

TABB LAKES NEWSLETTER

DECEMBER 2007



PRESIDENT'S CORNER—DAVE OTTO

Board of Directors

- **President—**
Dave Otto, 867-5574
- **Vice President—**
Jim Magnotta, 867-8880
- **Secretary—**
Art Johnston, 867-7069
- **Members at Large—**
Christel Doucette, 867-8078;
Ellis Sharadin, 867-8816
- **Treasurer—**Charles Rossi,
867-8322

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Thank you to the Board of Directors for having the confidence in me to serve as the new President of the Tabb Lakes Homes Association. I have been a homeowner in the community since 1996. I was formerly in the Air Force and now work as a civilian at Langley AFB. I previously served on the Streets and Roads Committee in the 1990s and as vice president this past year.

For my first two pieces of business, I would like to first thank our departing Board of Directors members, Gary Porter (outgoing president) and Sharon Keplesky (member at large) for their service over the last two years. Tabb Lakes is a better community for the two of them having served on the Board. Second, I would like to welcome our two new board members, Ellis Sharadin and Christel Doucette. Ellis is returning to the

Board of Directors, and Christel is moving up from the Architectural Review Committee and will remain as that committee's chairperson.

Thanks also for the following homeowners for stepping up at the Annual Meeting to serve on some of our committees:

- Gary Porter, Chairperson of the new Helps Committee
- Dan and Sylvia Harrington, Chairpersons of Lake Maintenance Committee, Lake 2
- Bonnie Kersta, Chairperson of the Neighborhood Watch Committee
- Donna Clifton, Chairperson of the Welcome Committee
- David Batdorf, Chairperson of the Grounds Maintenance Committee

As your new President, my goals for the year are three-fold.

⇒ First, start a comprehensive review of

the Association Covenants and By-laws. They are over 25 years old and need to be improved to better serve the homeowners.

⇒ Second, complete the Association Reserve Study which will set the level or funding reserves required by the association to maintain the Tabb Lakes infrastructure, which the Board of Directors is required to maintain on your behalf.

⇒ Third, review our current expenditures to see where we can reduce expenditures. As briefed at the annual meeting in October, our 2008 estimate outlays exceed our projected revenues. We either need to reduce expenses or explain why the dues need to be increased to cover projected expenses in future years. (continued on page 2)

PRESIDENT'S CORNER (CONTINUED FROM PAGE 1)

Volunteer - Your association needs your help



There is a lot of work that goes into making the association run smoothly, but it

takes volunteers like you to help make it better. Currently there is only one committee with no chairperson: Activities. If you are interested, please contact Dave Otto.

To learn more about this and other committees' responsibilities, please visit our site at <http://www.tabblakes.org/>

[committees.html](#) and click on the committee link.

Homeowners sought to serve on Covenants Review Committee

This year, the Board would like to take a look at updating our Covenants and By-laws for the Home Owners Association. The covenants are over 25 years old and require updating to reflect current standards. We desire three to five home owners to assist in reviewing the bylaws. If you are interested, please contact Dave



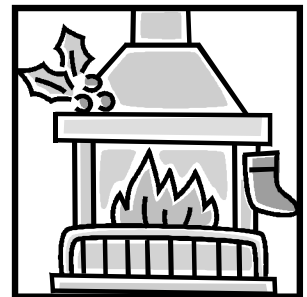
Fireplace Safety

It's getting cold outside and many homeowners are contemplating the use of their fireplaces. Taking a little time now will ensure

you enjoy the warmth of your fireplace throughout the winter season. Please take a moment to consider the following precautions to ensure safe fireplace operation and prevent problems:

- Have your chimney flue checked every few

- years to ensure safe operations.
- After each use, allow ashes to cool for 72 hours before disposing.
- Learn more at <http://homebuying.about.com/od/fireplacesafety/> (Please see another related article in this newsletter.)



SOME REMINDERS (AS LISTED IN "CITIZEN NEWS", YORKTOWN'S NEWSPAPER)

Christmas Tree Collections

Place your Christmas trees by the curb by 7 a.m. on Monday, January 7, 2008 for collection during that week only. Please do not place trees in tree bags. All lights, tinsel, and ornaments should be removed; and extra



large trees should be cut in half.

