



Tabb Lakes General Membership Meeting

8 Oct 2009, 7 – 8:45pm

Tabb Library Meeting Room





Agenda

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

Introductions – Board of Directors



- President: David West
- Vice President: Ron Maddox
- Secretary: Ellis Sharadin *
- Members At Large: Bob Spell
Bill Hopkins *

*** 2 Positions to be filled tonight**

Non-Elected Officers

- Treasurer: Charles Rossi



Committee Chairs

- Activities Committee - Vacant
- Architectural Review - Jennifer and Oliver Wong *
- Grounds 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 *
- Cox-Lee Management - Rob Cox (contractor)

* Positions to be filled tonight



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 developer and York County made the HOA responsible for lakes management
- Tabb Lakes has the lowest assessment dues on the Peninsula



YOUR HOMEOWNERS ASSOCIATION

- The Developer turned the Association over to the homeowners in October 1992
- Membership is mandatory for homeowners
- Association must be maintained in perpetuity, per state law
- Board of Directors must be maintained:
 - ** Failure results in County designating a property manager and adding a special assessment to homeowner dues to pay for operating costs.
- **Bottom Line:** Your annual “dues” would rise dramatically without volunteers! There is a cost for indifference and apathy.



Year in Review

Housing Values Decline

Tabb Lakes Home Sales

CY 2008

14 Homes Sold

Avg. Price: \$ 339,350

CY2009

11 Homes Sold (to Date)

Avg. Price: \$ 311,600

- Hampton Roads sales Up 1 % (Aug 2008 – Aug 2009)
- Average Hampton Roads price Drop 2.6 % (Aug 2008 - Aug 2009)
- Prices: Virginia down 14 %;
- Nationally down 12.5 %
- Median USA Home Price: \$180,000



Key Activities

- **November**

- Published newsletter

- **December**

- BOD placed moratorium on chimney cap and roof enforcement until June
- Cox-Lee Management conducted no home inspections

- **January**

- Assessment letters went out mid-January



Key Activities

- **February**

- York County Sheriff provided a crime prevention presentation to homeowners at monthly BOD meeting
- Two officers resigned the BOD

- **March**

- Published Newsletter; advertised for officer replacements
- Association signs a fixed-cost maintenance contract with Virginia Lakes Management Company

- **April**

- HOA receives favorable verdict in court case

Key Activities



- **May**

- Annual Garage Sale
- Bob Spell and Bill Hopkins volunteer to serve on the BOD

- **June**

- LPM restarts citations for heavily stained roofs and rusted chimney caps; moratorium ends
- Self-help project to power wash Magruder Blvd entrance sign
- CERT Amateur Radio operators conduct review of communications procedures.

- **July**

- Stormwater Committee conducts hurricane season preparation – check downstream beyond our Lake 1 outflow
- Published Newsletter



Key Activities

- **August**
 - CERT Amateur Radio operators participate in Surry Power Station Exercise to test equipment.
 - Neighborhood Safety training event

- **September**
 - Neighborhood Safety training event “Hazardous Weather Preparation” and “Residential Security”
 - BOD meets to plan annual homeowners’ meeting
 - Published Newsletter

- **October – Annual Homeowner’s Meeting**

- **November (Planned)**
 - Review of Grounds, Lakes and Covenants Compliance contracts for cost reduction changes
 - BoD meeting to finalize draft 2010 budget
 - No resources above CPI – w/o special assessment



Defending the Association from Homeowner Lawsuit

- ▶ **ISSUE:** Should the Association pay for property improvements when it had no hand in creating the homeowner's problem?
- ▶ Original Tabb Lakes entrance sign was in a yard on Bridgewood Drive
- ▶ Original owner purchased home with the sign; later convinced developers to move the sign wall behind Andrea's Restaurant
- ▶ Sign wall was moved, but Developer left foundation in the ground
- ▶ Present owners bought the house in this condition, taking responsibility for the property
- ▶ Previous BOD cited property for yard condition, as no grass or flowers would grow on foundation. Self-help volunteer effort to aid in removal was fruitless due to presence of rebar materials.
- ▶ Owners contracted for removal of the foundation.
- ▶ Owners then demanded TLHA pay for the removal; the BOD refused to use HOA funds for what was a homeowner responsibility
- ▶ Homeowner chose to sue the BOD in court, in an attempt to shift the cost burden to the Association.
- ▶ Court ruled in favor of the Association; however, the TLHA was not awarded court costs, which amounted to approx. \$ 8.00 per family.



