

Tabb Lakes Annual General Meeting

Oct. 26, 2021

7:00 pm

Via Zoom



Agenda

- Introduction
- Year in Review
- Treasurer's Report
- Committee Reports
- New Business
- Questions from the Membership

Introductions

- Board President: Keith Ebert
- Board Vice-President: Ellis Sharadin
- Members At Large: 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

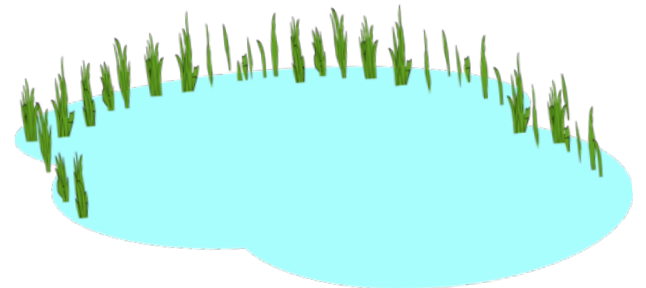
Committee Chairs

- Activities Committee Kelly Goodwin
- Beautification Committee Angela Hurst
- Grounds Maintenance Victory Com. Mgt. & Board
- Lake 1 Management Timothy Burke
- Lake 2 Management Jeffrey Payne
- **Neighborhood Watch*** Vacant
- Newsletter Editor Shirley Flanagan
- CERT Lou Lafrenaye
- Stormwater Management Lou Lafrenaye
- Web Services Coordinator 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: **ZOOM!**
Email VictoryComMgt@gmail.com a few days before the meeting if you would like to join us
- 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

2021 Year in Review

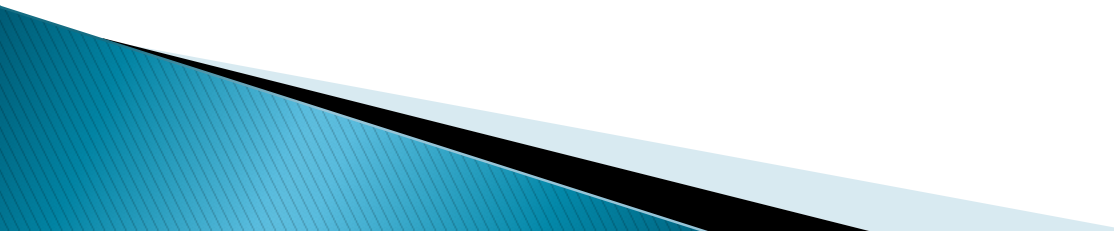
- Completed a dredging project at the outflow from Lake 1
- Started a community email list, moved to electronic distribution of the newsletter
- Participated in the Great American Cleanup
- Corrected Dominion Energy's inventory of TLHA Watch Lights, received bill credit for past outages, resolved all remaining outages
- Restarted the Activities Committee
- Repaired cover for Lake 1 compressors
- Installed YC Sherrif's Dept signs reminding h/o's to lock cars and remove valuables

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 Committee

Angela Hurst, Coordinator

The Beautification Committee members select winners for the Yard of the Month and Holiday Decorations contests. They also assist in occasional planting or decorating at the two main Tabb Lakes neighborhood entrances.

We are in need of more members to help enhance the BEAUTY of our Tabb Lakes community!

Email Beauty@tabblakes.org or attend the November board meeting via Zoom if you are interested in helping!

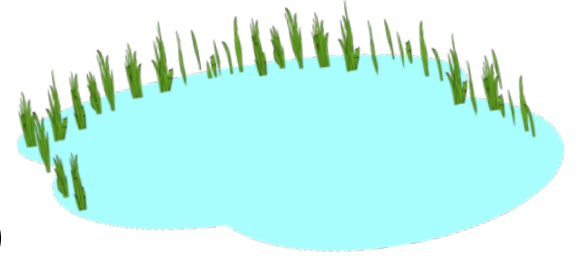
Grounds Maintenance

- 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



Timothy Burke (L1) & Jeff Payne (L2)

