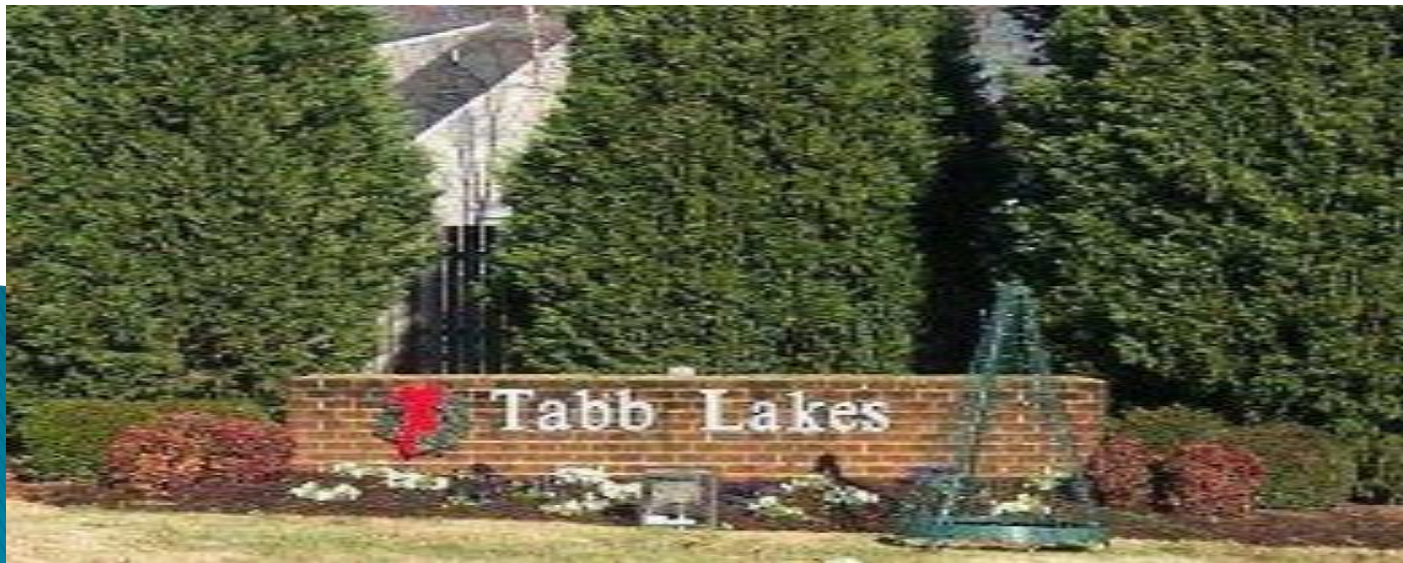




Tabb Lakes General Membership Meeting

21 Oct 2010, 7 – 8:45pm

Tabb Library Meeting Room





Agenda

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



Introductions – Board of Directors

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

ALL 5 BOARD POSITIONS TO BE FILLED TONIGHT.

* = BOD members who are willing to serve another term

Other Association Officers

- Treasurer/Secretary: Charles Rossi



Committee Chairs / Manager Positions

- Activities Committee - Vacant
- Architectural Review - Cox-Lee Management
- Grounds Maintenance - Vacant *
- Lake 1 Management - Bob Spell
- Lake 2 Management - Gary Porter
- Neighborhood Watch - Christel Doucette
- Newsletter Editor - Shirley Flanagan
- Comm Emerg Resp Team - Lou Lafrenaye
- Stormwater Management - Lou Lafrenaye
- Website Editor - Clint Flanagan
- Welcome Committee - Vacant *
- Covenants Compliance - Rob Cox (Cox-Lee Mgmt)

* Positions needing to be filled tonight



Your Tabb Lakes

- 446 Homes, including 82 lakeside homes
 - Homes were constructed between 1985 – 1992
- Two 5-acre 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



Year in Review

Housing Values Recovering in VA

Tabb Lakes Home Sales

CY 2009

11 Homes Sold

Avg. Price: \$ 311,600

CY 2010

5 Homes Sold

Avg Price: \$ 335,300

Avg Assessed Value: \$ 329,260

- Nationally down 5 - 10 %
- Median USA Home Price: \$178,000 (drop of \$2000).