Treasurer's Report



FY 2009-10 Anticipated Operating Income



	2008-09 FISCAL YEAR ACTUAL	2009-10 FISCAL YEAR BUDGET	
			82 X \$163.50 plus 364 X \$144.90 (-1.5% CPI)
ANNUAL ASSESSMENTS	66,747	66,161	
INTEREST	413	1,000	
AD REVENUE	350	350	
TOTAL:	\$67,510	\$67,511	

FY 2009-10 Anticipated Operating Expenses



EXPENSES:	<u>2008-09 FY</u> <u>ACTUAL</u>	<u>2009-10 FY</u> <u>BUDGET</u>	
DUES COLLECTION EXPENSES	257	200	
ASSOCIATION MANAGEMENT	7,500	7,550	
COMMITTEES: ACTIVITIES	-	75	
A.R.C.	-	25	
EMERGENCY RESPONSE	58	100	
NEWSLETTER	1,578	1,600	
STORMWATER / DRAINAGE		50	
WEBSITE	95	120	
WELCOME		75	
COPYING & PRINTING	-	10	
C.P.A. FEES	460	475	tax return prep, audit books
ELECTRICITY	14,960	15,250	streetlights, fountains
INSURANCE	2,845	3,000	Liability Ins. & Directors Ins.
LEGAL FEES	3,200	1,500	to enforce covenants
MAINTENANCE (GROUNDS)	5,426	5,500	
MAINTENANCE (LAKES)	7,307	7,400	care of water and equipment
MISCELLANEOUS	230	200	
POSTAGE	333	370	
FED & STATE TAXES AND STATE FEES	2,798	1,800	State Corp Comm, Real Estate Board, Income Tax
WATER	38	45	
LAKE CONTINGENCY SET-ASIDE	22,300	22,300	
TOTAL:	69,385	67,645	
SURPLUS or (DEFICIT)	(1,875)	(134)	

FY2009-10 Proposed Budget



<u>STARTING ASSETS AS OF 10/01/09:</u>	<u>OPERATING FUNDS</u>		
Checking Account	19,727		
Tax Free Bond Fund	25,000		
TOTAL OPERATING FUNDS AT START OF FY :	\$44,727		
Plus anticipated revenue	67,511		
Minus anticipated expenses	(67,645)		
OPERATING FUNDS AT END OF FISCAL YEAR :	\$44,593		

FY 2009-10 Lake Fund



<u>STARTING ASSETS AS OF 10/01/09:</u>	<u>LAKE CONTINGENCY FUND</u>		
Tax-free Bond Fund	172,154		
LAKE FUNDS AT START OF FISCAL YEAR :	\$172,154		
Plus anticipated interest	8,000		
Plus annual contribution	22,300		
LAKE FUNDS AT END OF FISCAL YEAR :	\$202,454		



Committee Reports

- Architectural Review - Jennifer Wong *
- Neighborhood Watch – Christel Doucette
- 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 *
- Cox-Lee Management Co. - Rob Cox

*** Replacement chairs needed**

Architectural Review Committee (ARC)



- Main purpose is to ensure exterior property improvements meet Covenants & Regulations
- Aesthetic and architectural standards help maintain property values
- TLHA Covenants ≠ York County Code
- ARC is available to assist and advise homeowners prior to beginning new projects

Jennifer Wong

Architectural Review Committee (ARC)



Per the TLHA Bylaws, ARC review is required for all exterior property modifications

- E.g.: Room Additions, Driveways, Sheds, Fences, Pools, Decks, Patios, Drainage Control, Bulkheads
- Application on website and in newsletter
- Supporting documents: plat, plans and specifications, building permit if applicable
- Allow up to 2 weeks to process

Jennifer Wong



2009 ARC Requests

- 8 Fences
- 7 Sheds
- 3 Decks
- 2 Screened Porches
- 2 Driveway Resurfacing
- 1 Drainage Control Modification
- 1 Front Porch Extension
- 1 Garage Addition
- 1 Pergola
- 1 Privacy gate
- 1 Swimming Pool



Looking Forward...

