



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, June 19, 2008, in the Tabb Library - Meeting Room, Yorktown, VA. Personnel in attendance were:

President: Mr. Dave Otto
Vice President: Mr. James Magnotta
Secretary: Mr. Art Johnston
Member-At-Large / Architectural Review Committee / Neighborhood Watch: Mrs. Christel Doucette
Treasurer: Mr. Charles Rossi
Emergency Response and Stormwater Committees: Mr. Lou Lafrenaye
Lake Maintenance Committee: Lake#1: Mr. Bob Spell
Lake#2: Mr. & Mrs. Dan Harrington
Newsletter Editor: Mrs. Shirley Flanagan
Website Manager: Mr. Clint Flanagan
Welcome Committee: Mrs. Donna Clifton
Lee Property Management: Mr. Charles Lee

Homeowners:

Mr. Rick Clifton, 404 Tabb Lakes Drive
Mr. and Mrs. Braidwood, 510 Bridge Wood Drive
Mr. and Mrs. Bob Doster, 102 Shallow Lagoon
Mr. and Mrs. Ron Johnson, 513 Bridge Wood Drive

2. Review and approve the minutes from the May 15, 2008 Board of Director's Meeting. Mr. Johnston presented the minutes from the May 15, 2008 BOD meeting for Board approval. The Board approved the minutes.

3. Homeowner Issues:

- a. Mr. and Mrs. Braidwood, 510 Bridge Wood Drive, Mr. and Mrs. Bob Doster, 102 Shallow Lagoon, Mr. and Mrs. Ron Johnson, 513 Bridge Wood Drive, appeared before the Board after receiving a violation notice concerning existing fences on their properties that do not conform to Article VI, Original Declaration of Covenants, Conditions and Restrictions, Prohibited Use Restrictions item #13. Yard enclosures. No fence shall be erected, placed or permitted to remain on any lot nearer to any street than the front of the residential structure built thereon.

- b. Discussion.

- (1) The homeowners informed the Board their fences have been on their property for many years, and this is the first time the Board has had issue with the fences not conforming to the covenants. Each homeowner said they had received verbal approval from a previous ARC Chairperson to erect the fence with one homeowner stating request forms were submitted to the ARC.
 - (2) Mr. Otto informed the homeowners that the Board would research ARC records, review the situation and provide a formal written Board decision.
 - (3) Mr. Otto also directed this issue be added to the Covenants Review Committee list.
- c. Mr. and Mrs. Flanagan, 504 Tabb Lakes Drive, addressed the Board concerning a violation notice they received concerning repair of a broken vent and fascia trim needing painting. The homeowner, after completing the necessary repairs, received another notice from LPM citing the repairs were still in progress when they had been completed. The homeowner requested an on-site appointment with LPM to point out the discrepancies. This meeting occurred and after further inspection, LPM agreed the repairs had been accomplished and the Flanagan's were removed from the LPM Covenants Compliance Program list. The homeowner and the Board asked LPM to be clearer in their write-ups as the homeowner did not think that window shutters were the same as fascia trim.

4. Treasurer's Report. Mr. Charles Rossi (Absent).

a. Mr. Otto distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of June 14, 2008. After review and discussion, the Board approved the report.

b. Discussion.

- (1) During the May 15 Board meeting, Mr. Rossi was asked to make an inquiry into our tax status; specifically, why are we taxed at the 30% tax bracket? Mr. Rossi's answer follows: TLHA is a regular corporation and does not have tax-exempt status. In order to have tax-exempt status with the IRS, a very lengthy application process must be completed, and the IRS must grant the organization the tax-exempt status. Usually home owner's associations do not qualify for tax exempt status. The 2007 tax liability was unusually large for many taxpayers. The investment returns were greatly improved in 2007 over the several prior years, resulting in a larger-than-usual tax burden. Based on what we have seen thus far for 2008, it is not likely to be the case this year. TLHA investment strategy has been to invest in Certificates of Deposit. The only strategy for ensuring that the investment earnings are not taxable is investment in tax-free bonds. The downside to this investment strategy is that the funds are no longer liquid and cannot always be accessed as quickly as with cash reserves.