Source: National Assn of Realtors, Oct. 05, 2010



Key Activities

- **November**
 - Stormwater Committee responds to 11-12 Nov 09 Nor'easter (remnants of Hurricane Ida). 11 inches of rain but no flooding in neighborhood.
- **December**
- **January**



Key Activities

- **February**
- **March**
- **April**

Key Activities



- **May**

- **June**

- Emergency Response Committee meeting. Committee also submits neighborhood plan for ice storm and extended power outage to York County Deputy Emergency Manager.
- Stormwater Committee completes hurricane season preparation – check downstream beyond our Lake 1 outflow

- **July**

.



Key Activities

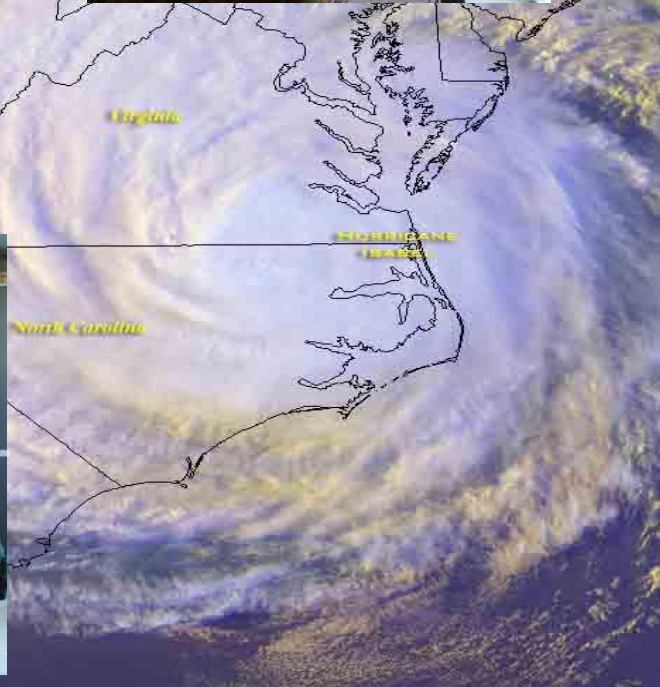
- **August**
 - Emergency Response Committee yearly neighborhood training event. Members hand out new VDOT hurricane evacuation guide and paper on “How to Prepare Your Home for a Hurricane”.

- **September**
 - Emergency Response/Stormwater Committees prepare for Hurricane Earl (2-3 Sept 10).
 - Stormwater Committee responds to 29-30 tropical rain storm. Received 10-12 inches rain but no flooding in neighborhood.

- **October – Annual Homeowner’s Meeting**
- **November (Planned)**

Community Emergency Response Committee

Lou Lafrenaye, Chairperson





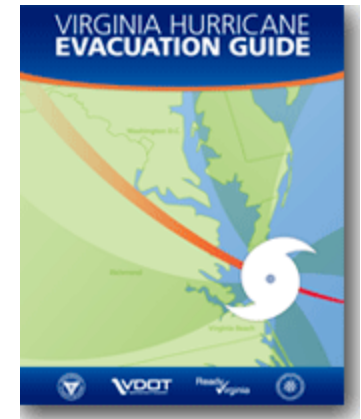
Tabb Lakes Emergency Response Program

Education Program:

- **Provide information direct to homeowners on how to prepare for emergencies:**
 - **2010 VDOT Hurricane Evacuation Guide**
 - **“Preparing Your Home for a Hurricane”**

Updated web site, newsletter articles, provided brochures and handouts:

- **Additional links to Ready.gov**
- **Hurricane information for 2010**
- **Newsletter article on fire safety/hurricane preparedness.**



