

Tabb Lakes Homes Association

Volume I, Issue 4

All the news that fits, we print

Fall 2004



TLHA Board of Directors

Darrell Harris: 867-9045
 Ellis Sharadin: 867-8816
 Bill Hopkins: 867-9929
 David Horne: 867-8348

Visit us at our Web site:
<http://tabblakes.tripod.com>

For information about the newsletter or to turn in stories, classifieds or other items, contact editor Alison Johnson at 867-6742 or send e-mail to ali9231@cox.net.

We're looking for photos and drawings from Tabb Lakes residents to run in future editions. Send us pictures or original drawings by any budding artists in the neighborhood. Mail or drop-off artwork to 202 Heath Place.

ANNUAL MEETING

Mark your calendars for 7 p.m. on Oct. 14 and be sure to attend the Tabb Lakes Homes Association's annual meeting. The meeting will be held in the Tabb High School auditorium. Topics will include the major issue facing the neighborhood - maintenance and dredging of the lakes, which could be a significant expense for every homeowner - as well as the 2005 budget, annual dues, reports from committee leaders and a vote on home association leadership positions. All residents are encouraged to come out and learn more about the challenges facing everyone living in Tabb Lakes.

A letter from the Board of Directors

Dear Homeowners:

It is unfortunate we have to report that we continue to have a problem with someone illegally raising the height of our lakes. People do this by placing boards across the mouth of the pipe, which both raises the lakes and reduces the amount of water released during a storm. The Board of Directors does not approve of the action, and it is an illegal act in violation of county ordinances. Blocking the outflow pipe reduces the capability of our storm water drainage system and already has caused unnecessary flooding along Bridgewood Drive, Leslie Lane and Monty Manor.

This situation occurred last year before Hurricane Isabel. Fortunately, volunteers checked and removed the boards several times before the storm arrived. The Board of Directors sent out a letter to all homeowners notifying everyone of the problem and warning that we would prosecute the individual if found. The county even placed a sign by the outflow pipe stating it is a county easement and not to be blocked.

See page 3 for more information from the Stormwater Committee.

That sign was torn down weeks later and never found.

Since July of this year, volunteers have removed boards from the pipe on four occasions, along with the usual natural debris. Because of this, the Board of Directors asked the county to replace the old sign warning people not to block our outflow pipe. That sign was installed on Aug. 12. By Aug. 28, it was torn down again. The Stormwater Committee chairman has reported the theft to the Sheriff's Department and is coordinating with the county to replace the sign.

We want everyone to know we are doing whatever we can to identify the individuals who are doing this. The Stormwater Committee continues to check to ensure the drainage system is not blocked, especially before a major storm. We also ask that homeowners along the end of Tabb Lakes Drive and Shallow Lagoon, whose properties border the lake and the outflow area, be vigilant in observing the area and notify any board member or the Sheriff's Department if they see anyone blocking the pipe. Meanwhile, we are exploring other options that may help us identify the individuals who put our homeowners at risk of flooding.

Building Neighborhood Watch

The basics of a Neighborhood Watch program are simple: Residents getting to know each other, watching out for unusual behavior and calling the sheriff's office whenever they see something strange.

The payoffs can be huge.

That's what Deputy Sheriff David Bark, a crime prevention specialist for the York County Sheriff's Office, told Tabb Lakes residents at two recent meetings on starting a Neighborhood Watch program. Anyone interested in joining the effort should call Sandra Shaffer at 223-7315.

"So often, it's citizens who give us the information that leads to arrests,"

Bark said. "They play a key role in enforcing the law."

Neighborhood Watch programs generally are most effective if they have a 70 percent participation rate from residents. The Tabb Lakes program needs block captains - people in charge of each street or sections of longer streets - to spread safety information and greet new neighbors. Retirees and stay-at-home parents tend to be good choices because they are in the neighborhood more often, Bark said. Regular vehicle patrols on Friday and Saturday nights also can be helpful.

Please see NEIGHBORHOOD, next page

NEIGHBORHOOD, from page one

The National Sheriff's Association founded Neighborhood Watch in 1972 in response to a growing number of burglaries across the country. Police believe the crimes increased as more women started working, leaving homes unattended during the day, and televisions, stereos and other equipment got smaller and easier to steal.

