

# Tabb Lakes Annual General Meeting

**Oct. 25, 2022**

**7:00 pm**

**Via Zoom**



# Agenda

- Attendance & Introductions
- Year in Review
- Treasurer's Report
- Committee Reports
- Old Business
- New Business
- Questions from the Membership

# Attendance & Introductions

- When asked, please confirm your name and TLHA address
- Need 45 households represented for a quorum
- Slides will be available on the TLHA website a few days after the meeting

## Your TLHA Leadership

- Association President: Keith Ebert\*
- Association Vice-President: Ellis Sharadin\*
- Members At Large: Samuel Ray, Jennifer Kurr & Rob Cook
- 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

- Beautification Committee  
Angela Hurst
- Grounds Maintenance  
Victory Com. Mgt. & Board
- Lake 1 Management  
Victory Com. Mgt.
- 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.

\* Position 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 homeowners
- Association must be maintained in perpetuity, per VA state law
- Board of Directors must be maintained:  
Failure results in the state designating a property manager and adding a special assessment to homeowner fees to pay for operating costs



# Board Meetings

## Board Meetings— Open to All Residents

- Schedule: Third Tuesday of each month, 7 PM
- Location: Almost always at the Poquoson Library w/Zoom option

*A meeting notice containing the location is sent via the community email list prior to each meeting. If you cannot attend in person, there is always a Zoom option. Email [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) for the Zoom link.*

- No Meeting in December

## Meeting Minutes

- Draft is available on the website approximately one week prior to the next meeting
- Approved minutes are available on website after the meeting at which they are approved

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

# 2022 Year in Review

- Negotiated new grounds maintenance contract to include maintenance of "new" landscaping at entrance to the trail
- Replaced all diffusers for the sub-surface aeration system
- Worked with York County to correct drainage problems between the 400 block of Bridge Wood Dr. and the Mid-Atlantic building
- Participated in the Great American Cleanup
- Completed tree removal as a follow-up to the dredging project at the outflow from Lake 1





# 2022 Year in Review (cont'd)

- Developed a comprehensive map showing neighborhood utilities
- Obtained quotes and started the process of working with the County to install TLHA signs at the secondary entrances
- Represented residents in efforts to obtain noise mitigation for Sims Metal Management operations
- Completed installation of YPSO signs to remind residents to lock their vehicles
- Reported potholes to be filled and WatchLights in need of repair



# Treasurer's Report

Charles Rossi, Treasurer



Copies of the Treasurer's Report  
and FY 2022-23 Budget are  
available by contacting Victory  
Community Management at  
[VictoryComMgt@gmail.com](mailto: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 (May-Sept) and Holiday Decorations contests (Dec). We participate in the Great American Neighborhood Cleanup (Mar). We also assist in occasional planting or decorating at the two main Tabb Lakes entrances.



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

Email [Beauty@tabblakes.org](mailto:Beauty@tabblakes.org) or attend the November board meeting 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

## Jeff Payne (L2) & Victory Community Mangement

- 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

- Keep foreign objects out of the lakes! (Grocery bags, landscaping materials, kiddie pools, balls, etc.)
- Do not feed wildlife (geese, ducks, turtles, muskrats)
- Prevent sediment: do not dump lawn clippings, sticks, or leaves into lakes or ditches

# Lakes Management

## Accomplishments:

- Worked with lakes management contractor to eliminate the prohibition from using the lake water for irrigating in the month of May
- Replaced all 12 original diffusers (circa 2005) on the sub-surface aeration systems



[LakeMaint1@tabblakes.org](mailto:LakeMaint1@tabblakes.org)



[LakeMaint2@tabblakes.org](mailto:LakeMaint2@tabblakes.org)

# 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](mailto:VictoryComMgt@gmail.com) if you see  
any of the above!





# 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.
- York County Public Works is conducting studies of our outflow area as part of CIP- ES631.
  - HOA reps met with York County Stormwater Project Manager and engineers to discuss our HOA issues and impacts of previous flooding events (Aug 2006 - TS Ernesto and May 2012 rain events). We are providing information and photos to help the engineers understand our problems.
  - CIP-ES631 is in the initial engineering study phase so we are fortunate to be involved at this point of the planning.



# 2021-2022 Dredging Project

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

- Dredging cost \$125K, Tree removal \$16K. Completed July 2022
- ≈ 230 ft x 45 ft
- Lake #1 North Dredging Report located at TL web site Document Library under Lakes Information Library
- South end dredging project was completed July 2018
- Potential future area to dredge is being monitored since it is filling in across the lake.



# 2021-2022 Dredging Project



Before



After



# 2021-2022 Dredging Project



July 2022



October 2022

# Tabb Lakes Emergency Response Committee



Lou Lafrenaye, Coordinator

- We currently have  $\approx$ 50 committee members.
  - ✓ 22 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.
- The committee website has been updated with new information.

