heading off problems that affect your home, property value, and relations with your neighbors



Covenant Compliance Program (CCP)

Examples of CCP-identified problems:

- Visible mold on sidings
- Parking on grass
(York County Codes require parking on pavement)
- Parking boats/trailers/RVs in front of the house (unsightly and causes line-of-sight hazards for neighbors trying to back out of their driveways)
- Peeling paint, roof stains, missing shingles, rotted wood, broken fencing, etc, causing “run-down” look
- Failure to cut grass, weed flower beds, and keep trim bushes
- Attempting property modifications without ARC approval



Covenant Compliance Program (CCP)

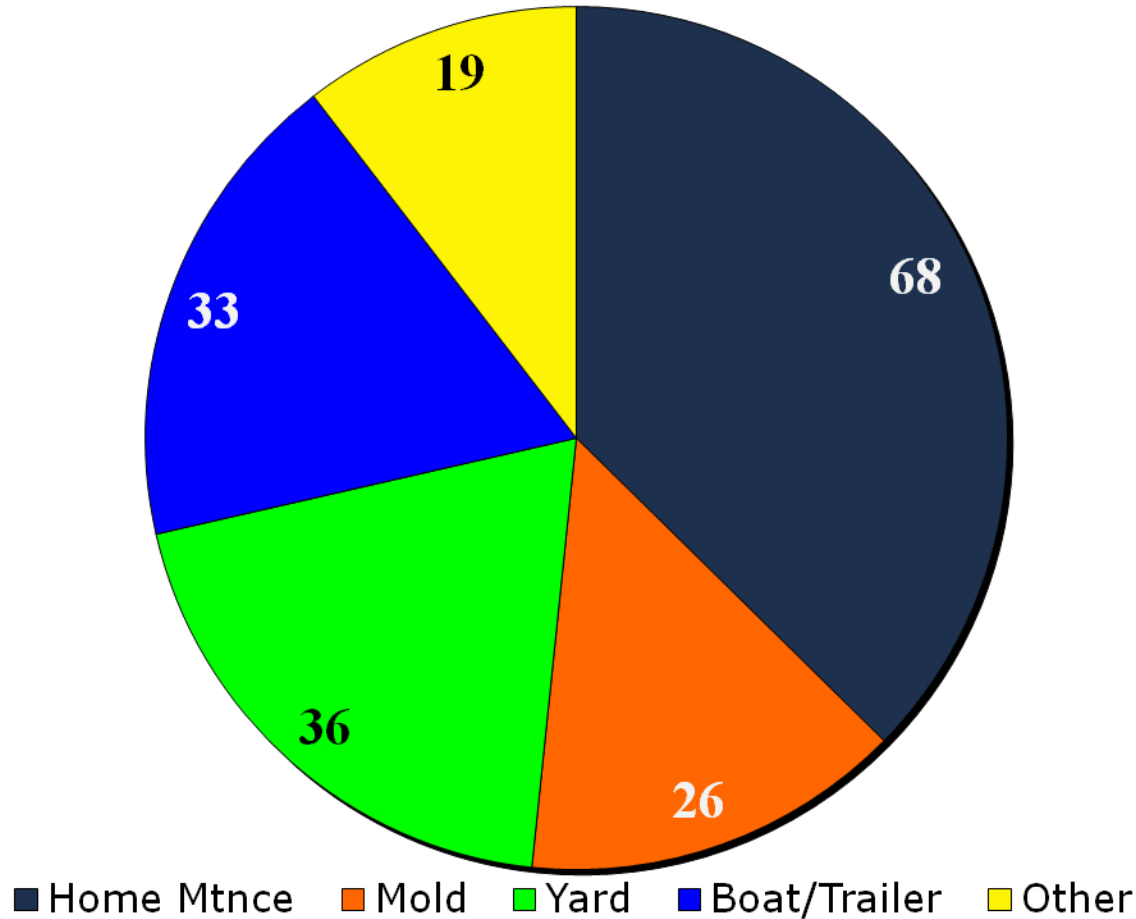
In summary:

- As a homeowner and member of the Tabb Lakes Assn, you are bound by the Covenants and have a responsibility to your neighbors and yourselves to maintain your property
- It's the Board's responsibilities to enforce the covenants
- Tabb Lakes covenants are eminently conservative to the restrictions and level of oversight of neighborhoods like Kiln Creek
- If/when it comes time to sell, you'll be glad you and your neighbors maintained your home