- Overall goals:
 - Increased awareness and compliance
 - Maintain property values
 - Encourage environmentally responsible practices
- Recommend review and update of Guidelines
- Enact consequences for failure to submit ARC requests
- Volunteers needed



Purpose

Neighborhood Crime Watch Program

- Notify homeowners of criminal activity within the neighborhood or area
- E-mail alerts 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)



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
- Increase Sheriff's Department visibility by more frequent patrols to help deter criminal activity

Christel Doucette



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 you are interested in volunteering for the program
- You will receive an e-mail reply confirming your addition to the distribution list
- You will subsequently receive alerts when issued

Christel Doucette

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 now on a preventive maintenance contract
- **Need new Lake 2 Chair**

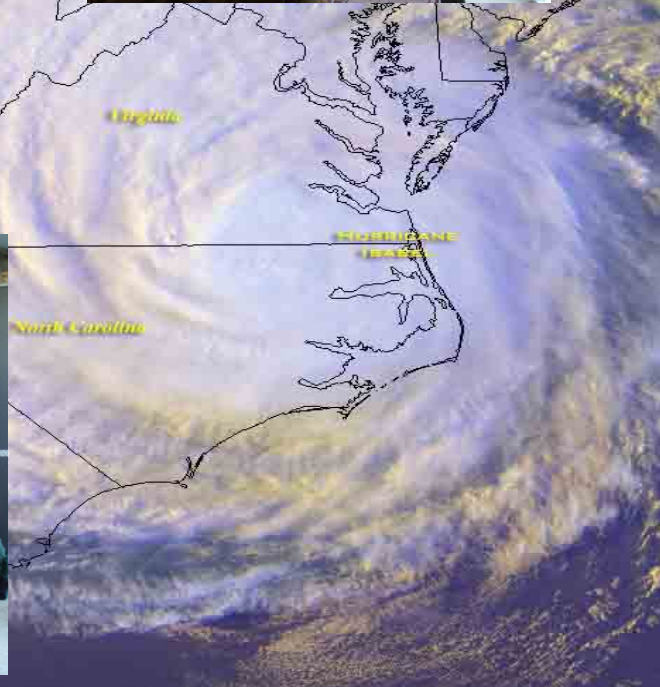
Chairpersons

Bob Spell (Lake 1)

Sylvia & Dan Harrington (Lake 2)

Community Emergency Response Committee

Lou Lafrenaye, Chairperson



Tabb Lakes Emergency Response Program



Education Program:

- **Conducted neighborhood training on August 12**
 - **Hazardous Weather and Hurricane Preparedness**
 - **Protecting Your Home and Property: Residential Security**
- **Provided information to neighborhood on how to prepare for emergencies**

Updated web site, newsletter articles, brochures and handouts:

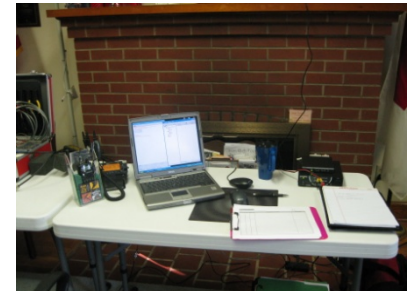
- **Additional links to H1N1 information**





