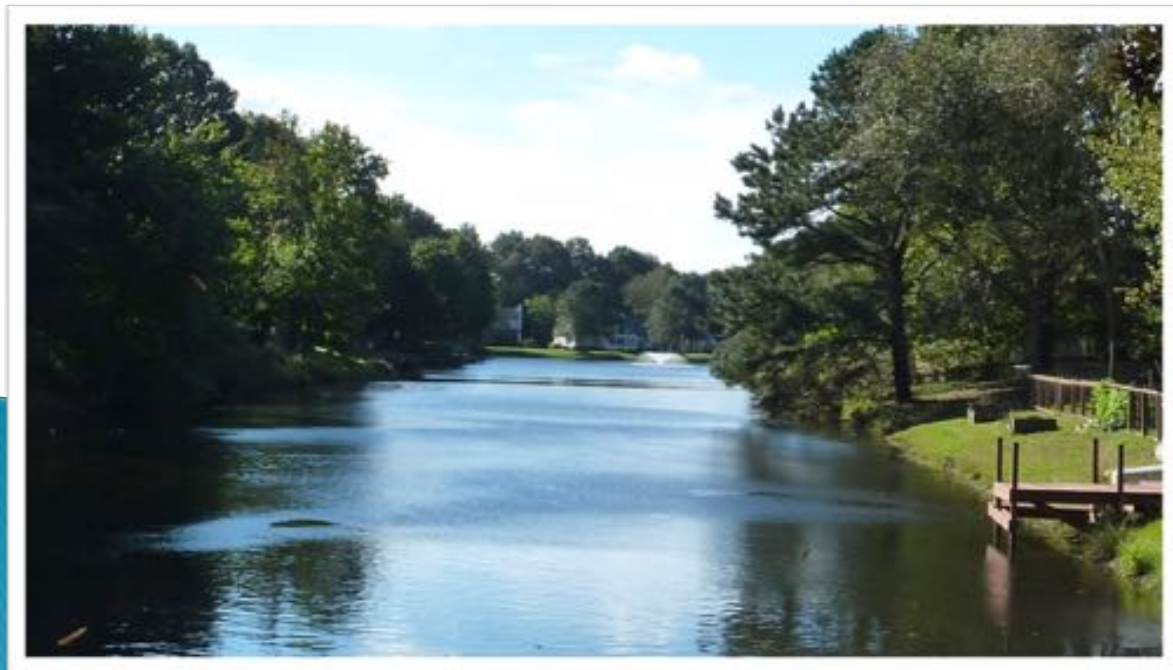


# Tabb Lakes Annual General Meeting

**Oct. 23, 2018      7:00 – 8:45pm**

**Tabb Library Meeting Room**



# Agenda

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

# Introductions: Board

- President: Keith Ebert
- Vice-President: Ellis Sharadin
- Members At Large: Rob Self  
Ron Maddox  
John Noble (term ending)

## Other Association Officers

- Secretary/Treasurer: Charles Rossi

**PLEASE HOLD QUESTIONS TO THE END**

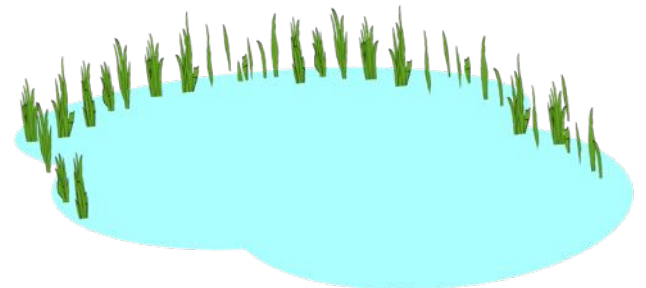
# Committee Chairs

- **Activities Committee** Vacant\*
- Beautification Committee Angela Hurst
- Grounds Maintenance Victory Com. Mgt. & Board
- Lake 1 Management John Noble
- **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
- Architectural Review Victory Community Mgt.
- Covenants Compliance Victory Community Mgt.