www.tabblakes.org/CERT/welcome.html



Tabb Lakes Emergency Response Program

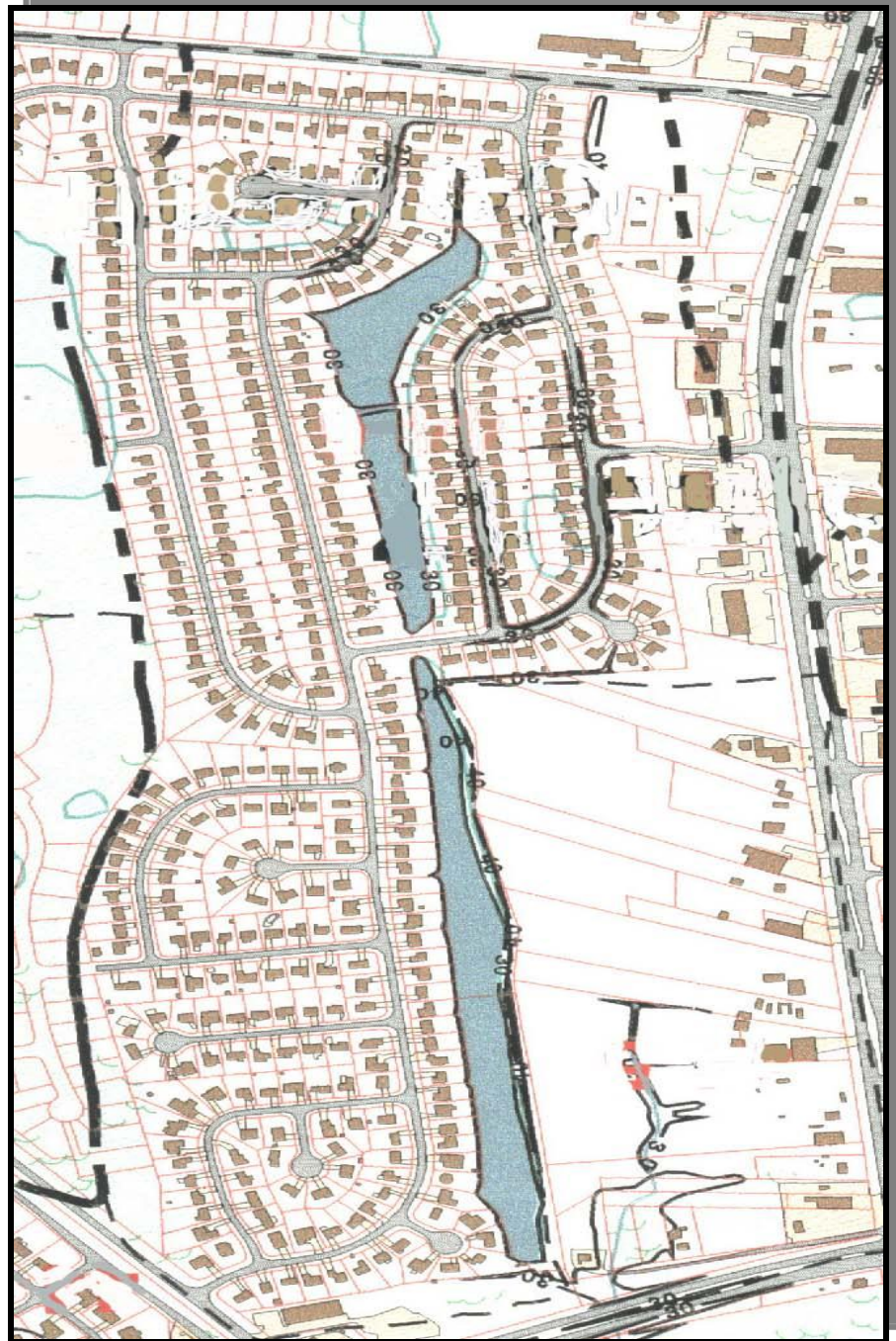
Preparation and Training:

- **Completed and submitted a neighborhood plan to respond to ice storm or extended power outage.**
 - **Under review by York County Deputy Emergency Manager for inclusion to our base plan.**
- **Ham radio operators reviewed procedures and equipment operation.**
 - **Part of preparation for Hurricane Earl**
- **Completed the Red Cross Disaster Assessment Course.**
 - **Can assist in providing red cross with damage assessment of our neighborhood after a hurricane.**
 - **Three members have completed the training.**



