



Tabb Lakes Annual General Meeting

27 Oct 2015, 7:00 – 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: Bob Spell
- Vice President: Keith Ebert
- Members At Large: Ron Maddox
Pete Peters
Dave West

Other Association Officers

- Secretary/Treasurer: Charles Rossi

PLEASE HOLD QUESTIONS TO THE END

Committee Chairs



- Architectural Review – Cox & Lee Mgt. & Board
- Grounds Maintenance – Vacant*
- Lake 1 Management – Bob Spell
- Lake 2 Management – Vacant*
- Neighborhood Watch – Vacant*
- Newsletter Editor – Shirley Flanagan
- Comm Emerg Resp Team – Lou Lafrenaye
- Stormwater Management – Lou Lafrenaye
- Website Editor – Clint Flanagan
- Welcome Committee – Keith Ebert
- Covenants Compliance – Cox & Lee Mgt.

* 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

Board Meetings



Board Meetings–Predictable–Open to All Members

- Same Time Every Time: Third Tuesday 7 PM
- Same Place Every Time: Poquoson Library
- 12 Month Schedule Published In Advance
- No Meeting in December

Meeting Minutes

- Approval: Prelim.10 Days, Final at Next Mtg.
- Available on Web Site Mid–Month Every Month





2015 Accomplishments

- Held First Holiday Decorations Competition (Dec 2014)
- Approved updated Rules and Regulations
Window A/C units, Satellite Dishes, Sheds, Parking & Vehicle Storage
- Approved Covenants Compliance Summary Table: mailed copy to all owners & tenants
- Entrances: Installed New Entrance Lights with LED Fixtures. Power-washed Rt. 17 brick entrance.



2015 Accomplishments

- Replaced Lake lighting with LED lights
- Completed 2015 Lakes Study (Consultant)
- Updated TLHA Reserve Study
- Approved updated Covenants Compliance Procedures

