



# Tabb Lakes General Membership Meeting

**18 Oct 2012, 6:30 – 8:45pm**

**Tabb Library Meeting Room**





# Agenda

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

# Introductions – Board of Directors



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

2 positions to be filled tonight

## **Other Association Officers**

- Treasurer: Charles Rossi



# Committee Chairs

- Activities Committee – Vacant\*
- Architectural Review – Cox & Lee Mgt & BOD
- Grounds Maintenance – Bill Hopkins
- 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 – Susan Maddox
- 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 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



# Year in Review –Housing Values

## Tabb Lakes Home Sales

CY 2011

8 Homes Sold, 1 Lakefront  
Lakefront

Avg. Price: \$ 307,475

CY 2012

7 Homes Sold (to Date), 0

Avg. Price: \$ 306,400

# 2012 Accomplishments (1)



- ▶ Board Meetings–Predictable
- ▶ 12 Month Schedule Published In Advance
- ▶ Same Time Every Time: Third Tuesday 7 PM
- ▶ Same Place Every Time: Poquoson Library
  
- ▶ Meeting Minutes–Faster Publication
- ▶ Hired Secretary to Take Minutes Every Meeting
- ▶ Approval: Prelim. 10 Days, Final at Next Mtg.
- ▶ Available on Web Site Mid–Month Every Month



# 2012 Accomplishments (2)



- ▶ Others
- ▶ Covenants Compliance Procedure New 7/12
- ▶ Complaint Procedure New 8/12
- ▶ New Fence Rules: Lakeside vs. Non-Lakeside
- ▶ Welcome Committee Re-Activated
- ▶ Reserve Study Draft Prepared



# Treasurer's Report



# FY 2012-2013 Anticipated Income

	2011-12 FISCAL YEAR ACTUAL	2012-13 FISCAL YEAR BUDGET	
			83 X \$175 plus 363 X \$155.75 (+1.8% CPI)
ANNUAL ASSESSMENTS	71,288	71,062	
INTEREST FROM BOND FUND	3,492	3,000	
AD REVENUE	225	225	
<b>TOTAL:</b>	<b>\$75,005</b>	<b>\$74,287</b>	

# FY 2012-13 Anticipated Operating Expenses

EXPENSES:	<u>2011-12 FY</u> <u>ACTUAL</u>	<u>2012-13 FY</u> <u>BUDGET</u>	
ACTIVITIES	141	140	
ASSESSMENT EXPENSES	421	425	
C.E.R.T.		100	
C.P.A. FEES (tax prep & audit)	470	470	
ELECTRICITY	15,557	15,600	streetlights, fountains, entrance lights
GOVERNMENT FEES	174	175	
INSURANCE	3,067	3,100	Liability Ins. & Directors Ins.
LEGAL FEES	3,985	2,500	to enforce covenants
MAINTENANCE (GROUNDS)	5,425	5,450	currently \$450 per month
MAINTENANCE (LAKES)	9,699	9,800	
MISCELLANEOUS	439	600	storage space rental; PO Box fees; bank fees
NEWSLETTER	1,354	1,355	
POSTAGE	63	65	
PROPERTY MANAGEMENT (ARC)	2,109	2,100	
PROPERTY MANAGEMENT (Covenants)	7,844	7,850	
PROPERTY MANAGEMENT (Secretary)	1,961	1,500	a lot of extra Minutes work in 2012
WATER	45	45	
WEBSITE	110	120	
<b>TOTAL EXPENSES</b>	<b>52,864</b>	<b>51,395</b>	
Plus LAKE CONTINGENCY SET-ASIDE	22,300	22,300	
SURPLUS, or (DEFICIT)	(159)	592	

# FY2012-13 Proposed Operating Budget

<b>STARTING ASSETS AS OF 10/01/12:</b>	<b>OPERATING FUNDS</b>		
Checking Account	20,569		
Tax Free Bond Fund	45,800		
<b>TOTAL OPERATING FUNDS AT START OF FY :</b>	<b>\$66,369</b>		
Plus anticipated revenue	74,287		
Minus anticipated expenses	(73,695)		
<b>OPERATING FUNDS AT END OF FISCAL YEAR :</b>	<b>\$66,961</b>		





