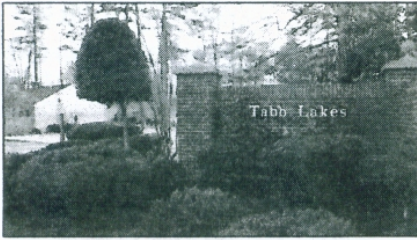


Tabb Lakes Homes Association

Volume 3, Issue 1

All the news that fits, we print

Winter/Spring 2006



News and notes

TLHA Board of Directors

President

Jim Magnotta: 867-8880

Vice President

Gary Porter: 867-9120

Secretary

OPEN (see news item)

Members at Large

Bill Hopkins: 867-9929

Christine McNulty: 223-9468

Treasurer

Charles Rossi: 867-8322

Web site

Clint Flanagan: 867-6860

Visit us at our Web site:

<http://tabblakes.tripod.com>

Newsletter

For information about the newsletter or to turn in stories, classifieds, photos, drawings or any other items, contact editor Alison Johnson at 867-6742 or ali9231@cox.net. Kids, submit your artwork and we'll publish it! It's even better than drawing on your parents' walls.

Volunteers needed

Please consider volunteering your time on one of the neighborhood committees to make Tabb Lakes an even nicer place to live. If you're interested, contact any member of the Board of Directors to see how you can help.

Yard sale

Mark your calendars and start cleaning out your closets! The annual Neighborhood Yard Sale is set for Saturday, April 22. FYI, this year Tabb Lakes will team up with the Greenlands for the event.

Position open

The job of Secretary on the Board of Directors is vacant. The Secretary is responsible for taking minutes at monthly board meetings and in the past has handled the distribution of disclosure packets to real estate agents and new homeowners. This is an important position, so please consider volunteering your time. Call any member of the Board of Directors for more information.

Dues past due

Don't forget that annual homeowners association dues should be paid by now. Dues are \$147.25 for lakeside homes and \$130.50 for non-lakeside properties. Every homeowner should have received a bill in the mail. If you did not, simply send a

check for the correct amount to: Tabb Lakes Homes Association, P.O. Box 8088, Yorktown, VA 23693. Be sure to write the address of your home somewhere on the check.

Lawyer update

The Board of Directors is close to picking a lawyer who will handle all covenant violations that can't be resolved through discussion and letters of warning. Homeowners soon will have to pay a fine - amounts to be determined - as well as legal fees. "We are nearing the final stages of hiring someone," said Board President Jim Magnotta. "I predict that it will happen within a few weeks."

Rules reminder

Two current problems in the neighborhood, according to Board members, are window air conditioning units and vegetable gardens in front yards. Please remember that homes should have central heat and air conditioning systems and any vegetable garden should be out of view from the street.

Preparing for emergencies

The hard-working Tabb Lakes Community Emergency Response Committee has completed several goals that will keep all of us safer, but there are still lots of ways everyone can help:

Safety training: Following a successful September session on fire extinguishers and fire safety, the committee plans to host another training class this summer. The topic: How to properly use chain saws and generators, the two main causes of injuries and deaths after a hurricane. Details on the date and location will

be published in future newsletters and on the neighborhood Web site.

CERT graduates: Late last year, eight Tabb Lakes residents graduated from the county's eight-week Community Emergency Response Team program. There now have 12 committee members who have gone through this valuable training. Congratulations go to Marie Wallen, Bill Hopkins, Tom Wozniak, Dave Horne, Jim and Carol Miltner, Greg Hunter and Caro Lafrenaye. After the graduation ceremony, Fire Chief Stephen Kopczyński

See **PREPARING**, next page

PREPARING, from last page

said that Tabb Lakes is the first community in Yorktown to be certified as a CERT neighborhood.

Amateur radio: Three committee members have completed an amateur radio class and received their FCC license. They now have amateur radio equipment that could be used for emergency communications with

county emergency officials should phone lines stop working. Both Dave Gorwitz and Lou Lafrenaye have volunteered to be members of the District 7 Amateur Radio

WANT TO HELP?

If you are interested in joining our Community Emergency Response committee, please contact Lou Lafrenaye at 867-8333.

Emergency Services (ARES) and have started participating in weekly practice emergency communications nets.

Updated online information: Phil Hess has updated the committee's Web site to make it more useful for residents. It contains a lot of information on preparing for emergencies. Please check it out at <http://tab-blakes.tripod.com/CERT/TabbWebCERT.html>.