[http://www.tabblakes.org/index.php?option=com\\_content&view=article&id=44&Itemid=158](http://www.tabblakes.org/index.php?option=com_content&view=article&id=44&Itemid=158)

# Tabb Lakes Emergency Response Committee (cont'd)



- Provided hurricane and other preparedness information to new homeowners through our Welcoming Committee.
- 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](mailto:TLERT@tabblakes.org)



The logo for the Tabb Lakes Newsletter features a black diagonal banner with the text 'TABB LAKES NEWSLETTER' in white, bold, uppercase letters. The banner is set against a background of overlapping light gray squares and a thin black vertical line.

## 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 Email Signup 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 [news@tabblakes.org](mailto:news@tabblakes.org) or 757-876-1156.*

# Tabb Lakes Web Services

For Homeowners & Potential Buyers

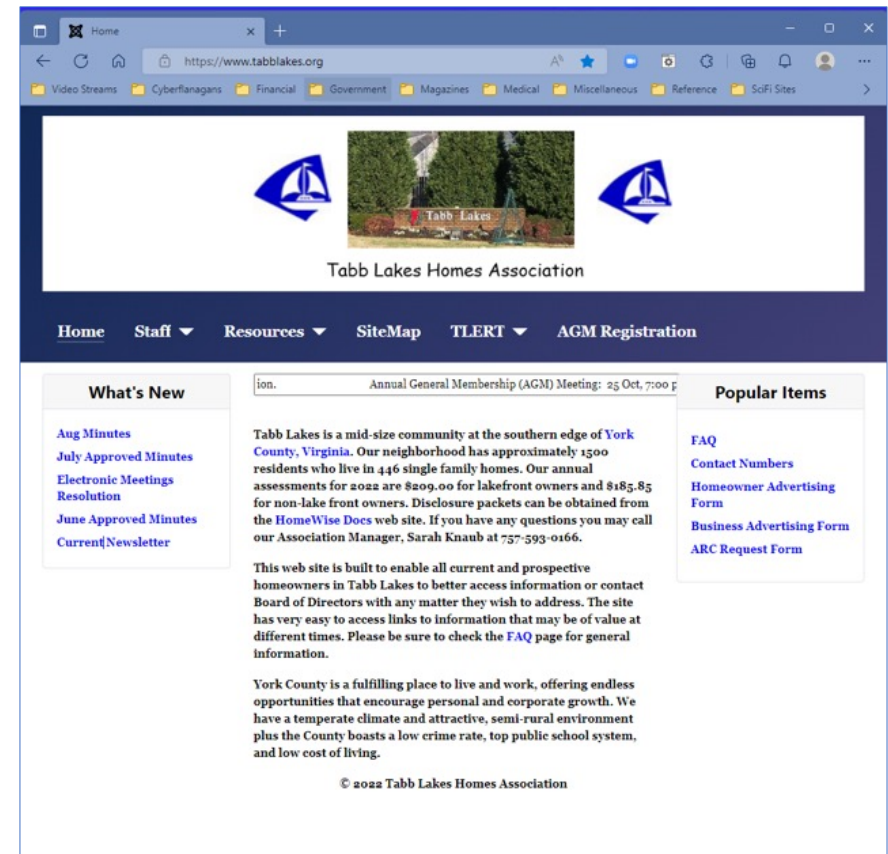
## ★ Web Site <https://www.tabblakes.org/>

- Contains Historical Archives
  - BOD Meeting Minutes (22 yrs)
  - Newsletters (19 yrs)
  - Tabb Lakes History
- Document Libraries
  - 3 Public
  - 1 Private
- CERT Information & Storm Forecasts

## ★ Increased Use of E-mailings

- Emergency Response Notifications
- All Newsletters
- Pertinent Information Sharing

Feedback Welcomed!  
[webmaster@tabblakes.org](mailto:webmaster@tabblakes.org)



Clint Flanagan & Phil Hess  
Webmasters

# Welcome Committee

- Welcomed 28 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, Solar Panels
- Application form on website and in newsletter
- Supporting documents: plat, plans and specifications, photo or drawing showing style
- Allow up to 3 weeks to process

Coordinated by Victory Community Mgt.