# Committee 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 – Ellis Sharadin/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  $\neq$  York County Code
- ARC is available to assist and advise homeowners prior to beginning new projects



# 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



# 2012 ARC Requests

- 4 Fences
- 4 Sheds
- 1 Decks
- 2 Screened Porches
- 2 Driveway Resurfacing
- 1 Drainage Control Modification
- 3 Room Additions
- 1 Parking Pad
- 1 Bulkhead & Pier
- 3 Replace/Change Siding-Colors



# ARC Looking Forward...

- Overall goals:
  - Increased awareness and compliance
  - Maintain property values
  - Encourage environmentally responsible practices
- Ongoing review and update of Guidelines



# Lakes Management

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

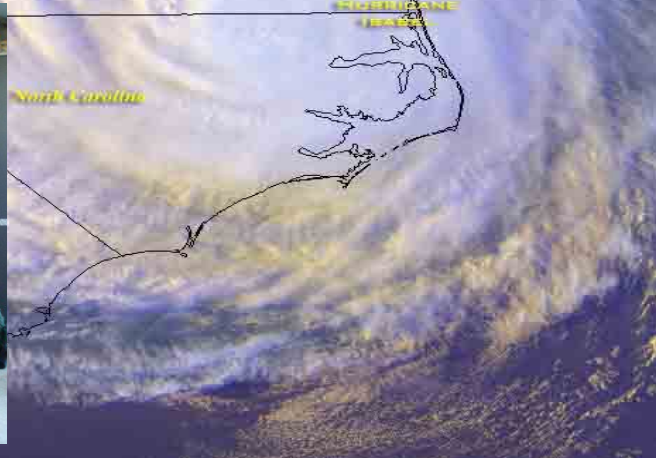
- Monitor condition of lakes, fountains, and diffusers
- Monitor performance of contractor, Solitude Lakes Management

## Solitude Lake Management

- Inspects lakes monthly
- Treats and controls algae and aquatic weeds
- Advises when additional treatment is necessary
- Fountains/diffusers are now on a preventive maintenance contract

# Community Emergency Response Committee

Lou Lafrenaye, Chairperson



# Tabb Lakes Emergency Response Committee

- Maintain liaison with York County Deputy Emergency Manager (CPT Long) on activities of the committee.
- Continue to provide newsletter articles on emergency preparedness.
- Continue to provide relevant emergency preparedness information from VDEM, FEMA, CDC, NOAA, NWS, NFPA , USFA, VDOT, Red Cross, and local Emergency Managers to our committee members via e-mail.
- Phil Hess (along with web-master Clint Flanagan) continues to update our Emergency Response Committee web site.

• [www.tabblakes.org/CERT/hurricane.html](http://www.tabblakes.org/CERT/hurricane.html)

# Tabb Lakes Emergency Response Committee

- Doug Alexander graduated from the Community Emergency Response Team (CERT) course.
- Marie Wallen responded to a call by York County Fire Dept for CERT graduates to help in a search for a missing boy (15 May).
- On 29 June, a significant wind storm (Derecho) passed through our neighborhood.
  - Damage occurred to one member's home. Greg Hunter checked the neighborhood that morning to see if there was additional damage. None noted.
  - Both Sheriff Dept and Fire Dept vehicles were patrolling the area checking for damage the morning after the storm.