You may also bring your trees to the VA Peninsula's Public Service Authority

(VPPSA) Compost Facility during all normal operating hours (Monday through Saturday, 8 a.m. to 4 p.m.) at no

charge. For more information, call VPPSA at 259-9850.

Leaf Collection Program

Through the week of January 28, York County residents can place an unlimited number of clear bags of leaves at the front roadside for collection every other week. This service is provided by the Waste Management Division at no additional cost.



Collection weeks for the zone which includes York County are December 10 and 24 and January 7 and 21.

Bags must be at the front roadside by 7 a.m. on the Monday of your collection week. Call 890-3780 for information.

HELPS COMMITTEE ESTABLISHED – GARY PORTER

In my Fall Newsletter article "Is Tabb Lakes a Community? – Part 2," I laid down a challenge to our neighborhood to demonstrate that we care about our neighbors enough to help them in time of need. I proposed forming a Helps Committee, which would marshal the community's resources when one of our own falls upon difficult times. The response has been heartwarming. Many homeowners responded with "How can we help?" The result is that Tabb Lakes now has a fully functioning Helps Committee. We've met, discussed how to proceed, and have already taken on our first cases.

At the moment, the Committee's resources are limited to the time, talents, and energy of a small group of homeowners. In time, we hope to develop a full inventory of all the various skills and services that Tabb Lakes' residents can provide, both volunteer and professional. We're going to start with the volunteer part. If you

have a skill that you would like to offer on a volunteer basis (examples: light yard work, outside home maintenance, translation services, transportation, notary, baby-sitting, etc) please contact me. We will put a list of these skills on the website so folks know what's available; but, to preserve your privacy, we will not list any names or phone numbers. The Helps Committee will then play "match-maker," linking up people with needs with those who can supply them. We also want to separately list the professional (i.e. for fee) services available from Tabb Lakes' residents. If you'd like to appear on that list, send me your information as well.

From time to time we foresee the committee encountering situations where some inexpensive supplies are needed for a certain project; say, someone needs some minor

painting done but, due to a budget-busting medical bill, can't quite afford the paint. The committee now has a treasurer, is setting up a checking account, and is investigating 501(c)(3) status. We'll announce procedures for donating to this effort when we have everything in place. Also watch for announcements of Helps Committee fundraising projects and try to support them.

You never know what the future may bring; one day you may be in need of some assistance yourself.

How else can you help? First, by letting the Helps Committee know when you see or learn of a neighbor in need. We will not intrude where we are not welcome, but we will at least contact folks to see if we can help. Second, if you have just a few hours a month, have skills or services you don't mind lending, contact the Helps Committee. (See the last page of this newsletter for contact info.) Whatever time you can give or whatever talent you

have (no matter how insignificant you may feel it is) will be appreciated. You will get a great feeling from helping others in need. Everyone can contribute in some way to this effort.

As we held our first organizational committee meeting recently, a 15-year resident of Tabb Lakes remarked that when he first moved here, he knew all his neighbors. They had frequent block parties and other events, and there was a much greater sense of "belonging" than there is today. We hope the Helps Committee will be a step towards restoring Tabb Lakes to the "community" it can and should be.



Help Requested

Please notify a BOD member or Committee Chairperson of the Association with any information concerning deaths or other significant events that occur in Tabb Lakes so we may take the appropriate action.

DID YOU KNOW? – GARY PORTER

CONCERNING STREET ADDRESS NUMBERS

York County Code: Sec. 20-35. Size and location of street address numbers.

(a) Street address numbers for residences shall not be less than three inches (3") in height and shall be made of a durable and clearly visible material. The numbers shall be conspicuously placed on, above, or at the side of the main entrance so that the number is discernible from the street. Whenever a

building is more than fifty feet (50') from the street, or when the entrance is not visible from the street, the number shall be placed along a walk, driveway, or another suitable location so that the address number is discernible from the street.

(b) Street address numbers or letters shall be of a contrasting color to the background on which they are mounted.

Is your house correctly marked?

ANOTHER REMINDER FROM YORK COUNTY

The schedule for curbside recycling and refuse collections: Garbage and recycling collections for Tuesday, December 25, and Tuesday, January 1, will take place before the holiday—Saturday, December 22 and Saturday, December 29, respectively.



