

Tabb Lakes Homes Association

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Neighborhood Relations Team—Ready for A New Year

There's a new team in Tabb Lakes: the Neighbor Relations Team, or NRT, which will lead a more aggressive covenants enforcement campaign to make sure the neighborhood remains among the most desirable in York County.

Last year, the Tabb Lakes Homeowners Association Board of Directors appointed Joe Eubanks and Marc Okyen to co-chair the covenants review committee. That committee will combine with the architectural review committee, with both staffed by volunteer, part-time residents. The committees will keep their respective responsibilities.

The NRT wants to be every resident's best defense against homeowners who don't maintain their homes

and property in accordance with our Declaration of Covenants, Conditions and Restrictions, or DCCR.

We all greatly appreciate our neighbors whose property is impeccably maintained year-round. Their "community pride" is contagious! However, the NRT sees a need to raise public awareness of the DCCR through a neighborhood education campaign. It starts with this letter and will include future mailings about the need for compliance with the DCCR.

Although most of our problems seem to occur when homeowners don't read or understand the DCCR before buying a home in Tabb Lakes, some renters simply believe the rules don't apply to them. It's important to note that the DCCR applies

to every resident and that everyone must do their part to protect the value of our homes. Other violations develop over time due to the age of our homes and failure to maintain our property. This decline can be alarming, and it can affect every homeowner in the neighborhood.

Granted, home values continue to soar and sale prices in Tabb Lakes have increased substantially. Even so, as our development ages we must work together to make sure that this upward trend does not reverse course. Together, we preserve our homes' value and share responsibility of ensuring that Tabb Lakes remains a top-rated York County neighborhood — and one we can be proud of! (Continued on Page 3)

The Newsletter is Back !

The newsletter is back! Anyone with news items, events to publicize, services to advertise or items to sell should contact Alison Johnson at ali9231@cox.net.

The same goes for people who have fun ideas for the newsletter — like recipes,

gardening tips or resident profiles. Just let us know what you'd like to see. Deadline for the next newsletter is April 1, 2004.

Additionally, we're looking for someone with desktop publishing experience who

would be willing to help Alison with the layout and publication of the newsletter. If interested contact either Alison or Darrell Harris at gregmike@msn.com.

Stormwater Committee—Newest Group Of Neighborhood Volunteers

The Stormwater Committee is the newest group of volunteers who help support the Tabb Lakes community.

Formed in 2003, the committee works to reduce the chance of flooding of homes and property that has occurred in the past. Members monitor the major drainage systems to make sure they function properly. They check and clean drainage outflow ditches, pipes and emergency spillway when feasible. They also notify appropriate county staff of any problems and monitor sediment buildup at critical areas of street drainage pipes. In addition, the committee prepares the neighborhood for severe rain by checking and cleaning its drainage systems before and after major storms. Activities before Hurricane Isabel included:

- Removing obstructions from single outflow pipe and emergency spillway.
- Checking all down flow drainage ditches beyond the lakes, under Route 171 and out to Route 134.
- Checking and cleaning storm drains along Bridge Wood Drive and Leslie Lane.
- Notifying homeowners at the end of Bridge Wood Drive and Adele Court to remove footbridges and check the drainage ditch that runs behind their homes for obstructions.
- Removing trash from the lakes that

could block drainage pipes.

- Checking and removing debris from the outflow area after the storm.
- Checking down flow drainage systems for blockage caused by hurricane and notifying county staff.

Lou Lafrenaye, the committee chairman, keeps maps and photographs of the community's drainage system. Please contact him at **867-8333** or **LafrenayeL@aol.com** for information on how water flows in and out of Tabb Lakes — and what you can do to reduce the threat of flooding. Also call Lou Lafrenaye if you're interested in volunteering for the committee or want to be included on an e-mail list for general information.

Assessment Notices

Annual assessment notices were mailed last month (January 2004). If you are a homeowner and have not received your notice please contact a member of the Board of Directors. As many lake front residents noticed, there was a contradiction in the assessment notices for owners of lake front lots. The notice erroneously stated the Board of Directors had set the lake front assessment at \$114.75 and then indicated that the assessment was \$117.25 for the lot. The letter should have stated that the Board of Directors set the assessment for lake front lots at \$117.25. Homeowners who remitted \$114.75 will receive a corrected assessment letter shortly.