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

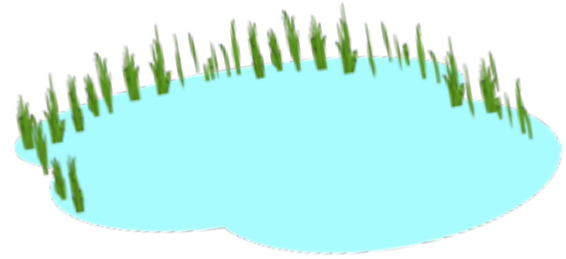
Solitude Lake Management

- 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

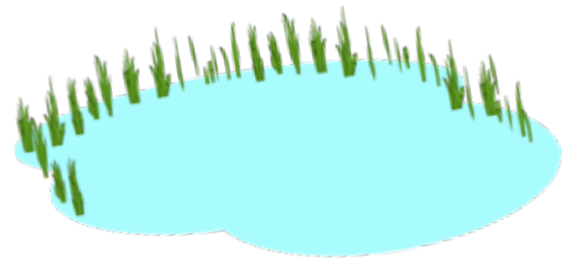
Lakes Management



Accomplishments:

- Lake treatment for algae continues to occur during May: Lakes unsafe for irrigation May 1–31
- Replaced compressors at both lakes & installed fans to help extend life of equipment
- Coordinated w/York County & DEQ to verify lake water was not affected by chemicals after the Best Pools fire

Lakes Management



Needs:

Community input for lake issues & upgrades

- Equipment malfunctioning
- Intrusive animal species
- Sudden appearance of algae

Contact a Lake Coordinator or
VictoryComMgt@gmail.com if
you see
any of the above!

- Replace the Observation/
Fishing Deck?

Contact a Lake Coordinator or TLHA
Board Member if you have any input about replacing the fishing pier.



Tim: LakeMaint1@tabblakes.org
Jeff: LakeMaint2@tabblakes.org

2021 Dredging Project

Area at north end of Lake 1 dredged due to sediment buildup beginning to restrict drainage to outflow pipes.

- Dredging Cost \$125K
- ~ 230 ft x 45 ft
- Up next: Remove trees around the outflow area to minimize future buildup.

- Additional Info on Tabb Lakes HOA website:

https://tabblakes.org/lakemgmt/Dredging_As_of_Aug_2021.pdf



2021 Dredging Project



Before



After

Stormwater Committee

Lou Lafrenaye, Coordinator

- No major issues this year.
- Continue to inspect lake outflow areas before storms and after storms.
- Continue to remove debris, branches, and garbage from around area of outflow pipes to ensure proper stormwater drainage flow and to minimize the chance of flooding in our neighborhood.
- Monitored the Lake 1 north dredging project. Obtain estimate for removal of trees around the outflow area.
- Clear shrubs around entrance to the path on the west side of Lake 1 and at the north end outflow area.

Tabb Lakes Emergency Response Committee



Lou Lafrenaye, Coordinator

- We currently have ~50 committee members.
 - ✓ 23 members completed the CERT training.
- Maintain liaison with York County Emergency Management Planner (CAPT Sean Segerblom) and the Fire and Life Safety Educator (Jennifer Overbay).
- Provided newsletter articles on safety and emergency preparedness.
- Provide relevant emergency preparedness information from VDEM, VDOT, FEMA, CDC, NOAA, NWS, and local Emergency Managers to our committee members.

<http://www.tabblakes.org/CERT/welcome.html>

Tabb Lakes Emergency Response Committee (cont'd)



- Provided hurricane and other preparedness information to new homeowners through our Welcoming Committee.
- Provided assistance to York County supporting a drive-thru vaccination clinic at Grafton School Complex.
- Provided assistance to Fire Dept personnel providing smoke detector inspections/battery replacement in senior living facilities in York County.
- 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

Tabb Lakes Activities Committee

Coordinator: Kelly Goodwin

Contact: Activities@tabblakes.org

We are always looking for more
volunteers or ideas for events!

Winter Bird Feeding Tips



Join us at 6pm on November 17th for a Winter Survival Workshop hosted by Wild Birds Unlimited and help your feathered backyard friends thrive through winter! **FREE EVENT**, participants will receive a coupon good for a future purchase from WBU.



