

Tabb Lakes Homes Association

Volume 2, Issue 2

All the news that fits, we print

Spring 2005



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<http://tabblakes.tripod.com>

Newsletter

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

Volunteers needed

Positions are open on the Architectural Review and Neighborhood Welcome committees. Please consider volunteering your time make our neighborhood an even nicer place to live. If you're interested, contact any member of the Board of Directors.

Tabb Lakes Retention Lakes Maintenance Program

Editor's note: The Tabb Lakes Board of Directors has prepared this informational paper to inform homeowners of the status of our retention lakes maintenance analysis:



Our lakes are a fragile treasure that need to be protected.

In October 2004, the Tabb Lakes Homes

Association Board of Directors (BOD) began investigating how to best maintain our stormwater retention lakes/ponds. While dredging was discussed in previous homeowner meetings and in a letter to residents, the current BOD began looking for other ways to address the biological health of our lakes/ponds. The BOD began by reviewing the results of the lake study done in March 2004 by Earthworks Consulting Engineers Inc. Earthworks took core samples from the bottom of Lake 2 and sent them to a laboratory for analysis of composition, moisture content and gradation. The surveys indicate the lake ranges from 3.5 to 8 feet deep. Core samples analysis show the layer of sedimentation at the lake's bottom range from 12 to 24 inches. More than 75 percent of the sedimentation is not sand but organic sludge - leaves, aquatic plants, grass clippings, etc.

This problem is not a simple one. First, our retention lakes are very shallow in some areas. Second, as the

studies indicate, both lakes are filling up with organic matter. Third, the flow of oxygenated water into our retention ponds and through our lakes is governed by rainfall runoff, and there is no natural stream inflow to provide fresh water. This combination has a damaging effect on the biology of the ponds. For example, the core sample analysis showed organic matter is decaying at a very slow rate because of low oxygen content throughout the water column. Algae and other aquatic plants are thriving due to the limited depth of the water and the high biological load, and also the nutrient load from lawn fertilization. This decreases the oxygen content of the lakes, causing fish to die off and, more importantly, slowing the rate of organic matter breakdown. Past lake maintenance efforts have included herbicides to kill both the algae and plant growth, as well as fish restocking.

See LAKES, next page

MARK YOUR CALENDARS: The annual neighborhood yard sale is set for May 7! Start cleaning out those messy closets.

2 RIVERDANCE 12 MAY 8PM

LAKES, from page one

One of the options examined by the BOD was installing aeration equipment to speed up the breakdown of organic matter. Lake maintenance experts have advised us that while the current fountains have an aesthetic function, they provide no notable aeration value. Several lake maintenance contractors prepared proposals to the BOD to install aeration equipment. Those ranged in price from approximately \$13,000 for Lake 1 and 2 to more than \$23,000 for Lake 2 only. On February 20, the BOD reviewed the proposals and approved approximately \$13,000 to install an underwater aeration system in both storm water retention lakes. The system will be funded as a capital improvement from existing reserves - without an assessment increase for homeowners.

The selected equipment is manufactured by Vertex Lake Aeration System. Aeration will be provided by membrane diffuser systems (one in each lake) that pump air to the bottom. Six sets of dual diffusers will be installed in each lake. Calculations indicate that each aeration system will circulate the lake volume approximately twice per day. To learn more about the equipment, go to www.vertexwaterfeatures.com. Vertex lists the following benefits of this type of aeration equipment:

1. Increases dissolved oxygen
2. Stops oxygen-related fish kills by raising entire water column oxygen levels
3. Reduces nutrient levels and associated algae growth
4. Ends thermal stratification
5. Improves fisheries by expanding oxygenated habitat
6. Reduces aquatic midge and mosquito insect hatches
7. Eliminates foul odors from undesirable dissolved gases
8. SAFE - no electricity in the water and full GFCI protection on all circuits

As a note to lakeside homeowners, the initiation of the aeration equipment likely will cause a release of gases bound in the organic mass on the lake bottom. The gas release and associated odor should subside after a



Algae has become a problem in the lakes, and we all need to help make it better.

few weeks of aeration.

The lake and pond experts have advised us that algae growth will be slowed through the use of the lakes/ponds aeration equipment. They also say aggressive aeration will aid in the decay of organic matter at the bottom. And aeration also should reduce the amount of herbicide needed to control algae and produce a healthier environment for the aquatic animals. We will continue to use herbicide treatments to control aquatic weed growth.

We will keep the existing fountains until the end of their service life. The aeration equipment will operate 24 hours a day. The electric cost should be approximately 25 percent of operating the fountains.

How Can You Help?

Algae and plant life are in every lake, and they are an important part of the aquatic food web. Thankfully, aeration will not get rid of all the algae. The uncontrolled growth of algal population usually is caused by nutrients, sunlight and temperature. While sunlight and temperature are obviously beyond our control, we can control the amount of nutrients we artificially add to our retention lakes. The amount of fertilizer we use - and the amounts of leaves and grass clippings that enter our lakes - directly impact the nutrient load and rate of sedimentation.