Treasurer's Report



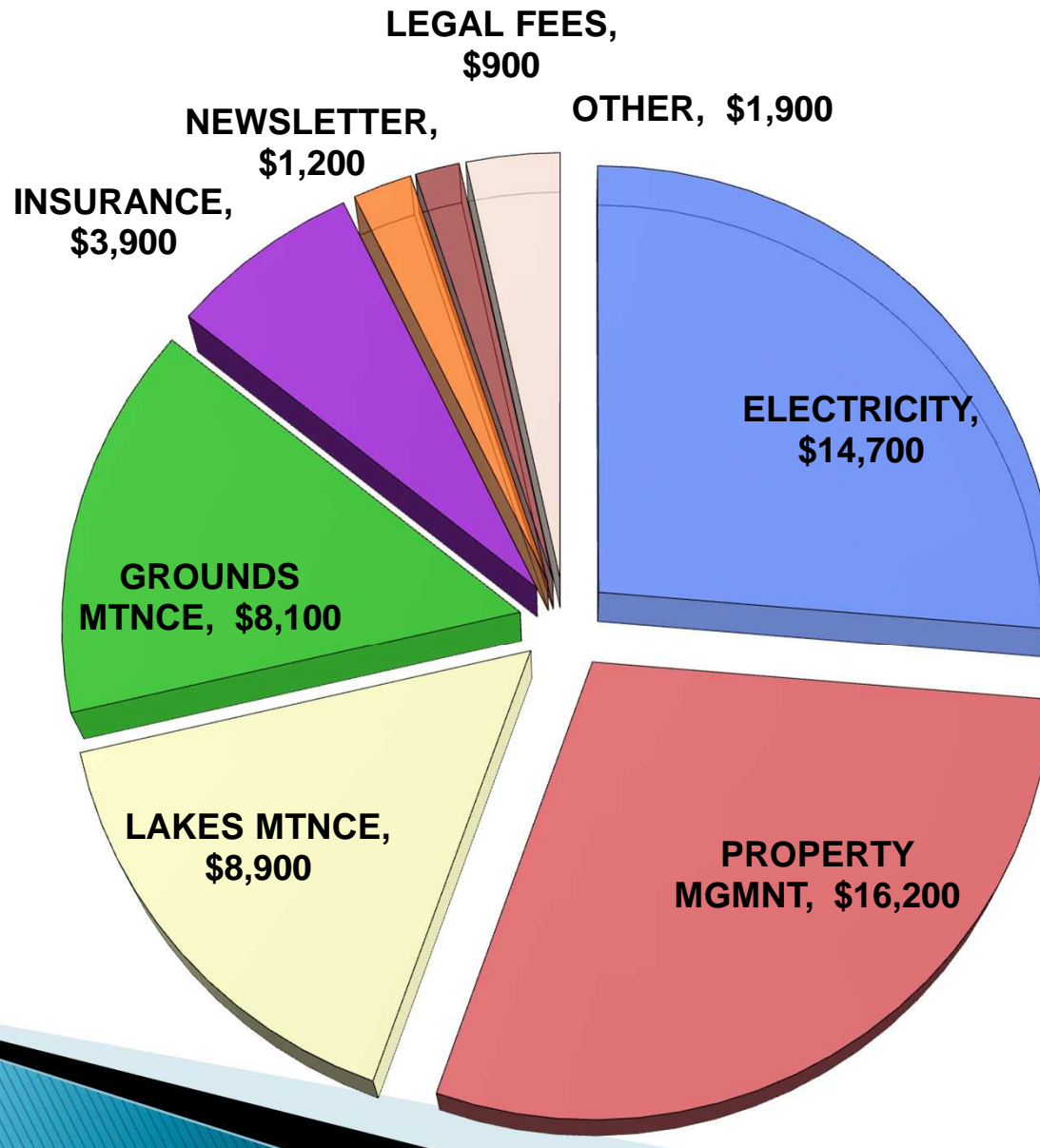
Income

	2014-15 FISCAL YEAR ACTUAL	2015-16 FISCAL YEAR BUDGET	
			83 X \$181.00 plus 363 X \$161.00 (0.2% CPI increase)
ANNUAL ASSESSMENTS	73,575	73,466	
INTEREST EARNED	1,310	1,500	
AD REVENUE	325	325	
TOTAL:	\$75,210	\$75,291	