Stormwater Committee

Lou Lafrenaye, Chairperson



Stormwater Committee

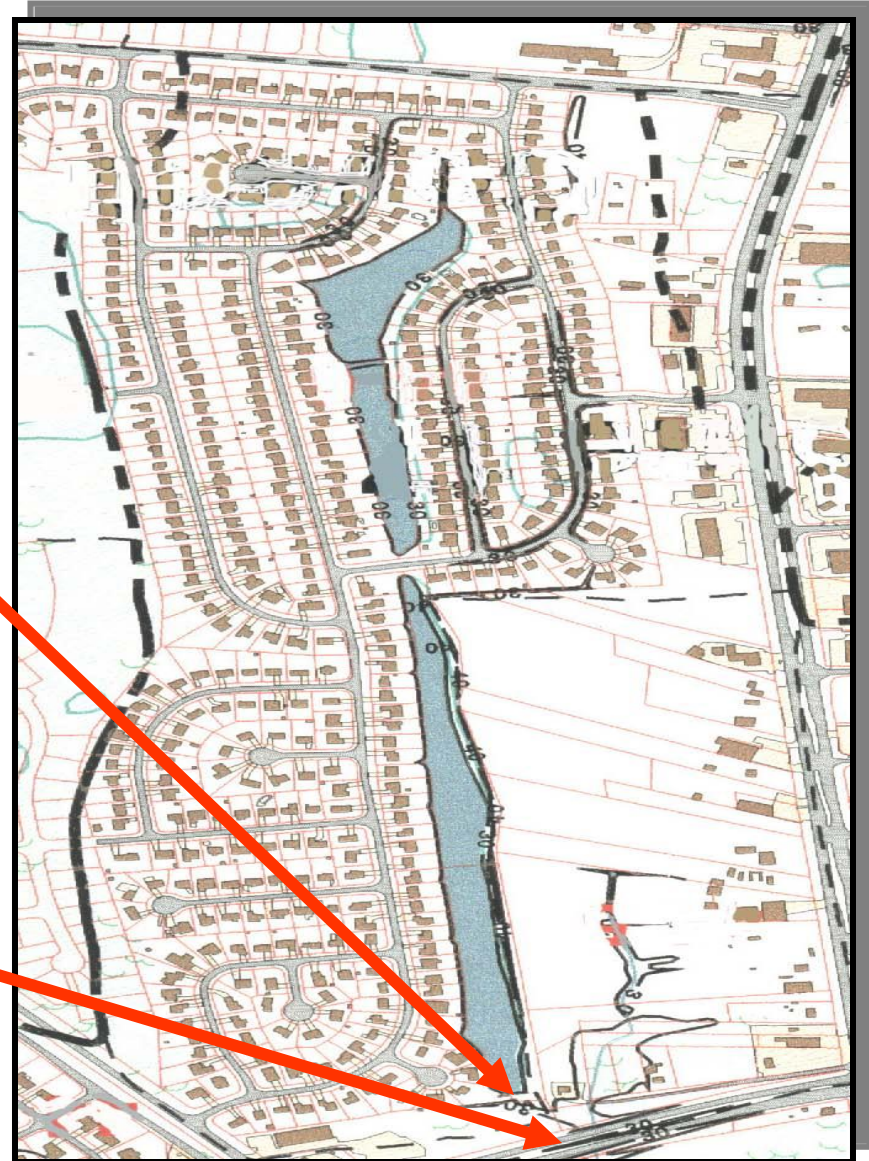
- Completed our “pre-hurricane checklist” to reduce the potential for flooding in Tabb Lakes.
 - Checked drain pipes and downstream area past our Lake 1 outflow point.
 - Published articles in newsletter on how to mitigate flooding in our neighborhood.
- Prepared and responded to 11-12 Nov 09 “Nor’Ida”. Received 11 inches of rain.
- Prepared for Hurricane Earl (2-3 Sept 10). Only ¼ inch rain???
- Prepared for 29-30 Sept 10 tropical rain event. Received 10-12 inches of rain.
- During storms, maintained communications with County crews to determine status of our drainage system during and after storms.



Stormwater Committee



Upgrades have mitigated flooding potential twice since installation. We need to make sure they stay clear to work properly during major rainstorms.





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 (Operating CD's & Checking	413	10	no CD's in 2009-10
AD REVENUE	350	350	
TOTAL:	\$67,510	\$66,521	

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	7,781	7,800	
COMMITTEES: ACTIVITIES	-	75	
A.R.C.	-	25	
EMERGENCY RESPONSE	58	100	
NEWSLETTER	1,578	1,600	
STORMWATER / DRAINAGE		50	
WEBSITE	95	120	
WELCOME		50	
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	1,000	to enforce covenants
MAINTENANCE (GROUNDS)	5,426	5,500	
MAINTENANCE (LAKES)	7,307	7,400	care of water and equipment
MISCELLANEOUS	230	200	
POSTAGE	51	70	
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:	69,384	67,070	
SURPLUS or (DEFICIT)	(1,874)	(549)	



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	66,521		
Minus anticipated expenses	(67,070)		
OPERATING FUNDS AT END OF FISCAL YEAR :	\$44,178		



Committee / Manager Reports

- Activities Committee – No Report *
- Neighborhood Watch – Christel Doucette
- Lake 1 Manager - Bob Spell
- Lake 2 Manager - Gary Porter
- Stormwater Management - Lou Lafrenaye
- Comm Emerg Resp Team - Lou Lafrenaye
- Newsletter Manager - Shirley Flanagan
- Website Manager - Clint Flanagan
- Welcome Committee – No Report *
- Covenants Compliance - Rob Cox (Cox-Lee Mgt Co.)
- Architectural Review - Rob Cox (Cox-Lee Mgt Co.)

