

Tabb Lakes Annual General Meeting

Oct. 24, 2023 7:00 pm

Coventry Elementary School Library & Via Zoom



Agenda

- Attendance & Introductions
- Year in Review
- Treasurer's Report
- Committee Reports
- Old Business
- New Business
- Questions from the Membership

Attendance & Introductions

- Need 45 households represented for a quorum
- Slides will be available on the TLHA website a few days after the meeting

Your TLHA Leadership

- Association President: Keith Ebert
- Association Vice-President: Jennifer Kurr*
- Members At Large: Jim Cochran, Mary VanHouten* & Rob Cook*
- Secretary/Treasurer: Charles Rossi (Non-Board Member)

- Community Association Manager: Sarah Knaub

PLEASE HOLD QUESTIONS TO THE END

*Denotes members at the end of their 2-year term

Your Tabb Lakes

- Tabb Lakes Homes Association, Inc. is a non-stock corporation registered with the Virginia State Corporation Commission.
- 446 Homes, including 83 lakeside homes
- Two 5-acre storm water retention ponds that we are responsible for maintaining
- Membership in, and annual assessment payment to, the Association is required by the Code of Virginia
- The members of the Board of Directors are tasked with “managing the activities of the Corporation.”



Board Meetings

Board Meetings— Open to All Residents

- Schedule: Third Tuesday of each month, 7 PM
- Location: Almost always at the Poquoson Library w/Zoom option
A meeting notice containing the location is sent via the community email list prior to each meeting. Email VictoryComMgt@gmail.com for the Zoom link.
- No Meeting in December

Meeting Minutes

- Draft is available on the website approximately one week prior to the next meeting
- Approved minutes are available on website after the meeting at which they are approved

www.tabblakes.org

2023 Year in Review

- Completed additional tree removal along Lake 1 to reduce the quantity of vegetative debris that is deposited into the lake – and in an effort to bring the common areas into compliance with the Shoreline Maintenance Regulations
- Repaired the berm along the north end of Lake 1 that reduces impact of the business on the other side on the nearby residents
- Requested No Thru Truck restrictions and signs for Tabb Lakes to prevent SIMS customers who have missed the Route 17 entrance from cutting through Tabb Lakes



2023 Year in Review (cont'd)

- Contracted with DMA Reserves to have a professional Reserve Study completed, currently in draft form
- Continued working with the County to install TLHA signs at the secondary entrances
- Represented residents in efforts to clarify intent of SIMS Metal when they purchased additional property adjacent to TLHA
- Began the process of rewriting the governing documents
- Participated in the Great American Cleanup



Treasurer's Report

Charles Rossi, Treasurer



Copies of the Treasurer's Report
and FY 2023-24 Budget are
available by contacting Victory
Community Management at
VictoryComMgt@gmail.com or
757-593-0166.

Committee Reports



Beautification Committee

Angela Hurst, Coordinator

The Beautification Committee members select winners for the Yard of the Month (May-Sept) and Holiday Decorations contests (Dec). We participate in the Great American Neighborhood Cleanup (Mar). We also assist in occasional planting or decorating at the two main Tabb Lakes entrances.



We are in need of more members and ideas to help enhance the BEAUTY of our Tabb Lakes community!

Email Beauty@tabblakes.org or attend the November board meeting if you are interested in helping!

Grounds Maintenance

- Oversee landscape maintenance contractor
- Monitor the lights and irrigation system at the entryways and take action to have them repaired when necessary
- Submit and track requests for WatchLight maintenance and follow up with Dominion Energy as necessary



Coordinated by Victory Community Mgt.

