



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, March 11, 2009 in the Tabb Library meeting room, Yorktown, VA. Personnel in attendance were:

President: Dave West
Vice President: Chad Busdeker
Secretary: Ellis Sharadin
Architectural Review Committee: Jennifer Wong
Lake Maintenance Committee: Dan Harrington
Treasurer: Charles Rossi
Cox & Lee Management Company: Rob Cox
Newsletter and Website Editor: Shirley and Clint Flanagan
Welcoming Committee: Donna Clifton
Stormwater and CERT: Lou Lafrenaye

2. Mr. West opened the meeting with request for any comments on minutes of the February BOD meeting. None were entertained. The BOD approved the minutes from December on a voice vote, with members Christel Doucette and Ron Maddox absent.

3. There were no homeowners present to discuss individual issues. Dave West brought up 3 issues he recently was involved with:

a. A homeowner complained about neighbor's trees hanging over into his yard. He was advised that he has a right to trim back any branches hanging over the fence, but this is a civil, not an association matter.

b. Another homeowner called to complain about "junkyard odors" around Lake 1. He was advised to call the county. Lou Lafrenaye stated he had been around the end of Lake 1 and noted no odors from the junkyards.

c. Another owner complained about a "large compost heap that was attracting rats" behind a home on Lake 1. Lou noted the pile from the opposite side of Lake 1, but several attendees noted the pile was not visible from the road, plus composting is encouraged, not prohibited, by the county. All agreed it was not a likely attraction for rats and vermin.

4. **Treasurer's Report:** Charles Rossi handed out copies of the treasurer's report, as of 3/10/09. Total expenses for February rose to \$8601, mainly due to an initial charge of \$5688 accompanying the signing of the annual Lakes maintenance contract. On a voice vote, the BOD also approved Mr. Rossi's request to place \$22,300 of the annual homeowner's dues into the municipal bond fund, vice another CD, in order to reduce the tax hit on interest. Further details on the budget are available to any interested homeowners by contacting any BOD member for a copy of the treasurer's report. Mr. Rossi also reported a 94% compliance rate for Annual Dues Assessments; He sent out 34 first-round late letters and 21 homes remain delinquent.

5. **Committee Reports:**



a. Architectural Review – Jennifer Wong reported one ARC requests from 106 Leslie Lane, for installation of a deck in the backyard. On a query from Dave West, she reminded him that she had previously approved a pool installation at a house on Heath Place.

b. Grounds Maintenance – no chair at present. Dave West has signed another year's contract with Scottie's Lawn Service. Charles Rossi paid the contractor the initial amount shown in the budget, but is waiting for additional details on the final bill before paying any amount due. During discussions, the BOD chose a target date of 16 May for power-wash and cleanup of the Tabb Lakes entrance wall/sign. Ellis Sharadin agreed to contact the homeowners adjacent to the entrance for permission to use their water connection for the power washer; the Assn will reimburse them for water and power. Dave West promised to coordinate with Art Johnston, former BOD Secretary, for use of his power washing equipment.

c. Lakes Management – no report for February yet received from VLM.

d. Neighborhood Watch – Christel was not present to report.

e. Newsletter Editor and Website – Shirley reminded BOD members that Monday, 16 March, is the deadline for newsletter article submissions. At Charles' request, she will incorporate his pictures for the spring restart of our Lawn of the Month competition. Ellis committed to write an article reminding homeowners about the 1 June deadline for roof and chimney cap repairs, as well as advice on sheds, mailboxes, and mildew/mold control. Clint reported making a number of new improvements to the website, including use of envelope icons to permit website visitors to communicate with board and committee members. The use of icons is meant to help prevent hackers from harvesting email addresses from the website. Clint will also add the Yard Sale to the calendar and scrolling marquee.

f. Stormwater and CERT – Lou Lafrenaye reported the Community Emergency Response Team plans to meet 26 March at Tabb Library to plan summer events. He also iterated his invitation to meet with BOD members on Thursday, 19 March, for a briefing on CERT responsibilities and capabilities.

g. Welcoming Committee – Donna reported no recorded home purchases for the last few months, and therefore no home visits. Charles asked her to check on 301 Heath Place, which appears to have a new owner, according to the annual dues assessment records.

h. Activities Committee -- no report due to no chair at present. The BOD has selected 9 May for the annual neighborhood garage sale.