In York County, there is a theft from a car every eight days, a burglary every three days and property damage reported twice a day, Bark said. With roughly 11 deputies patrolling the county at any given time, the sheriff's department relies on citizens to help - although it

discourages actual confrontations.

"If you call and say there's something wrong on your street," Bark said, "we'll be there to take care of it."

Making those calls also can prevent crime because would-be burglars talk about which neighborhoods have strict watch programs.

"You want Tabb Lakes to have the reputation of being tough and vigilant," he said.

All York County residents can look at crime reports by street and get regular e-mail updates on current safety issues. Go to www.yorkcounty.gov/sheriff for more information. People can use that same address to request checks of their homes while they're away on vacation.

Community Emergency Response Team Training

Are you prepared for emergencies in your home or neighborhood? Have you ever used a fire extinguisher? Can you apply techniques to open airways, control bleeding, and treat for shock? Do you know how to properly extinguish a common household fire? You can!

York County offers a free course called Community Emergency Response Team (CERT) training. This is a nationally accredited program that trains people in basic emergency response skills. It aims to establish a core of trained volunteers in neighborhoods who can help their families and neighbors during an emergency or disaster. Subjects include preparing for disasters, identifying and reducing fire hazards in homes and workplaces, basic first-aid, light search and rescue

and fire suppression. Students also get a tour and explanation of how fire stations and 911 call centers work. York County's Department of Fire and Life Safety also can coordinate voluntary supplemental training opportunities for CERT members. A meteorologist from the National Weather Service's Wakefield office presented the most recent class, on identifying and reporting severe weather.

The York County Department of Fire and Life Safety conducts CERT classes throughout the year, usually from 6:30 to 9 on a weekday evening (currently Wednesday nights) for eight weeks. A final exercise takes place on a Saturday morning. For more information, call at 890-3600 or go to www.yorkcounty.gov/fls/CERTreg.htm

Safety Tips

- Always lock the doors of your house and cars.
- Keep valuables out of plain view in your car. Don't leave your wallet or purse on the passenger seat, for example.
- Shut your garage doors, especially at night.
- Write down the model and serial number on all your major appliances and electronic equipment. Police can use those to search for missing items at pawnshops.
- Use "natural surveillance" every day. Look around the neighborhood as you're leaving for work or running errands, and call the sheriff's office if you see something unusual.
- Don't be hesitant to report "minor" incidents such as damage from paintball guns or eggs thrown at property.
- When you're reporting a possible crime, try to include details such as the color or make of a suspicious car or unusual qualities such as a loud muffler or broken taillight. Small observations often help deputies make an arrest.
- Tell your neighbors when you're leaving on vacation. Ask them to keep an eye on your home and report suspicious activity.
- After Christmas or another holiday, take empty boxes out of the neighborhood quickly so would-be burglars don't know which homes have new pieces of valuable equipment. Ask someone with a pick-up truck to haul boxes from your street to the dump.

From the Neighbor Relations Committee...

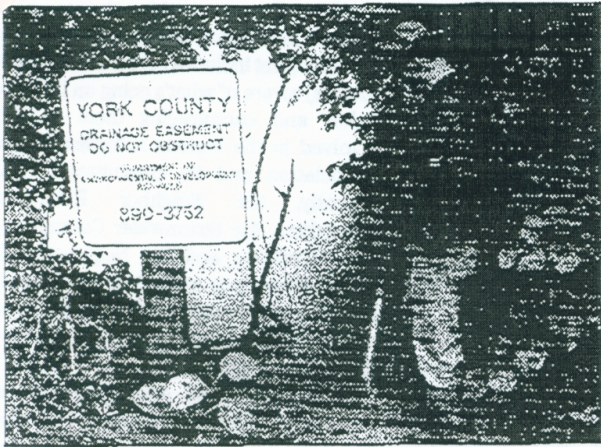
FENCE MAINTENANCE. Take a moment to check out the fences in Tabb Lakes. There are many different types, ranging from picket to privacy. They serve a useful purpose and can add to the beauty of homes, but as with any other part of a property they require maintenance. Algae that cause green stains can be a problem, but a spray treatment of diluted household bleach will do the trick. Spray it on, give it a little time to work and rinse off (this works on vinyl siding as well). Also, take a few minutes to walk your fence line and check for loose or broken pickets or rusty hinges.