Lakes Management

Tim Burke (L1) & Jeff Payne (L2)

- Monitor condition of lakes, fountains & aerators
- Monthly “trash runs”
- Monitor contractor performance, Solitude Lake Management

Solitude Lake Management

- Treats and controls algae & aquatic weeds twice a month
- Monthly maintenance of fountains & aerators

Accomplishments:

- Revised official Lake Committee responsibilities
- Had new LED lights installed on the fountains
- Made improvements to the boxes covering the aeration compressors to increase air flow and (hopefully!) extend the life of the motors

Lakes Management

How Residents Can Help

- Keep foreign objects out of the lakes! (Grocery bags, landscaping materials, kiddie pools, balls, etc.)
- Do not feed wildlife (geese, ducks, turtles, muskrats)
- Prevent sediment: do not dump lawn clippings, sticks, or leaves into lakes or ditches
- Contact a Lake Coordinator or Victory Community Management to report equipment malfunctions or sudden appearance of algae



Stormwater Committee

Lou Lafrenaye, Coordinator

- No major issues this year.
- Continue to remove debris, branches, and garbage at inflow and inflow pipes to ensure proper stormwater drainage flow and to minimize the chance of flooding in our neighborhood.
- York County Public Works is finishing their study of our outflow area as part of CIP- PW631.
 - Study is expected to be completed 20 Oct 2023. We plan to meet with Dept of Public Works staff to review the recommendations as they impact Tabb Lakes outflow area. We will provide the results of that meeting in a future HOA newsletter.
- Future projects include maintaining access to our stormwater outflow pipes area at the north end of Lake 1 for County staff and HOA members.

Tabb Lakes Neighborhood Emergency Preparedness Committee*



Lou Lafrenaye, Coordinator

- Activities this year:
 - Provided preparedness and safety related information via our HOA newsletter and through our welcoming committee handouts.
 - Conducted two Amateur Radio exercises.
- *We are in the process of changing our committee name, mission statement, and duties.
 - We no longer have the training or expertise to meet the original intent of our committee.
 - Our focus will be to provide information via newsletter articles, messages to our committee members, and information through our HOA web site. We may provide limited neighborhood support.
 - We will publish an article in our HOA newsletter explaining the final changes once approved by the BOD.

For more info, contact Lou Lafrenaye at TLERT@tabblakes.org

The logo for the Tabb Lakes Newsletter features the text "TABB LAKES NEWSLETTER" in white, bold, uppercase letters on a black, tilted rectangular background. This background is overlaid on a white background with several semi-transparent grey rectangular shapes and a thin black vertical line.

TABB LAKES NEWSLETTER

Shirley Flanagan, Editor

- Objective – Be as informative as possible about Tabb Lakes
- Produced quarterly
- Advertisement Policies are on the TLHA website

NOTE:

*In order to save money, the newsletter is no longer sent via hardcopy. Please fill out the Email Signup Form on our webpage to receive each issue via email **IF you are not already receiving it via email.** We will continue to post the newsletter on the website. If you know of someone in Tabb Lakes who has no internet capability and needs to receive a hardcopy, please contact me at news@tabblakes.org or 757-876-1156.*