RECIPE OF THE ISSUE:

Enchilada Casserole

From the "Beat the Clock Chicken" cookbook, a different and filling way to eat your poultry

Ingredients:

1 tablespoon olive or vegetable oil
1 pound grilled chicken
1 can (14-19 oz.) kidney beans, rinsed and drained
1 avocado, pitted and chopped
1 jar salsa
1½ cups (6 oz.) shredded Monterey Jack cheese
8 corn tortillas (6-inch diameter)
1 scallion, sliced

Directions:

Preheat the oven to 375. Coat a 12-by-8-inch baking dish with cooking spray.

Heat the oil in a large skillet over medium-high heat. Add the chicken and cook, stirring occasionally, for six minutes or until no longer pink.

In a large bowl, combine the chicken, beans, avocado, 1½ cups of the salsa and 1 cup of the cheese.

On a work surface, fill each tortilla with 2/3 cup of the chicken mixture. Roll up and place, seam side down, in the prepared baking dish.

Spoon the remaining ½ cup of salsa over the tortillas. Sprinkle with the remaining ½ cup of cheese and the scallion. Cover with foil and bake for 15 minutes. Remove the foil and bake for five minutes longer, or until heated through.

Preventing fires at home

The York County Department of Fire & Life Safety has compiled these tips for preventing fires caused by heating equipment - the leading cause of blazes in winter months and second only to kitchen equipment the rest of the year. Nationally, the equipment is to blame for an estimated 45,500 home structure fires that took more than 200 lives.

1. When buying a new space heater, be sure it carries the mark of an independent testing laboratory. Also be sure to have fixed space heaters installed or checked by a qualified technician.

2. Keep or maintain a 36-inch (1-meter) space between heaters and anything that can burn.

3. Turn off portable space heaters every time you leave a room or go to bed.

4. Get annual inspections of wood and coal stoves, fireplaces, chimneys, chimney connectors and all other

solid-fueled heating equipment. Clean them as often as inspections suggest.

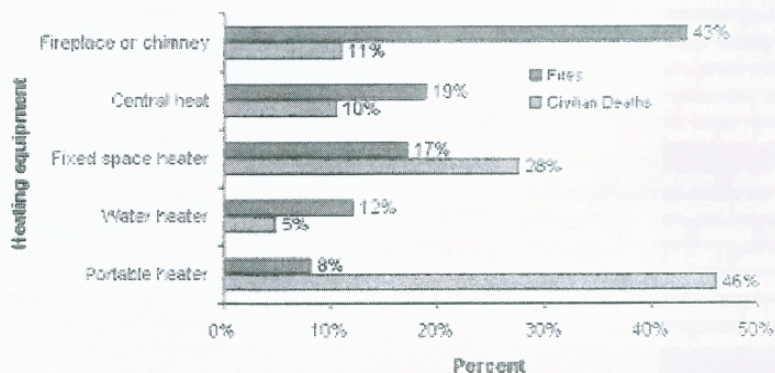
5. Use only properly seasoned wood in fireplaces or wood stoves. Green wood has more moisture and is likely to smolder, leading to dangerous build-up of an oily liquid called creosote. Look for moisture content of 20 to 25 percent. Note: Wood that is too well seasoned may also result in creosote build-up.

6. Make sure your fireplace has a sturdy screen to keep sparks from flying into the room. Allow fireplace and woodstove ashes to cool before disposing them in a metal container.

7. Test smoke alarms monthly and install a carbon monoxide alarm outside every sleeping area.

If you have any questions or need further information, please call the Fire & Life Safety office at 890-3600. The office is open Monday through Friday from 8:15 a.m. to 5:00 p.m.

Home Heating Equipment Fires by Type of Equipment Involved: 1999-2002



Profile of the issue: Jim Magnotta

Neighborhood position: President of the Tabb Lakes Homes Association
Birthplace: Scranton, PA

Family: Wife Barbara, 3 sons (grown and gone), 1 handsome grandson in California

Occupation: Program /Finance Manager for New Horizons Regional Education Center

Education: MA, BBS

Hobbies: Golf, golf, golf.

How long have you lived in Tabb Lakes? 16 Years

How long have you served with the neighborhood association? This is my second term as President. When we assumed responsibility for the HOA in 1993, I served as the first President.

What has changed the most in the time you've lived here? Growth in the area around Tabb Lakes has been nonstop. When we first moved into our house there was no Coventry Boulevard, no shopping centers or Andrea's restaurant. Horses from the stables strolled down Richard Run every night. Not anymore.

What are your favorite things about Tabb Lakes? Location, the residents and being able to walk the neighborhood and surrounding areas knowing our safety and security history.

What do you see as the biggest challenges that Tabb Lakes will face in upcoming years? There are a number of challenges, but two cause me great concern. Foremost are the stormwater retention ponds. We are looking at significant maintenance challenges sometime in the future that will be costly. That is one reason why we have been building a "Lake Contingency Fund" for the last several years. Second is keeping homes in Tabb Lakes maintained in a manner I think all residents would like. Pride in your property means a little paint, a little grass seed and, most importantly, elbow grease to get the job done. All York County residents were shocked with the increase in real estate assessment notices in December 2005. Property values have increased significantly over the last few years. The challenge is to keep homes maintained all the time, not just six months before a sale.

