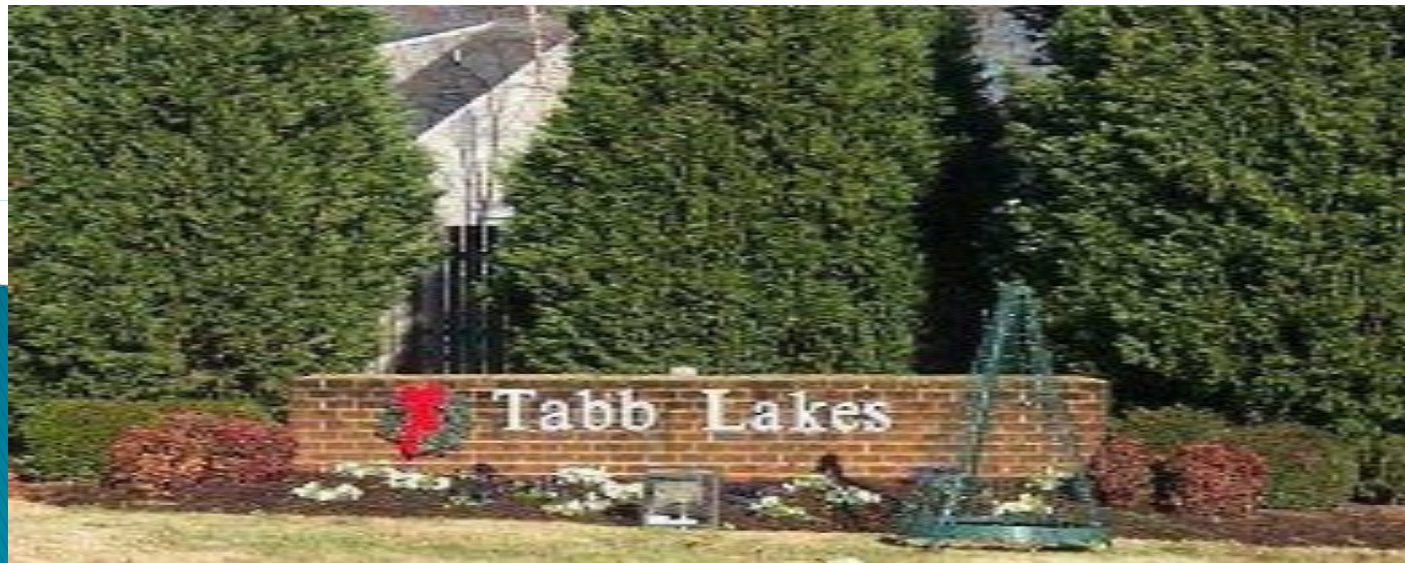




Tabb Lakes General Membership Meeting

4 Oct 2011, 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: Ron Maddox
- Vice President: Bob Spell
- Secretary: Charles Rossi
- Members At Large: Ellis Sharadin
Bill Hopkins
Steve Frodsam

Other Association Officers

- Treasurer: Charles Rossi



Activity Leaders

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



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 one of 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



Tabb Lakes Home Sales Year in Review

CY 2010

6 Homes Sold, 3 lake front
Avg. Price: \$ 341,000

CY2011

8 Homes Sold to Date, 1 lake front
Avg. Price: \$ 307,475

- York County - Number of Home Sales increased 13.1% Y-O-Y
- York County - Median Sales Price down 3.2% Y-O-Y
- Hampton - Median Sales Price down 12.4% Y-O-Y



Treasurer's Report





FY 2011–2012 Anticipated Income

	2010-11 FISCAL YEAR ACTUAL	2011-12 FISCAL YEAR BUDGET	
			83 X \$172 plus 363 X \$153 (+3.8% CPI)
ANNUAL ASSESSMENTS	67,508	69,815	
INTEREST FROM BOND FUND	600	650	
AD REVENUE	150	150	
TOTAL:	\$68,258	\$70,615	