- (2) Annual Assessment Status: 444 residents have paid their assessments to date. Two TLHA annual assessments remain overdue, one repo and one renter. Mr. Otto will call the owner of the rental and report status at the next Board meeting.

5. Committee Reports.

a. Activities Committee. Vacant

b. Architectural Review. Chairperson: Mrs. Christel Doucette. Received six new construction requests.

c. Grounds Maintenance. Chairperson: Mr. David Batdorf. (Absent)

d. Helps Committee. Chairperson: Vacant

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell, Lake #2 Co-Chair: Mr. Dan Harrington. Mr. Spell provided the following report concerning the Virginia Lake Management (VLM) maintenance contract activities for the month of May 08:

- 01 May - Pond Maintenance: Treated parrot feather, alligator weed and pennywort. Spot treated algae. Reset GFI on aerator supply receptacle.
- 12 May - Pond Maintenance. No problems found.
- 28 May - Pond Maintenance. Need boat for spraying in the pond.
- 30 May - Returned with boat – sprayed bladder wort and aquatic starwort.

f. Neighborhood Watch. Chairperson: Mrs. Christel Doucette

(1) Mrs. Doucette informed the Board that she had received 120 e-mail replies so far. The e-mails are required to notify residents of criminal incidents in our area. Mrs. Doucette said she already sent out three alerts based on York County Sheriff's Office reports / alerts received.

(2) Greenlands' subdivision sponsored a Sheriff – Community seminar. Tabb Lakes resident attendance was sparse.

(3) There have been some requests by Tabb Lakes residents to start patrols; however, Sheriff's Office representatives do not recommend this action.

(4) Mrs. Doucette said she is not having a lot of success recruiting Block Captains.

(5) Mr. Otto directed the Crime Watch memo be posted to the TLHA Website.

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan.

(1) The deadline for submission of newsletter article inputs was extended until July 23.

(2) Mrs. Flanagan said she was expecting the following articles:

- Mr. Otto – President’s Corner
- Mr. Lafrenaye – Neighborhood Safety Event and Hurricane Season Preparation
- Mrs. Doucette – Neighborhood Watch
- Mr. Flanagan – Sign-Up for E-Mail and Business Adds on the TLHA Web Page
- Mr. Magnotta – Community summer safety reminders: wear of helmets while bicycle riding, stopping at stop signs, speeding etc.

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye. No significant activity to report.

i. CERT. Chairperson: Mr. Lou Lafrenaye.

(1) Mr. Lafrenaye reported he sent a formal letter to the York County Fire Chief, Steven Kopczynski, asking for support in providing neighborhood safety training on September 6, 2008. He received a verbal response back that the York County Dept of Fire and Life Safety will be able to support our request. He expects a formal response letter shortly. He will continue to coordinate with their staff for the actual organization of the training.

(2) Mrs Judi Riutort, York County Deputy Director for Emergency Management, retired two weeks ago. She has been instrumental in helping us build and maintain our current program. She attended most of our committee meetings and served as an advisor and liaison into the Department of Fire and Life Safety. CPT Paul Long is taking over her position. We plan to invite him to our neighborhood to brief him about our plans and procedures and introduce him to our committee members. No date has been set at this time for this meeting.

j. Website Editor. Chairperson: Mr. Clint Flanagan.

(1) Mr. Flanagan advised the Board that he had some new sign-ups for the digital newsletter. A total of 44 residents have signed up so far.

(2) The annual fee to maintain the website is due. Annual fee is \$98.00. Mr. Otto directed Mr. Flanagan to notify the TLHA Treasurer, Mr. Rossi.

(3) Mr. Otto asked Mr. Flanagan if it would be possible to add some helpful York County links to the website. Mr. Flanagan said it would be no problem to add the links if Mr. Otto would forward them to him.

k. Welcome Committee. Chairperson: Mrs. Donna Clifton. No significant activity to report.