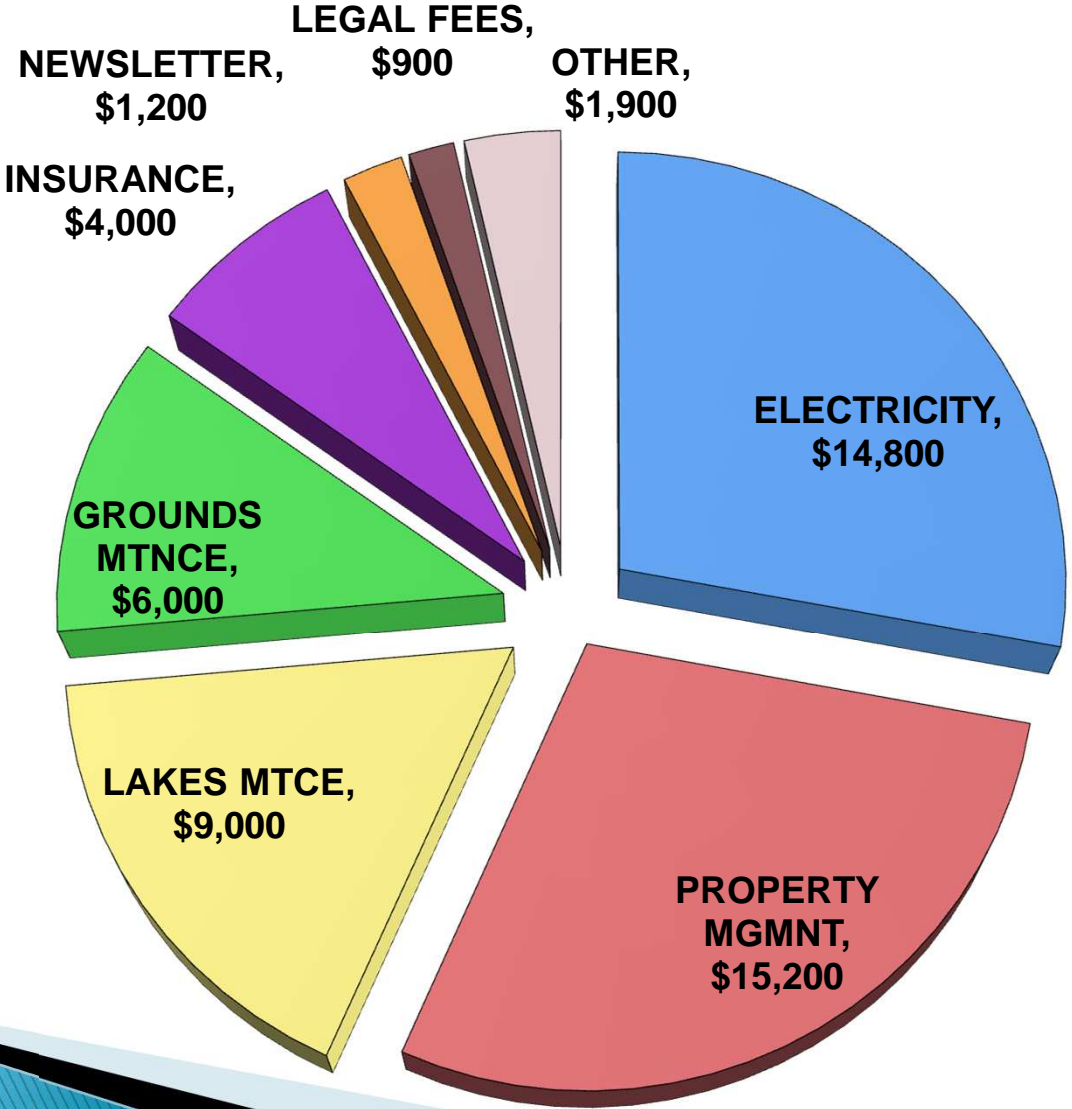
2015 Actual Operating Expenses

Total \$55,800, plus \$22,300 to Reserve Fund



2016 Anticipated Operating Expenses

Total \$53,000, plus \$22,300 to Reserve Fund



FY2015-16 Operating Budget

<u>ASSETS AT START OF FISCAL YEAR:</u>	<u>OPERATING FUNDS</u>		
Checking Account	18,025		
Tax Free Bond Fund	42,316		
TOTAL OPERATING FUNDS AT START OF FY :	\$60,341		
Plus anticipated revenue	75,291		
Minus anticipated expenses	(75,265)		
TOTAL OPERATING FUNDS AT END OF FY :	\$60,367		



FY2015–2016 Reserve Fund

	<u>RESERVE FUND</u>
AT START OF FISCAL YEAR:	\$318,180
Plus 3% anticipated interest	9,000
Plus annual contribution	22,300
RESERVE FUND AT END OF FISCAL YEAR :	\$349,480





Reserve Study Purpose

- Determines the money needed to repair, replace and restore TLHA capital components
 - Lake Fountains/Aerators
 - Lake Dredging
 - Entrance Signs
 - Streetlights
- Board budgets to keep adequate money in the Reserve Fund
- HOA Legal Requirement to have a RS. Board to review annually and update every 5 yrs

Reserve Study: 2015 Update



- Original 2010 Study updated with recent cost information
- Confirmed that TLHA is on track with annual \$22,300 contribution to the Reserve Fund
- Main component is future lake dredging
- Current Reserve Fund at approx. \$350,000





Committee Reports

- Architectural Review – Robert Cox
- Lakes Management – Bob Spell
- Neighborhood Watch – Vacant
- Stormwater Management – Lou Lafrenaye
- Comm Emerg Resp Team – Lou Lafrenaye
- Newsletter Editor – Shirley Flanagan
- Website Editor – Clint Flanagan
- Welcoming – Keith Ebert
- Covenants Compliance – Robert Cox

Architectural Review Committee (ARC)



- Main purpose is to ensure exterior property improvements comply with 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)



Per 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 form on website and in newsletter
- Supporting documents: plat, plans and specifications, building permit if applicable
- Allow up to 2 weeks to process