SAFE SPEEDS. One of the nicest things to do in the neighborhood is to take a walk or bike ride. Unfortunately, not all drivers are careful to observe the 25 mph speed limit. Speeding on main streets such as Tabb Lakes, Gardenville and Bridgewood is a particular problem. Slowing down protects pedestrians and gives drivers more time to react to potentially dangerous situations. If your family includes teenagers, remind them to keep it slow, too. And if you see speeders in our community, call the York County Sheriff's Department and ask for the shift supervisor to request

visits from a deputy with a radar detector. The non-emergency number is 890-3621.

MAILBOX REPAIR. Did you know that long ago, rural letter carriers used to deliver to a bewildering array of mailboxes - everything from lard cans to cigar boxes? And when those sometimes-motley mailboxes deteriorated, carriers told the owners to improve them or lose their mail service. Please take the same care with your mailbox today. Fix rusty doors, rotting posts and flags that have fallen down.

Keeping Tabb Lakes beautiful



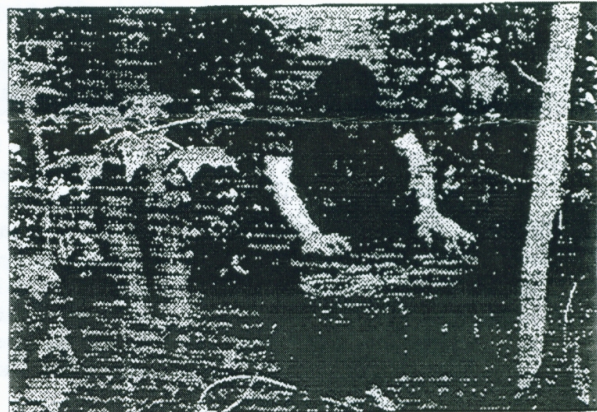
Volunteers check the pipes under a manhole cover along Leslie Lane and check the outflow pipe after Tropical Storm Charley.

From the Tabb Lakes Stormwater Committee

This summer, the committee took several steps to prepare for major rain events and reduce the chance of flooding in the neighborhood. We developed a 14-point checklist of tasks divided into three phases: preparation for hurricane season, actions to take before a major storm and actions needed after a major storm. Committee members completed several of the preparation phase tasks by the end of July, including talking to homeowners in high-risk areas, removing debris from the two lakes and checking drainage systems. Five days before Hurricane Charley, committee members began monitoring the outflow pipe daily to make sure the lakes were at their lowest point. They also checked drainage pipes under manhole covers along Bridgewood Drive and Leslie Lane. Finally, members

checked the drainage system after the storm to make sure it wasn't blocked by debris. Starting in July, committee members began to routinely inspect the lake outfall pipe and remove natural debris caught there.

Thanks go to committee members Mike Golub, John Lau, Larry Tenbenschel, Dave and Monica VanLear, Dell and Noni Nash and Tom Wozniak for their work in preparing the neighborhood for this



Beautifying Tabb Lakes sometimes means getting your back into it.

rainy season. For more information on the Stormwater Committee, contact Lou Lafrenaye at 867-8333 or LAFRENAYEL@AOL.COM.

Yard of the Month Contest Launched

CONGRATULATIONS to the Mitchell family at 810 Tabb Lakes Dr., the first winner of the Yard of the Month contest! Winners get to display a sign in their yard and also get \$25 gift certificates from Andrea's restaurant, which deserves thanks for providing the certificates for just \$15 each (and for having the best pizza in town).

For contest rules or to make a nomination, go to the neighborhood Web site at <http://tabblakes.tripod.com>.

The contest is part of a more aggressive covenants enforcement campaign started several months ago. To date, the neighborhood's covenants review committee has logged 113

covenant/regulation violations and of those, 73 have been corrected. As our development ages, everyone must work together to preserve the value of homes. You can help by cutting, raking, pruning, removing, grinding, repairing, cleaning, restoring, replacing, pressure washing, painting, staining and stacking!

