



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693
<http://www.tabblakes.org>

1. Mr. Otto convened the Tabb Lakes Homes Association Board of Directors meeting at 7:00 PM, May 15, 2008, in the Tabb Library - Meeting Room, Yorktown, VA. Personnel in attendance were:

President: Mr. Dave Otto
Secretary: Mr. Art Johnston
Member-At-Large & Architectural Review Committee: Mrs. Christel Doucette
Member-At-Large: Mr. Ellis Sharadin
Treasurer: Mr. Charles Rossi
Grounds Maintenance Committee: Mr. David Batdorf
Lake Maintenance Committee: Lake#1: Mr. Bob Spell
Lake#2: Mr. & Mrs. Dan Harrington
Welcome Committee: Mrs. Donna Clifton
Lee Property Management: Mr. Charles Lee and Mr. Rob Cox

Homeowners:

Mrs. Terri Berube, 311 Bridge Wood Drive
Mr. Herman Harsey, 307 Bridge Wood Drive
Mr. Bryan Vibert, 508 Bridge Wood Drive
Mr. Robert Packard, 129 Gardenville Drive

Guest Speaker:

Mr. Burton DeShayes, Neighborhood Watch, Greenlands Subdivision

2. Review and approve the minutes from the April 17, 2008 Board of Director's Meeting. Mr. Johnston presented the minutes from the April 17, 2008 BOD meeting for Board approval. The Board approved the minutes.

3. Homeowner Issues: None

4. Treasurer's Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of May 12, 2008. After review and discussion, the Board approved the report.

b. Discussion.

(1) Mr. Rossi was asked to make an inquiry into our tax status; specifically, why are we taxed at the 30% tax bracket?

(2) Annual Assessment Status: 444 residents have paid their assessments to date. Two TLHA annual assessments remain overdue. The BOD decided to send certified letters to the remaining two property owners reminding them of their obligation to pay the assessment and outlining actions the BOD is authorized to pursue, if necessary.

5. Committee Reports.

a. Activities Committee. Vacant

b. Architectural Review. Chairperson: Mrs. Christel Doucette. No new construction requests for approval were received.

c. Grounds Maintenance. Chairperson: Mr. David Batdorf.

(1) Mr. Batdorf asked if we could have the Tabb Lakes entrance signage located at the Magruder Ave entrance to our subdivision power washed to remove the mold. The BOD responded that our grounds maintenance contract didn't cover sign maintenance; however, a group of BOD members could get together and clean it as a project.

(2) Mr. Batdorf asked the BOD for a copy of the grounds maintenance contract so he could locate / confirm areas of responsibility and provide some quality control. Mr. Otto said he would provide Mr. Batdorf the contract.

(3) Mr. Otto asked Mr. Batdorf to contact our landscaping contractor and determine how much it would cost to cut the grass along the Tabb Lakes side of Coventry Blvd on a regular basis. Mr. Batdorf will also contact VDOT to determine their responsibility for cutting this area since it is VDOT property / easement. This information will be used to develop a course of action to maintain the area in question.

d. Helps Committee. Chairperson: Vacant

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell.

(1) Mr. Spell provided the following report concerning the Virginia Lake Management (VLM) maintenance contract activities for the month of March 08:

- 4 April - Pond Maintenance: checked lakes. No signs of algae or aquatic weed problems.

- 25 April - Pond Maintenance. No problems found.

(2) Mr. Spell also reported that the air flow in the diffusers may need to be adjusted. Some diffusers appeared to be providing more air to the water than others.

f. Neighborhood Watch. Chairperson: Vacant (see para 8. a. for more details).

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan. (Absent). Mr. Otto asked Mrs. Doucette to write two articles for the TLHA newsletter; 1) Neighborhood Watch Program and 2) Crime Statistics.