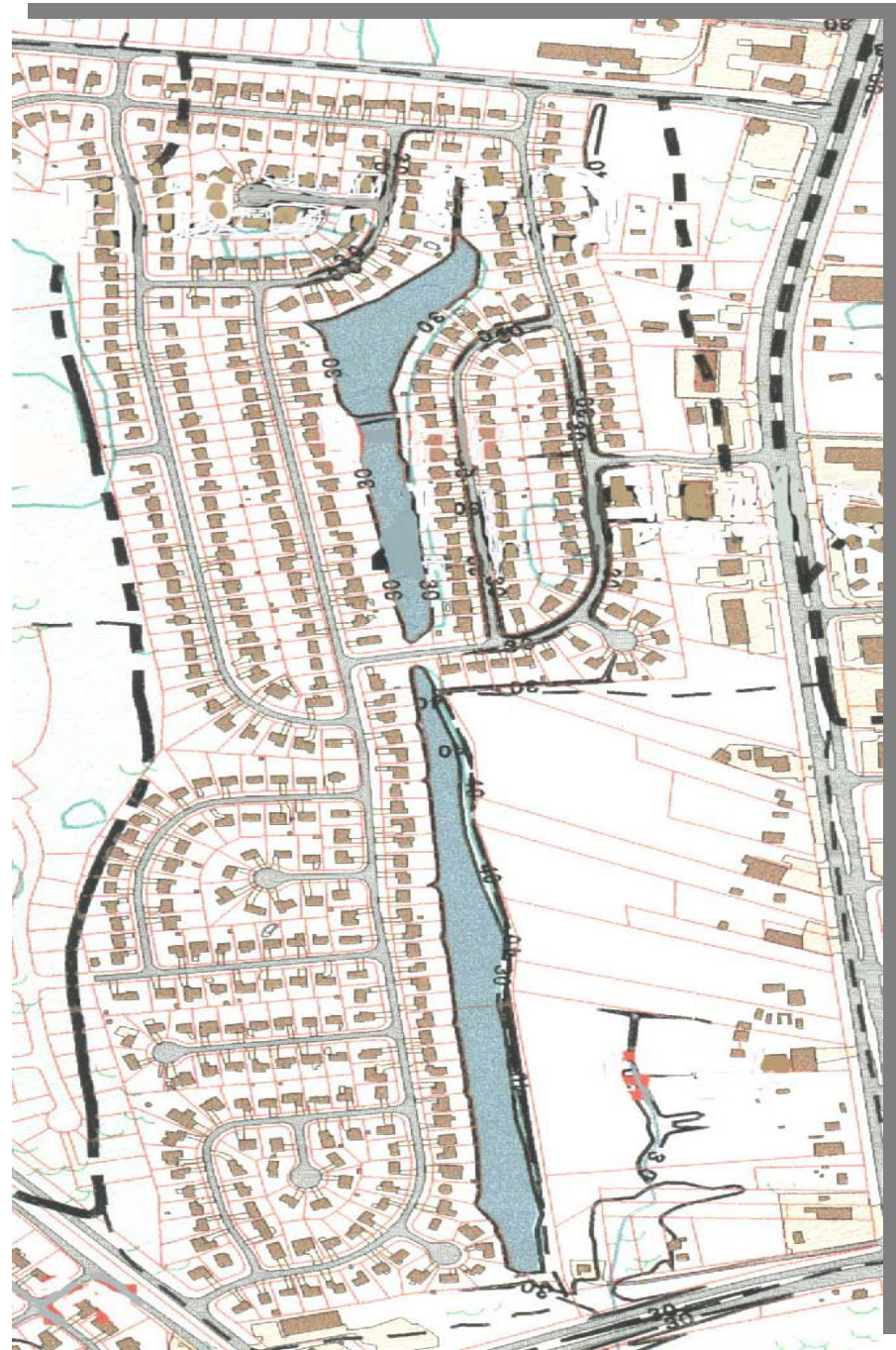
# Tabb Lakes Emergency Response Committee

- Ham Radio Communication in Tabb Lakes
  - Continue to practice emergency communications with the local ARES groups.
  - Upgraded some of our privately owned ham radio equipment to better communicate with York County EOC in the event of a disruption of phone lines.
  - If anyone is interested in learning more about amateur radio emergency communications, please contact Lou Lafrenaye at [TLERT@tabblakes.org](mailto:TLERT@tabblakes.org)



# Stormwater Committee

Lou Lafrenaye, Chairperson



# Stormwater Committee

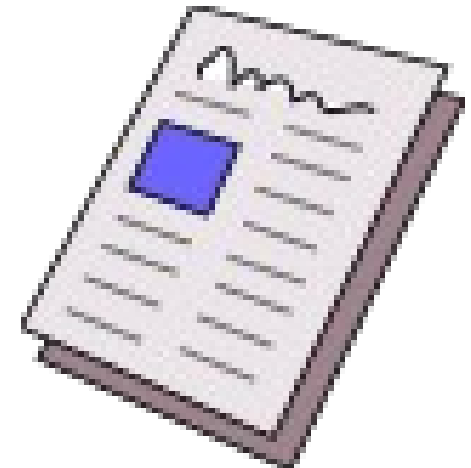
- Bonnie Kersta and Lou Lafrenaye completed our “pre-hurricane checklist” of the neighborhood to reduce the potential for flooding in Tabb Lakes.
- Coordinated with the York County BMP Engineer to complete an inspection of our retention ponds. This is part of York County’s recently implemented BMP inspection program.
- For more information on the Stormwater committee, contact Lou Lafrenaye.