*** Volunteer chairs needed**



Architectural Review (ARC)

- Main purpose is to ensure exterior property improvements meet Covenants & Regulations
- Aesthetic and architectural standards help maintain property values
- TLHA Covenants are in addition to York County Codes and often more restrictive
- ARC is available to assist and advise homeowners prior to beginning new projects
- ARC now will be run by Cox-Lee Management due to lack of volunteers.

Rob Cox

Architectural Review Committee (ARC)



As 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

Rob Cox



2010 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
 - Compensate for aging/deteriorating structures
 - Encourage environmentally responsible practices
- Recommend review and update of Guidelines
- Enact consequences for failure to submit ARC requests



Purpose

Neighborhood Crime Watch Program

- 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)

Christel Doucette



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

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

Christel Doucette

Lakes Management



Lakes Managers

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

VLM (Virginia Lakes Management Co.)

- 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

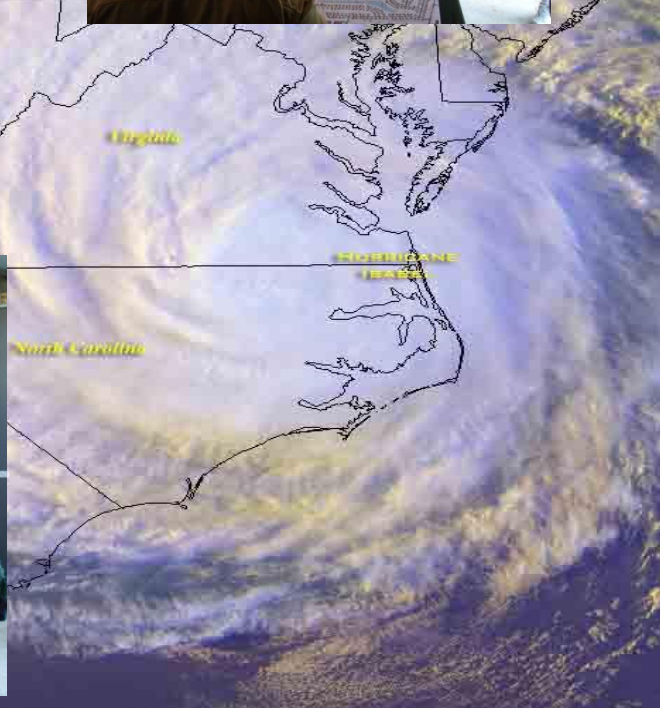
Managers:

Bob Spell (Lake 1)

Gary Porter (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**





Tabb Lakes

Emergency Response Program (Ongoing Projects)