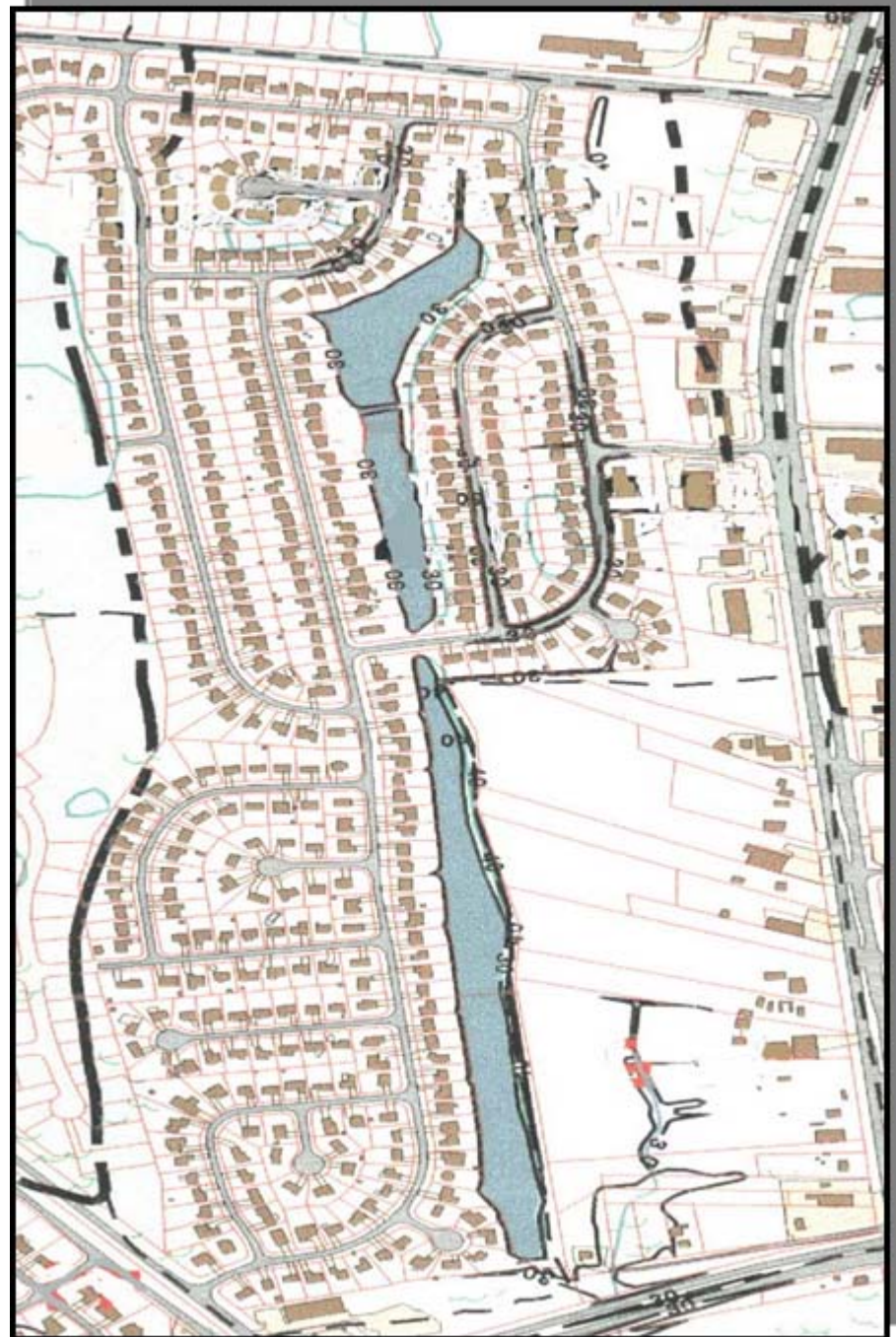
Preparation and Training:

- **Ham radio operators reviewed procedures and equipment operation.**
 - **Digital communications, equipment review, procedures, review of ARES operations at County level.**
- **Participated in a State level Surry Power Station exercise supporting York County EOC with backup communications.**
 - **Tested our digital communications capability along with other equipment .**