# Tabb Lakes Newsletter

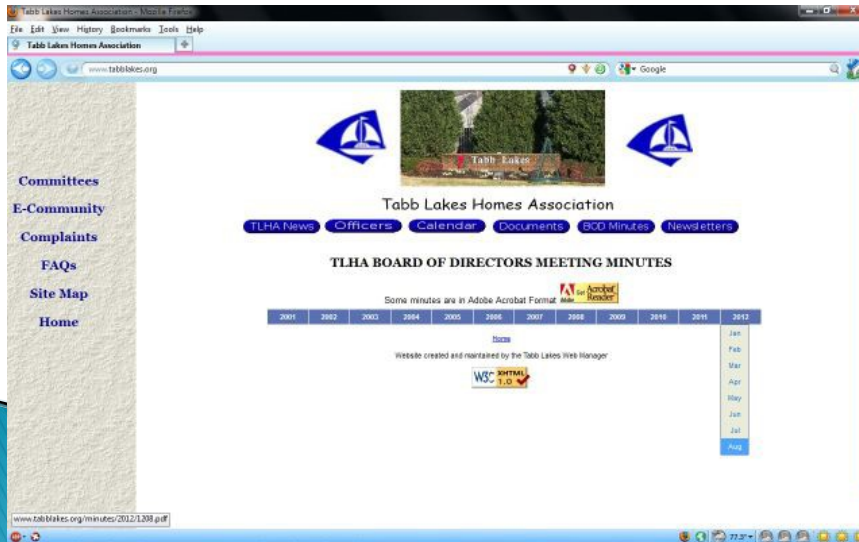
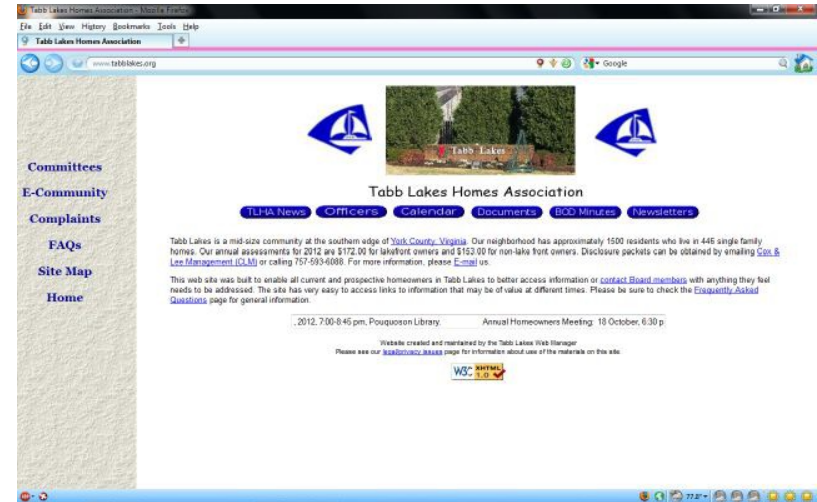
- Objective
- Produced quarterly
- Advertisement Policies
- Option for e-mail delivery in PDF format
- On web