Excessive fertilization of lawns and needless deposits of grass clippings and leaves into our retention lakes or drainage system are the greatest dangers to the health of our lakes/ponds. In fact, the nutrient most responsible for algae growth is the phosphorus in lawn fertilizer.

The BOD and Stormwater Committee ask all homeowners to apply fertilizers in accordance with guidelines from the Virginia Cooperative Extension (VCE) office, and/or to consider using a phosphate-free fertilizer. VCE has an extensive amount of information on how to properly fertilize grasses in this locality. Stop by their office at 100 County Drive (off of Goodwin Neck Road) or go to <http://www.yorkcounty.gov/vce/programareas/hort/hortpubs.htm>. People who use lake water to irrigate their lawns should not use that water from April 1 until June 1 because of the application of an aquatic herbicide called SONAR to control weeds. Finally, please don't put leaves and grass clippings into our roadside ditches.

Although we will still need to dredge the lakes at some point in the future, the BOD is continuing to research other options and will keep everyone informed through our newsletter, Web site and homeowner meetings. In the meantime, please take more control over caring for our lakes!

Signs, signs and more signs

Some days, parts of Tabb Lakes look like a miniature billboard paradise - filled with signs for political candidates, home security systems or contractors of roofs, siding, pools, windows, home additions, painting, garage doors and more. But our covenants state, "No sign of any kind shall be displayed to the public view of any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period."

There has been a lot of discussion about signs among the Board of Directors and the Covenants Committee over the past several months. However, the sign restriction cannot be changed unless we amend it, which requires a 75 percent approval.



The Tabb Lakes Homes Association covenants ban most kinds of signs in backyards.

For the moment, the Neighborhood Relations Team would greatly appreciate everyone's cooperation in following the current rules. Stay tuned as we analyze the need for any future changes.

Recipe of the issue: Southwestern Harvest Dressing

Easy salad dressing with a kick - but not a lot of calories!

- 1 small onion
- 1/3 cup low-sodium vegetable juice, such as V-8
- 1 tablespoon vegetable oil
- 2 tablespoons red wine vinegar
- 1/4 teaspoon ground cumin
- 1/4 teaspoon chili powder
- 1/4 teaspoon black pepper
- 1/4 teaspoon sugar

Peel the onion. Using the finest side of a four-sided grater, grate enough onion to make 1 teaspoon.

Combine the grated onion with the remaining ingredients in an 8-ounce or larger jar that has a lid. Cover and shake well to blend. Use right away, or refrigerate up to one week.

Paid advertisements



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We take pride in our work and it shows in every clean!

This newsletter runs short classified ads—a line or two about your business and a contact number—for free. Bigger display ads like the ones above cost \$25. Checks are payable to the Tabb Lakes Homes Association. To place an ad, contact editor Alison Johnson at 867-6742 or ali9231@cox.net.

The Tabb Lakes Homes Association Budget

Below is a summary for the four months ending Jan. 31 (the neighborhood's fiscal year runs from Oct. 1 to Sept. 30). NOTE: The YTD income figures are low because at that point in time, only 1 to 2 percent of the annual dues had come in. On a related note, please pay your dues before March 15 of each year!

Revenue	Actual Year-to-Date	Budgeted Amount
Annual Assessments	\$967.50	\$57,528.50
Disclosure Packets	\$168.00	\$336.00
Interest (checking)	\$8.68	\$45.00
Interest (CD)	\$66.55	\$110.00
Value Change (bond fund)	\$716.30	\$960.50
Miscellaneous	\$8.00	\$20.00
Total	\$1,935.03	\$59,000.00
Expenses		
Assessment Expenses	\$16.91	\$360.00
Community Emergency Response Team	\$0	\$0
Community Activities	\$0	\$525.00
Copying/Printing	\$467.14	\$300.00
Disclosure Packets	\$0	\$0
Dues and Subscriptions	\$0	\$40.00
Electricity	\$4,620.58	\$13,500.00
Insurance	\$750.00	\$1,300.00
Legal Fees	\$76.00	\$200.00
Maintenance (Grounds)	\$2,209.23	\$6,000.00
Maintenance (Lakes)	\$0	\$10,000.00
Meeting Expenses	\$215.04	\$0
Miscellaneous	\$0	\$100.00
Neighborhood Watch	\$94.19	\$200.00
Newsletter	\$220.41	\$1,200.00
Office Supplies	\$12.16	\$40.00
Postage	\$560.92	\$425.00
Taxes	\$133.40	\$20.00
Water	\$10.30	\$40.00
Total	\$9,386.28	\$34,250.00
Surplus for Capital Reserve	(\$7,451.25)	\$24,750.00

From the Architectural Review Committee...

As the weather heats up, many homeowners will start on projects such as building new fences and garden sheds, adding on to rooms, paving driveways and enclosing porches or sundecks.

But wait!