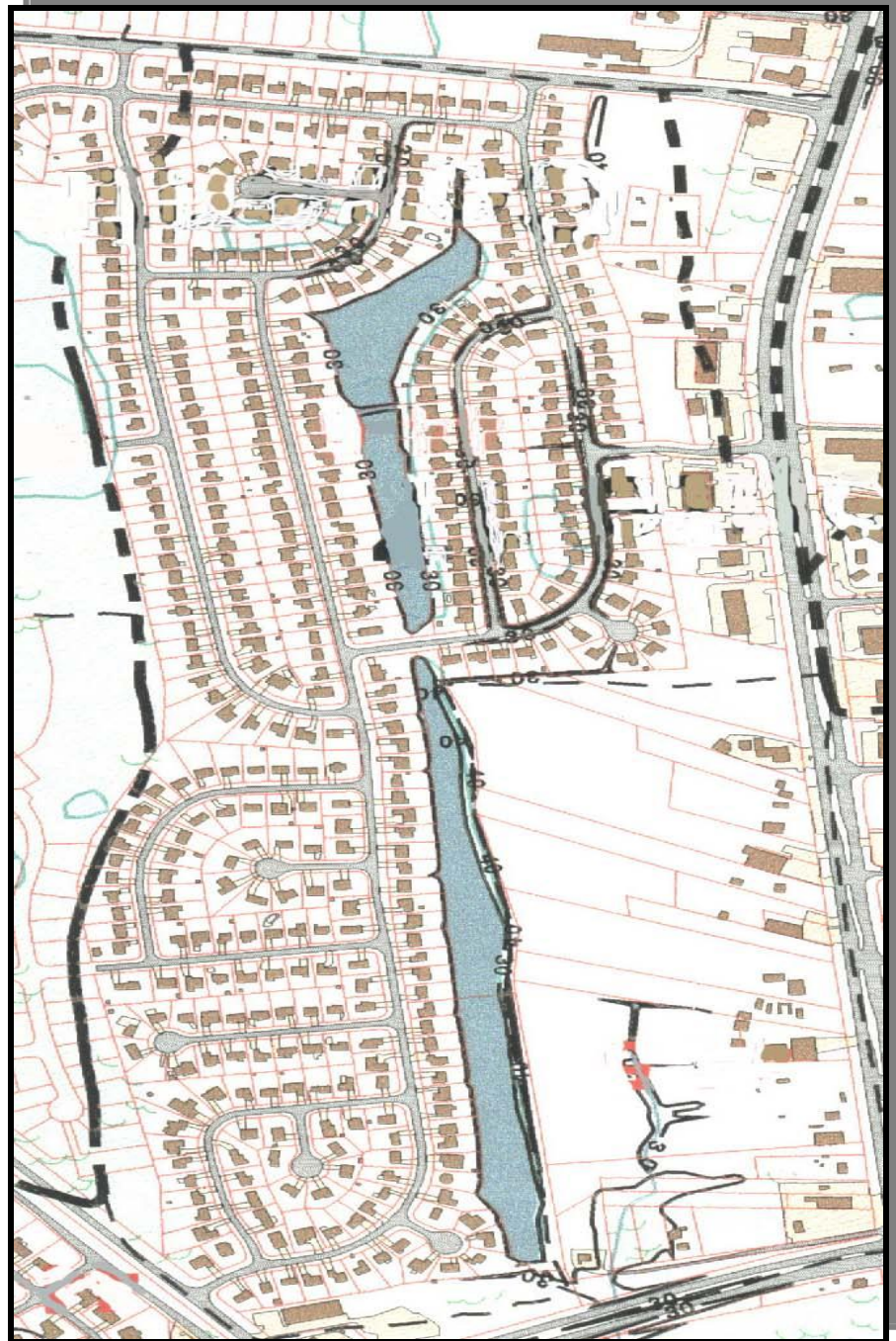
Preparation and Training:

- **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

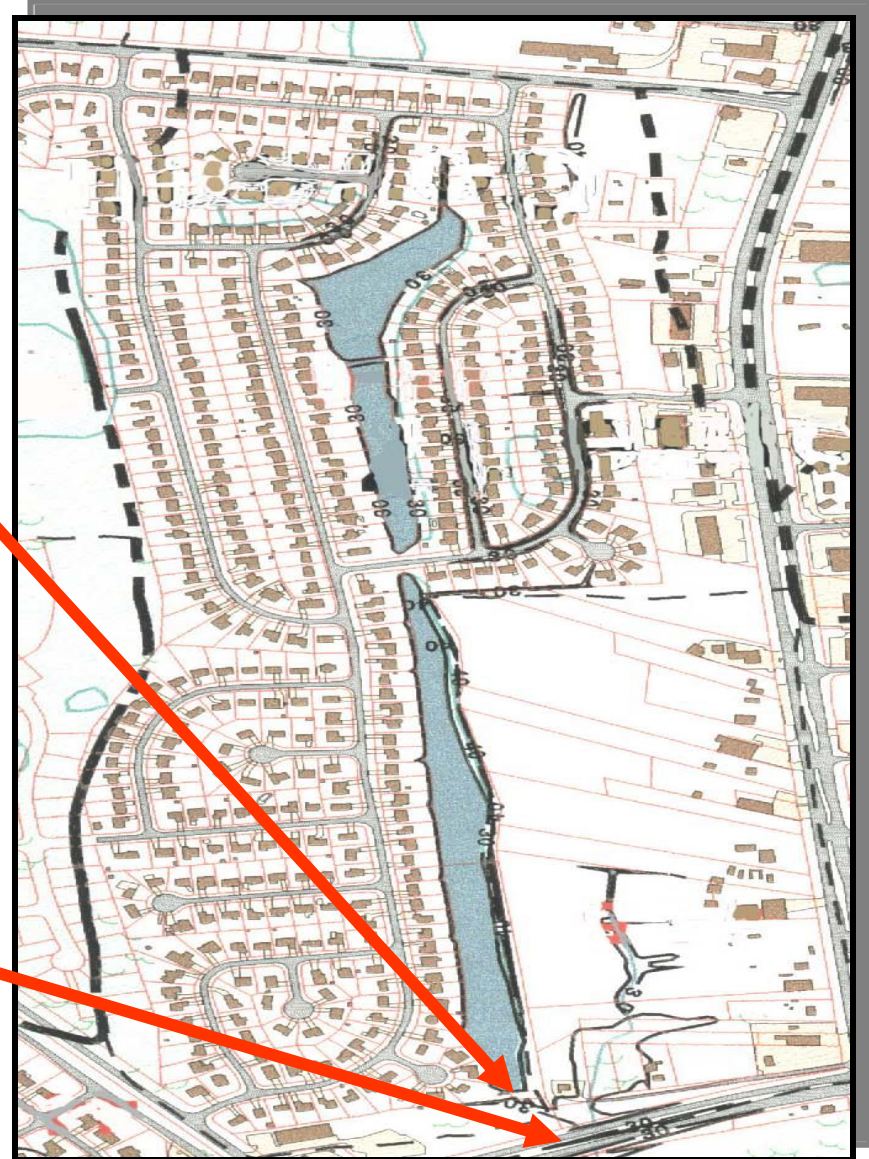


Stormwater Committee

- 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

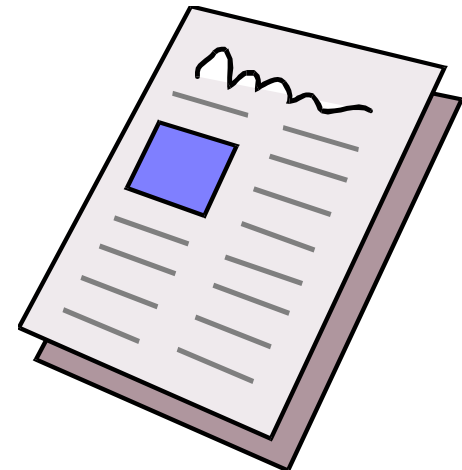


TABB LAKES NEWSLETTER



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

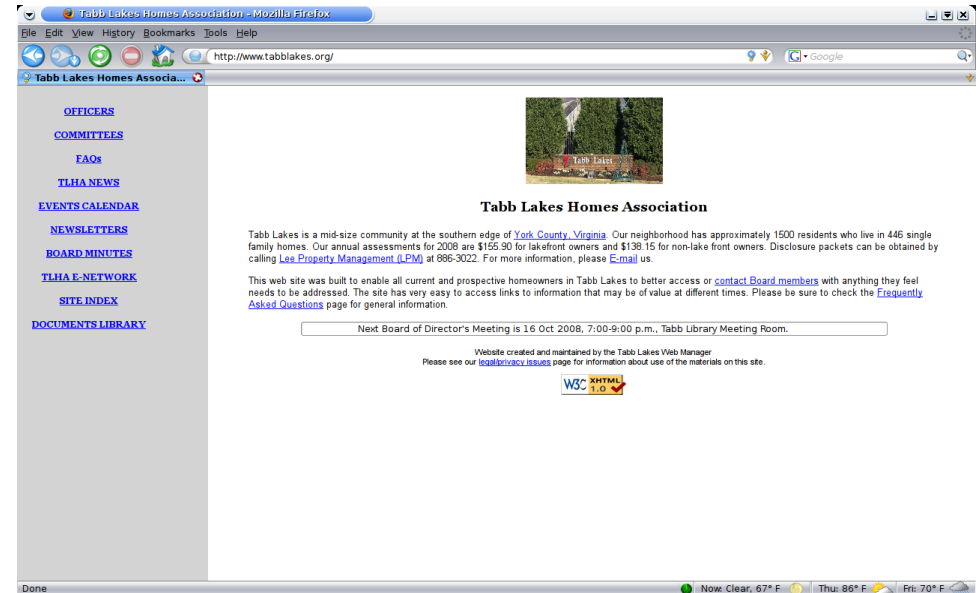
Shirley Flanagan, Manager





TLHA Web Site

- 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

Clint Flanagan, Manager



Welcome Committee



- Meet and greet new residents of Tabb Lakes
- Hand out New Homeowner Packets to new arrivals
- Available to answer questions
- **Need replacement chair.** Interested in helping??

Yard of the Month



- Covenants compliance inspector nominates six properties based on 1st of month inspection (Mar through Nov)
- Committee Member would recommend his top choice to the Board of Directors
- Winner announced in the Newsletter and with a yard plaque.
- Want to nominate your yard or a neighbor's? Tell a Board Member.
- **Need a Volunteer.** Program is set to terminate due to lack of volunteerism.