Tabb Lakes Web Services

For Homeowners & Potential Buyers

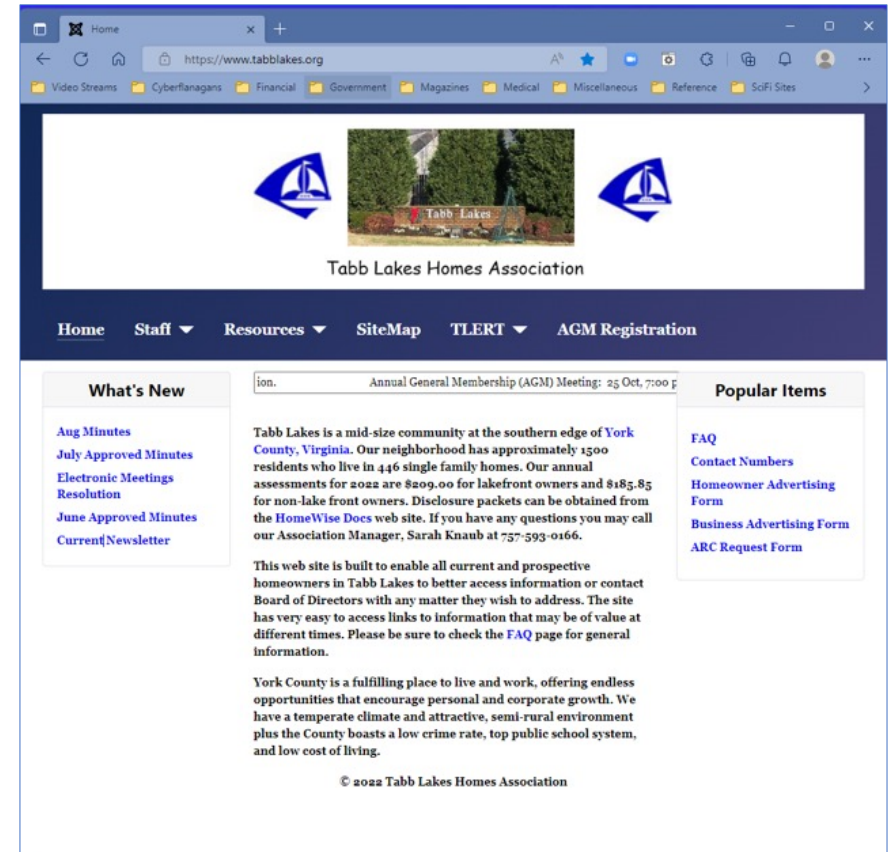
★ Web Site <https://www.tabblakes.org/>

- Contains Historical Archives
 - BOD Meeting Minutes (22 yrs)
 - Newsletters (19 yrs)
 - Tabb Lakes History
- Document Libraries
 - 3 Public
 - 1 Private
- CERT Information & Storm Forecasts

★ Increased Use of E-mailings

- Emergency Response Notifications
- All Newsletters
- Pertinent Information Sharing

Feedback Welcomed!
webmaster@tabblakes.org



Clint Flanagan & Phil Hess
Webmasters

Welcome Committee

- Welcomed 23 new families this year
- Handouts given to new TL residents
 - YC New Resident Info Package ordering info
 - Latest TLHA Newsletter
 - VA Hurricane Evacuation Guide
 - TLHA Emergency Response Committee Info
 - Prep Your House for Hurricane Checklist
 - Seven additional informational handouts

Keith Ebert, Coordinator



Neighborhood Watch

**Coordinator position is currently
VACANT!**

Would you like to volunteer??

Duties include:

- Keeping in touch with the Sheriff Department's Crime Prevention Unit
- Providing information for the newsletter or email list about topics relevant to Tabb Lakes residents

Architectural Review Committee (ARC)

Per TLHA Bylaws, ARC review is required for all exterior property modifications

- Examples: Room Additions, Driveways, Sheds, Fences, Pools, Decks, Patios, Bulkheads, Ditch modifications, Solar Panels
- Application form on website and in newsletter
- Supporting documents: plat, plans and specifications, photo or drawing showing style
- Allow up to 3 weeks to process

Coordinated by Victory Community Mgt.

Covenants Compliance

- Program is designed to:
 - Protect property values
 - Head off maintenance problems
 - Maintain good relations between neighbors
 - Encourage community pride
 - Pay off when you go to sell your home
- Contact Victory Community Management at any time if you have a question about a notice that you receive

(757) 593-0166 or VictoryComMgt@gmail.com

Year in Review - Housing Values

	2021	2022	YTD 2023*
Homes Sold	27	15	15
Avg. Sale Price	\$397,091	\$439,767	\$454,623
Avg. YC Assmt.**	\$318,593	\$356,980	\$358,487
Diff. Sale to Assmt.	\$78,498	\$82,787	\$96,137
% Diff.	24.6%	23.2%	26.8%

**Includes one home that sold at foreclosure for 9% below assessed value.*

***York County assessments went up in 2022*

Cost per square foot of 2023 YTD sales = \$208.55

Old Business

- TLHA Documents Rewrite
- Shoreline Maintenance Standards

Governing Documents Rewrite

- Association's attorney, Will Sleeth, has provided template documents that are being reviewed by the board and the Governing Document Committee.
- Jennifer Kurr, Vice President, is Chair of the committee.
- Please email VicePresident@tabblakes.org if you are interested in serving on the committee.

