

Tabb Lakes Annual General Meeting

Oct. 23, 2019 7:00 – 8:45pm

Tabb Library Meeting Room



Agenda

- Introduction
- Year in Review
- Treasurer's Report
- Committee Reports
- New Business:
 - Possible Docs Rewrite
 - Board & Committee Positions
- Questions from the Membership

Introductions

- Board President: Keith Ebert*
- Board Vice-President: Ellis Sharadin*
- Members At Large:
 Ron Maddox* Samuel Ray Sony Saif
- Secretary/Treasurer: Charles Rossi (Non-Board Member)
- Community Association Manager: Sarah Knaub

PLEASE HOLD QUESTIONS TO THE END

*Denotes members at the end
of their 2-year term

Committee Chairs

- **Activities Committee**
- Beautification Committee
- Grounds Maintenance
- Lake 1 Management
- **Lake 2 Management**
- Neighborhood Watch
- Newsletter Editor
- CERT
- Stormwater Management
- Website Editor
- Welcome Committee
- Architectural Review
- Covenants Compliance

Vacant*

Angela Hurst

Victory Com. Mgt. & Board

John Noble

Vacant*

Neal VanHouten

Shirley Flanagan

Lou Lafrenaye

Lou Lafrenaye

Clint Flanagan

Keith Ebert

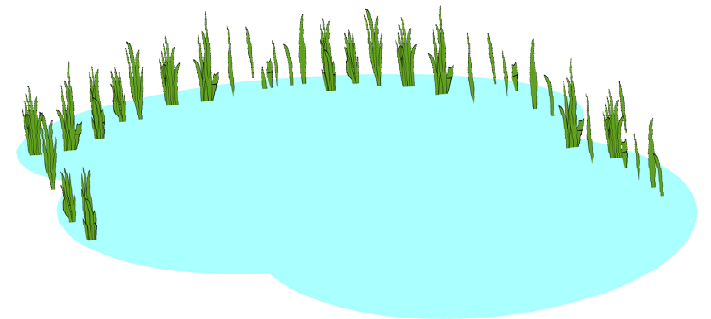
Victory Community Mgt.

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

www.tabblakes.org

2019 Year in Review

- Supported the Neighborhood Block Party with a financial donation and helped host the Dept. of Fire & Life Safety's booth
- Successfully averted ANOTHER effort to build a business on Route 17 that would have threatened Lake 1 with more runoff and debris
- Gathering information and quotes for additional dredging that may need to be done to keep the stormwater system functioning properly
- Restarted the Neighborhood Watch Committee

2019 Year in Review, cont'd


- Working on neighborhood entrance at Mid-Atlantic Place—aesthetics, lighting and safety
- CC focus on maintenance issues addresses the aging look of the neighborhood, encourages community pride and preserves home values
- Had numerous potholes and Watch Lights fixed
- Landscaping at Lake 1 common area to be completed this fall

Treasurer's Report

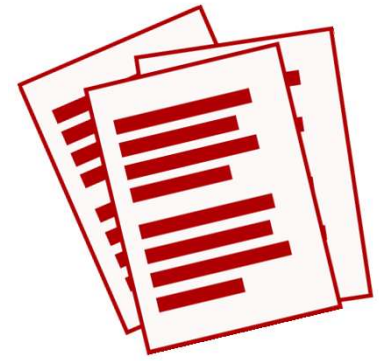


Charles Rossi, Treasurer

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



Committee Reports



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

Angela Hurst
Sarah Knaub
John Noble
Lou Lafrenaye
Lou Lafrenaye
Shirley Flanagan
Clint Flanagan
Keith Ebert
Neal VanHouten
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



- ✓ "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.

Safety Improvements at M-A Place



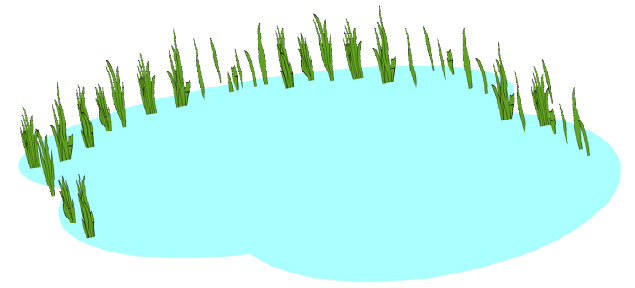
- Area is very dark so drivers often cannot tell that the road shifts
- Many drivers were driving through the grass after turning from Bridge Wood Dr.
- Landscaper repaired the damage to the side of the road and we installed reflectors
- Having a visual guideline along the side of the road seems to have helped keep drivers on the roadway