Shirley Flanagan,  
Chairperson

# TLHA Web Site

- Designed for Homeowners
- Functionality over Eye Candy
- Content Driven
- Recent Changes
  - Slight Visual Overhaul
  - More Drop-down Menus
  - Library Articles
- Feedback/Suggestions



www.tabblakes.org



# 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)



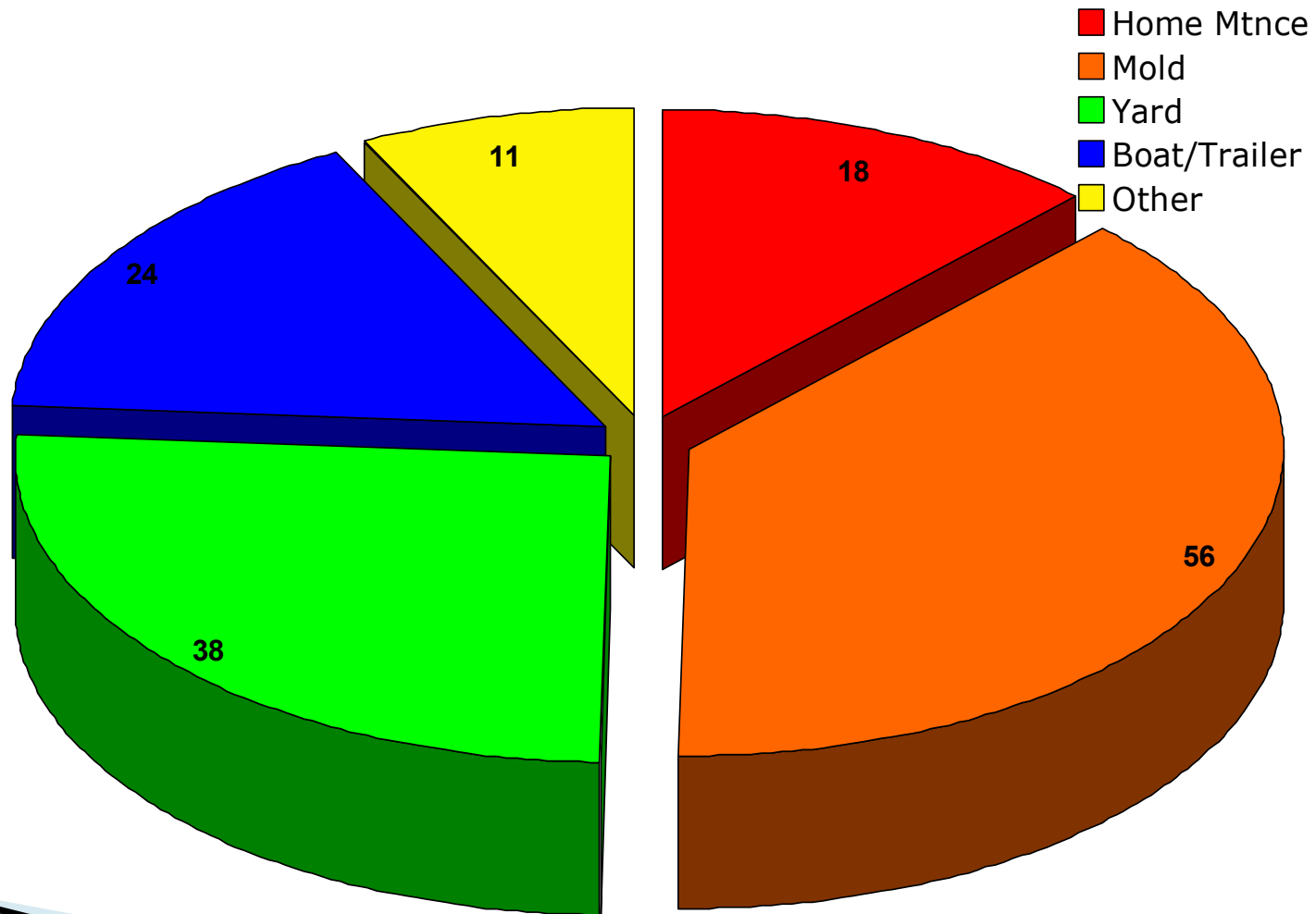
## In summary:

- 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





# 2012 Citations By Type





# New Business

- Nominate 2 new Board Members
- Voting
- Vacant Committee positions:
  - Neighborhood Watch
  - Activities
- Questions from the floor
- Close Meeting



# Nominations

Nominating Committee

Chaired by Bob Spell

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”.



# Questions from the Floor

Please speak loudly

Provide Name and address

Only one question at a time



# Meeting Concludes

## Next BoD Meeting

- 3rd Tuesday of each Month
- Location: Poquoson Library
- Time: 7:00 – 8:45 PM