



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

1. Mr. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7 pm, January 15, 2009 in the Tabb Library meeting room, Yorktown, VA. Personnel in attendance were:

President: Dave West
Vice President: Chad Busdeker
Secretary: Ellis Sharadin
Member at Large: Ron Maddox
Architectural Review Committee: Jennifer Wong
Lake Maintenance Committee: Bob Spell and Dan and Sylvia Harrington
Treasurer: Charles Rossi
Lee Property Mgt: Rob Cox

2. Mr. West opened the meeting with request for any comments on minutes of the 13 December BOD meeting. None were entertained. The BOD then approved the minutes from December.

3. There were no additional homeowners present to discuss homeowner issues.

4. **Treasurer's Report**: Charles Rossi handed out copies of the treasurer's report, as of 1/14/09. Newsletter adverts put \$200 in the coffers, and interest on the municipal bond fund added \$613 to the balance. Total expenses for December were \$3052.50. Interested homeowners can contact any BOD member if they wish to have a copy of the treasurer's report. Mr. Rossi also reported that all Annual Dues Assessment letters have been placed in the mail to homeowners.

5. **Committee Reports**:

a. **Architectural Review** – Jennifer Wong reported two ARC requests were approved:
(1) 109 Conway Ct – to replace existing fence with a 6' privacy fence.
(2) 108 Naurene Ct – shed construction was completed by the owner prior to the owner receiving his approved ARC form. Mrs. Wong counseled the owner that this was not the appropriate way to handle an ARC request in the future.

Mr. Sharadin requested that both Mrs. Wong and David West have a look at the completed 2-story shed on 103 Monty Manor, as it appears the siding color is gray, vice matching the home as required in the ARC approval. They agreed to report back next meeting.

b. **Grounds Maintenance** – no chair at present. Contract with Scottie's Lawn Service is pending and requires BOD approval. Rob Cox, LPM, noted that Woodlake has a similar contract at a cheaper place and that maybe the TLHA should ask for a bid from the other contractor. David West agreed to consider it, although time is running out to renew the contract with Scottie's. All agreed Scottie's has given consistently fair service to Tabb Lakes.

c. **Lakes Management** – Bob Spell handed out copies of correspondence with VA Lakes Mgt Co. Based on our good experience with VLM, he recommended the BOD not add language to the present contract, specifying a dollar cap on non-routine expenses for repairs noted during



the course of routine inspections. The BOD discussed this at length and eventually agreed to Mr. Spell's recommendation. Also, Bob indicated the contract renewal price was \$5688, but was unsure if a discount applied, since we were late in approving the contract. Mr. Rossi noted the contract copy was sent to us after the due date, and said he would work with VLM to ensure the annual discount applies before Mr. West signs the contract for the association.

Other lakes issues:

(1) VLM's email to Mr. Spell indicated the fountain in Lake 2 hadn't been maintained since 2000. VLM suggested a maintenance service of \$695 be conducted to head off future problems; the BOD will discuss this further at the Feb meeting. Mr. Sharadin questioned the 2000 date, as he recalls hearing of services more recent than that. Mr. Rossi offered to review his records for bills and correspondence from VLM for repair work over the last few years.

(2) VLM offered to expand duties to maintaining shoreline vegetation. Mr. Sharadin remarked our previous standard was that lakeside owners, since they own out to 15' in the lake, are responsible to keep grass cut right up to the lake edge, but the previous BOD was reluctant to enforce the mowing standard. After discussion and inputs from committee members, the BOD decided against VLM's offer because it would be off-loading homeowner responsibilities to VLM, and at a cost to the Assn. We also elected not to address the issue of mowing versus planting shoreline vegetation until the new Chesapeake Bay directives are published by the state of Virginia.

d. Neighborhood Watch – Christel was not present to report. Mr. Busdeker reported some teens were arrested in a break-in at the Greenlands. The BOD approved Chad's offer to request the Sheriff give us a presentation at a future meeting so we can advise homeowners on the threat.

e. Newsletter Editor and Website – Shirley and Clint were both absent, due to Shirley recovering from appendicitis. Chad remarked that some supposed door-to-door solicitors were actually casing the neighborhood to identify absent homeowners during the day. Accordingly, the BOD will ask Shirley to include an article on door-to-door solicitation and spotting bogus salespersons.

f. Stormwater and CERT – Lou Lafrenaye was absent due to attendance at the York County Stormwater Management meeting, and had no report.

g. Welcoming and Activity Committees – no Welcoming Committee report due to absence of Mrs. Clifton. Activity Committee currently has no chairman or volunteers.

6. Old Business -

a. Split-rail fencing: the BOD discussed policy on split-rail fencing. Bob Spell argued for retroactively issuing ARC permits for existing split-rail fences. Rob Cox, LPM, noted that the idea of demanding the fences be removed when "in need of repair" may be too interpretive to be used as a rationale, and just extends the problem of non-compliance with the Covenants. Chad



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Busdeker argued the BOD needs a consistent policy across the neighborhood, rather than have to constantly argue with homeowners over a BOD decision to grandfather existing fences. Jennifer Wong agreed to work up a proposed letter to the split-rail fence owners, and the BOD will consider the issue further at the next meeting, in order to give Mrs. Wong a chance to research for any old ARC documentation that may have approved the existing fences.

b. Extended fenceline on Tabb Lakes Drive – has become a non-issue, as the owners removed the front yard fencing after receiving notice of violation from LPM. However, the fence posts remain; most likely due to frozen ground. Mrs. Wong promised to meet with the homeowners and remind them the posts will need removal during warmer weather, and will suggest the owners use the excess materials to run the fence line to the front corner of the house.

7. **Lee Property Management Report** – Mr. Rob Cox asked the BOD to consider a standard for maintenance of mailboxes, due to the impact they often make on would-be home buyers and realtors. The BOD agreed to address this issue at the February meeting, so LPM can use the standard to re-cite homeowners with unsightly mailboxes in March. LPM will not be conducting inspections in February, IAW prior agreement with the Association to omit inspections during December and February.

8. **New Business:**

- a. Dave West will look into the possibility of getting a lower bid for grounds maintenance and will report at next meeting for a BOD decision on signing Scottie's renewal contract.
- b. Covenants Review – Mr. Rossi promised to look again into the practicality of the BOD attempting to revise the Covenants, given the extraordinary difficulty of getting sufficient homeowners to vote on changes. He opined that supplementary regulations would be a much easier way to effect changes in policy and address issues not adequately covered by the original Covenants. He will report his findings to the BOD via email.
- c. The next BOD meeting is scheduled for Thursday, 12 February. Mr. Sharadin will schedule the meeting room with the Tabb Library.

9. The Board of Directors meeting adjourned at 9:00 pm.

Respectfully submitted in final form by: Ellis Sharadin, Secretary, on 02/26/2009.

3 Enclosures: Treasurer's Report as of 1/14/09. (Note: a copy of this report is freely available to Tabb Lakes homeowners upon request to any member of the Board.)
VLM Correspondence with Mr. Spell, Lakes Committee
LPM Covenants Compliance Report