The Rest of the Process

- Requested revisions are sent to attorney
- Board reviews attorney's revised draft and distributes to homeowners
- Board and attorney conduct a Town Hall (non-voting meeting of the members), requests input via email & the website, etc.
- Attorney provides final revision
- Final version of documents distributed to homeowners
- Homeowners vote
 - Need 75% affirmative votes to pass
 - As of July 2022, HOAs may now use absentee ballots for voting to approve changes to the recorded documents!

Purpose of the Rewrite

- Current documents are based off ideas from the 1970's – very outdated!
- Current documents are not very well-organized. New ones will be much more user-friendly!
- Changes in technology need to be incorporated
- Changes to the VA Property Owners Association Act need to be addressed
 - Improved enforcement methods
 - Allow the board to increase annual assessments by more than CPI (often is only 1% or 2% per year), docs will allow up to 10%

Shoreline Maintenance Regulations

Passed by the board in November 2022 after over a year of research and draft revisions.

Homeowners were given a year to bring their property into compliance; enforcement to begin November 1, 2023.

First inspection this winter & notices sent will be to request an update on plans



The goal is to maximize the performance of the neighborhood's stormwater drainage system and reduce costs associated with aeration equipment repairs and dredging.

Shoreline Maintenance Regulations

1. *Small* trees (≈ 6 in. or less DBH) and woody vegetation growing within 10' of the shoreline need to be removed. Any dead trees and limbs to be removed asap.
2. Any *large* trees (>6 in. DBH) left along the shoreline must be kept pruned to reduce the likelihood of branches and leaves falling into the lake. (Removing a large tree with a well-established root system in the shoreline must be done very carefully, and usually it is better to leave it there.)
3. Trees that lean out over the water need to be removed if it is likely that as they grow, age or are damaged by high winds or disease, they may drop large limbs or fall into the water.
4. Trees or woody vegetation growing on top or within 10 ft. of any inlet or outlet piping or structures must be removed

Shoreline Maintenance Regulations

5. A vegetative buffer three to five feet (3' - 5') wide must be planted, or allowed to grow naturally, along the shoreline. A buffer helps prevent pollutants, tree debris and trash from entering the lake. It also helps to stabilize the shoreline and prevents erosion. The buffer can contain native marshland-type grasses, shoreline plants, or can be left to grow naturally, as long as woody vegetation is not allowed to grow. The vegetative buffer should be at least six (6) inches tall and must be kept under four (4) feet high at all times so it does not block a neighbor's view of the lake. (Note: Bulkheads are also still acceptable as an erosion mitigation strategy, but in most cases they do not replace the need for a buffer.)
6. Lakeside homeowners are responsible for keeping trash and debris, including grass clippings and leaves, from entering the lake from their property.

Note: there is a ton of information on the internet about beneficial shoreline buffers. Resources are also posted on the TLHA website.

New Business

- Nominate and Vote:
 - Board Member(s)
- Committee Help Wanted

Board Member Elections

- Need 3 board members
 - Rob Cook, Jennifer Kurr & Mary VanHouten have completed their 2-year terms
- Remember: Officer positions are decided at the November board meeting
- Nominees
 - Tim Burke
 - Rob Cook –*offered to step down so Tim could join board*
 - Jennifer Kurr
 - Mary VanHouten
 - Nominations from the floor – *there were no additional nominations*
- *Since there was not a quorum present, the board will appoint Tim, Jennifer and Mary to 2-year board terms at the November meeting.*

Committee Help Wanted

Vacant Position:

- Neighborhood Watch

Needs Volunteers:

- Beautification

Contact a board member or
VictoryComMgt@gmail.com if you are interested!

Questions from the Floor

- ✓ Please speak loudly
- ✓ Provide your name and address
- ✓ Only one question at a time

Thank you for joining us!

NEXT BoD Meeting: Nov. 21, 2023 at 7:00 pm
At the Poquoson Library

Regular board meetings:

- 3rd Tuesday of each month at 7:00 pm
(no meeting in December)
- Location: Poquoson Library, Zoom link available

Email VictoryComMgt@gmail.com a few days before the meeting if you would like the Zoom link

Meeting reminders are sent via the community email list. If you have not been getting them, please contact Clint Flanagan at webmaster@tabblakes.org.