

News and notes from the Tabb Lakes Homes Association's annual meeting, held Oct. 19:

Getting tough on violations

The Board of Directors plans to hire an attorney to handle all covenant violations that can't be resolved with discussion and letters from the board and covenant committee.

Homeowners would pay a fine as well as legal fees.

"We have too many concerns at this point and we have to enforce our covenants," said Board President Jim Magnotta. "We want to make Tabb Lakes the proud community it once was."

Magnotta hopes to have an attorney hired by January.

In the meantime, homeowners should take needed steps such as moving illegally parked vehicles, trailers and boats; trimming grass and bushes; removing weeds from driveways; power washing siding and roofs; painting mailboxes; and replacing rusted basketball goals.

To get a disclosure packet, call Terri Berube at 867-6325. And before starting any external improvements, get approval from the Architectural Review Committee. The process is quick and painless. To download a form or learn more about the covenants, go to the neighborhood Web site at <http://tabblakes.tripod.com>.

Less green space

The land between Bridgewood Drive and the new Royal Foods store and gas station won't be empty for long. The York County Planning Commission has approved a two-story storage facility for the property, already zoned for commercial use.

If approved by the Board of Supervisors, the facility will offer climate-controlled, indoor storage, ideal for handling business items such as client files and computer equipment. The back of the brick-façade building will face Tabb Lakes, with a 50-foot buffer remaining.

While homeowners can't block the development, anyone with specific concerns about the project — or any other issues — should call Sheila Noll, the neighborhood's representative on the Board of Supervisors. Contact Noll at 890-3329 or noll@yorkcounty.gov.

Preparing for emergencies

Tabb Lakes is one of the few local communities to develop a Community Emergency Response Team (CERT) to be ready in case of a hurricane or other emergency.

The CERT program, organized by neighborhood leader Lou Lafreyane, has trained 10 people so far. The group also has purchased medical supplies and equipment to remove trees from roads and houses and communicate with county emergency officials even if the power goes out. Everything cost less than \$1,000.

"We'll take care of ourselves for as long as it takes for the fire department to get to us," Magnotta said.

The CERT program is looking for 10 more people to go through the training and become a team member. Anyone interested should call Lafreyane at 867-8333.

Neighborhood Watch

The Neighborhood Watch program has 29 block captains in place to help spread information about crimes and concerns. Coordinator Sandra Shaffer is looking for three more people — residents of 100 to 113 Tiger Paw Path, 128 to 139 Gardenville Drive and 509 to 600 Bridgewood Drive.

Anyone interested in a position — or to find out who your block captain is — should call Shaffer at 223-7315.

Neighborhood Watch leaders also ask everyone to call 911 and a block captain in the event of unusual and suspicious activity, burn porch lights from dusk to dawn and trim vegetation blocking streetlights.

If a streetlight has burned out, contact Virginia Power.

If you see drivers speeding or making too much noise going through the neighborhood, write down the car's make, model and license plate and the time of day and call the sheriff's office. They keep a log of complaints and if there are multiple reports of a problem, a deputy will come out to patrol.

The budget

The neighborhood rarely spends more money than it takes in, but the installation of aeration equipment in the lakes in the past fiscal year led the Board to dip into the capital reserves fund for fiscal year 2004-05 (see attached budget).

The \$13,247 equipment pumps air to the bottom of the lakes to slow algae growth and decay of organic matter at the bottom, which will keep them healthier for years to come. The other large expense was \$13,946 for electricity for the aerators and lights throughout the neighborhood.

Assessments will be \$147.25 for lake residents and \$130.50 for non-lake residents. Treasurer Charles Rossi expects a surplus again next year.

New leaders

Congratulations to the two newest members of the Board of Directors, voted in at the meeting: Christine McNulty on Tiger Run (223-9468) and Gary Porter on Tabb Lakes Drive (867-9120).

They will join Jim Magnotta (867-8880), Terri Berube (867-6325) and Bill Hopkins (867-9929). Please call any of them with questions or concerns.

Note to everyone else: Please consider joining a neighborhood committee and volunteering your time. We're all busy, but it doesn't take a huge commitment to make a big difference.

For information about the newsletter or to submit stories, classifieds, photos or other items, contact editor Alison Johnson at 867-6742 or ali9231@cox.net.