

TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING  
505 BRIDGEWOOD (HOME OF AUDREY MURPHY)  
7:00 P.M. NOV 19, 2000

A meeting of the Tabb Lakes Home Association (TLHA) was held on Sunday, November 19 at the home of A. Murphy, 505 Bridgewood. The meeting was called to order by Charles Rossi at 7:05 P.M. with the following members present: Charles Rossi, President; Marci Hill, Vice President; Darrell Harris, Treasurer; and Clint Flanagan, Secretary. Tony Soares, Member-at-Large was absent.

Minutes were approved from the monthly board meeting held on October 22, 2000.

**UNFINISHED BUSINESS**

Discussion was held on the project for getting York County to assume the cost for maintaining the Association's street lights. Charlie reported that under the county's program for lighting, the county will assume the maintenance costs only after the lights have been in place for 5 years. However, TLHA's street lights apparently are not within county code standards. It was suggested that we go ahead and apply to the County to join this program and request a waiver for our style of street lights. F. Grim will follow-up on this action item.

The Neighborhood Watch signs are not yet posted on the Bridgewood and Jonathan Junction entrances into Tabb Lakes. B. Short will work with S. Anderson to this accomplish this action.

**COMMITTEES**

**Activities:** The Halloween activities were very successful. It was reported that approximately 40 teenagers attended the pizza party at Andreas.

Planning is currently underway for the Christmas/Winter Holidays celebrations. The decorations contest will be judged by the Activities Committee approximately 1 week before Christmas (date TBD). Prizes for both day and night categories will be prize books.

**ARC:** Nothing Significant to report.

**Covenant:** The committee is actively working the problem with the unauthorized satellite dish installation. Renters currently occupy the problem residence and had the dish installed without notifying the owners or requesting committee approval. The renters are willing to relocate the dish but have problems concerning a good reception location and financial resources to do the relocation, if required. The committee will continue to work with the renters and local installers to rectify the situation. In addition, the committee will draft a letter of violation to be sent to the owners concerning the potential vandalism problem arising from the dish's location.

**Ground Maintenance:** L. Eppard reported that the Hundley entrance to Tabb Lakes needs a water sprinkler system. However, in order to connect to the existing water line, it would have to be tapped under Hundley Street with a cost of approximately \$3,000.

Larry will continue to work solutions for this problem while Charlie will check on property deeds.

**Lake Maintenance:** Kevin Tucker, Virginia Lake Management Company, presented the board with the 2000 Lake Maintenance Contract and detailed Service Analysis (See attached report). Our current lake maintenance program has controlled both Naiad and Bladderwort plants and the lakes are virtually algae free. However, the Proliferating Spike Rush species has developed into a very large problem according to his analysis. Our current weed control chemicals are not effective against that species and it will necessitate using additional chemicals in the coming years. Mr. Tucker presented a detailed list of services and required timeline to treat our lakes for the current problem. After Mr. Tucker's departure discussion ensued on the contract and analysis. F. Grim will do further research on the proposal and return a recommendation at our December board meeting.

**Neighbor Watch, Newsletter, Traffic & Safety, and Welcome: No Reports**

### **BOARD MEMBERS' REPORTS**

#### **Charles Rossi (Pres):**

- The lake engineering work is 80% complete. Williamsburg Engineering Group, Inc will coordinate with the county concerning the lake draw down. Charles will voice our concerns about cleaning the drain pipe between Lake 1 and Lake 2.
- Charles talked to Ms Beard, the association's lawyer, about possible legal recourse against Buddy Spencer concerning his letter to residents ceding the Bridgewood land adjoining Lake 2 to the association as common area and his subsequent action of selling the same land to a TLHA homeowner. Ms Beard stated that we may have grounds for legal action but it would require additional research. A motion was made by D. Harris to allocate up to \$500 for additional legal research regarding this matter. The motion was seconded by C. Flanagan. After lengthy discussion a vote was taken and the motion was passed with 3 for and 1 against. Charles will contact Ms Beard and initiate the research project.
- The county has contacted the construction companies working in the Greenlands and requested that they use alternate routes that don't enter or exit Tabb Lakes.
- The construction on the new Super Wal-Mart center at the intersection of Hwy 17 and Victory Boulevard is scheduled to begin by the end of November 00. Additionally, construction on the highway intersection should begin shortly after the building construction commences.

#### **Darrell Harris (Treas):**

- The association has exceed the budget for the year and this will require utilizing a portion of our reserve funds (See the attached treasurer's report).
- Largest over-expenditures have been in Lake maintenance and postage.

## NEW BUSINESS

No new business to report at this time.

## ACTION ITEMS

- F. Grim – Follow-up on waiver for County Street Lights Program
- C. Rossi – provide master database listing to B. Short and A. Murphy
- B. Short/S. Anderson – Neighbor Watch signs for Bridgewood and Jonathan Junction
- L. Eppard – Hundley Street entrance sprinkler solution
- C. Rossi – Property deeds in connection with possible Hundley Street entrance sprinkler
- F. Grim – Provide recommendation on Virginia Lake Management, Inc. proposed contract
- C. Rossi – Initiate legal research with Ms Vicki Beard for possible recourse

## MISCELLANEOUS

The next meeting will be held on 10 December 2000 @ 7:00 P.M. at the home of Darrell Harris, 106 Jonathan Junction.

Meeting adjourned at 8:45 P.M.

Minutes recorded by Clint Flanagan