FY 2011-12 Anticipated Operating Expenses

EXPENSES:	<u>2010-11 FY</u> <u>ACTUAL</u>	<u>2011-12 FY</u> <u>BUDGET</u>	
ASSESSMENT EXPENSES	418	420	
C.E.R.T.	-	100	
C.P.A. FEES (tax prep & audit)	470	475	
ELECTRICITY	13,447	13,500	streetlights, fountains, entrance lights
GOVERNMENT FEES	148	150	
INSURANCE	3,095	4,000	Liability Ins. & Directors Ins.
LEGAL FEES	265	1,000	to enforce covenants
MAINTENANCE (GROUNDS)	5,565	6,000	currently \$450 per month
MAINTENANCE (LAKES)	8,050	8,000	
MISCELLANEOUS	836	120	2010-2011 expense was for several years PO Box fees
NEWSLETTER	896	950	
POSTAGE	44	50	
PROPERTY MANAGEMENT (ARC)	1,466	2,200	2010-2011 cost was for 8 months only
PROPERTY MANAGEMENT (Covenants)	7,214	7,500	
STORMWATER/DRAINAGE	-	100	
TAXES (FEDERAL & STATE)	(871)	40	big tax refund in 2011
WATER	33	35	
WEBSITE	116	130	
TOTAL EXPENSES	41,192	44,770	
Plus LAKE CONTINGENCY SET-ASIDE	22,300	22,300	
SURPLUS, or (DEFICIT)	4,766	3,545	



FY2011-12 Proposed Operating Budget

STARTING ASSETS AS OF 10/01/11:	OPERATING FUNDS		
Checking Account	40,400		
Tax Free Bond Fund	27,000		
TOTAL OPERATING FUNDS AT START OF FY :	\$67,400		
Plus anticipated revenue	70,615		
Minus anticipated expenses	(67,070)		
OPERATING FUNDS AT END OF FISCAL YEAR :	\$70,945		



Activity Reports

- Architectural Review - Rob Cox
- Lakes Management - Bob Spell
- Stormwater Management - Lou Lafrenaye
- Comm Emerg Resp Team - Lou Lafrenaye
- Newsletter Editor - Shirley Flanagan
- Website Editor - Clint Flanagan
- Covenant Compliance- Rob Cox

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

Cox & Lee Management

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

Cox & Lee Management



2011 ARC Requests

- 4 Fences
- 4 Sheds
- 2 Decks
- 2 Screened Porches
- 4 Driveway Resurfacing
- 2 Drainage Control Modification
- 4 Room Additions
- 1 Parking Pad
- 1 Flagpole
- 2 Swimming Pools
- 1 Barbecue Pit/Patio

Cox & Lee Management



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

Lakes Management



Activity Leaders --- Bob Spell Lake 1 / Gary Porter Lake 2

- Monitor condition of lakes, fountains, and diffusers
- Monitor performance of contractor, Solitude Lake Management

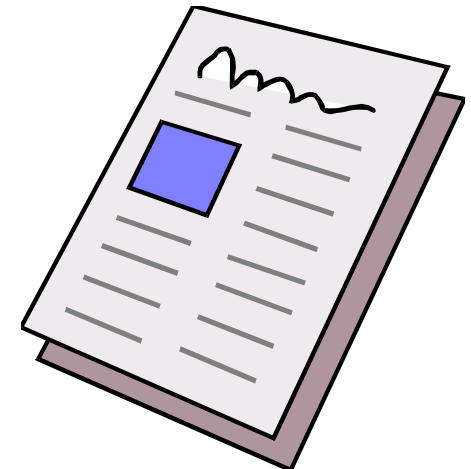
Solitude Lake Management

- 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



TABB LAKES NEWSLETTER

- Objective
- Produced quarterly
- Advertisement Policies
- Option for e-mail delivery in PDF format
- On web



Shirley Flanagan,
Chairperson



TLHA Web Site

- Designed for Homeowners
- Functionality over Eye Candy
- Content Driven
 - BOD/Committee Chairs
 - CERT Actions & Info
 - BOD Minutes
 - Newsletters
 - Documents Library
 - Committee Pages
 - E-Community
 - Alerts Sign-up
 - Links
 - TLHA Advertisers
- Feedback/Suggestions welcomed