TLHA profile of the month -- Charles Rossi

Each issue, the newsletter will profile a leader in the neighborhood.

How long have you lived in Tabb Lakes? 13 years

How long have you served with the neighborhood association, and in what positions? I've been on the Board for about 7 years, serving as a Member at Large, Vice President and President before taking my current position as Treasurer. I am not currently a Board member, as the Treasurer does not have to be a member of the Board.

What has changed the most in the time you've been here? In my opinion, there has been somewhat of a decline in pride of ownership, as original homeowners move out and some homes change hands for the second, third or fourth time.

Charles Rossi

Neighborhood position:
Treasurer

Birthplace: Bronxville, N.Y.

Age: 48

Family: Wife, June, children Stephen, 19, and Lauren, 16.

Occupation: Supplier Quality Engineer, Northrop Grumman Newport News Shipyard

Education: B.S., Kean College (New Jersey)

Hobbies: Bicycling, woodworking

It's hard to convince people to become involved in their neighborhood if they know they will be moving in a year or two.

What is your favorite thing about Tabb Lakes?

First, my most excellent neighbors on all sides, who always return my tools promptly. They also keep their yards just a little nicer than mine so I constantly have a goal to strive for. Second, being close to the YMCA and library, and having a pool nearby (Coventry) that I can use without having to take care of it. Third, the friendly attitude of the people you meet walking down the street.

What do you see as needed improvements in the neighborhood, or the biggest challenges that Tabb Lakes will face in upcoming years? Many of the homes, and the lakes themselves, are almost 15 years old and will need major maintenance work soon. Neighborhoods that are neglected tend to go downhill - they don't get better on their own. It's important that we homeowners realize this and invest the time and money needed to keep Tabb Lakes attractive to



Charles Rossi

current residents and prospective buyers.

How do we tackle these challenges? By making as many residents as possible (that includes homeowners AND renters) aware of what's going on in Tabb Lakes and encouraging them to get involved in the various activities of the Association and its committees. Just recently, the Neighbor Relations Committee, the Stormwater Committee, the Newsletter and the Neighborhood Watch have been started or re-vitalized because some concerned homeowners were willing to take on these responsibilities. That's a great start!

What are your current goals as treasurer? A few times a year, I'm contacted by a new (or not so new) homeowner who was never informed that a) there is an active Homeowners Association, b) it's mandatory for all homeowners to be members of the Association, and c) we have expenses and they have to pay their fair share. Evidently, the realtor, lawyer or previous homeowner dropped the ball somewhere and didn't pass on this vital bit of information. With that in mind, I'll strive to keep everyone well informed, via our newsletter and annual meeting, of what our expenses are and how we are budgeting our money every year. I'll also continue to do my best to answer inquiries from homeowners, realtors, and lawyers as promptly as possible, even if they don't contact me until the day before a closing.

Charles Rossi's Treasurer's Report

It is my responsibility to keep track of the association's income and expenses and make regular reports to the Board of Directors at their monthly meetings. Here is a general overview of where our money comes from and how it is spent this year.

This year, the association's income this year will be approximately \$47,000. Of this, \$46,000 comes from homeowners' annual dues, \$500 from the sale of disclosure packets to new residents and \$500 from interest on our checking account, CD, and tax-free bond fund investments.

We balance our budget every year, so our expenses are also approximately \$47,000. Our biggest expenses, on an annual basis, are:

Electricity: \$14,000 (power for street-

lights, entrance lights and lake fountains and lights)

Contingency Fund: \$14,000 (set aside for possible future lake expenses, although the Board can re-allocate it as needed.)

Lake Maintenance: \$10,000 (water treatments to control algae and other aquatic plants, maintenance and repair of the lake fountains, fish stocking and water quality tests)

Grounds Maintenance: \$6,000 (landscaping of entranceways on Rtes. 17 and 134)

Insurance: \$1,000 (liability insurance for the association and property insurance for our entranceway brickwork and signs)

The remaining \$2,000 is used for

postage, taxes, water for entrance sprinklers, legal fees, dues collection expenses, copying/printing costs and community activities such as the holiday decorating and Yard of the Month contests.

