

TABB LAKES NEWSLETTER

MARCH 2007

SIGNS, SIGNS AND MORE SIGNS!—GARY PORTER

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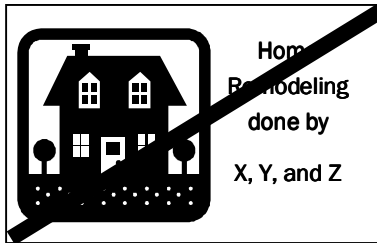
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The Covenants, Conditions and Restrictions we live by are quite explicit on the subject of signs: Article VI, Paragraph 10 states that “No sign of any kind shall be displayed to the public view of any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.” So

let’s talk about all those contractor signs that keep “sprouting up” around the neighborhood. “But it’s not my sign, I didn’t put it up” you might say. True enough, but the Covenants don’t make a distinction over whose sign it is or who put it up. If it is displayed on your property, it’s your problem.

Now, before you start thinking that the Board of Directors are bunch of meanies, out to ruin the lives of contractors in Tabb Lakes or make Tabb Lakes an unfriendly place to do business, hear this. The Board is considering a change to the Covenants that will allow contractors

let’s keep Tabb Lakes looking neat by taking down contractor’s signs when their work is complete.



to legally place one sign on the property during the

period that work is being performed at that address. Once the work is complete the sign must be taken down. Amending the Covenants requires that 75% of all the members (334 homeowners) approve the change. We will probably deal with this issue by proposing a change to the Covenants at the Annual meeting in October. In the meantime,

**TABB LAKES
GARAGE
SALE
SATURDAY
APRIL 28
8:00 AM-1:00
PM**

EMAIL NOTIFICATION SYSTEM-GARY PORTER

The BOD is setting up an email notification system for Tabb Lakes that will alert you to important news of interest to all residents. We pledge to limit the use of this broadcast email system so that the emails don't become "just another piece of spam."

Reminders of upcoming community events, announcements of our Annual Membership Meeting, reports of hazards or other safety information, these are some of the uses we contemplate. These email



addresses will NEVER be shared with anyone – period!

So if you'd like to be included in this email alert system, please register on the TLHA web site at <http://www.tabblakes.org/>

forms/enewsform.html. Also, if you'd like to receive your quarterly Tabb Lakes newsletter via email instead of through the U.S. Postal Service, please register at the same site; and we'll save the Association the cost of printing and mailing yours.

GRANDFATHER LIST UPDATE-GARY PORTER



In previous newsletters, we've discussed

Grandfathering. It was a way to exempt certain homeowners when new

regulations were enacted in 2000. All the Grandfather applications that were received were compiled in a list, and we check the list for accuracy from time to time. People move, sell their boats or

RVs or decide to store them elsewhere, so the list must be updated. The current Grandfather list, fresh from an audit conducted in January and February, will be posted soon. Watch for it! If you

fail to find your name on the list and know you submitted a Grandfather request in 2000, please call or write a Board member.

PROPOSED NEW REGULATIONS POSTED-GARY PORTER

The Board frequently faces issues dealing with the appearance of homes and property that are not covered in our existing Covenants, Conditions and Restrictions or the Additional Regulations

adopted in 2000. Over the last several months we have been studying the feasibility of enacting additional regulations covering such things as the condition of lawns, driveway gravel, mailboxes

and flags, among other topics. The proposed regulations will be posted in a prominent spot on our website for a period of 30 days to allow homeowner review and comment before the Board takes a

final vote. Please review these proposed regulations and give us your opinion by clicking on the email link provided on our Tabb Lakes website.

ACTIVITIES CORNER—KRIS YANCY



TABB LAKES COMMUNITY GARAGE SALE

April 28th, 8am-1pm

It's time for spring cleaning! Let's sell some unneeded items and make money along the way. The Tabb Lakes community garage sale will be held Saturday, April 28, from 8am-1pm. We will advertise in the paper and partner with the Greenlands Subdivision for this big event. Let's all roll out to our driveways and participate!

TABB LAKES SOCIAL EVENT CALENDAR

These are the social events we have identified thus far for the next few months. Check the website www.tabblakes.org to get the latest information as current events are updated and new events are added.

Sign up on the website to receive the most up-to-date information about new and existing social activities via email!



April 17th (Tuesday) and April 25th (Wednesday) 6pm-8pm—*Tabb Lakes Super Supper's night out (adults only)*. This is an opportunity to meet your neighbors while cooking up something fun! Enjoy appetizers and drinks while watching an entertaining culinary demonstration. The Super Suppers staff will guide every step of the process as you prepare a complimentary small entrée to take home to your family. Complimentary entrée choices are: Maple Chicken with herb rice, Vegetarian chili, Santa Fe soft tacos, Fried rice with vegetables and pork, or garlic chicken with olives.

Super Suppers is located in the heart of Kiln Creek neighborhood at 1405 Kiln Creek Parkway.

There is a minimum of 10 and a maximum of 20 people for each event. You must RSVP to Kris Yancy at tabblakesactivities@yahoo.com with the participant's name, the session they'd like to attend, address, phone number, email address, and entrée choice. You must be a resident of Tabb Lakes to participate. This is a free event.



May 12th (Saturday), 5pm-7pm—*Walk the Block*. Grab a favorite beverage and walk around the block to meet your neighbors who are out walking as well!