I. Covenant Review Committee. Chairperson: Mr. James Magnotta. No significant activity to report.

6. Old Business. None

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

a. Mr. Charles Lee distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2008-06-2: June 12, 2008, for review by the Board (Enclosure 2). 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 direct certified letter to explain standard for required repair.
301 Bridge Wood Drive	mold on siding; broken gable vent	No Change. Mr. Otto to visit with homeowner and report back at next meeting.
119 Tiger Paw Path	roof vent broken, gable trim peeling	Painting completed. Looks good. Vent looks repaired but imperfect. Mrs. Doucette will inspect the vent and report to BOD next meeting. Mr. Otto asked for a picture.
214 Tiger Run	house # on mailbox broken on side; lot needs maintenance: dead patches in grass; debris/trash in front yard; gutters sagging, need cleaning and repair	BOD directed certified letter and explain violations.
215 Tiger Run	mold on siding	LPM to re-inspect. BOD directed certified hearing letter if violation has not been corrected by next inspection.
221 Tiger Run	grass needs cutting; gutters need cleaning	In progress. Grass cut. Contractor on site appeared to be working on the gutter system. LPM to re-inspect.
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	Mr. Magnotta will contact the

	driveway	homeowner and report back next BOD meeting.
126 Tiger Paw Path	mold on LHS siding; upper trim and windows need painting	LPM to re-inspect after 60+days from citation date.
101 Cub Court	front fence extends past front of residence	BOD reviewing fencing policy. Mr. Otto to meet with owner.
507 Bridge Wood Drive	RHS gable vents broken; mold on LHS siding	Progress, mold gone. Vent still needs repair. BOD directed certified letter if no change by next inspection.
312 Bridge Wood Drive	grass needs cutting; side gate broken/needs repair	grass cutting corrected; gate - re-inspect after 60 days
139 Leslie Lane	gable vents broken	In progress. Contractor working on vent repair. LPM to reinspect.
106 Shallow Lagoon	lean-to / car port in back yard	Owner will add siding.
108 Jonathan Junction	basketball hoop attached to front of garage / roof damaged – needs repair over garage, upper and lower trim needs painting	In progress. Basketball hoop removed and roof repaired. Trim painting in progress.
104 Leslie Lane	gable vents broken	In Progress. Contractor on site.
206 Monty Manor	boat on trailer in driveway	boat and trailer moved to side of the house on grass; BOD directed certified letter.
105 Adel Court	excessive amount of staining on roof - needs cleaning; chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
101 Bridge Wood Drive	chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
200 Bridge Wood Drive	chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
104 Conway Court	loose roof shingles - need repair or replacing with matching type; chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
123 Gardenville Drive	chimney cap rusty - needs repair or painting; mold on siding	LPM to re-inspect after 60+days from citation date.
105 Leslie Lane	mold on LHS gable end; upper trim and chimney cap needs repair or	LPM to re-inspect after 60+days from citation date.

	painting	
102 Monty Manor	rusty chimney cap & RHS gable vent broken - needs repair & painting	LPM to re-inspect after 60+days from citation date.
300 Monty Manor	chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
100 Richard Run	excessive amount of staining on back roof - needs cleaning	LPM to re-inspect after 60+days from citation date.
107 Richard Run	excessive amount of staining on roof - needs cleaning	LPM to re-inspect after 60+days from citation date.
109 Richard Run	excessive amount of staining on back roof - needs cleaning; front gable trim needs painting	LPM to re-inspect after 60+days from citation date.
200 Richard Run	chimney cap rusty - needs repair or painting rust running on chimney siding - needs cleaning	LPM to re-inspect after 60+days from citation date.
806 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning; chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
902 Tabb Lakes Drive	chimney cap rusty - needs repair or painting	LPM to re-inspect after 60+days from citation date.
934 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning	LPM to re-inspect after 60+days from citation date.
940 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning	LPM to re-inspect after 60+days from citation date.

b. Mr. Lee briefed the BOD on the new disclosure packet rules recently passed by the General Assembly. Mr. Otto asked Mr. Flanagan to research and add a link to the TLHA website that residents can visit to learn about the new rules.

8. New Business.

a. Mowing along Coventry Blvd. After some discussion, the BOD reaffirmed its consensus that Tabb Lakes Association should not be responsible to maintain the grass area along Coventry Blvd. The BOD further recommended a letter be sent to VDOT requesting them to mow the grass on a regular basis. Mr. Otto to action.

b. Yard of the Month: 115 Conway Court

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

- July 17, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA
- August 21, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA

10. The meeting adjourned at 8:47 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report