2015 Approved ARC Requests

- 4 Fences
- 2 Sheds
- 5 Driveway Resurfacings
- 1 Pergola
- 2 Pools
- 2 Enclosed Porches
- 1 Piped Ditch
- 2 Decks/Patios
- Total 19



Lakes Management

Activity Leader: Bob Spell

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

Solitude Lake Management

- Inspects lakes monthly
- Treats and controls algae and aquatic weeds
- Advises when unusual treatment is necessary
- Fountains/diffusers on preventive maintenance

Accomplishments:

- ▶ Treated both lakes with stronger herbicide for hard to kill aquatic weeds: mailed all lakeside owners when unsafe/safe for irrigation
- ▶ Coordinated 2015 Consultant Lake Study



Neighborhood Watch

- **Program Coordinator:** Vacant, Liaison to the Sheriff's Dept.
- **Block Captains** are not Law Enforcement, they communicate with their neighbors, currently have 9 Block Captains
- **Report ANY/ALL** suspicious activity to the York-Poquoson Sheriff's Dept 890-3630
- **Become a Block Captain**—we are greater in numbers
- **Know your surroundings** and pay attention when following your daily routine
- **Register** at <http://www.raidsonline.com/> to find crime hotspots in and around our area
- **Follow us** on [Facebook.com/tabblakes](https://www.facebook.com/tabblakes)
- **Tell us your ideas**, and remember to turn on porch lights as the days get shorter

Community Emergency Response Committee

Lou Lafrenaye, Chairperson



Emergency Response Committee

- We currently have 45 committee members. We have 22 members who completed the Community Emergency Response Team (CERT) training.
- CERT certified neighborhood. Maintain liaison with York County Deputy Chief (CPT James Dishner).
- Provide relevant emergency preparedness information from VDEM, VDOT, FEMA, CDC, NOAA, NWS, and local Emergency Managers to our committee members via e-mail (5 since previous HOA general meeting).
- Phil Hess, along with HOA web-master Clint Flanagan, continue to update our Emergency Response Committee web site.