\* Positions to be filled tonight

# 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
- The Developer turned the Association/Covenants over to the homeowners in October 1992



# You Have a Stake in the Homeowners Association

- Tabb Lakes has one of the lowest HOA fees on the Peninsula
- Membership is mandatory for home buyers
- Association must be maintained in perpetuity, per VA 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

# 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

# 2018 Year in Review

- Lake 1 dredging project removed land bridge blocking outflow of Lake 2 into Lake 1 (near the bench at Bridge Wood Dr.)
- Supported the Neighborhood Block Party with a financial donation and helped host the Dept. of Fire & Life Safety's booth
- Successfully averted an effort to build another business on Route 17 that would have threatened Lake 1 with more runoff and debris
- Coordinated with York County Department of Codes Compliance to mitigate noise and block unsightly junked vehicles from view



# 2018 Year in Review, cont'd

- Upgraded several street name signs, had stop signs straightened and potholes fixed
- Updated membership on new process for reporting Watch Light outages to Dominion Energy
- Revised ARC Request form and procedure to include a post-construction site visit to ensure the project is completed in accordance with the approved specifications.
- Improved insurance coverage to protect the Association from liability

# Treasurer's Report



Charles Rossi, Treasurer

Copies of the Treasurer's  
Report and FY 2018-2019  
Budget are available by  
contacting Victory Community  
Management at  
[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) or  
757-593-0166.



# Committee Reports



- Beautification
- Grounds Maintenance
- Lakes Management
- Stormwater & CERT
- Newsletter Editor
- Website Editor
- Welcoming
- Architectural Review
- Covenants Compliance

Angela Hurst  
Sarah Knaub  
John Noble  
Lou Lafrenaye  
Rob Self  
Rob Self  
Charles Rossi  
Sarah Knaub  
Sarah Knaub

# Beautification Committee

- Yard of the Month Competition (Nominate a neighbor)
- Holiday Decorations Competition (Families welcome)
- Basic Enhancing of Tabb Lakes Entrances (Seasonal)

Contact Angela  
Hurst, Beautification  
Chair, for more  
information on how  
you can participate.

[Beauty@tabblakes.org](mailto:Beauty@tabblakes.org)



- ✓ “Teamwork divides the task and multiplies the success.”

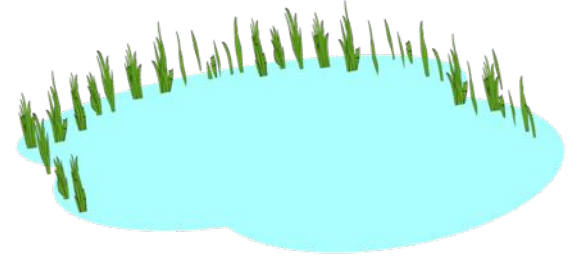
# Grounds Maintenance

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



Coordinated by Victory Community Mgt.

# Lakes Management



## John Noble (L1 & L2)

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

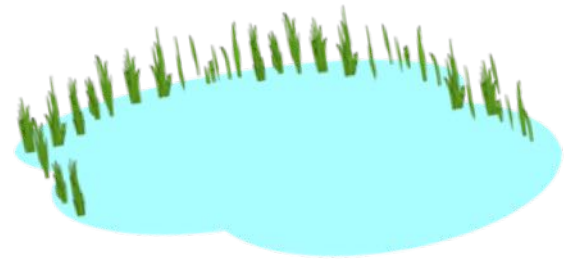
## Solitude Lake Management

- Inspects lakes monthly
- Treats and controls algae & aquatic weeds
- Fountains/aerators on preventive & demand 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, trash, or leaves into lakes or ditches

# 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
- Repaired aerators and fountains
- Completed dredging of southern end of Lake 1

## Needs:

- Lake 2 Coordinator
  - Community input for lake issues & upgrades
    - Observation Dock?
    - Sediment encroachment?
    - Failed equipment?
- Contact Lake Coordinator  
or TLHA Board Member**



# 2018 Dredging Project

Area at end of Lake 1 dredged due to sediment buildup restricting drainage between lakes.