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

Rob Cox



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 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



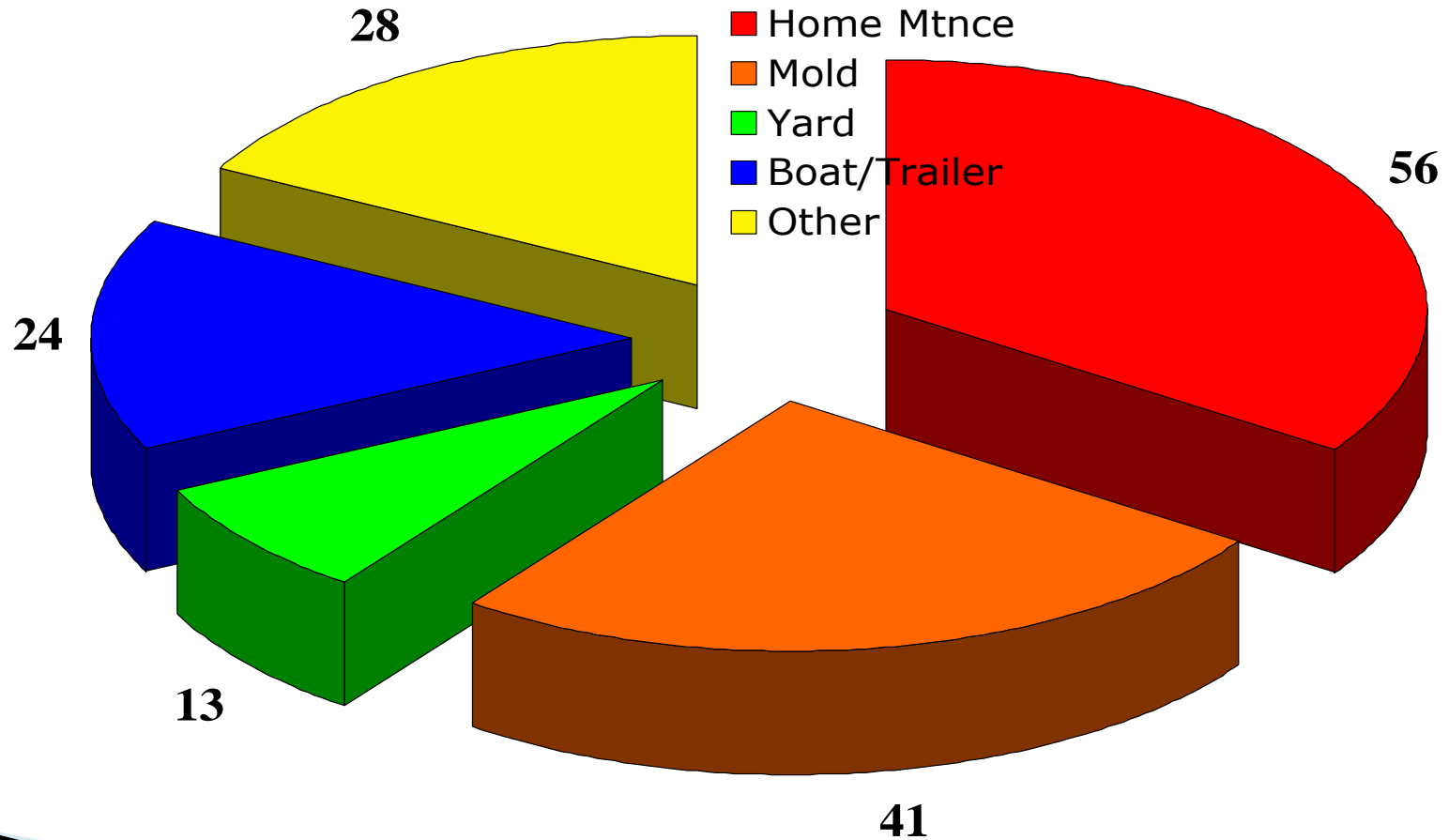
Covenant Compliance Program (CCP)

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 compared to the 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 home



2010 Citations By Type





New Business

- Nominate 5 new Board Members (four existing members are willing to continue)
- **Note: residents nominate and vote for Board Members. The Board members then decide who will fill the BOD positions**
- Voting
- Vacant Committee positions: -- **Please Volunteer!**
 - Activities
 - Welcoming
 - Yard of the Month
- Questions from the floor
- Close Meeting by 8:45pm



Nominations

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

Voting Rules



- **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
 - We try for 2nd Tuesday of each month
 - Actual date is dependent on room availability / scheduling rules
 - Target Date: mid-Nov (check marquee or calendar on www.tabblakes.org to be sure)
 - Location: Tabb Library if available
 - Time: 7:00 – 8:45 PM