Tabb Lakes Homes Association

Tabb Lakes is a mid-size community at the southern edge of [York County, Virginia](#). Our neighborhood has approximately 1500 residents who live in 446 single family homes. Our annual assessments for 2009 are \$163.50 for lakefront owners and \$144.90 for non-lake front owners. Disclosure packets can be obtained by emailing [Cox & Lee Management \(CLM\)](#) or calling 757-593-6088. For more information, please [E-mail](#) us.

This web site was built to enable all current and prospective homeowners in Tabb Lakes to better access information or [contact Board members](#) with anything they feel needs to be addressed. The site has very easy to access links to information that may be of value at different times. Please be sure to check the [Frequently Asked Questions](#) page for general information.

Current Vacant Committee Managers: Activities and Neighborhood Watch. If interested

Website created and maintained by the Tabb Lakes Web Manager
Please see our [legal/privacy issues](#) page for information about use of the materials on this site.



www.tabblakes.org



Covenant Compliance Program (CCP)

- June 2006 –BOD hired Cox & Lee Management (CLM) to:
 - ** Conduct compliance program
 - ** Administer Disclosure Packet Program
 - *** Jan 2011-Administer Architectural Review 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



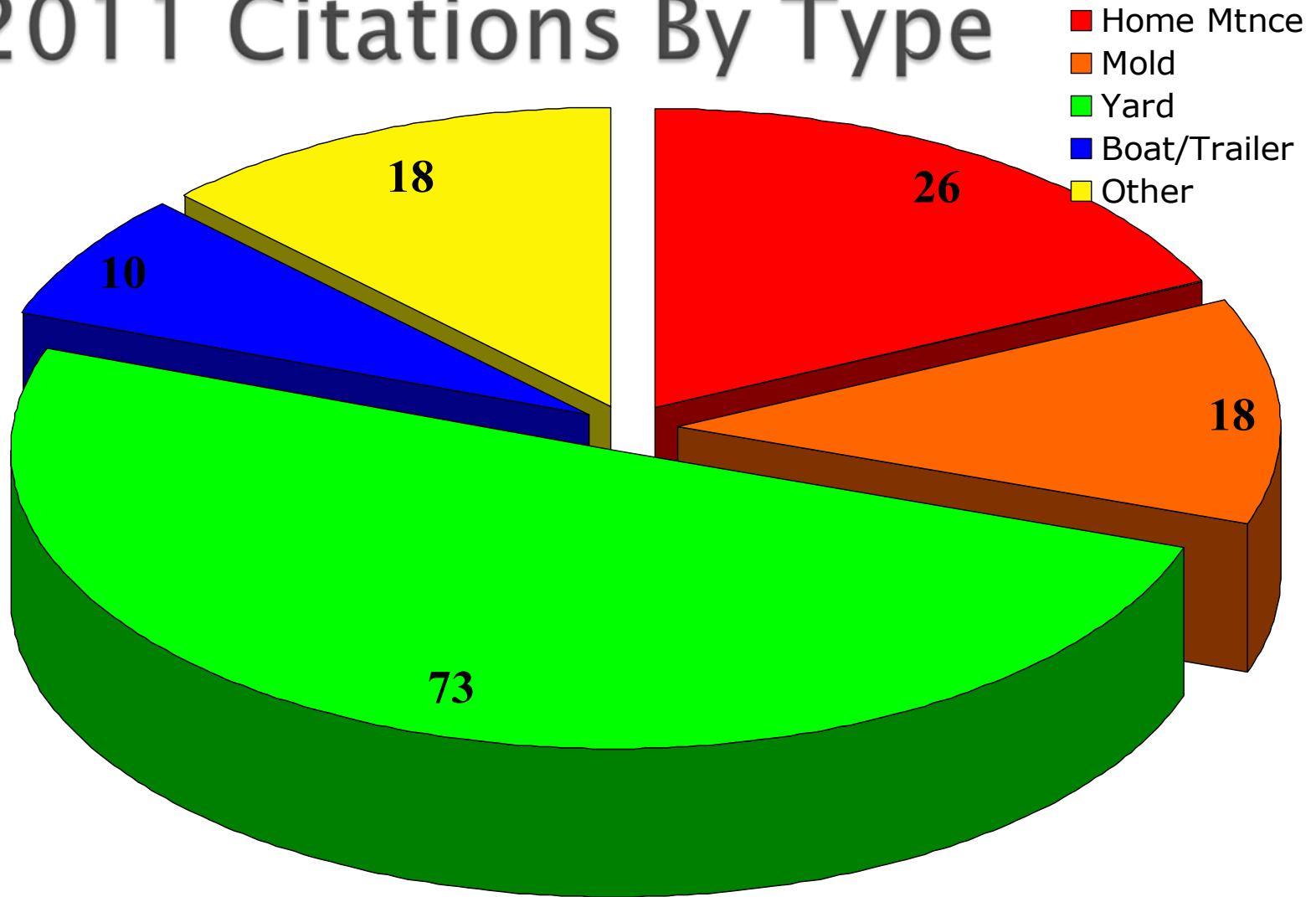
Covenant Compliance Program (CCP)