- Cost ~\$37K
- Observation dock removed due to poor condition, hampered flow of water and collected debris
- Up next: landscaping near dredged location



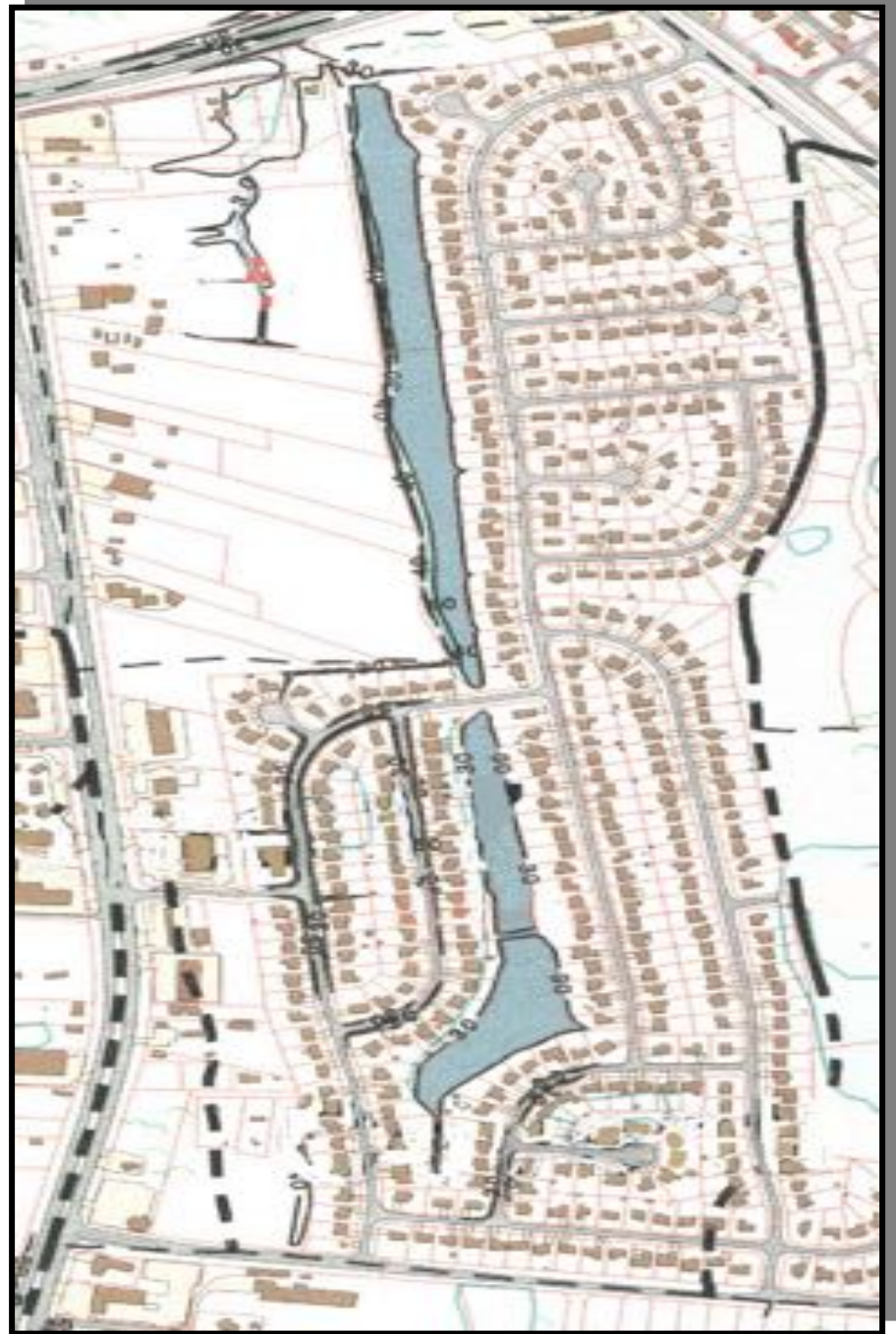
# 2018 Dredging Project

Before and After



# Stormwater Committee

Lou Lafrenaye, Chairperson



# Stormwater Committee

- No major issues this year.
- Recent dredging will improve stormwater flow from Lake 2 into Lake 1 along with maintaining quality of water in Lake 2.
- 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.
- Conducted several inspections of lake outflow area in preparation for Hurricane Florence and TS Michael. Provided information to lake property owners to prepare for Hurricane Florence.