Stormwater Committee

Lou Lafrenaye, Chairperson

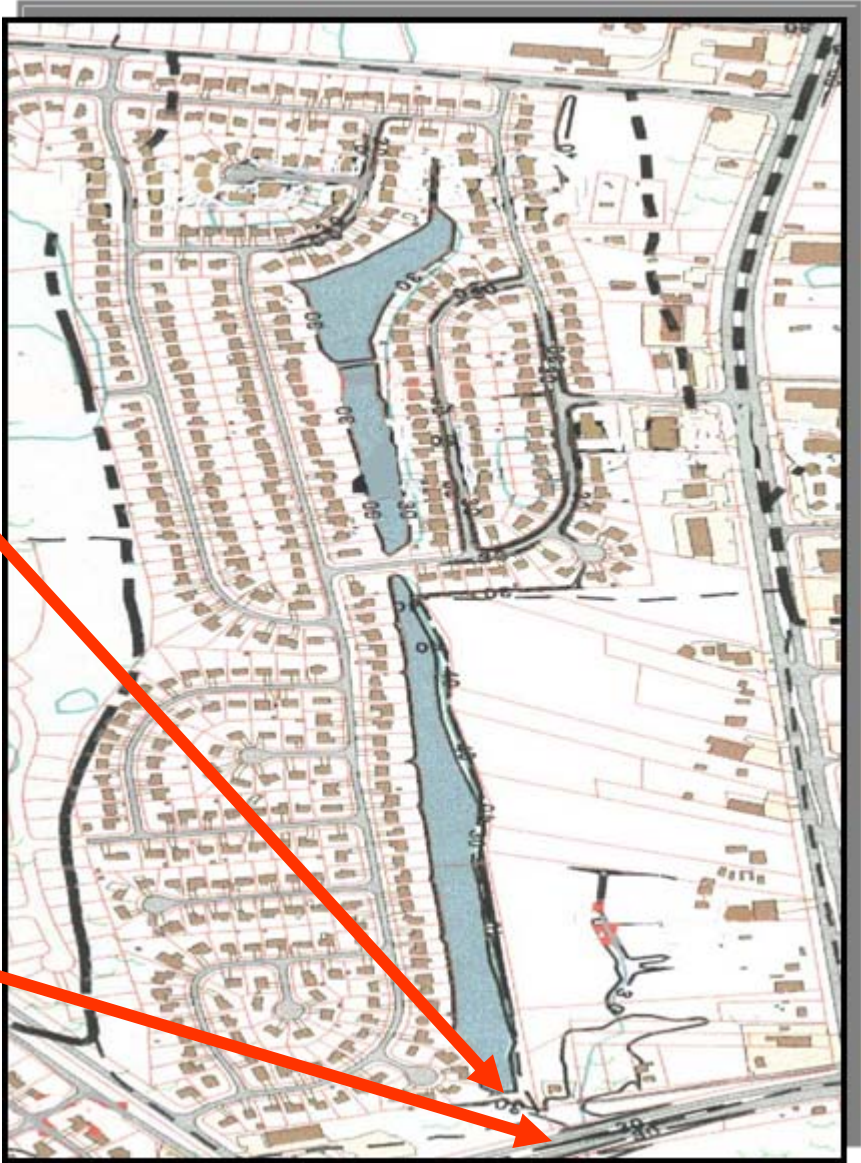


Stormwater Committee

- Completed part of our “pre-hurricane checklist” to reduce the potential for flooding in Tabb Lakes.
 - Checked downstream area past our Lake 1 outflow point.
 - Published articles in newsletter on how to mitigate flooding in our neighborhood
- Maintained communications with County crews to determine status of our drainage system.



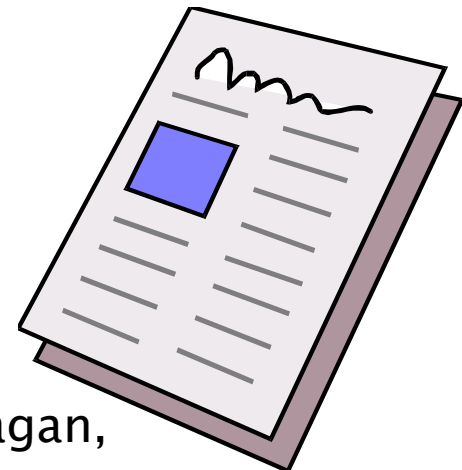
Stormwater Committee





TABB LAKES NEWSLETTER

- Goal
- Produced quarterly
- Dates of production and deadlines for articles
- How-to Articles
- Advertisement Policies
- Option for e-mail delivery in PDF format
- On web
- **Looking for new editor for 2010**