Assessments were due on February 15, 2004. If you have not yet remitted your assessment, it is now overdue and subject to a 10% penalty

Annual Yard Sale

The Annual Tabb Lakes Yard Sale is scheduled for Saturday, May 1, 2004, from 8:00 AM until noon. Start planning for this community wide event. Clear out your garage and closets and get rid of those items you no longer need or the children have out grown.

Architectural Review Committee

This committee oversees the community's appearance — be it changes, deletions or additions. We work on your behalf to make sure property stays within the guidelines set by the county and our covenants.

The process is simple. If you're thinking about making any change to your property — including work on your house, fence, shed or deck — fill

out an ARC form. The forms are available online at <http://tabblakes.tripod.com/arc.html> or by calling Murphy-True, the committee chair, at **867-9638**. Submit forms to Murphy-True, Mike Wheeler (223-0381) or Todd Rippey (867-8907).

The process is painless and takes just a short time. Requests are seldom rejected, and minor changes usually sat-

isfy the requirements. We are here to assist you in any way we can, so don't hesitate to contact us with your concerns and questions

Neighborhood Relations Team—Ready for A New Year

The NRT will focus on monthly special interest items such as lawns, driveways, culverts, sheds, mailboxes, fences, houses, roofs and more. Look for these items to be posted on the community bulletin board, to be installed soon near the bench adjacent to Lake 1 and/or on a TLHA sign at the Route 17 and 134 entrances and the TLHA website. We hope this strategy will make residents inspect their homes and property and take corrective action if needed. Please get on board and help us improve “community pride” by keeping your grass cut, weed-eating around your yard, raking your leaves, removing weeds from your driveway, keeping your driveway rocks out of the street, repairing or painting your mailbox and post, cleaning or replacing your newspaper box, removing or cutting grass and weeds from around culverts, eliminating standing water adjacent to your property, cleaning fences, pressure washing or painting your home, cleaning mildew from your roof, neatly stacking firewood in your back yard and not putting garbage cans, recycling bins and debris out near the street more

than 24 hours before pickup.

Most homeowners respect our DCCR and expect it to be enforced. Upon buying a home in Tabb Lakes, each and every homeowner is legally bound by its requirements, including the maintenance, architecture and use of our homes and properties —our most valuable and costly asset.

For more information on the Neighbor Relations Team and its efforts, contact Joe Eubanks at **867-6974** or send comments and recommendations to heath-place@cox.net.

Board Vacancy

Matt Creelman, a member of the TLHA Board of Directors has recently sold his home and will no longer be eligible to serve on the board of directors. If you're interested in filing the unexpired term of this director please contact one of the other four members of the board.

Tabb Lakes 2004 Resolutions

- Comply w/TLHA Covenants & York County Codes**
- Clean/Repair Siding, Roofs, & Mail Boxes**
- Dress Up Yards & Restore “Community Pride”**
- Maintain Our “DESIRED” Neighborhood**

Restarting Neighborhood Watch

The Lakes Homes Association is working to re-establish a regular Neighborhood Watch program, especially after some recent criminal activity.

Sometime between Christmas and New Year's Eve, a burglar broke into the Kassel home on Leslie Lane and stole jewelry, including a diamond wedding set. The family was out of town on vacation.

“Whoever it was had looked through everything but didn't take a lot,” Carol Kassel said. “It could have been a lot worse, but my kids were very shaken. They keep asking me if the bad man is going to come back.”

In recent months, the York County Sheriff's Department also has records of a burglary on Monty Manor — where jewelry also went missing — two larcenies from cars and several reports of damaged property in the neighborhood, ranging from vandalized mailboxes to eggs thrown at houses or cars.

All of that underlines the need for Neighborhood Watch, a program in which teams of Tabb Lakes residents regularly patrol the streets in search of suspicious activity. The program needs a leader to coordinate the schedule of volunteers, as well as residents willing to give as much time as they can. Each shift generally lasts several hours.

Rob and Sandra Shaffer have volunteered to chair the Neighborhood Watch Program. If you are interested in volunteering to help with the program please contact them at sanwa402002@yahoo.com or Darrell Harris at **867-9045** or gregmike@msn.com.

Law enforcement officials in York County say a regular neighborhood watch is very important to preventing crime because residents are the most likely to pick up on unusual activity.

“They know what's normal in their neighborhood,” said David Barke, crime prevention officer for the county. “It's often average citizens who give information that leads to an arrest.”

So let's all help look out for each other. Join Neighborhood Watch right away.