Safety Improvements at M–A Place



- Working with Dominion Energy and Mid–Atlantic Real Estate on having a streetlight installed
- STOP sign installed at the Speedway exit onto Mid–Atlantic Place
- Put in a request to VDOT for a line painted down the middle of the road or permanent reflectors/markers along the side of the road
- Sidewalk request submitted to York County will be in the hopper for the next round of projects they submit to VDOT

Lakes Management



John Noble (L1 & L2)

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

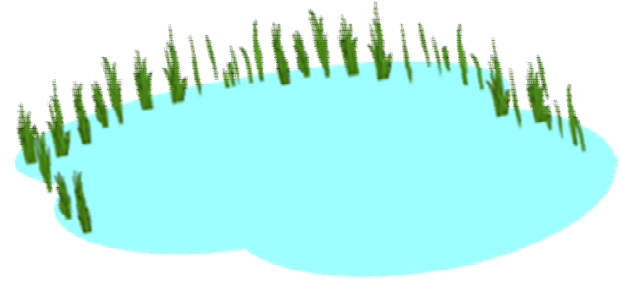
Solitude Lake Management

- 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, muskrats)
- 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
- Treated Blue–Green Algae Bloom
- Repaired aerators and fountains

Needs:

- Lake 2 Coordinator
- Community input for lake issues & upgrades
 - Observation Dock?
 - Sediment encroachment?
 - Failed equipment?
 - Intrusive animal species

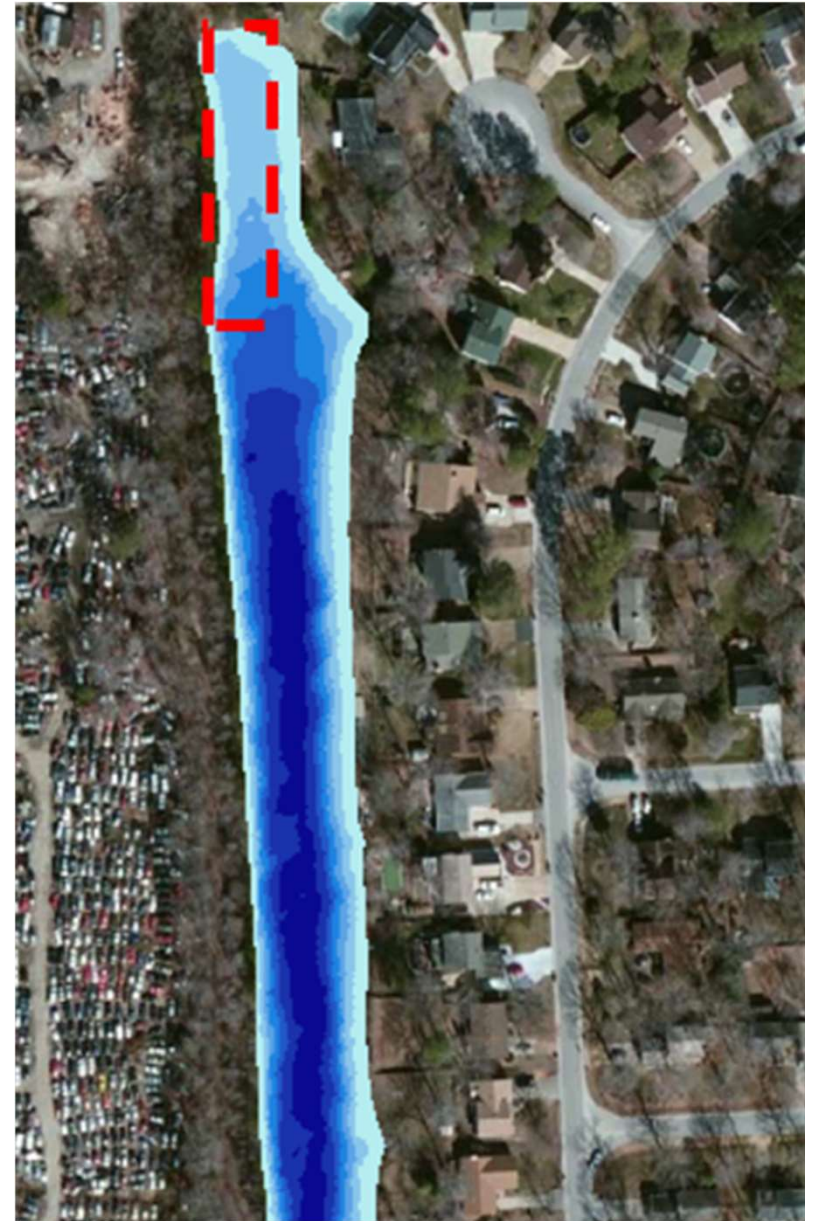
**Contact Lake Coordinator or
a TLHA Board Member**