6. Old Business -

a. The moratorium on chimney cap and roof mold enforcement will end on 1 June, after which Cox & Lee Mgt Co will resume issuing violation letters. Rob Cox inquired if the same moratorium applied to mold and other 2nd-story discrepancies, and the BOD agreed that anything other than the roof issues should immediately be included in the March inspection cycle. The policy will be reiterated in the next newsletter.

b. Shallow Lagoon carport concern: after considering the historical data on Mr. Phaup's carport adjacent to his garage, Dave West and Chad Busdeker will visit the homeowner on Friday, 13 March to issue him intructions for correction. Basically, Mr. Phaup had agreed to modify the building to hide this feature, and the BOD will hold him to his promise.



c. The BOD picked up again on the issue of split-rail fencing extending beyond the front plane of some homes in the community. Deliberations have been complicated by the fact that a number of such installations had been incorrectly ARC-approved in the past. Rob Cox handed out a listing of questionable fence installations: 7 homes have split rail fencing in front, and another 19 have combinations of fences in front of the house and/or are corner lots where back fences extend too close to the roadway adjacent to the back yard. After much discussion, the BOD verbally agreed that the policy should be to prohibit these fences. However, in the interest of a good-neighbor policy, the BOD will direct homeowners with existing split-rail fences to remove them completely when either they sell the home, or the fence comes in need of repair. Ellis agreed to work on a draft letter to affected homeowners, to be approved by Dave West and Chad Busdeker.

b. Other fence issues: Jennifer Wong identified 6 homes in which side-yard fencing was improperly approved by previous ARC chairs, and some go back to 1993. The BOD still needs to consider a policy concerning these fences. On the issue of the now-removed extended fenceline at 508 Tabb Lakes Drive, Mrs. Wong promised to meet with the homeowners and remind them the posts will need removal now that we have warmer weather, and will suggest the owners use the excess materials to turn the fence line to the front corner of the house.

c. Fukawa lawsuit against the Association: Mr. West attended the initial small-claims court hearing with the association lawyer. At the hearing, our lawyer's request was approved to reschedule a hearing and require Mrs. Fukawa to present a bill of particulars to our lawyer. The re-hearing is scheduled for 24 April and Dave West will ask members of the previous board, who were present when the wall removal issue was first brought up, to attend as witnesses to Mrs. Fukawa's responsibility for the wall. At present, Mrs. Fukawa contends the Association should pay for the removal of the fence footings from her yard, but this item was present when the Fukawa's first accepted the home and the Assn denies any financial or other responsibility for it, as it was originally erected by the developers. Additionally, a volunteer group including Mrs. Fukawa's ex-husband, Charles Rossi, Lou Lafrenaye and David Horne had attempted to assist in the removal, but the rebar-construction of the footings foiled their efforts to jackhammer the concrete for removal. This was not an officially-sanctioned effort by the Association.

d. Rob Cox requested further guidance on inspection standards for mailboxes. The BOD directed him to use the same discretion he would use for home maintenance standards in deciding whether a mailbox has become so unsightly or in disrepair that it requires removal or repair. Ellis remarked that the newspaper boxes are free from the Daily Press, and may be replaced simply by a call to the newspaper.

7. **Cox & Lee Property Management Report** –Rob Cox handed out the current list of inspection discrepancies, but noted that a number of them were on hold due to the moratorium on roof mold and chimney caps. There ensued a discussion about garden sheds: a number of homeowners have purchased vinyl sheds which don't match the house. According to ARC standards, any full-size shed (defined as one you can walk into) must be constructed of either natural material siding or be painted/sided to match the home, including the roofing material. Ellis agreed to address this in the next newsletter article, as well.

8. **New Business**: other than the sheds mentioned above, there was no new business to report.

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- a. The next BOD meetings are tentatively scheduled for 9 April and 14 May, 7-9PM. Mr. Sharadin will schedule the meeting room with the Tabb Library.
9. The Board of Directors meeting adjourned at 9:00 pm.

Respectfully submitted by: Ellis Sharadin, Secretary.

3 Enclosures: Treasurer's Report as of 3/10/09. (Note: a copy of this report is freely available to Tabb Lakes homeowners upon request to any member of the Board.)
Cox & Lee Covenants Compliance Report
Cox & Lee Fences Inventory Mar 9, 2009