May 28th (Monday), 5pm-7pm—*Memorial Day kid's pa-*

rade and BBQ. Neighborhood street to be determined. Kids may decorate their bikes and wagons and march along for our 1st annual Memorial Day parade and BBQ. We will provide hamburgers and hotdogs as well as sodas and juice boxes. If everyone would bring a side item, we'll have enough for all! This is still in the planning stages, so check the website as Memorial Day draws closer for more info. Again, sign up for the social email distribution on the website for emails regarding updates to this activity!



June 13th (Wednesday) 6pm—*Port Warwick's Summer Sounds Concert Series*. Meet at the park in the center of Port Warwick's commercial center off of Jefferson Blvd. Bring your family and a picnic and look for a Tabb Lakes HOA sign. Come meet your neighbors and listen to some good music!

ACTIVITIES CORNER—KRIS YANCY (CONTINUED FROM PAGE 3)

AREA EVENTS CALENDAR

I thought it might be a good idea to put some activities around the area into our newsletter so we know better what is going on this spring and early summer!

May 2nd, 5pm-9pm—
Fiesta by the Fountain City Center Fountain Plaza.
Free admission, music, free games and crafts for the kids.

May 4th 6pm-9pm & May 5th 10am-5pm—2007 Jamestown Event with the 18th Newport News Children’s Festival of Friends.
Downtown Newport News (Victory Landing Park, Superblock park) Activities for the whole family - Free admission and parking.

May 25th 7:30pm— *Virginia Symphony Brass Ensemble Concert Riverwalk Landing, Yorktown.* Free.

May 25th-28th—Memorial

Day Weekend Celebration.
Riverwalk Landing, Yorktown. Daily entertainment, evening concerts, and children’s activities. Free

May 26th, 7pm-9pm—
Virginia Symphony Concert, City Center Fountain Plaza. Free admission.

May 26th, 8:45pm—*Movie night on the Green featuring “Grease” Riverwalk Landing, Yorktown.* Pre-movie entertainment

starts at 8pm. Bring blankets, chairs, and a picnic basket. Free.

Fridays June 1-29th - 6:30pm-9:30pm *Shagging on the Riverwalk Beach Music Series.*

Lawn chairs and blankets are welcome.

I am excited to get these community activities going and look forward to a good turn out!

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These advertisements are not an endorsement by the Tabb Lakes Homes Association.



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EMERGENCY RESPONSE—LOU LAFRENAYE



NOAA WEATHER RADIOS

If your weather radio is more than 3 years old, then you do not have the latest emergency alert radio technology offered by the National Oceanic and Atmospheric Administration (NOAA) in conjunction with the FCC Emergency Alert System.

The new Public Alert "All Hazards" emergency weather radios can be life-savers when severe weather or other hazards threaten our area! During an emergency, the NOAA weather radio activates to provide you with immediate information about the life-threatening event. NOAA "All Hazards" weather radios broadcasts National Weather Service (NWS) warnings, watches, forecasts and other non-weather related hazard information 24 hours a

day. The "All Hazards" radios also broadcasts warnings and post-event information for numerous types of hazards including tornadoes, flash floods, earthquakes, chemical releases, oil spills, nuclear power plant emergencies, and national emergencies such as terrorist attacks.



The newest weather radios can also include Spe-

cific Area Message Encoding (SAME) technology allowing you to program the radio to filter our distant warning broadcasts and instead monitor only York County or other surrounding counties.

These radios are highly recommended as part of your hurricane/disaster supply kit and are available for as little as \$25. For more information, go to www.weather.gov/nwr/.

STORMWATER—LOU LAFRENAYE

STORMWATER DRAINAGE IMPROVEMENTS

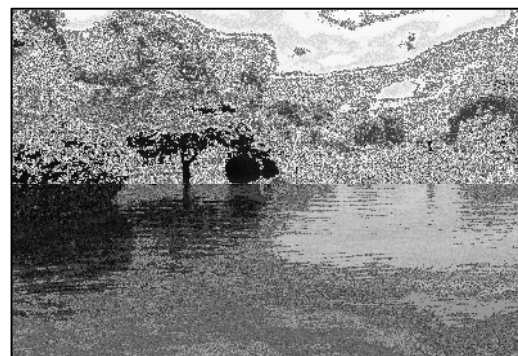
Good news for homeowners, especially on Bridgewood Drive, Leslie Lane, and Monty Manor. It looks like Tabb Lakes will get our draining outflow pipe and downstream improvements completed in FY07.

The York County Director of Environmental and Development Services recently briefed the County Board of Supervi-

sors about the Stormwater Capital Improvement Plan (CIP) priorities. Tabb Lakes was #3 on the CIP list for stormwater drainage improvements. As a result of the Board of Supervisors' decisions, the Tabb Lakes project to modify the pipe under Rt. 171 has been funded and construction is expected in FY07. The modifications to our outflow pipe area at the end of Lake 1 will be done in-house by County crews once the additional pipe

under Rt. 171 is installed. The plans call for either installing a 36" pipe in lieu of the current 24" pipe or the addition of another 24" pipe with the current outflow pipe at our lake outflow point.

These modifications should help reduce the chance of flooding in our neighborhood. As always, we will still have to make sure our drainage system is working properly before any major storm.



Bridgewood Dr. after TS Ernesto

**TABB LAKES HOMES
ASSOCIATION**

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