Any excess funds at the end of the year are added to the contingency fund. Currently, that fund is about \$65,000. It is divided between our checking account, a bank CD, and a T. Rowe Price Tax-free Virginia Bond Fund.

Every October at the annual homeowners' meeting, the treasurer reviews year-to-date finances and presents the budget for the upcoming year. The Board of Directors has the authority to pass the budget but welcomes comments and suggestions from homeowners.

INSIDE and OUT

Have a recipe or gardening tip to share? E-mail items to ali9231@cox.net.

Recipe of the issue:

Corkscrews with Soupy Cheese Sauce

(An alternative for kids who like their pasta plain with butter - with vegetables tossed in to boot!)

Ingredients:

8 oz. corkscrew pasta or spaghetti
1 tablespoon butter or margarine
1 small carrot, shredded
1 cup chicken broth
1/4 cup freshly grated Parmesan or Romano cheese

Directions:

1. Bring 4 quarts of water to a boil in a large covered pot. Add 2 teaspoons salt, if you like. Add pasta, stir and partially cover the pot until water returns to a boil. Immediately remove cover, stir again and cook pasta. Drain water from pasta and return to covered pot, off the heat.

2. While pasta cooks, melt butter in a medium saucepan over low heat. Add carrot and cook, stirring, for 2 minutes. Add broth and heat to boiling. Remove saucepan from heat. Stir in cheese.

3. Pour sauce over pasta and heat, for 1 minute, stirring constantly. Serve immediately.

Did you know?

A regular feature of interesting facts

Did you know...that we all pay the electric bill for our neighborhood streetlights? And the average electric bill is more than \$1,000 per month.

If your streetlight doesn't work, flickers or stays on all day, please call the power company and report the address and number on the pole. They will fix it within 36 hours. The best number is 1-888-667-3000.

FREQUENTLY CALLED NUMBERS

A one-stop list for Tabb Lakes residents in case of an emergency or other event. Clip it out and tape it to your fridge!

Event/Agency	Telephone
Emergencies (Police, Fire, & Rescue) -- York County Dispatcher	911
Non-emergencies (Police, Fire, & Rescue) -- York County	890-3630
Dog Bites or Stray Animals -- York County Animal Control	890-3601
Info on Poisoning -- Poison Center	1-800-552-6337
Street Signs -- Seaford VDOT	898-5151
Flooding - York Stormwater Mgmt	890-3752
Trash Collection -- York County Waste Mgmt	890-3780
Power Outage -- Virginia Dominion Power	1-888-667-3000
Broken Water Main -- Water Connections	890-3702
Report Gas Leak - Virginia Natural Gas	1-877-572-3342
Telephone Outage - Verizon	954-6222
Cable TV Outage - Cox Cable	224-2222
Mark Utility Lines before Digging -- Miss Utility	1-800-552-7001

CLASSIFIEDS/SERVICES

Document disposal: On Saturday, Oct. 23 from 11a.m. to 1 p.m., Liberty Tax Service and Shred Safe will provide on-the-spot destruction of personal documents. This service is free of charge and offered to all residents of Tabb Lakes. Bring your personal documents - one box, please - of cancelled checks, receipts, bank statements, etc. to 93 Coliseum Dr. in Hampton. We will shred them and give out pamphlets on what documents to save and for how long. Refreshments also will be served. For more information, call Frank Grim at 871-2768.

Scrapbooking workshops: Twice monthly at 510 Bridge Wood Dr. Learn different techniques and make projects to take home. There is a \$10 charge for supplies. To learn about the workshops and Stampin' Up products, call Willette Braidwood at 867-3322.

Square dancing: The Tidal Waves Square Dance Club invites you to join our Modern Western Square Dance, New Dancer Group at Palmer Elementary School in Newport News. For information, call 867-6721 or 898-7629.

Pressure washing: \$150 for a one-story building, \$250 for two. Call Leon at 833-8347 or page him at 881-3845.

To submit a free classified ad or meeting announcement, send information to Alison Johnson at ali9231@cox.net. Businesses also are invited to submit design ads for a small charge.