TABB LAKES NEWSLETTER

Shirley Flanagan, Editor

- Objective – Be as informative as possible about Tabb Lakes
- Produced quarterly
- Advertisement Policies are on the TLHA website

NOTE:

In order to save money, the newsletter is no longer sent via hardcopy. Please fill out the form on our webpage to receive each issue via email. We will continue to post the newsletter on the website. If you know of someone in Tabb Lakes who has no internet capability and needs to receive a hardcopy, please contact me at newsletter@tabblakes.org.

Tabb Lakes Web Services For Homeowners & Potential Buyers

Web Site <https://www.tabblakes.org>

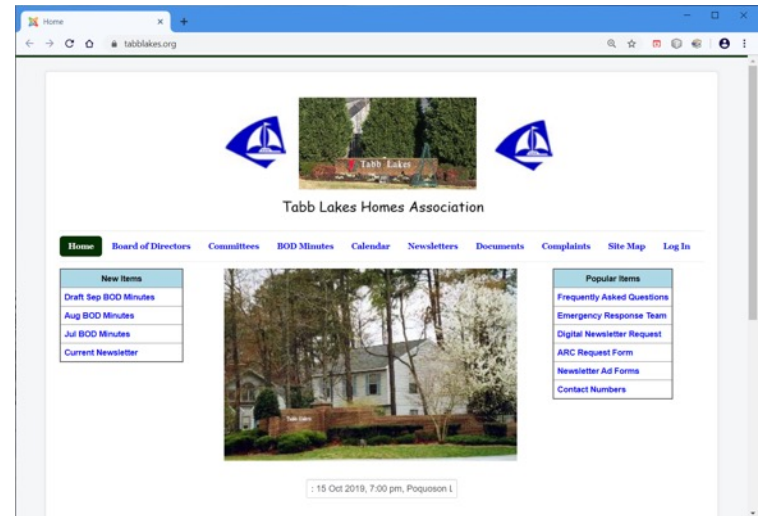
- Contains Historical Archives
 - BOD Meeting Minutes (21 yrs)
 - Newsletters (18 yrs)
 - Tabb Lakes History
- Document Libraries (One public and one for BoD use)

Increased Use of E-mailings

- Emergency Response Notifications
- All Newsletters
- Pertinent information sharing

Feedback Welcomed!

webmaster@tabblakes.org



Clint Flanagan, Webmaster

Welcome Committee

- Welcomed 27 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



Coordinator position is currently VACANT!
Would you like to volunteer??

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, Ditch modifications
- 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 \neq York County Code
- ARC is available to advise prior to project
- *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

2021 Approved ARC Requests

- 5 Fences
- 3 Decks
- 2 Exterior Color Changes
- 1 Retaining Wall
- 4 Driveways



Total 15

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



RVs & Boats



Mailboxes & Posts

Peeling Trim



Covenants Compliance Program

- Homeowners have a legal responsibility to comply with Covenants
- Board has legal responsibility to enforce the Covenants
- Payoff in community pride & when it comes time to sell

Year in Review – Housing Values

	YTD		
	YR 2019	YR 2020	YR 2021
Homes Sold	26	23	20
Avg. Sale Price	\$357,404	\$358,674	\$396,202
Avg. YC Assmt.	\$328,977	\$320,226	\$320,000
Diff. Sale to Assmt.	\$28,427	\$38,448	\$ 76,202
% Diff.	8.6%	12.0%	23.8%

*2019 values are adjusted to remove one outlier.

New Business

- ▶ Possible TLHA Documents Rewrite
- ▶ Shoreline Maintenance Standards
- ▶ Lakeside Fence Rule Change
- ▶ Neighborhood Signage
- ▶ Nominate and Vote:
 - Board Member(s)
- ▶ Vacant Committee Positions

Potential Document Rewrite

- Current governing documents contain outdated language and references to the builder (Declarant)

Ex.: Notice of board meetings can be sent to directors via telegram

- Approval of 75% (336) of TLHA owners needed to amend the Declaration, majority of a quorum (45) needed to amend the By Laws
- 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 CPI (often is only 1% or 2% per year), most association's docs allow up to 10%
- Change board member terms to 3 years (from 2)
- 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)

- 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)

Homeowner Input?