LakeMaint1@tabblakes.org

Potential Dredging Projects

May need dredging of northern outfall end of Lake 1 due to sediment buildup restricting drainage out of the lakes.

- Contacted two companies for estimates:
 - BMP Maintenance, Inc.
 - Awaiting estimate
 - Lakes Services, Inc.
 - Approx. Est: \$111,000



Potential Dredging Projects

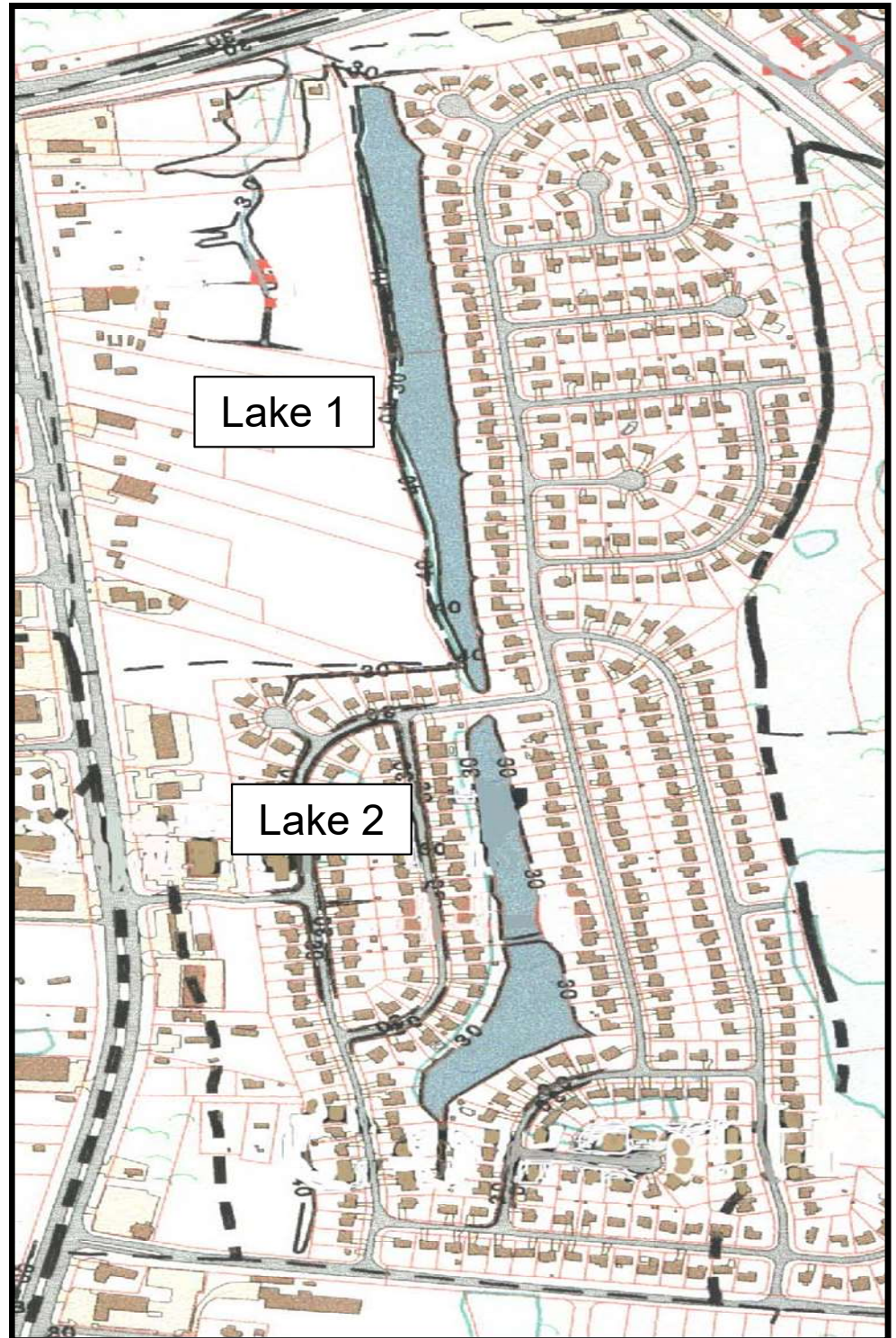
May need dredging of Lake 2 to bring to design specs of 6 ft. on center and remove sediment buildup.