Don't plunk down your hard-earned money or start cutting those timbers until you've complied with a key Covenants requirement: Get your project pre-approved by the neighborhood's Architectural Review Committee, or ARC. The committee reviews all building plans to make sure they won't impact the "look and feel" of our neighborhood or violate county codes. ARC members

also can offer helpful advice to save you a lot of grief.

It's easy - just go to the Tabb Lakes website: <http://tabblakes.tripod.com>, navigate to the "Committees" page and select "Architectural Review Committee." On that page, you'll find a link to the Microsoft Word document for the "ARC Application Request Form." Print it out, fill in the information about your project and drop it off with any member of the Board of Directors or mail it to P.O. Box 8088, Tabb, VA 23693, c/o the ARC.

After receiving the form, committee members will evaluate plans and designs. The ARC usually can turn

paperwork around within 48 to 72 hours. If you want to get a head start, fill out the forms while the spring season is still young and you'll have a pre-approved project in hand.

On another subject, the committee's current chairman, Ellis Sharadin, must leave the position due to employment commitments. The ARC job isn't difficult or time-consuming, although it does call for enough availability to process requests efficiently. If you haven't offered your services to your community yet, this would be a great time to get involved. Contact a member of the Board of Directors if you're interested.

Happy hammering!

Tabb Lakes Emergency Response Program

A group of neighborhood volunteers is organizing to help Tabb Lakes residents prepare for emergencies and respond to hurricanes or other disasters. This program is based on the nationally developed Community Emergency Response Team (CERT) program and is coordinated with York County's Department of Fire and Life Safety.

One of our current goals is to find a Tabb Lakes resident who has a valid amateur radio license and equip-

ment. That person could assist our community in communicating with the York County Emergency Operations Center during an emergency. If you can help, please contact us at the number or e-mail below.

If you are interested in participating in this program or have any questions, please contact Lou Lafrenaye at 867-8333 or LAFRENAYEL@AOL.COM. We welcome additional volunteers. Also, look for more information on our Tabb Lakes web site and in future newsletters.

Upcoming Events:

1. Community Emergency Response Training: Starts on **April 13**. Contact the York County Department of Fire and Life Safety at 890-3600.

2. Adult, Infant and Child CPR & First Aid: **April 9**. Provided by the York-Poquoson Chapter of the American Red Cross at its office on Route 17. For more information, call the chapter at 898-3090. Office hours are Monday through Friday from 9:00 a.m. to 4:30 p.m.

Classifieds

HANDYMAN. Need a handy man to do yard work? Will spread topsoil or mulch for \$20 per cubic yard. Pressure washing available too: \$150 for one story, \$200 for two stories. Call Leon at 833-8347 or pager 881-3845.

AVON CALLING. Do you need to put together a fundraiser? For something different - not pizza, cookies, candy or wrapping paper - give me a call. AVON has great fundraisers and your group, small or large, can earn between 20 and 40 percent on your sales. I live right here in Tabb Lakes and would love to be your AVON Lady! To receive a brochure, please call Karon Martin at 867-1143 or email me at kltmartin@yahoo.com

IS THERE A MOVE IN YOUR FUTURE? Sometimes selling your home might not be the best move. LEE PROPERTY MANAGEMENT specializes in the management of single family, executive, upscale residential homes in York County, Poquoson and Kiln Creek. We manage your home so it appreciates in value and appearance with the best in your neighborhood. If you would like to learn more about the benefits of owning income-producing property then please call owner/broker Charles R. Lee at 810-8531 or e-mail LeePropMgt@Cox.Net for a no obligation rental analysis. Located at 216 Champions Path Yorktown, Va., 23693.

Profile of the Issue: Terri Berube

Neighborhood position:
Secretary

Birthplace: Denison, Texas

Age: 38

Family: Husband, Bruce; daughter Aubrey, 9; son Brandon, 7

Occupation: Facility Attendant, Newport News Parks and Recreation

Education: Graduated from York High School in 1984

Hobbies: Scrapbooking

How long have you lived in Tabb Lakes? Since 1998

How long have you served with the neighborhood association? Just a few months

What has changed the most in the time you've lived here? The increase in traffic on Bridge Wood since the new construction in the Greenlands, and homeowners also are more aware of the neighborhood issues.

What are your favorite things about Tabb Lakes? Nice neighbors and the convenient location

What do you see as the biggest challenges that Tabb Lakes will face in upcoming years? Growth around our neighborhood and how that will affect our stormwater system. Also, working on getting the lakes where they need to be.

What are your current goals for the neighborhood? I would like to see more community involvement. The majority of the work is done by the same people, and I would like to see others step up to the plate.

Yard of the month contest, April-November 2005

The 2005 contest season is here! Our goals are to boost community pride and promote the neighborhood's appearance by recognizing deserving residents for their individual efforts in making our community beautiful.

Nominations are due by the 15th of the previous month for April, May, June, July, August, September, October and November. For example, May nominations are due by April 15th. Send nominations to Tabb Lakes Homes Association, Attn: Yard of the Month, P.O. Box 8088, Yorktown, VA 23693. For more information, visit the association's Web site.