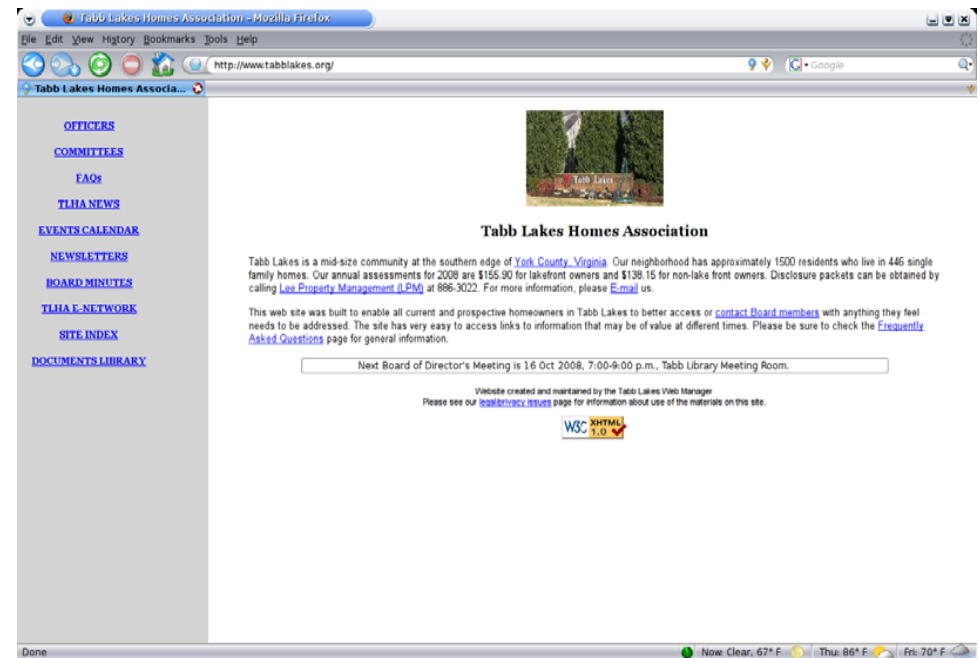
Shirley Flanagan,
Chairperson



TLHA Web Site

Webmaster: Clint Flanagan

- Homeowner Information
- Ease of Use
- Content Driven
 - Contacts include email links to officers and committee chairs
 - 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
- **Need replacement chair.** Interested in helping??

Donna Clifton, Outgoing Chairperson

Yard of the Month



- Covenants compliance inspectors nominate six properties based on 1st of month inspection (Mar through Nov)
- 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 Cox-Lee Management (CLM) to:
 - ** Conduct compliance program
 - ** Administer Disclosure Packet Program

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

- Residents are given reasonable time to correct discrepancies. 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 be a harassment program!
 - * CCP is our way of heading off problems that affect your home, property value, and relations with your neighbors



Covenant Compliance Program (CCP)

Examples of frequently-identified problems:

- Exterior modifications made without ARC coordination and prior approval
- Peeling paint, roof stains, missing shingles, rotted wood, broken fencing, etc, causing “run-down” look
- Failure to cut grass, weed flower beds, and trim bushes
- Visible mold on sidings and roofs
- 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)
- Parking on grass
(York County Codes require parking on pavement)

