

Tabb Lakes Annual General Meeting

Oct. 24, 2017 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

TODD

Introductions: Board

- President: Keith Ebert
- Vice-President: Todd Rippy
- Members At Large: Bill Keplesky
Ron Maddox
John Noble

Other Association Officers

- Secretary/Treasurer: Charles Rossi

PLEASE HOLD QUESTIONS TO THE END

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TODD

Committee Chairs

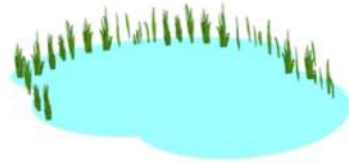
- **Activities Committee** Vacant*
 - **Beautification Committee*** Terri Berube (Thru Dec. 2017)
 - Grounds Maintenance Cox & Lee Mgt. & Board
 - Lake 1 Management John Noble
 - Lake 2 Management Bill Keplesky
 - **Neighborhood Watch** Vacant*
 - Newsletter Editor Shirley Flanagan
 - Comm Emerg Resp Team Lou Lafrenaye
 - Stormwater Management Lou Lafrenaye
 - Website Editor Clint Flanagan
 - Welcome Committee Keith Ebert
 - Architectural Review Board Cox & Lee Mgt. & Board
 - **Covenants Compliance Board** Cox & Lee Mgt. & Board
- * Positions to be filled tonight

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TODD—do not have to read the list

Your Tabb Lakes

- 446 Homes, including 83 lakeside homes
- Homes were constructed between 1985 and 1992
- Two 5-acre storm water retention ponds
- 1985 Agreement between the developer and York County made the HOA responsible for lakes management
- Tabb Lakes has one of the lowest HOA fees on the Peninsula



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TODD

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 fees to pay for operating costs

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TODD

Board Meetings

Board Meetings–Predictable & Open to All

- 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

TODD

2017 Year in Review

- Replaced Neighborhood Watch Signs and cleaned CERT signs at all six entrances and repaired/replaced posts as needed
- Supported the Neighborhood Block Party with a financial donation and helped host the Dept. of Fire & Life Safety's booth
- Revised ARC Request form to bring attention to the need to comply with York County Code 24.1-280 (home-based businesses)

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TODD

Signs--Not all entrances had signs. Old signs were 20+ years old, worn, and no reflective surface.

ARC Form—stresses importance of complying with county code related to commercial vehicles

2017 Year in Review, cont'd

- New Lake & Trail Use Rules sign installed
- Renovated the Route 134 entrance to the neighborhood...more later!
- Lake 1 Dredging project progress...more later!



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TODD

L & T Use Rules sign—helps mitigate some liability

Treasurer's Report



Charles Rossi, Treasurer

Copies of the Treasurer's Report and FY
2017-2018 Budget are available by
contacting Cox & Lee Management at
CoxLeeMgt@gmail.com or 757-593-6088.

Committee Reports



- Beautification Sarah Knaub
- Grounds Maintenance Sarah Knaub
- Lakes Management Bill Keplesky
- CERT & Stormwater Mgmt Lou Lafrenaye
- Newsletter Editor Shirley Flanagan
- Website Editor Clint Flanagan
- Welcoming Todd Rippy
- Architectural Review Robert Cox
- Covenants Compliance Robert Cox

TODD

Beautification Committee

- Yard of the Month Competition
- Holiday Decorations Competition

✓ Interested in helping?
A new committee
coordinator is needed
beginning in January.



Terri Berube, Outgoing Coordinator

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SARAH

Grounds Maintenance

- Oversee landscape maintenance contractor
- Monitor the lights at the entryways and take action to repair them when necessary
- Advise the BOD on matters concerning the appearance of the common areas and ways to enhance or maintain these areas



Coordinated by Cox & Lee Mgt.

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SARAH

2017 Route 134 Entrance Renovation

Includes:

- New irrigation system
- Reduced landscape bed size
- Hardy, easy-to-maintain plants
- Modified lighting to reduce glare to cars leaving the neighborhood



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SARAH

Lakes Management



John Noble (L1) & Bill Keplesky (L2)

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

Solitude Lake Management

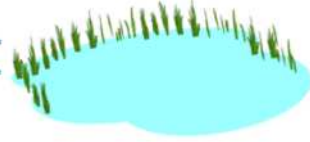
- Inspects lakes monthly
- Treats and controls algae and aquatic weeds
- Fountains/aerators on preventive maintenance

How Residents Can Help

- Remove lake and drainage ditch debris/trash
- Do not feed wildlife (geese, ducks, turtles)
- Reduce sediment: do not dump lawn clippings or leaves into lakes or ditches

BILL

Lakes Management



Accomplishments:

- ▶ Lake treatment for algae continues to occur during May: Lakes unsafe for irrigation May 1–31
- ▶ Monthly inspection for trash pickup and monitoring
- ▶ Replaced Lake 1 and 2 aerator systems
- ▶ Assisted with Lake 1 Dredging Planning: south end (Bridge Wood Dr.) planned to be dredged in 2018 to clear sediment

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BILL/JOHN

2017 Dredging Project Progress

- Planning to dredge area at end of Lake 1 due to sediment buildup restricting drainage between lakes.
- Lake Services Inc., estimated costs of \$31,750.
- Will remove trees and observation dock on HOA property along area to be dredged.