- Contacted two companies for estimates:
 - BMP Maintenance, Inc.
 - Awaiting estimate
 - Lakes Services, Inc.
 - Rough Est: \$612,000



Stormwater Committee

Lou Lafrenaye, Chairperson



Stormwater Committee

- No major issues this year.
- Recent dredging has improved 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 and provide information to neighborhood via HOA newsletter to minimize the chance of flooding in our neighborhood.
- Conducted inspections of lake outflow area in preparation for Hurricane Dorian.
- Proposed Sam's Express Car Wash along Rt 17: Addressed our stormwater concerns to the company executives and building engineer, then with the YC Planning Commission and the YC Board of Supervisors during the approval process.



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

Tabb Lakes Emergency Response Committee



- Provided newsletter articles on safety and emergency preparedness.
- Provided preparation information for Hurricane Dorian.
- Provided hurricane and other preparedness information to new homeowners through our Welcoming Committee.
- Supported Neighborhood Block Party handing out information on fire prevention and severe weather preparation.
- Ham Radio Communication
 - Practice emergency communications with the local Amateur Radio Emergency Services (ARES) groups
 - Supported VOPEX 2019 (Simulated Surry NPS accident)

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

Tabb Lakes Activities Committee

- Supported the 4th Annual Neighborhood Block Party
 - Consolidation of Coventry, Greenland, and Tabb Lakes HOA's.





TABB LAKES NEWSLETTER

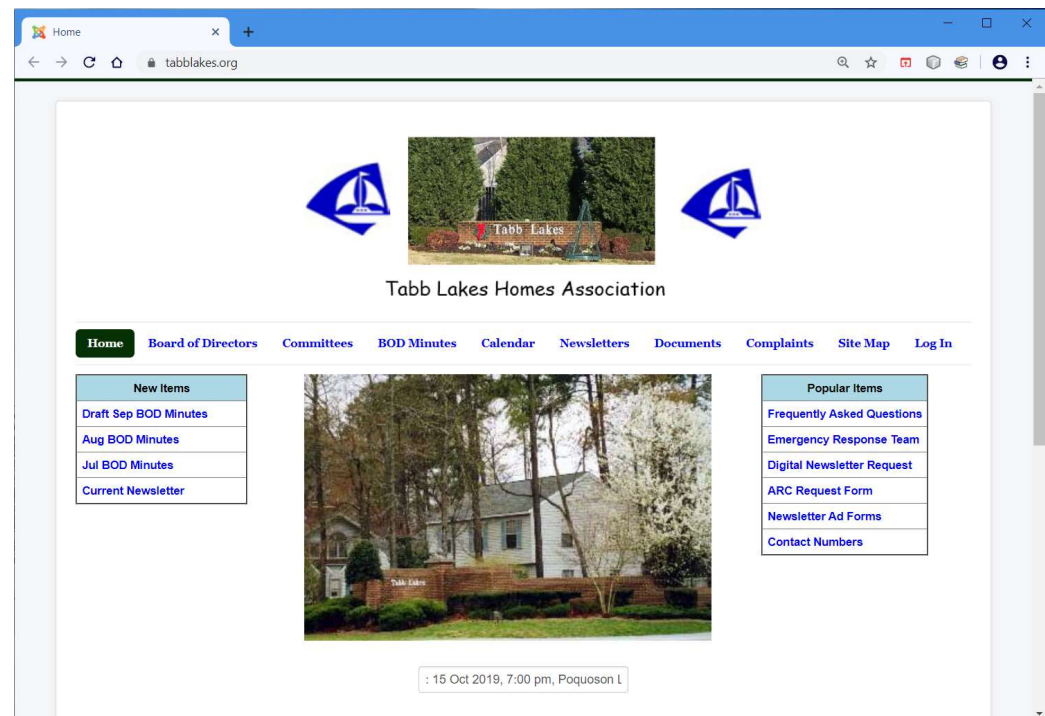
Shirley Flanagan, Editor

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

TLHA Web Site

- For Homeowners & Potential Buyers
 - Pages are built on demand, not static
 - BOD Meeting Minutes (19 yrs)
 - Newsletters (16 yrs)
 - Emergency Response
 - Document Library
- Feedback Welcomed
 - Webmaster@tabblakes.org