What are your current goals for the neighborhood? Covenant enforcement is my major goal. We have seen some deterioration of property in Tabb Lakes and sometimes a "We'll do it now and ask permission later" attitude among residents. Covenants are established to maintain some standards for the neighborhood. We have a volunteer committee that monitors the neighborhood to ensure there are no significant violations. They work hard with owners, neighbors and the board to keep Tabb Lakes looking as clean and orderly as possible. Unfortunately, there are some - and they are few - that just won't do the right thing. Over time, some things have fallen between the cracks, but those days are ending. This Board of Directors is going to embark on a campaign to spruce up Tabb Lakes, and return to the 80s and 90s when we were "The Neighborhood" to buy into. Residents can and should gear up for the maintenance of repairs of THEIR properties. Spring is a great time to spruce the yard, paint the house or whatever else homeowners can and should to dress up the neighborhood.

From neighborhood watch

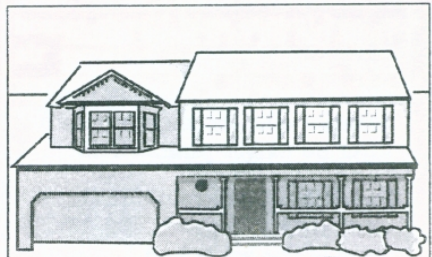
Keeping up on crime: Are you interested in being notified when there is a burglary in Tabb Lakes? Would you like to know when vandalism occurs or there is a missing child? If so, call Neighborhood Watch Coordinator Sandra Shaffer at 223-7315. Shaffer is utilizing a database and sends out approximately 10 e-mail notifications from the county Sheriff's Office over a 12-month period. Using e-mail to notify residents about crimes saves both time and money. And the more informed you are, the safer you will be.

Block captains: The Neighborhood Watch program still needs block captains for three areas: 128-139 Gardenville Drive, 100-113 Tiger Paw Path and 509-600 Bridgewood Drive. If you are interested in volunteering and live at any of these addresses, please call the number above.

Night lights: Statistics show that burning

porchlights between dusk and dawn discourages strangers from entering your property. Please join in Project Porchlight to help. Speeding is another problem in the neighborhood. If you see drivers speeding (or making too much noise), write down the car's make, model and license plate and the time of day and call the York County Sheriff's Office non-emergency line at 890-3621. The office keeps a complaint log and if there are multiple reports of a problem, a deputy will come out to patrol.

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Treasurer's report

Income	Nov-05	Dec-05	Jan-06	YTD
Annual assessments			10,791.75	11,068.95
Disclosure packets	50.00		200.00	390.00
Interest (checking)	1.37	1.27	1.18	5.45
Value change (CD #1)		196.42		196.42
Value change (CD #2)				-0-
Value change (Bond fund)	167.20	343.43	59.44	329.70
Miscellaneous				4.00
Total Income	218.57	541.12	11,052.37	11,994.52

Expenses				
Assessment expenses		178.10		178.10
Capital expense (Lakes)				-0-
Community emer. resp. team				38.14
Community activities				-0-
Copying/printing				3.72
Disclosure packets				51.98
Electricity	1,167.11		1,211.71	4,584.80
Insurance	750.00			750.00
Lake contingency				-0-
Legal fees				-0-
Maintenance (Grounds)	450.00	450.00	450.00	1,800.00
Maintenance (Lakes)	483.08		5,073.00	5,556.08
Meeting expenses				110.25
Miscellaneous				-0-
Neighborhood watch				-0-
Neighbor relations/covenants				-0-
Newsletter/Web site	218.40			218.40
Office supplies				-0-
Postage				124.00
Taxes		25.00		25.00
Water	6.30	6.30		12.60
Total Expenses	3,074.89	659.40	6,734.71	13,453.07

Surplus **(1,458.55)**

Cash Reconciliation:

Check balance, 9/30/04	22,435.49
Muni bond fund balance, 9/30/04	38,695.40
CD #1 balance, 9/30/04	15,860.61
CD #2 balance, 9/30/04	22,300.00
Fiscal year receipts to date	11,994.52
Fiscal year expenses to date	(13,453.07)

Current Balance **97,832.95**



CLASSIFIEDS

Babysitter Wanted: For school-aged child, on no-school days and/or summer. Adult or responsible teenager. Please call Rose at 692-8295.

This newsletter runs short classified ads (a line or two about your business and a contact number) for free. Bigger display ads 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.