www.tabblakes.org/CERT/welcome.html

Emergency Response Committee

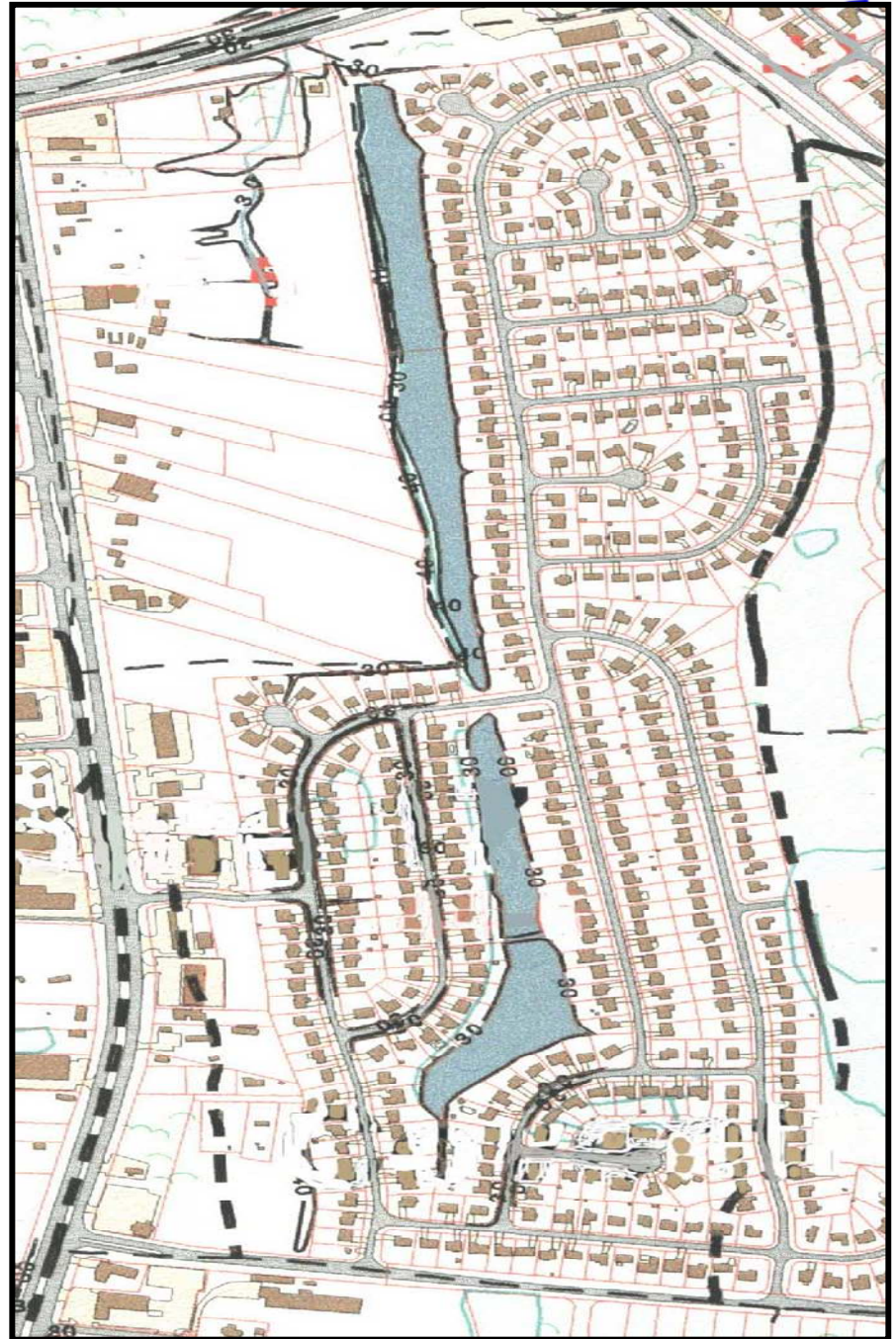
- Provide newsletter articles on emergency preparedness. This year, we covered several subjects:
 - Winter fire safety.
 - Fire safety for older adults.
 - Safety after a loss of power.
 - Virginia Hurricane Preparedness Guide (May 2015)
 - Earthquake information.
 - Ready – York County website (updated and improved).
www.yorkcounty.gov/readyyorkcounty/Home.aspx
 - Prepare your homes for hurricanes.
- Provide hurricane and other preparedness information to new homeowners through our Welcoming Committee.

Emergency Response Committee

- Began preparation for Hurricane Joaquin (30 Sept 15)
 - Series of e-mails preparing neighborhood for effects of a hurricane.
 - Neighborhood and Individual Preparedness
 - Flood Mitigation
 - Communications
 - York County Info
- Ham Radio Communication in Tabb Lakes
 - Practice emergency communications with the local Amateur Radio Emergency Services (ARES) groups. Allows us to communicate with the York County EOC or other locations in the event of a disruption of phone lines.
 - For more info about CERT or amateur radio, contact Lou Lafrenaye at TLERT@tabblakes.org