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JOHN

2017 Dredging Project Progress

- Board has filed the Army Corps of Engineers applications for jurisdictional determination



JOHN

Community Emergency Response Committee



Lou Lafrenaye, Chairperson



LOU

Tabb Lakes Emergency Response Committee



- Maintain liaison with York County Emergency Management Planner (LT H. Doug Smith) and the CERT Training Coordinator (Annetta Norwood).
- We currently have ~50 committee members.
 - 22 members completed the Community Emergency Response Team (CERT) training. 2 currently in training.
- Provide relevant emergency preparedness information from VDEM, VDOT, FEMA, CDC, NOAA, NWS, and local Emergency Managers to our committee members via e-mail.

www.tabblakes.org/CERT/welcome.html

Tabb Lakes Emergency Response Committee



- Provided newsletter articles on emergency preparedness. This year, we covered several subjects:
 - VDEM's new alphabetic four-tier (A-D) evacuation plan (Tabb Lakes is not in an established evacuation zone)
 - Reminders regarding smoke and carbon monoxide alarms
 - Fire safety for older adults
 - Residential building fire statistics
- Provided hurricane and other preparedness information to new homeowners through our Welcoming Committee.

Tabb Lakes Emergency Response Committee



- Supported Neighborhood Block Party handing out information on fire prevention and severe weather preparation.
- Participated in first aid refresher training conducted by York County Fire and Life Safety.
- Ham Radio Communication in Tabb Lakes.
 - Practice emergency communications with the local Amateur Radio Emergency Services (ARES) groups.



✓ For more info about CERT or amateur radio, contact Lou Lafrenaye at TLERT@tabblakes.org

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LOU

Stormwater Committee

Lou Lafrenaye, Chairperson



LOU

Stormwater Committee

- No significant stormwater issues this year.
- Continue to 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.
- Requested York County take another look at our Lake 1 outflow capacity due to changes in the surrounding drainage flow (May 2016).
 - Study pending under CIP program submission Fiscal Year 2018-2023 for Tabb Lakes/King's Bottom. (Project # ES-631)

Tabb Lakes Newsletter



- Objective
- Produced quarterly
- Advertisement Policies on web
- 3 ways to receive:
 - Website
 - USPS
 - **Email**

Shirley Flanagan, Editor

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SHIRLEY

- ❖ Goal: To produce a newsletter for Tabb Lakes that is informative about the business of the neighborhood and meets a need; not to contain junk or trivial stuff.
- ❖ Produced quarterly (4 X year)
- ❖ Last publication for this year is: article deadline, Nov. 27, 2017 for early December mailout.
- ❖ Articles basically are written by BOD and Committee Chairpersons; however, any resident can write an article and submit to editor. It will be the discretion of editor and BOD for publication.
- ❖ Advertisement Policy is found on web
- ❖ **Soft copies will be sent via e-mail link when the newsletter has been released. If you are not signed up for a soft copy, please do so in the back of the room tonight.**
- ❖ The newsletters are always posted on the web page before the hard copies are sent out via USPS.

TLHA Web Site

- For Homeowners & Potential Buyers
- New Design and now Database-driven
 - Pages are built on demand, not static
 - Document Library
 - BOD Minutes
 - Newsletters
 - Emergency Response
- Feedback Welcomed

www.tabblakes.org



Clint Flanagan, Webmaster

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CLINT

- Designed to provide information to current Tabblakes Homeowners and potential buyers
- Emphasizes functionality rather than eye candy; no flashing lights or animated graphs
- Features
 - Site is built from a database design
 - Pages are built on demand and do not remain static
 - When no longer needed, pages cease to exist
 - Drop-down selections combined with menus simplifies navigation and recovers screen real estate
 - Shows 8 active years of minutes and 9 years of archived minutes
 - Contains 8 active years of newsletters and 6 years of archived newsletters
 - Provides 2 complete document libraries
 - A public library including a governance section, and
 - A private library (requires a password) for Board and Committee use
- Always open to feedback/suggestions; just send to webmaster@tabblakes.org

Welcome Committee

- Welcomed 13 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

Keith Ebert, Coordinator

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TODD

Architectural Review Committee (ARC)

- Ensure compliance with Covenants & Regs
- ARC standards help maintain property values
- TLHA Covenants ≠ York County Code
- ARC is available to advise prior to project

Coordinated by Cox & Lee Mgt.

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ROBERT

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, 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

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ROBERT

2017 Approved ARC Requests

- 6 Fences



- 1 Shed



- 10 Driveway Resurfacings



- 3 Additions

- 1 Deck



- 2 Other

- Total 23



ROBERT

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)

- Call Robert Cox at any time if you have a question about a notice that you receive.
- 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 surrounding areas

ROBERT

Covenants Compliance Program (CCP)



Disclaimer: Photos not taken in Tabb Lakes!

ROBERT

Covenants Compliance Program (CCP)



ROBERT

Covenants Compliance Program (CCP)

In summary:

- Homeowners have a legal responsibility to comply with 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

Mention ARC/CC Guidelines Table that was mailed out to everyone.

Year in Review – Housing Values

	YTD End September		
	YR 2015	YR 2016	YR 2017
Homes Sold	17	10	8
Avg. Sale Price	\$339,600	\$331,580	\$343,625
Avg. YC Assmt.	\$310,000	\$309,090	\$319,950
Diff. Sale to Assmt.	\$29,600	\$22,490	\$23,675
% Diff.	9.5%	7.3%	7.4%

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ROBERT UPDATED Oct 6 2017

New Business

- ▶ Nominate and Vote:
 - Board Members
- ▶ Vacant Committee Positions
- ▶ Questions from the floor
- ▶ Close Meeting

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TODD

Board Members

- Nominations Coordinators:
John Noble & Bill Keplesky
- One Current Board member is up for re-election: Ron Maddox
- Nominations from the floor for one new Board member
- Voting

BILL

Committee Chairs

Vacant Positions:

- Neighborhood Watch
- Activities
- Beautification

BILL

Questions from the Floor

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

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TODD

Thank you for coming!

Next BoD Meeting: Nov. 21, 2017

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



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TODD