# Community Emergency Response Committee

Lou Lafrenaye, Chairperson



# Tabb Lakes Emergency Response Committee



- Maintain liaison with York County Emergency Management Planner (LT. Doug Smith) and the CERT Training Coordinator (Annetta Norwood).
- We currently have ~50 committee members.
  - 23 members completed the Community Emergency Response Team (CERT) 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](http://www.tabblakes.org/CERT/welcome.html)

# Tabb Lakes Emergency Response Committee



- Provided newsletter articles on safety and emergency preparedness. Subjects included:
  - Family escape plans and smoke/CO2 alarms
  - Kidde fire extinguisher recall
  - Help first responders find your home – home numbers
  - Safety around pad mounted transformers
  - Poisonous plants in homes and neighborhood
- Provided preparation information for Hurricane Florence.
- 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.
- Organized a Hurricane Preparedness and Neighborhood Safety briefing in joint effort with Coventry HOA
- Ham Radio Communication
  - 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](mailto:TLERT@tabblakes.org)



# Tabb Lakes Newsletter



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

Shirley Flanagan, Editor

# TLHA Web Site

- For Homeowners & Potential Buyers
  - Pages are built on demand, not static
  - BOD Meeting Minutes (18 yrs)
  - Newsletters (14 yrs)
  - Emergency Response
  - Document Library
- Feedback Welcomed
  - [webmaster@tabblakes.org](mailto:webmaster@tabblakes.org)

[www.tabblakes.org](http://www.tabblakes.org)



Clint Flanagan, Webmaster

# Welcome Committee

- Welcomed 22 new families this year
- Handouts given to new TL residents:
  - YC New Resident Info Package ordering info
  - 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

# Architectural Review Committee (ARC)

Per TLHA Bylaws, ARC review is required for all exterior property modifications

- Examples: 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

Coordinated by Victory Community Mgt.

# Architectural Review Committee (ARC)

- Ensure compliance with Covenants & Regs
- ARC standards help maintain property values
- TLHA Covenants  $\neq$  York County Code
- ARC is available to advise prior to project
- Approved ARC requests are reviewed prior to a Resale Disclosure Packet being issued

# 2018 Approved ARC Requests

- 8 Fences



- 3 Sheds



- 3 Driveway Resurfacings

- 3 Decks



- Others

- ✓ Awning
- ✓ Retaining Wall
- ✓ Bulkhead
- ✓ Solar Panels

- Total 22

# Covenants Compliance Program (CCP)

- VCM conducts twice-monthly inspections
- 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

# Covenants Compliance Program

- Notify residents of problems by mail
- Given reasonable time to correct discrepancies
- Time extensions are granted for valid reasons
- Call Sarah Knaub at any time if you have a question about a notice that you receive!



# Covenants Compliance Program



Mold

***Disclaimer: Photos not taken in Tabb Lakes!***



Roof Stains



Overgrown Driveway Apron

# Covenants Compliance Program



RV, Boat,  
Commercial Vehicle

Peeling Trim



# Covenants Compliance Program

## 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
- Payoff in community pride & when it comes time to sell

# Year in Review – Housing Values

	YTD		
	YR 2016	YR 2017	YR 2018
<b>Homes Sold</b>	<b>10</b>	<b>8</b>	<b>26</b>
<b>Avg. Sale Price</b>	<b>\$331,580</b>	<b>\$343,625</b>	<b>\$331,013</b>
<b>Avg. YC Assmt.</b>	<b>\$309,090</b>	<b>\$319,950</b>	<b>\$313,354</b>
<b>Diff. Sale to Assmt.</b>	<b>\$22,490</b>	<b>\$23,675</b>	<b>\$17,660</b>
<b>% Diff.</b>	<b>7.3%</b>	<b>7.4%</b>	<b>5.6%</b>

# New Business

- ▶ Nominate and Vote:
  - Board Member(s)
- ▶ Vacant Committee Positions
- ▶ Questions from the floor
- ▶ Close Meeting

# Board Members

- Nominations Coordinator: Ron Maddox
- Nominations from the floor for one or new Board members
- Voting

# Committee Chairs

## Vacant Positions:

- Neighborhood Watch
- Lake 2 Management
- Activities

# Questions from the Floor

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



# Thank you for coming!

Next BoD Meeting: Nov. 20, 2018

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