# Architectural Review Committee (cont'd)

- Ensure compliance with Covenants & Regulations
- ARC standards help maintain property values
- TLHA Covenants ≠ 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

# 2022 Approved ARC Requests

- 16 Fences
- 4 Decks/Porch/Patios
- 3 Exterior Color Changes
- 1 Culvert
- 1 Driveway
- 3 Solar Panels

Total 28



# Covenants Compliance

- Program is designed to:
  - Protect property values
  - Head off maintenance problems
  - Maintain good relations between neighbors
  - Encourage community pride
  - Pay off when you go to sell your home!
- Homeowners have a legal responsibility to comply with Covenants
- Board has legal responsibility to enforce the Covenants



# Covenants Compliance Program

- Victory CM conducts twice-monthly inspections
- 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](mailto:VictoryComMgt@gmail.com)

# Year in Review - Housing Values

	<b>2020</b>	<b>2021</b>	<b>YTD 2022</b>
<b>Homes Sold</b>	<b>23</b>	<b>27</b>	<b>13</b>
<b>Avg. Sale Price</b>	<b>\$358,674</b>	<b>\$397,091</b>	<b>\$437,423</b>
<b>Avg. YC Assmt.</b>	<b>\$320,226</b>	<b>\$318,593</b>	<b>\$356,646</b>
<b>Diff. Sale to Assmt.</b>	<b>\$38,448</b>	<b>\$78,498</b>	<b>\$80,777</b>
<b>% Diff.</b>	<b>12.0%</b>	<b>24.6%</b>	<b>22.7%</b>

# Old Business

- Possible TLHA Documents Rewrite
- Shoreline Maintenance Standards
- Neighborhood Signage



# Potential Document Rewrite

- Current governing documents are based on documents from the 1970's and 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 are 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

- 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 and is public)
- 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%
- Clarify conflicting statements in current docs related to lake use
- Clarify vehicle parking restrictions, take corner lots into account
- Can write in a provision to keep companies from buying up houses for rentals
- Change board member terms from 2 years to 3 years (By Laws)



# The Covenants Re-Write Process

- Board makes a list of desired changes specific to Tabb Lakes – based on homeowner input
- Attorney drafts a new Declaration and By Laws
- Board reviews attorney's drafts and distributes to homeowners with explanation of the benefits of the changes made
- Board and attorney conduct a Town Hall (non-voting meeting of the members), requests input via email & the website, etc.
- Attorney asked to provide final revision
- Final version of Declaration and By Laws distributed to homeowners
- Homeowners vote
  - As of July 2022, HOAs may now use absentee ballots for voting to approve changes to the recorded documents!

# 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.

# Updated Proposed Shoreline Maintenance Standards

1. *Small* trees ( $\approx 6$  in. or less DBH) 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 ( $>6$  in. DBH) 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.
4. Trees or woody vegetation growing on top or within 10 ft. of any inlet or outlet piping or structures must be removed

# Proposed Shoreline Maintenance Standards

5. A vegetative buffer 3 – 5 ft. 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. The vegetative buffer should be at least 6 in. tall but must be kept under 4 ft. high at all times (same as fence rule) so it does not block a neighbor's view of the lake. (Note: Bulkheads are also still acceptable as an erosion mitigation strategy, but they do not replace the need for a buffer.)
6. Lakeside homeowners are responsible for keeping trash and debris, including grass clippings, from entering the lake from their property.

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.*



# 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.

# Neighborhood Signage

The board is moving ahead with 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  
The Greenlands



# New Business

- Solar Panels
- Nominate and Vote:
  - Board Member(s)
- Committee Help Wanted

# Solar Panels

- Per VA law, TLHA cannot prohibit solar panel installations
  
- Associations may put “reasonable” restrictions in place concerning size, place and manner of placement of solar panels
  - Cannot (a) increase the cost of installation by more than 5% or (b) decrease the estimated energy production by more than 10%
  - Homeowners must apply for ARC approval
  - Installations need to be neat and well-maintained just like any other improvement made upon a lot
  - Ground-mounted installations are prohibited

# Board Member Elections

- Need 2 board members
  - Keith Ebert & Ellis Sharadin have completed their 2-year terms
  - Keith is nominated to serve another term.
  - We thank Ellis for his MANY years serving the Association!
- Officer positions are decided at the November board Meeting
- Nominees
  - Keith Ebert
  - Nominations from the floor
- *Voting (If no quorum, board members will be appointed by the board at the November board meeting.)*



# Committee Help Wanted

Vacant Position:

- Neighborhood Watch

Needs Volunteers:

- Beautification

Contact a board member or  
[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) if you are interested!

# 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. 15, 2022 at 7:00 pm  
In the Genealogy Room at the Poquoson Library

Regular board meetings:

- 3rd Tuesday of each month at 7:00 pm  
(no meeting in December)
- Location: Poquoson Library, Zoom link available

*Email [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) a few days before the meeting if you would like the Zoom link*

*Meeting reminders are sent via the community email list. If you have not been getting them, please contact Clint Flanagan at [webmaster@tabblakes.org](mailto:webmaster@tabblakes.org).*