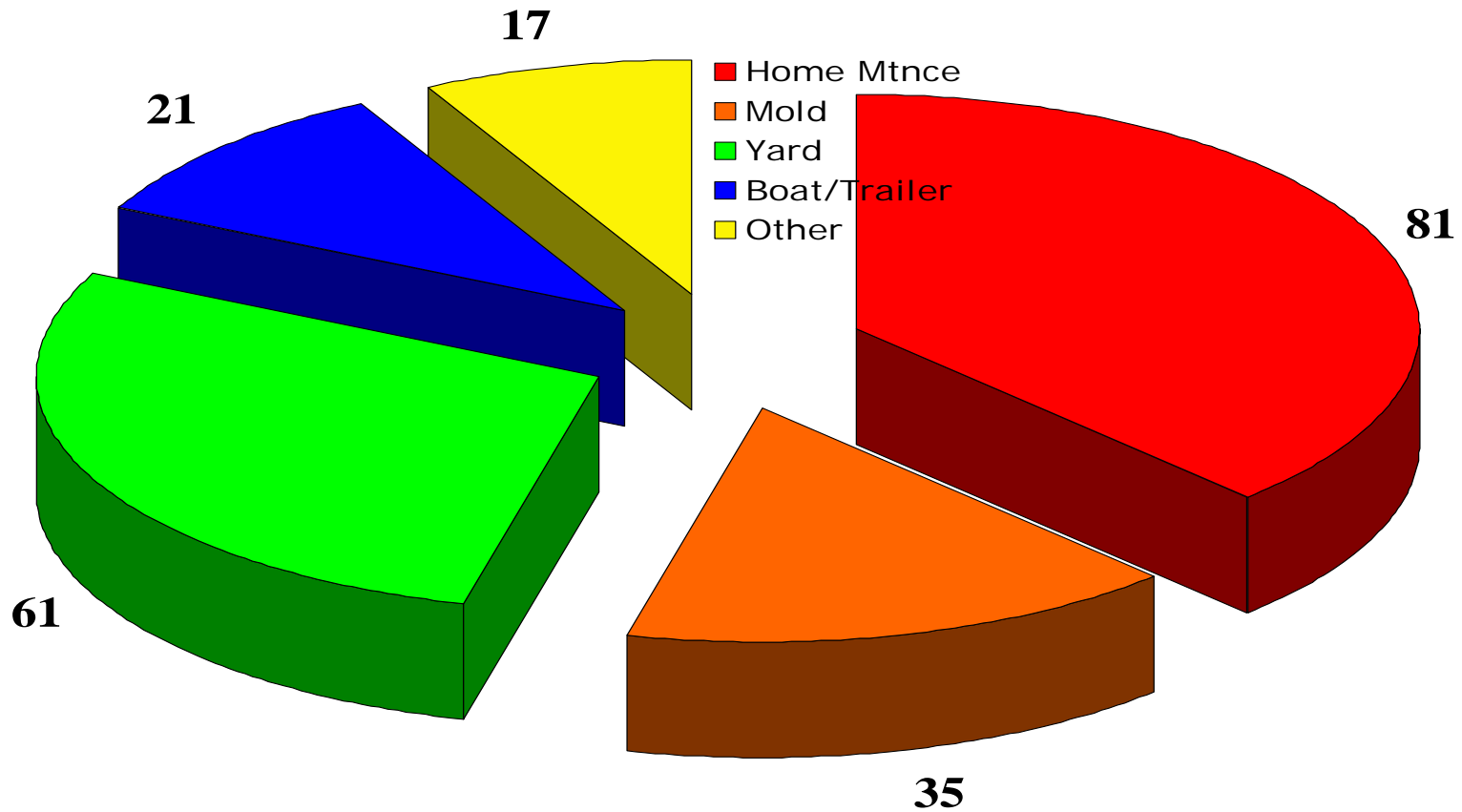
Covenant Compliance Program (CCP)



In summary:

- As a homeowner/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 well
- It's the Board's responsibilities to enforce the Covenants
- Tabb Lakes covenants are very conservative compared to restrictions and level of oversight of neighborhoods like Kiln Creek and Greenlands
- If/when it comes time to sell, you'll be glad you and your neighbors maintained your homes