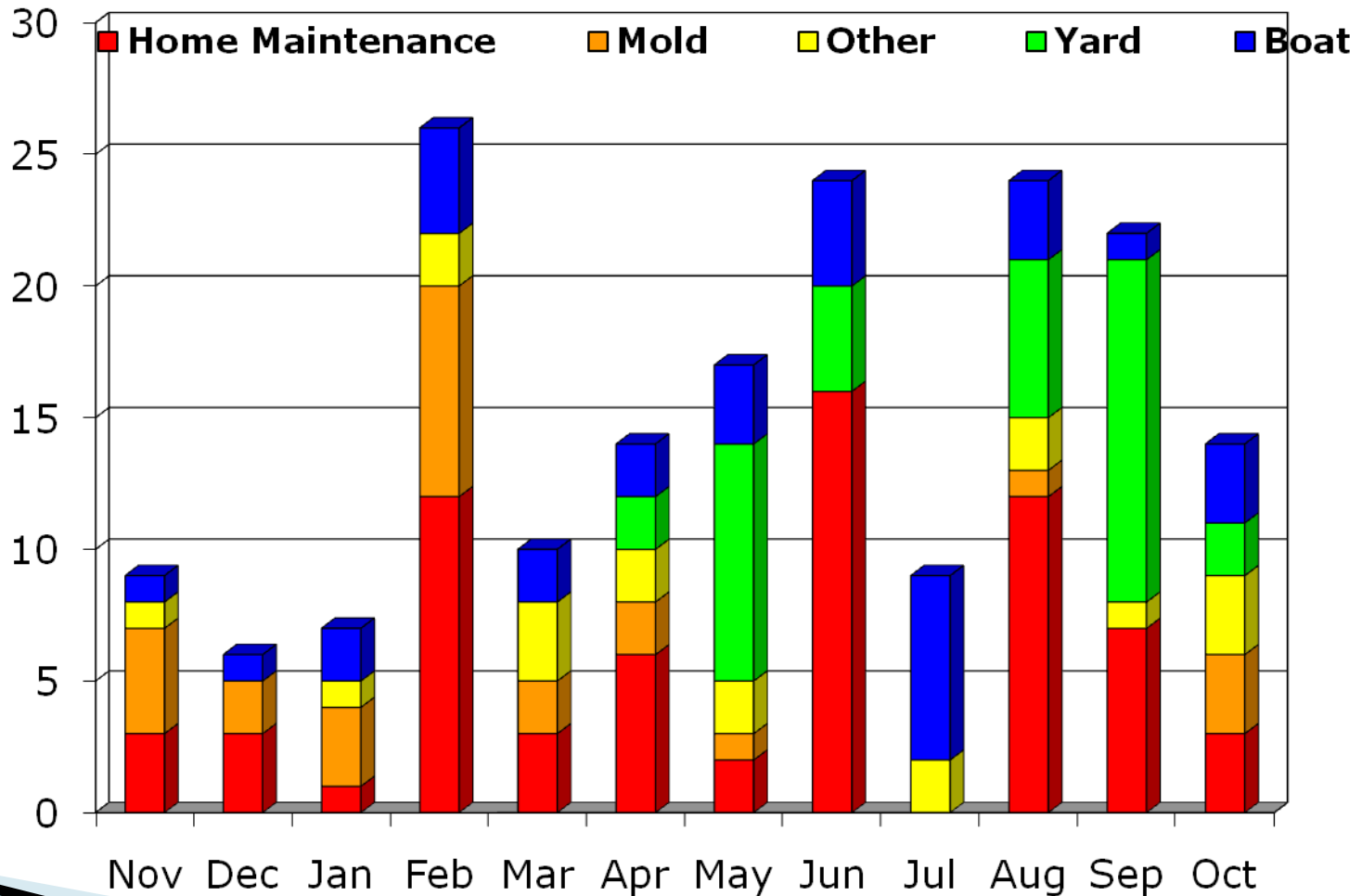
2008 Citations By Type

182 Citations Issued





Citations By Month/Type





New Business

- Nomination Committee
- Voting
- Vacant Activities Committee position
- Questions from the floor
- Close Meeting



Nominations

- Nominating Committee *
 - Chaired by Charles Rossi

 - Nominations from the Floor *
- * All nominees need to be seconded

Voting



- **Although each owner of a lot is a member**
 - **Covenants Article II.**

“Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by this Declaration of assessment by the association, including contract sellers, shall be a member of the association

- **Only one vote per lot is allowed**
 - **Covenants Article III:**

“Members shall be entitled to one (1) vote for each Lot in which they hold the Interest required for membership by Article II hereof. When more than one person holds such Interest in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as the majority of such persons among themselves determine”.

- **Is anyone holding a proxy for another member?**



Questions from the Floor

- Please speak loudly
 - Provide Name and address
- Only one question at a time



Meeting Concludes

- Next BoD Meeting
 - Normally 3rd Thursday of each month
 - Moved up due to Holiday
 - Date: 13 Nov 08 (special date)
 - Location: Tabb Library
 - Time: 7:00 – 9:00 PM