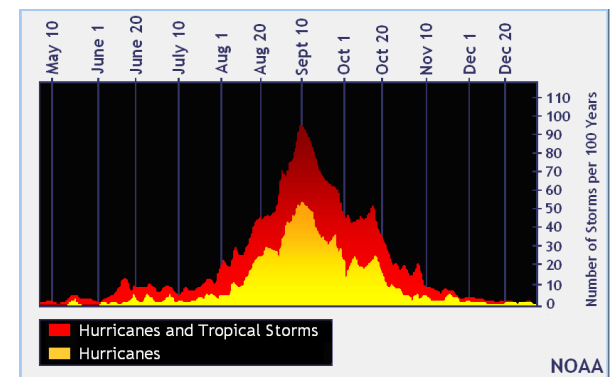
Stormwater Committee

Lou Lafrenaye, Chairperson



Stormwater Committee

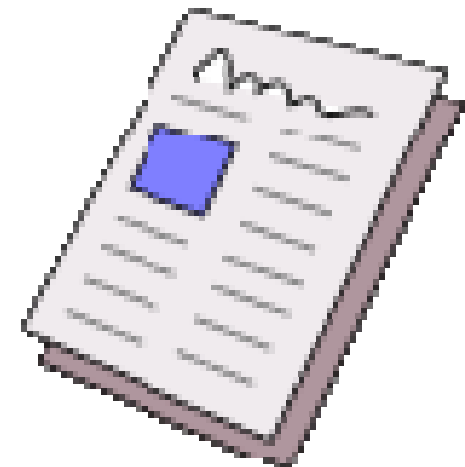
- Inspect lake outflow areas before storms, coordinate with the York County stormwater crews, and provide information to neighborhood via HOA newsletter to minimize the chance of flooding in our neighborhood.
- Completed a “pre–post hurricane check” of the neighborhood as part of neighborhood prep for Hurricane Joaquin (30 Sept 4 Oct) .
- Major rain event 30 Sept – 5 Oct from effects of Hurricane Joaquin is an example of how we could have flooding event at any time.
 - Tabb Lakes – ~ 7.5 inches
 - Charleston N.C. Area – Up to 2 feet.





Tabb Lakes Newsletter

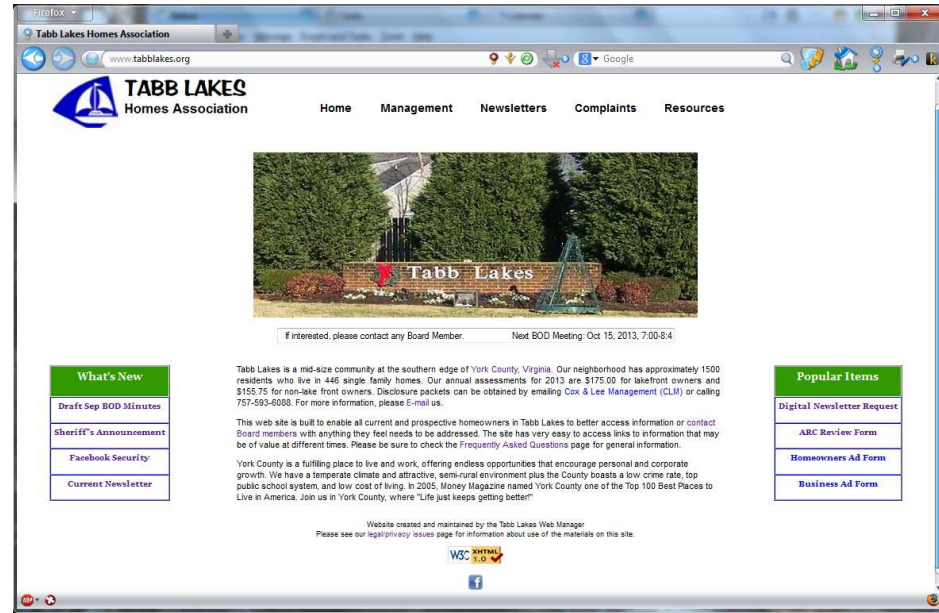
- Objective
- Produced quarterly
- Advertisement Policies on web
- Option for direct link to newsletter on TLHA website instead of hard copy through US Mail



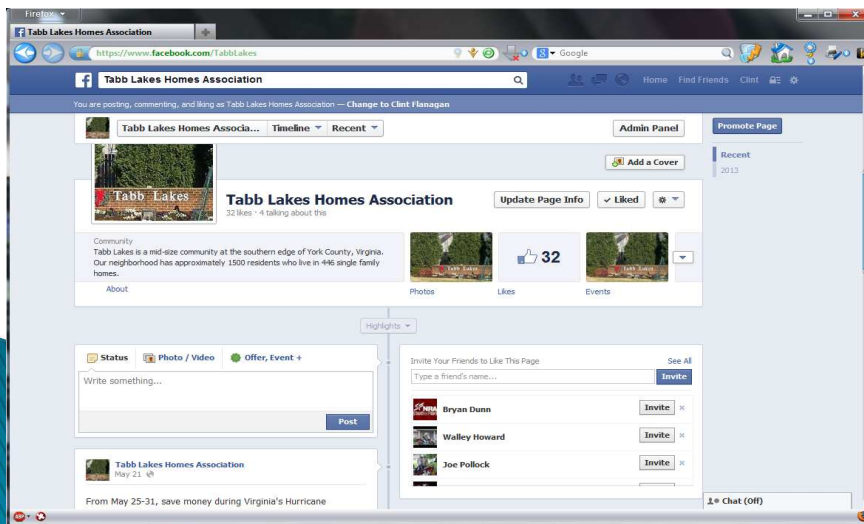
Shirley Flanagan, Editor

TLHA Web Site

- Designed for Homeowners & Potential Buyers
- Content Driven
 - Document Library
 - BOD Minutes
 - Newsletters
 - Emergency Response
- Feedback Welcomed