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted) Per the committee's request, the County installed a new sign next to the Lake #1 outflow pipe that states "York County Drainage Easement, Do Not Obstruct". Our previous sign and the post disappeared after the heavy rain/wind storm several weeks ago (and never found). The previous post was made of wood and was rotting away. The new sign is attached to a metal post and is cemented into the ground.

i. CERT. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted) . Phil Hess, with help from our webmaster, Clint Flanagan, updated our web page with the latest 2008 Hurricane forecast.

j. Website Editor. Chairperson: Mr. Clint Flanagan (Absent, no report submitted)

k. Welcome Committee. Chairperson: Mrs. Donna Clifton. (Absent, no report submitted)

l. Covenant Review Committee. Chairperson: Mr. James Magnotta. (Absent, no report submitted)

6. Old Business. Tabb Lakes Garage Sale - Article for local News Paper. The Tabb Lakes Annual Garage Sale is set for Saturday, May 17. The event will be announced in the local newspaper (Daily Press) classified section May 15, 16, and 17).

7. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Rob Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2008-05-1: May 5, 2008, for review by the Board (Enclosure 2). Mr. Cox reported 17 new violations. Old citations being monitored are:

Property	Violation	BOD Decision
400 Bridge Wood Drive	fence LHS broken	Mr. Magnotta to visit with homeowner and report back at next meeting.
109 Elise Place	mold on LHS gable	BOD granted extension until 15 May 08
301 Bridge Wood Drive	mold on siding; broken gable vent	Work in progress. Mr. Otto to visit with homeowner and report back at next meeting.
119 Tiger Paw Path	roof vent broken, gable trim peeling	Mrs. Doucette will inspect the vent and report to BOD next meeting. Mr. Otto asked for a picture.
302 Bridge Wood Drive	upper trim / front gable needs painting	Homeowner has until 29 Apr to complete repairs. LPM to re-inspect.
202 Gardenville Drive	mail / paperbox moldy, needs cleaning / repair / painting	Repairs underway. LPM to re-inspect. BOD directed certified hearing letter if no change is

		observed during next inspection.
209 Gardenville Drive	gable vent RHS needs painting	LPM to re-inspect. BOD directed certified hearing letter if no change is observed during next inspection.
504 Tabb Lakes Drive	RHS vent broken: needs repair; fascia trim needs painting	Repairs in progress. LPM to re-inspect. BOD directed certified hearing letter if no change is observed during next inspection.
604 Tabb Lakes Drive	roof vents, trim and dental molding need painting	Repairs in progress. LPM to re-inspect. BOD directed certified hearing letter if no change is observed during next inspection.
700 Tabb Lakes Drive	RHS gable vent broken: needs repair	LPM to re-inspect. Owner e-mailed Mr. Otto. Extension given until 15 May 08.
800 Tabb Lakes Drive	mold on RHS siding	BOD directed certified hearing letter
907 Tabb Lakes Drive	mold on siding and above garage	LPM to re-inspect. BOD directed certified hearing letter if no change is observed during next inspection.
215 Tiger Run	mold on siding	LPM to re-inspect. BOD directed certified hearing letter if no change is observed during next inspection.
510 Bridge Wood Drive	front fence extends beyond front of residence	BOD directed certified letter giving homeowner 15 days to resolve violation. LPM to re-inspect.
513 Bridge Wood Drive	front fence extends beyond front of residence	BOD directed certified letter giving homeowner 15 days to resolve violation. LPM to re-inspect.
119 Gardenville Drive	popup trailer in front driveway	Mr. Magnotta will contact the homeowner and report back next BOD meeting.
104 Heath Place	corner vinyl beading on chimney broken off; house number missing / not visible	LPM to re-inspect after 60+days from citation date.
101 Naurene Court	siding broken / falling off at RHS of garage	LPM to re-inspect after 60+days from citation date.
508 Tabb Lakes Drive	upper window screens falling out onto roof; gutter guards exposed / sprung out on front	LPM to re-inspect after 60+days from citation date.
132 Tiger Paw Path	mold on garage and house siding (North face)	LPM to re-inspect after 60+days from citation date.
101 Cub Court	front fence extends past front of residence	BOD directed certified letter giving homeowner 15 days to resolve violation. LPM to re-inspect.
507 Bridge Wood Drive	RHS gable vents	LPM issued citation. Will re-inspect