RESPONSIBLE DOG OWNERSHIP

Carry a pooper scooper and plastic bags when you walk your dogs, and let's be good neighbors.



WINNERS OF YARD OF THE MONTH PROGRAM – CHARLES ROSSI

September 2007



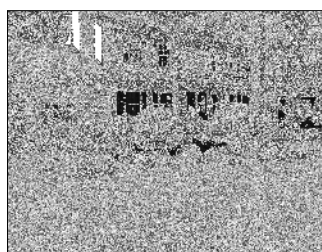
Raymond & Sylvia Ortiz,
408 Bridge Wood Drive

October 2007



Orville & Vivian Calhoun,
904 Tabb Lakes Drive

November 2007



Roy & Ann Mitchell,
810 Tabb Lakes Drive

If you would like to nominate your yard or a neighbor's, please contact Lee Property Management (886-3022) and submit the name and address!

Please note there will be no yard of the month awards given for December through March.

Congratulations!

OUTGOING PRESIDENT'S REPORT — GARY PORTER

Did you know that according to our Bylaws, everyone who owns or co-owns a home in Tabb Lakes is a member of the Association? That means that if your name appears on the deed for a Tabb Lakes home, you're a member. So how many members do we have in the Association beyond the 446 represented by our 446 home sites? I have no earthly idea. Perhaps someday we'll do the title search necessary to find out. In any case, on October 25th, 43 of our members came out to hear how things have gone this last year and ask a few questions. This represents a 48% increase in annual meeting attendance over the year before but still falls far short of what it should be. We were far from maxing out the meeting room at the Tabb Library. I'd love to see us have to move back to the Tabb High auditorium, because the library's room just isn't big enough.

Be that as it may, for those of you unable to attend the annual meeting, the presentation slides and the minutes of the meeting are both posted on our website, or will be shortly. I en-

courage you to take a look.

After a year as your president, I decided not to accept a nomination to return to the board for the next two years. My reasons were two-fold: one, we had two fine, well-qualified applicants for the two open positions; and, two, I wanted to devote my energy to seeing whether we can make our new Helps Committee a success. On returning home from the meeting that night I discovered an email that indicated the Helps Committee had already found someone in need. (More on that in another article in this newsletter.)

As I took office as president last November, I wrote down ten goals I had for the upcoming year; and I am content that we met most of them. We didn't conduct a community activity, at least not a successful one, each quarter; and we didn't get a community bulletin board installed, although the Board is in the final stages of this project. We also didn't relocate the Lake 2 air diffuser pump, one of my goals; but we did

reach an accommodation that mitigates the noise it produces and which saved the Association about \$8K.

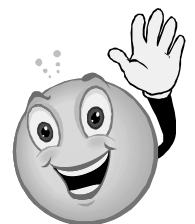
One of my goals had been to fill all vacant committee chair positions with action-oriented people. Several positions went vacant all year, much to my chagrin; but I'm happy to report that at the annual meeting, we filled most of the vacant positions. So you can anticipate a busy year. We're still looking for someone to head up the Activities Committee.

Tabb Lakes still faces significant challenges in the upcoming years, the biggest being funding our new Reserve Study. Beginning on 1 July of this year, all HOAs in Virginia were required to have a study that demonstrates they have the financial reserves, or are acquiring them, to properly maintain and, when necessary, replace all the real property the association is responsible for. The Tabb Lakes BOD had focused in recent years on the dredging of the lakes as the only "big-ticket item" we were facing, but the Reserve Study has shown us

there are other future expenses we were ignoring. The study is still in draft form and hasn't yet been accepted by the board, so I can't discuss the details; but when it has been accepted, it will be briefed to the community. Preliminary results are sobering. Properly maintaining and/or replacing our infrastructure will require a hefty increase in annual assessments, or we will need to locate some other source for these funds. Pocket-book issues normally get people's attention; and I hope that when it is time to brief the community on this study, we will see a lot more interest than we did at the annual meeting.

The final plug I want to make is that, although we now have volunteers in most of our committee chair positions, many of these committees cannot function without additional volunteer help. So, I encourage you to contact a chairperson and ask "How can I help?"

See you around the neighborhood!