www.tabblakes.org



www.facebook.com/TabbLakes



Welcome Committee

- Welcome Committee Chair: Keith Ebert
- Welcomed 19 new families this year
- Handouts given to new TL residents:
 - YC New Resident Info Package POC
 - Latest TLHA Newsletter
 - VA Hurricane Evacuation Guide
 - TLHA Emergency Response Committee Info
 - Prep Your House for Hurricane Checklist
 - Seven additional informational handouts



Covenants Compliance Program (CCP)

- CLM conducts twice-monthly inspections
- Notify residents of problems by mail
- Given reasonable time to correct discrepancies
- Time extensions are granted for valid reasons

Covenants Compliance Program (CCP)



- Residents have the right of appeal at monthly BOD meeting

- CCP IS designed to:
 - Protect property values
 - Head off maintenance problems
 - Maintain good relations between neighbors
 - Encourage community pride: not let TLHA deteriorate like many older communities in NN & Hampton

- CCP NOT designed to harass residents!

Covenants Compliance Program (CCP)



CCP Main Issues:

- Mold
- Yards
- Home Maintenance: “run-down” look
- Boats/Trailers/RVs
- Other: Window A/C Units, Inoperable Vehicles, Trash/Misc items in yard etc.
- Attempting property modifications without ARC approval

Covenants Compliance Program (CCP)