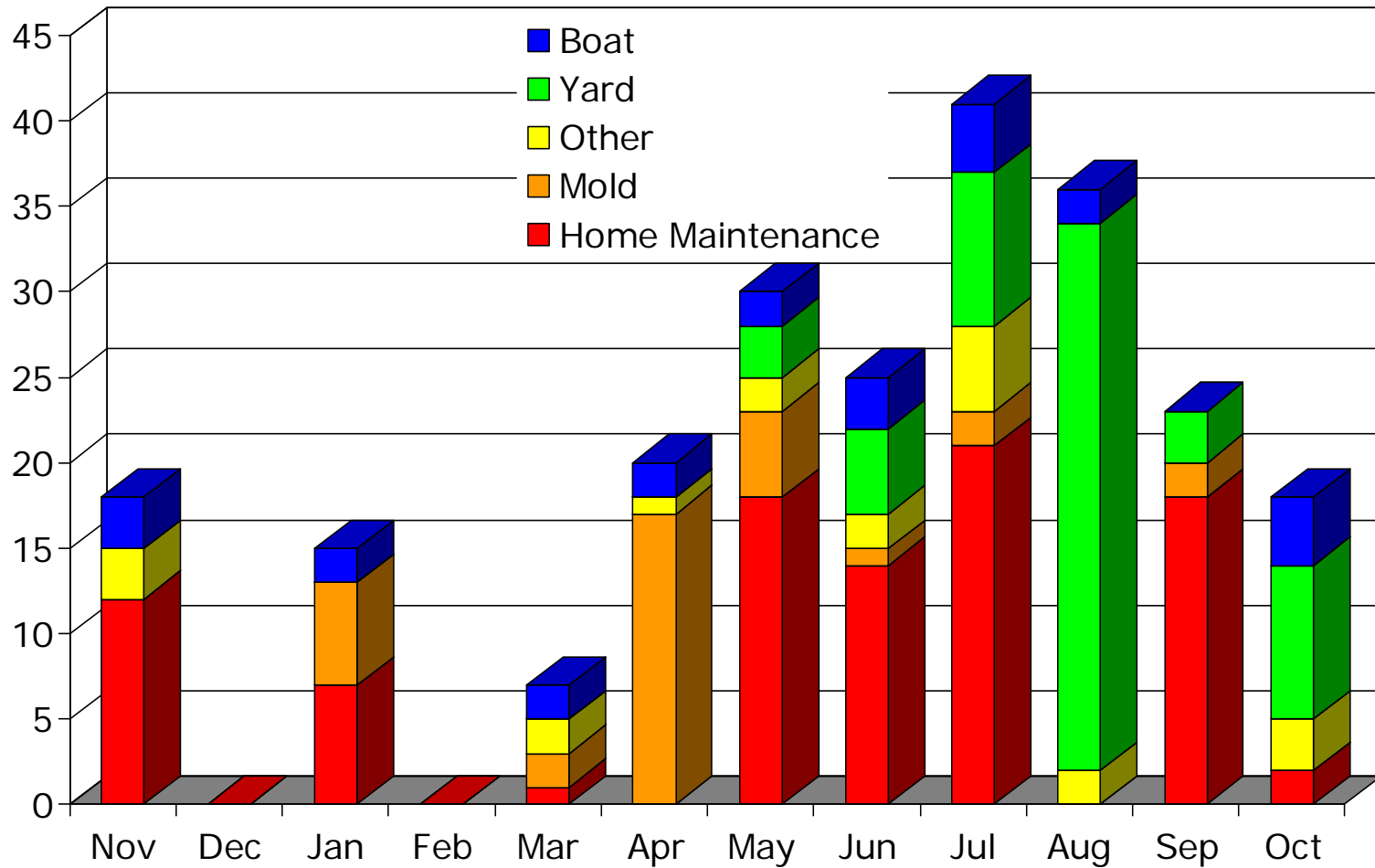
2009 Citations By Type



Rob Cox
Cox-Lee Management Company



2009 Citations By Month/Type





New Business

- Nominate 2 new Board Members
- Voting
- Vacant Committee positions:
 - Grounds Maintenance
 - Activities
 - Welcoming
 - Lake 2 Management
 - Newsletter
 - Architectural Review Committee
- Questions from the floor
- Close Meeting NLT 8:30pm



Board of Director Nominations (2 needed)

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

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



Questions from the Floor

- Please speak loudly
 - Provide Name and address
- Only one question at a time
- Keep it pithy! Individual cases can be addressed at the next BOD meeting in November.
- Q&A Must conclude by 8:30pm to vacate by 8:45 pm, per Tabb Librarian rules



Meeting Concludes

- Next BoD Meeting
 - We'll try for 1st Tuesday of each month
 - Target Date: 3 Nov 09 (check marquee or calendar on www.tabblakes.org in case it changes due to room unavailable)
 - Location: Tabb Library, if available
 - Time: 7:00 – 8:45 PM
 - Thanks for Attending and Volunteering!