TABB LAKES EMERGENCY RESPONSE COMMITTEE— LOU LAFRENAYE**Heating Things Up...****Safely!**

According to the National Fire Protection Association (NFPA), heating equipment is a leading cause of home fires during the months of December, January, and February, and trails only cooking equipment in home fires year-round. York County Department of Fire & Life Safety has experienced this firsthand. Its emergency response crews repeatedly respond to kitchen fires and heating equipment fires.

The primary cause of the kitchen fires responded to in the county is unattended cooking. Leaving the kitchen while something is on/in the stove, in the microwave or toaster or toaster oven is NEVER a good idea. The intention may be to just briefly leave the kitchen, but distractions happen and the results can be devastating.

During the colder months, the primary source of heating equipment fires in the county is chimneys that are in need of repair or cleaning.

Facts & figures

- In 2002, heating equipment was involved in an estimated 45,500 home structure fires reported to U.S. fire departments. These fires caused an estimated 220 civilian

fire deaths, 990 civilian fire injuries, and \$449 million in direct property damage.

- These fires fell 14% from the 2001 total to the lowest point since data collection began. Deaths from these fires fell 12% and injuries fell 11%.
- Fireplaces or chimneys rank first in the number of fires among types of heating equipment. Most of these were caused by creosote build-up.
- Portable and fixed space heaters, including wood stoves, caused a disproportionate share of the home heating fire deaths. Space heaters were involved in 25% of the home heating fires but 74% of the deaths.
- The leading cause of space heater fires was combustibles too close to the heater, except for wood stoves, where the leading cause was creosote build-up, and fixed electric space heaters, where the leading cause was equipment unattended.

Source: Fire statistics were derived from NFPA's annual fire department survey. Detailed statistics were derived by NFPA from the U.S. Fire Administration's National Fire Incident Reporting System (NFIRS) and NFPA's fire

**Safety tips:**

- When buying a new space heater, make sure it carries the mark of an independent testing laboratory, and be sure to have fixed space heaters installed by a qualified technician, according to manufacturer's instructions or applicable codes. Make sure a qualified technician checks to see that the unit has been properly installed.
- Keep or maintain a 36-inch (1-meter) clearance between space heaters and anything that can burn.
- Portable space heaters should be turned off every time you leave the room or go to bed.
- Have any gas-fueled heating device installed with proper attention to ventilation. If unvented gas space heaters are used in bedrooms or bathrooms, make sure they are small and well mounted. NFPA codes prohibit use of liquefied petroleum gas heaters with self-contained fuel supplies.
- Have wood and coal stoves, fireplaces, chimneys, chimney connectors and all other solid-fueled

department survey.

heating equipment inspected annually by a professional, and cleaned as often as inspections suggest. Use only wood that is properly seasoned to reduce creosote build-up.

- When burning wood in fireplaces or wood stoves, it is important to use properly seasoned wood. The U.S. Department of Energy cautions that green wood has more moisture and is likely to smolder, leading to more creosote build-up. They recommend a moisture content of 20-25%, noting that wood that is too well seasoned may also result in creosote build-up.
- Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. Allow fireplace and woodstove ashes to cool before disposal.
- Test smoke alarms monthly; install a carbon monoxide alarm in a central location outside each sleeping area.

If you have any questions or need further information on fire prevention and safety, please call the York County Fire & Life Safety office at 890-3600 Monday through Friday between the hours of 8:15 a.m. and 5:00 p.m.

Be Safe!

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**TABB LAKES HOMES
ASSOCIATION**

P.O. Box 8088
Yorktown, VA 23693

<http://www.tabblakes.org>



COMMITTEE CHAIRPERSONS

COMMITTEE	CHAIR	TELEPHONE	E-MAIL
Activities	Vacant		
Architectural Review	Christel Doucette	867-8098	arc@tabblakes.org
Emergency Response	Lou Lafrenaye	867-8333	cert@tabblakes.org
Grounds Maintenance	David Batdorf	223-6515	
Helps	Gary Porter	867-9120	helps@tabblakes.org
Lake Maintenance (Lake 1)	Bob Spell	867-8184	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2)	Dan & Sylvia Harrington	272-2288	lakemaint2@tabblakes.org
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