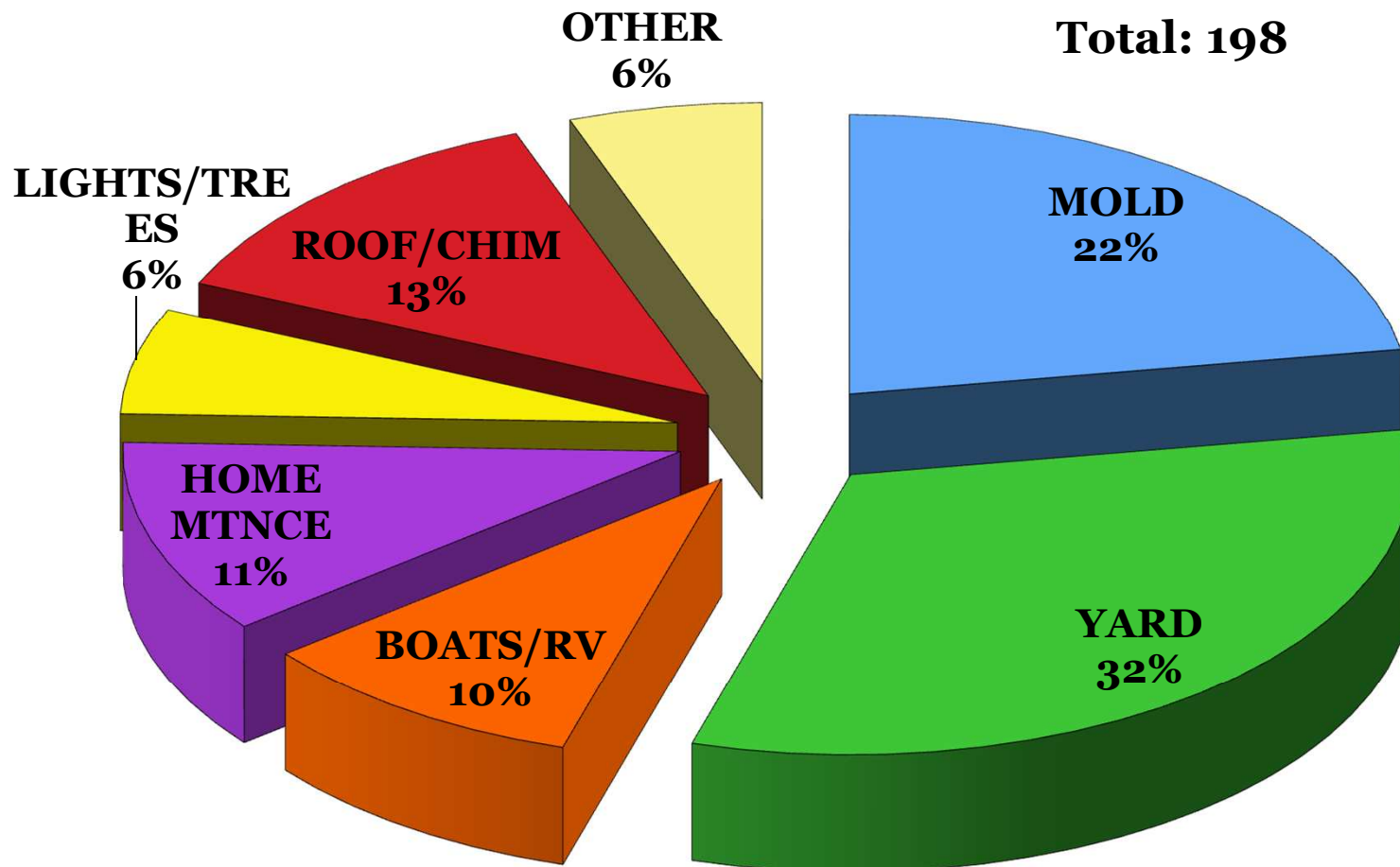


In summary:

- Homeowners have legal responsibility to comply with the Covenants
- Board has legal responsibility to enforce the Covenants
- TLHA less restrictive compared to others: eg. Kiln Creek and Greenlands
- Payoff in community pride & when it comes time to sell



2015 Issues By Type





Year in Review – Housing Values

	YR 2013	YR 2014	YR 2015
Homes Sold	18	10	17
Avg. Sale Price	\$321,100	\$337,200	\$339,600
Avg. YC Assmt.	\$310,100	\$311,000	\$310,000
Diff. Sale to Assmt.	\$11,000	\$26,200	\$29,600
% Diff.	3.5%	8.4%	9.5%



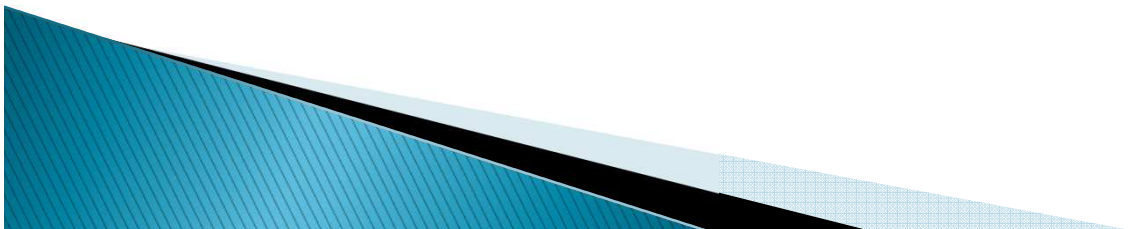
New Business

- ▶ Nominate and Vote:
 - Board Members

- ▶ Vacant Committee Positions

- ▶ Questions from the floor

- ▶ Close Meeting





Board Members

- Nominations Coordinator: Ron Maddox
- 2 Current Board members are up for re-election
- Nominations from the floor
- Voting



Committee Chairs

Vacant Positions:

- Neighborhood Watch
- Grounds Maintenance
- Lake 1 Maintenance Coordinator
- Lake 2 Maintenance Coordinator



Questions from the Floor

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



Thank you for coming!

Next BoD Meeting: Nov. 17, 2015

- 3rd Tuesday of each Month
(no meeting in December)
- Location: Poquoson Library
- Time: 7:00 – 8:45 PM



Tabb Lakes Annual General Meeting



Voting Requirements (Backup Slide)



- **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”.