	broken; mold on LHS siding	after 60+days from citation date.
139 Leslie Lane	gable vents broken	LPM issued citation. Will re-inspect after 60+days from citation date.
106 Shallow Lagoon	lean-to / car port in back yard	Mrs. Doucette, ARC Chair, met with homeowner to work a proposal to bring the violation in question to an acceptable standard.
103 Conway Court	mold on front of house	LPM issued citation. Will re-inspect after 60+days from citation date.
104 Cub Court	trailer in front driveway	BOD directed LPM to issue hearing letters.
138 Gardenville Drive	popup trailer in front yard	BOD directed LPM to issue hearing letters.
111 Gardenville Drive	gutter sagging over garage	LPM issued citation. Will re-inspect after 60+days from citation date.
306 Gardenville Drive	LHS gable roof vents broken	LPM issued citation. Will re-inspect after 60+days from citation date.
315 Gardenville Drive	fence needs repair	LPM issued citation. Will re-inspect after 60+days from citation date.
104 Jonathan Junction	mail/newspaper box moldy and needs painting	LPM issued citation. Will re-inspect after 60+days from citation date.
108 Jonathan Junction	basketball hoop attached to front of garage / roof damaged – needs repair over garage, upper and lower trim needs painting	LPM issued citation. Will re-inspect after 60+days from citation date.
104 Leslie Lane	gable vents broken	LPM issued citation. Will re-inspect after 60+days from citation date.
139 Leslie Lane	gable vents broken	LPM issued citation. Will re-inspect after 60+days from citation date.
105 Richard Run	garage door broken / needs repair	LPM issued citation. Will re-inspect after 60+days from citation date.
221 Tabb Lakes Drive	garage window broken	LPM issued citation. Will re-inspect after 60+days from citation date.
406 Tabb Lakes Drive	mold on RHS gable	LPM issued citation. Will re-inspect after 60+days from citation date.

b. The BOD discussed the issue of citing homeowners for missing roof shingles. After some discussion, the BOD issued instructions to LPM to exercise good judgment. If the missing shingles were replaced and do not present an eyesore from the street (understanding that replacement shingles do not always perfectly match the color of the old shingles) then the violation is considered resolved.

c. Mr. Cox noted that the BOD did not select a Yard of the Month winner for the Month of April. Mr. Rossi said he would assemble the voting members, make a selection, and identify the winner at the next BOD meeting.

d. Mr. Lee advised the Board that because of the weather, he has been rather lenient in writing citations for tall grass violations.

8. New Business.

a. Neighborhood Watch.

(1) Mr. Otto provided a synopsis of recommendations to homeowners how not to become a victim of a crime. Bottom line is to remain vigilant and report suspicious activity.

(2) A discussion concerning the increase in recent reports of crime in our neighborhood and surrounding area and resident concerns prompted a call to action by the Board and the need for better communications and resurrection of the TLHA Neighborhood Watch Committee. Mrs. Doucette volunteered to develop a memo to deliver to residents asking them for their e-mail addresses in order to initiate the communication tree, announce the resurrection of the Neighborhood Watch Program and ask for volunteers.

(3) Mr. Otto introduced a motion to nominate Mrs. Doucette as the Chairperson for the Neighborhood Watch Committee. The vote was unanimous and Mrs. Doucette accepted the position.

(4) Mr. Burton DeShayes, Greenlands' Subdivision Neighborhood Watch Program, presented a comprehensive briefing concerning the Greenlands' Neighborhood Watch Program. Mr. Otto asked Mr. DeShayes if he could share information concerning proactive ways residents could help themselves to not become a target of opportunity. Mr. DeShayes said he would be glad to help and that we should keep our lines of communication open between our Neighborhood Watch administrators and other surrounding subdivisions to share information concerning incidents of crime and prevention techniques.

b. Grandfather List. The Board discussed adding a sunset clause to the Grandfather List. This initiative was not well received and a consensus to drop the idea was agreed upon by the Board.

c. Neighborhood Solicitation. Will address at next BOD meeting and determine consensus at the annual meeting.

9. Set the next two meetings date/time/location. The Board agreed to convene the next TLHA BOD meetings:

- June 19, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA
- July 17, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA

10. The meeting adjourned at 8:53 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report