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

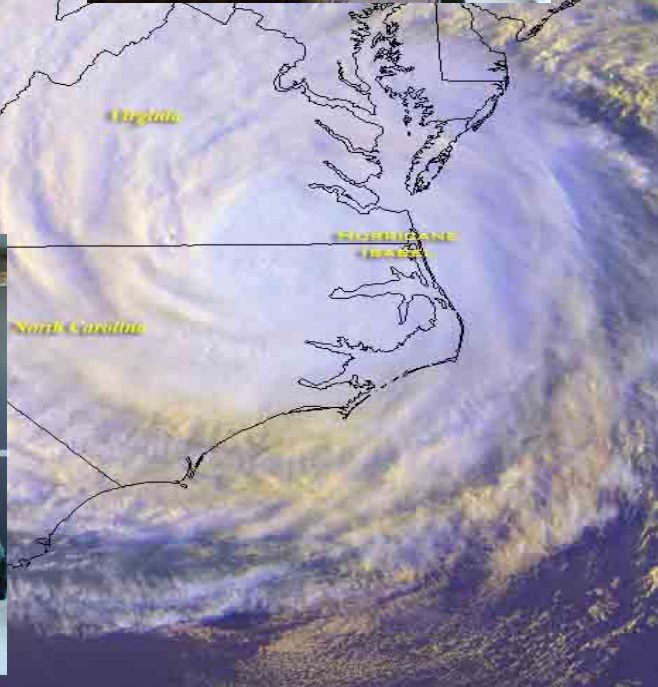


2011 Citations By Type



Community Emergency Response Committee

Lou Lafrenaye, Chairperson





Tabb Lakes Emergency Response Committee

Education and Training Program:

- **Attended a medical TRIAGE class hosted by York County.**
- **Attended the All-Hazards/WMD Community Awareness and Partnership class sponsored by the Hampton Sheriffs Department.**
- **Distributed the new 2011 Virginia Hurricane Evacuation Guide to neighborhood.**
- **Provided input to the York County's portion of the Peninsula Hazard Mitigation Plan.**

**Updated web site and provided
newsletter articles.**



Tabb Lakes Emergency Response Committee



Preparation:

- **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.**



Tabb Lakes Emergency Response Committee



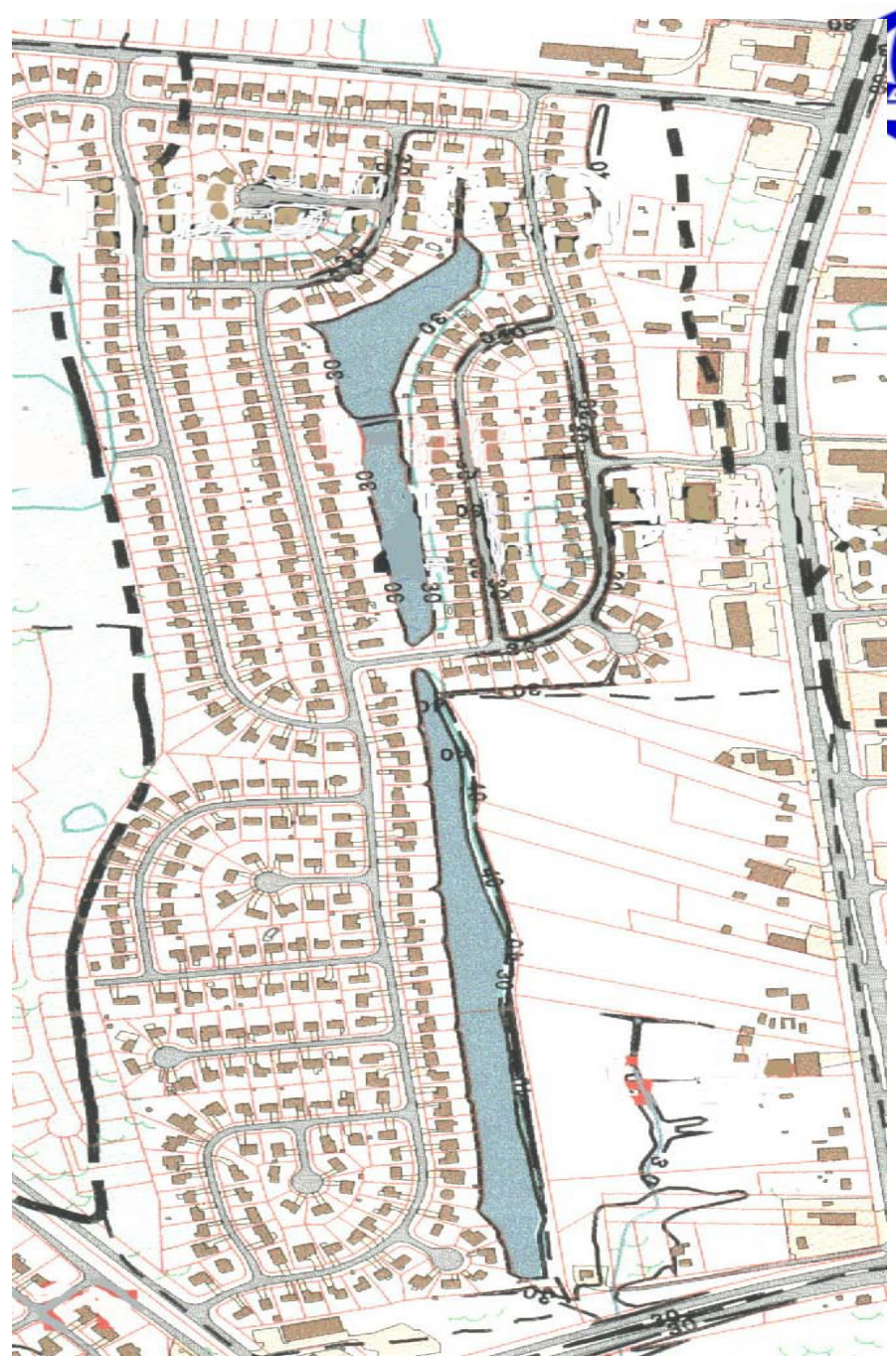
Hurricane Irene - 27 Aug 2011

- Conducted our pre-hurricane checks.
- Coordinated with committee members and YCFLS on our preparations:
 - Neighborhood info
 - York County / VDEM / NWS info
 - Communications
 - Flood mitigation
- Maintained coms with YCEOC during storm.
- Conducted neighborhood survey and committee meeting after the storm.