Shoreline Maintenance

Proper shoreline maintenance will reduce stormwater runoff that leads to water quality problems and algae blooms, prevents erosion, and can prevent the inflow of sediment and detritus that will lead to an increased need for dredging.

- ▶ Solitude Lake Management
- ▶ The Virginia Cooperative Extension
- ▶ The Virginia Institute of Marine Science (VIMS)
- ▶ York County's department of Stormwater Engineering

ALL recommend *intentional* shoreline maintenance, including the use of vegetative buffers along shorelines. The board is proposing a resolution to clarify the standards to be upheld by those whose property abuts one of the lakes.

The goal is to maximize the performance of the neighborhood's stormwater drainage system and reduce costs associated with aeration equipment repairs and dredging.

Proposed Shoreline Maintenance Standards

1. *Small* trees and woody vegetation growing within 10' of the shoreline need to be removed. Any dead trees and limbs to be removed asap.
2. Any *large* trees left along the shoreline must be kept pruned to reduce the likelihood of branches and leaves falling into the lake. (Removing a large tree with a well-established root system in the shoreline must be done very carefully, and usually it is better to leave it there.)
3. Trees that lean out over the water need to be removed if it is likely they will fail as they grow or due to high wind conditions during a storm.



Proposed Shoreline Maintenance Standards

4. A vegetative buffer 3 – 5' wide should be planted/ allowed to grow along the shoreline. The buffer can contain native marshland-type grasses, shoreline plants, or can be left to grow naturally, as long as woody vegetation is not allowed to grow.
5. The vegetative buffer must be kept under 4' high at all times (same as fence rule) so it does not block a neighbor's view of the lake.

Note: there is a ton of information on the internet about beneficial shoreline buffers. Resources will also be posted on the TLHA website.

Once a resolution is passed, homeowners will be given a reasonable amount of time to bring their property into compliance.

Bulkheads are also still acceptable, see governing docs for specifications.

Homeowner Input?

Proposed Shoreline Maintenance Standards



Proposed Shoreline Maintenance Standards

Enforcement Possibilities:

- Through the regular covenants compliance program.
- The association has a 15' easement around the lake for access and maintenance. They CAN use that easement to remove/remedy a shoreline that is having a detrimental effect on the lake.
- If a tree or large limb fails and falls into the water, the homeowner will be held responsible for its removal at their own expense. Limbs must be removed from the lake so they do not damage the aeration equipment or block the outflow pipes.

Homeowner Input?

Lakeside Fence Rule Change

- The board has proposed amending the current fence rules to allow fences to be built to within 6 feet of the lakes.
- Current rule only allows fences to within 15 feet of the lakes
- TLHA has a 15' easement for maintenance and access around the lakes. If the full 15 feet was needed by the HOA any fences within the easement would have to be removed at the expense of the homeowner.
- The rest of the fence rules would remain unchanged.

Homeowner Input?

Neighborhood Signage

The board is investigating the possibility of installing Tabb Lakes neighborhood signs at the “secondary” entrances

- ▶ Bridge Wood Dr. & Coventry Blvd. (YC Pump Station)
- ▶ Gardenville Dr. & Coventry Blvd.
- ▶ Gardenville Dr. & Hilda Hollow
- ▶ Jonathan Junction at the border with Coventry



Homeowner Input?

Board Member Elections

- Need 3 board members
 - Serve a 2-year term
 - Officer positions are decided at the November board meeting
- UPDATE: At the November board meeting, Jennifer Kurr, Rob Cook, and Sam Ray were appointed to fill the vacant seats on the Board of Directors.

Committee Chairs

Vacant Positions:

- Neighborhood Watch
- Activities volunteers
- Beautification volunteers

These opportunities are still available! Please contact a board member or Sarah Knaub if you have questions or would like to volunteer

Questions from the Floor

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

Thank you for joining us!

Next BoD Meeting: Nov. 16, 2021

- 3rd Tuesday of each month at 7:00 pm
(no meeting in December)

- Location: ZOOM!

Email VictoryComMgt@gmail.com a few days before the meeting if you would like to join us

- Meeting reminders are sent sent via the community email list. If you have not been getting them, please contact Clint Flanagan at webmaster@tabblakes.org