<https://www.tabblakes.org>



Clint Flanagan, Webmaster

Welcome Committee

- Welcomed 23 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

Neighborhood Watch



- Program Coordinator: Neal Van Houten, Liaison to the Sheriff's Dept.
- Why is Neighborhood Watch important?
 - ✓ Reduces opportunities for crime to occur; it doesn't rely on altering or changing criminal behavior
 - ✓ Eyes and Ears of the neighborhood
- Block Captain: Know/Communicate with neighbors, monitor websites, address/upchannel concerns
- Become a Block Captain – we are greater in numbers. Contact me through tabblakes.org
- Report ANY/ALL suspicious activity to the York–Poquoson Sheriff's Dept 890–3630 and share with Block Captains

Neighborhood Watch

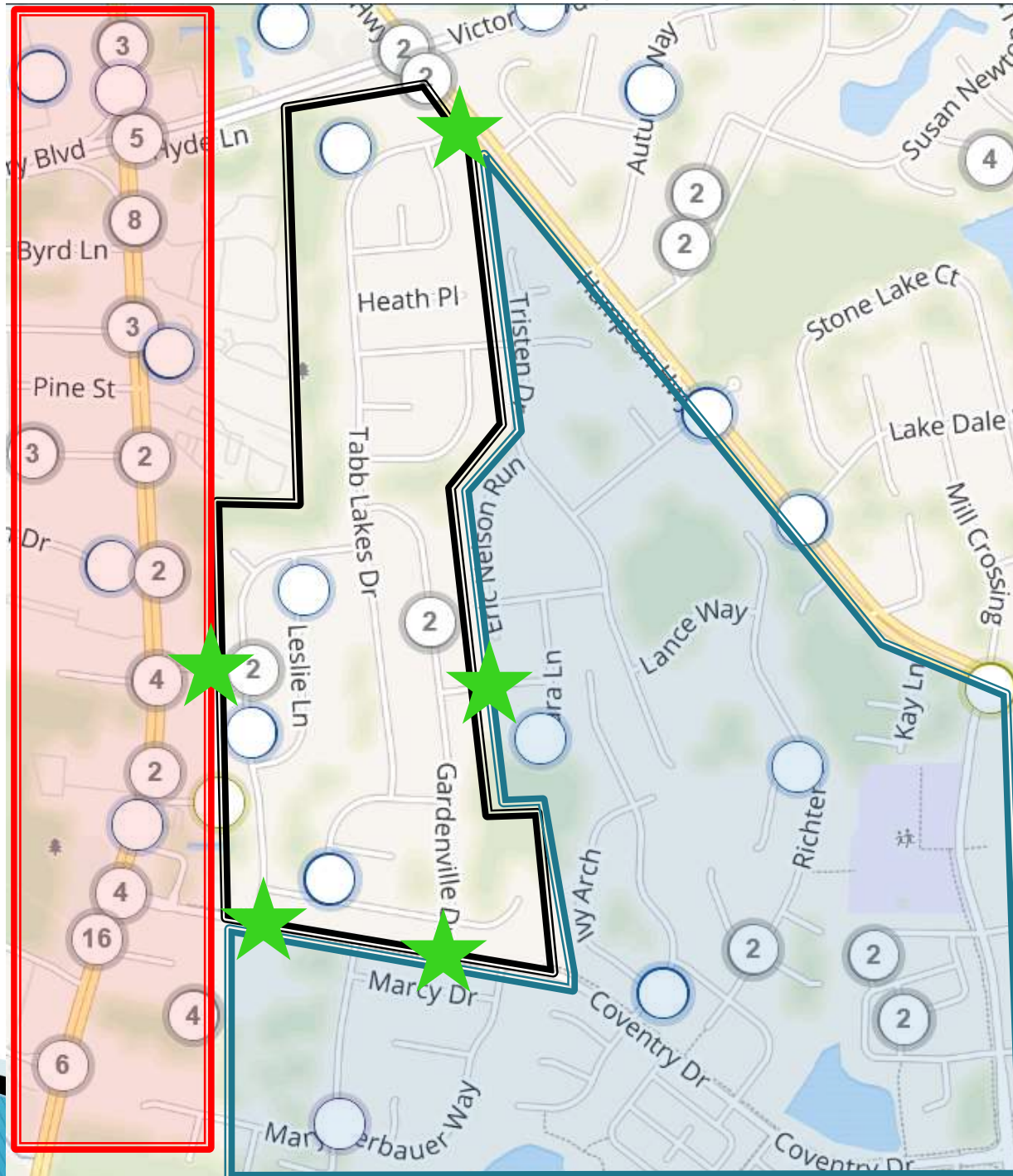


- Register for community and crime report apps/websites. Each provides you a way to stay connected on suspicious behavior or possible crime in the area. Ability to share camera captures with police/neighbors.
 - “Neighbors” – App
 - “Nextdoor” – App and website: www.nextdoor.com
 - York County Crime Reports – website:
www.yorkcounty.gov/1022/Press-Releases-Web-Reports-Crime-Line
- Know your surroundings – Watch out for neighbors and pay attention when following your daily routine
- Tell us your ideas – Remember to turn porch lights on as days shorten

NeighborhoodWatch@tabblakes.org

Crime

May – Oct 2019 (6 months)



- RT 17**
- 1 x Assault
 - 1 x Sexual Offense
 - 1 x B&E
 - 2 x Theft
 - 1 x Theft of Vehicle
 - 4 x Drugs
 - 5 x Alcohol

- Coventry**
- 1 x Fraud
 - 8 x Larceny
 - 1 x B&E
 - 1 x Trespass
 - 2 x Assault

- Tabb Lakes**
- 2 x Fraud
 - 1 x Larceny
 - 1 x Hit & Run
 - 1 x DUI/Weapon Offense

★ Neighborhood Entrance

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 3 weeks to process

Coordinated by Victory Community Mgt.

Architectural Review Committee

- Ensure compliance with Covenants & Regs
- ARC standards help maintain property values
- TLHA Covenants ≠ York County Code
- ARC is available to advise prior to project
- *New: Post-construction inspection to ensure project was completed according to the approved specifications*
- Approved ARC requests are reviewed prior to a Resale Disclosure Packet being issued

2019 Approved ARC Requests