Stormwater Committee

Lou Lafrenaye, Chairperson

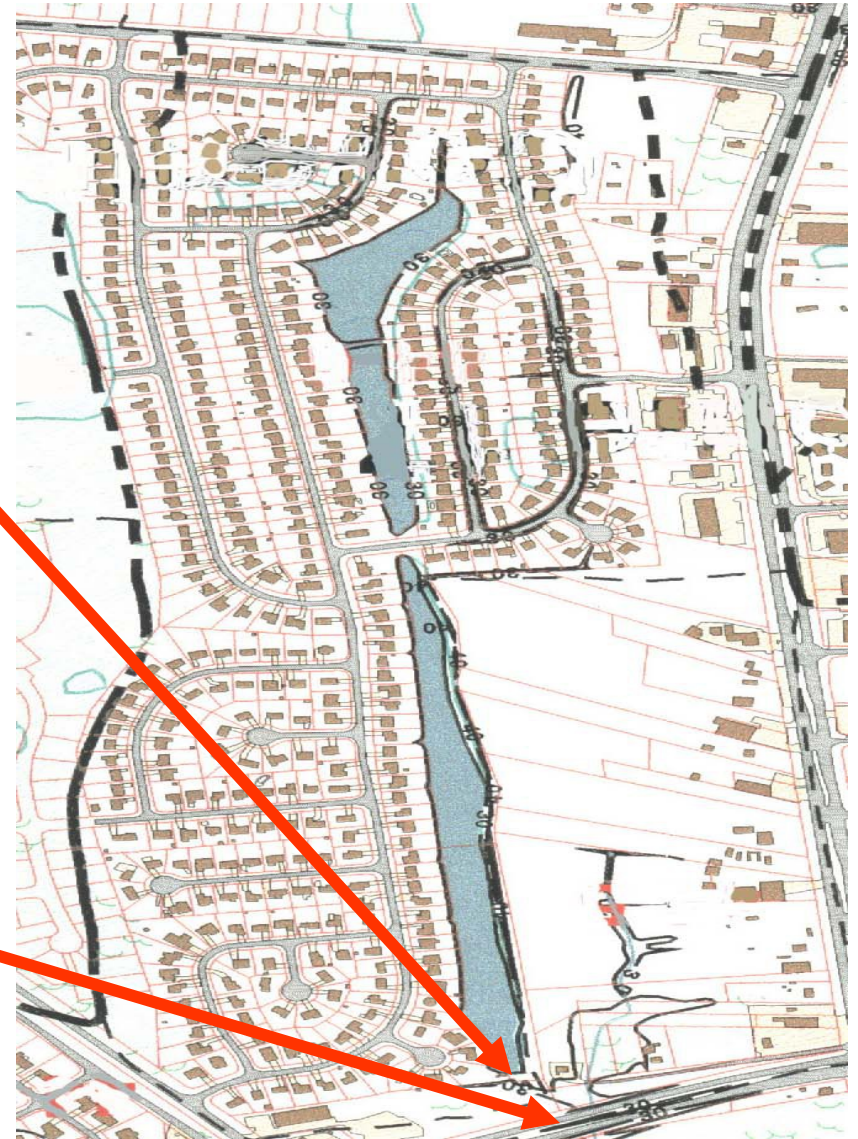


Stormwater Committee

- Completed our “pre-hurricane checklist” to reduce the potential for flooding in Tabb Lakes.
- Completed our before and after hurricane checks in response to Hurricane Irene.
 - Maintained communications with County crews to ensure our drainage system was working properly.
- Added the repair of our older outflow pipe to the County maintenance projects.



Stormwater Committee





New Business

- Nominate 1 new Board Member
- Voting
- Vacant Committee positions:
 - Grounds Maintenance
 - Activities
 - Welcoming
- Questions from the floor
- Close Meeting



Nominations

- Nominating Committee
 - Chaired by Ron Maddox
- 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
 - We'll try for 3rd Tuesday of each month (check marquee or calendar on www.tabblakes.org for meeting night)
 - Location: Tabb Library if available
 - Time: 7:00 – 8:45 PM