- 3 Fences



- 3 Sheds



- 5 Exterior Color Changes

- 3 Retaining Walls

- Others
 - ✓ Dock
 - ✓ Sunroom
 - ✓ Front Porch

- Total 19



Covenants Compliance Program (CCP)

- VCM conducts twice-monthly inspections
- Program is designed to:
 - Protect property values
 - Head off maintenance problems
 - Maintain good relations between neighbors
 - Encourage community pride

Covenants Compliance Program

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

(757) 593-0166 or VictoryComMgt@gmail.com

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

- Homeowners have a legal responsibility to comply with Covenants
- Board has legal responsibility to enforce the Covenants
- Spring focus was on “aging” house exteriors: faded/peeling shutters, peeling trim or vents, etc.
- Payoff in community pride & when it comes time to sell

Year in Review – Housing Values

	YR 2017	YR 2018	YTD YR 2019
Homes Sold	12	26	21
Avg. Sale Price	\$337,417	\$339,571	\$346,267
Avg. YC Assmt.	\$319,067	\$323,873	\$314,148
Diff. Sale to Assmt.	\$18,350	\$15,698	\$32,119
% Diff.	5.8%	4.8%	10.2%

*2019 values are adjusted to remove one outlier.

New Business

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

Potential Document Rewrite

- Approval of 75% (336) of TLHA owners needed
- Current governing documents contain outdated language and references to the builder (Declarant)
- Changes to the VA Property Owners Association Act need to be addressed
 - For example, can change amendment approval needed to 2/3 of owners (297)*
- Need to be rewritten by an attorney, cost approximately \$5000

Possible Improvements

- Clarify conflicting statements in current docs related to lake use
- Allow BOD to increase annual assessments by more than 1% or 2% per year (most association's docs allow up to 10%)
- Authorize BOD to utilize the authority laid out in the VA POA to charge owners non-compliance assessments for continuing violations (currently the only remedy we have is legal action, which is very costly)

Board Members

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

Committee Chairs

Vacant Positions:

- 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. 19, 2019

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



