

TABB LAKES NEWSLETTER

DECEMBER 2006

Board of Directors

- **President**—Gary Porter, 867-9120
- **Vice President**—Dave Otto, 867-5574
- **Secretary**—Art Johnston, 867-7069
- **Members at Large**—
Sharon Keplesky, 867-9219;
Jim Magnotta, 867-8880
- **Treasurer**—Charles Rossi, 867-8322

INTRODUCING THE NEW BOARD—GARY PORTER

At the October 25th Tabb Lakes Homes Association annual membership meeting, a new Board of Directors was elected for the upcoming year: Art Johnston, 104 Monty Manor, was re-elected to his expiring board position and Dave Otto, 110 Richard Run, was elected to the expiring position of Clint Flanagan.

Johnston takes over as the new Secretary; and non-Board member Charles Rossi, 116 Richard Run, was re-elected to serve as the Association's Treasurer. At-large Board Members Jim Magnotta, 112 Richard Run, and Sharon Keplesky, 932 Tabb Lakes Drive, complete the Board of Directors.

Lakes since Oct 1996. Dave has previously served on the Traffic Safety Committee and is presently a member of the Emergency Response Team. Art and Janice Johnston have been residents of Tabb Lakes since September 1994, and Art has served on the BOD for two years now. Jim and Barbara Magnotta have been residents since May 1989. Jim has served twice as President of the Association and once as a member of the Covenants Committee. Sharon and Bill Keplesky have been residents of Tabb Lakes since May 1992, and Sharon has been a Board member since September 2006.

At the subsequent Board of Directors meeting on November 9th, the Board elected the following individuals to serve as officers for the next year: Gary Porter, 924 Tabb Lakes Drive, was elected President; Dave Otto was elected Vice-President; Art

Gary and Phyllis Porter have been residents of Tabb Lakes since June 1990, and Gary served as the first Secretary of the Association once it was turned over to the homeowners in 1991. Dave and Vivian Otto have been residents of Tabb

THE MOLD MESS—GARY PORTER

What? A citation for having mold on my siding? You gotta be kidding me!

As one irate homeowner complained recently, "Do you have any idea how many homes in Tabb Lakes have mold on them?" Well, yes I have an idea. My guess is that every home in Tabb Lakes with a north-facing wall has some amount of mold

or mildew on its siding, and mine was one of them. Yes, the President of the Tabb Lakes Homes Association got a citation for having unsightly mold on his siding. I knew it was there and getting worse as the weeks went by; but I was just too busy to deal with it, and I finally got written up. Well, now the mold is gone. It took me

one afternoon and about \$20 but the problem's gone – for now; but it will be back, you can count on it.

So what's the big deal about mold and mildew on your home's siding? Well, for starters, it is unsightly, sometimes only marginally so. Sometimes it looks a

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THE MOLD MESS (CONTINUED FROM PAGE 1)

mess and detracts from the overall appearance of the neighborhood, thus a citation. Mold/mildew left untreated can start to degrade your siding, shortening its life span. So our Covenants Compliance inspectors are writing citations when the situation, in their view, needs some attention.

The winter months, with less daylight and frequent rain is prime mold growing time. So it behooves us all to pay more attention to this over the next few months, but there is some good news here. Dealing with mold or mildew on your siding does not require an expensive pressure washing of your house. Pressure washing may, in fact, not be the best way to deal with the

problem and if not performed correctly, pressure washing might even produce damage of its own.

Here's what I did. I went down to Home Depot and bought a 1-gallon container of [JOMAX House Cleaner & Mildew Killer](http://www.zinsser.com/product_detail.asp?ProductID=65) (http://www.zinsser.com/product_detail.asp?ProductID=65). The product is a concentrate you mix with common household bleach and water and then spray on your siding. Five minutes later you rinse it off and voila...clean siding! The packaging says it's safe for plants and grass; I noticed no immediate damage to mine. (We'll see if my ferns come up in the spring.) Articles on the Internet suggest first

wetting down nearby plants with water to help protect them. You should do that to the siding as well. Wetting down the siding first produces a more even distribution of the product, reducing streaking that might require a second treatment (experience speaking here, can you hear it?). If you don't want to plunk down 20 bucks on a commercial product, I found these words on the Internet: "Try mixing one quart of household bleach to three quarts of warm water. If you are experiencing severe mildew, then add 2/3 cup of trisodium phosphate and 1/3 cup powdered laundry detergent to this mixture (note: I suspect this is pretty much what JOMAX consists of). Spray

or scrub the solution on the mildewed area."

So what's the big deal about mold? To me it's no big deal; just something I need to pay attention to as a responsible homeowner and member of the Association...just like keeping my grass cut and my shrubbery trimmed. If you have a mold solution you'd like to share with the community, let us know.

"So what's the big deal about mold? To me it's no big deal; just something I need to pay attention to as a responsible homeowner and member of the Association..."

ACTIVITIES CORNER—KRIS YANCY

Are you a new Tabb Lakes resident who wants to meet your neighbors? Are you a long-time resident who wonders what happened to the activities that dotted the calendar? If you want the opportunity to mix and mingle with your neighbors and generate a little community spirit, please fill out either the enclosed survey or the one on-line at www.tabblakes.org. I've sketched out a few ideas and would appreciate feedback on activities and

clubs that you'd like to have in the neighborhood. If you have additional ideas, don't hesitate to pass those along too! Please include your name and phone number. If there is enough interest in a particular group, I'll bring people together and we'll take it from there.

Thanks for all of your input. Let's make this a closer-knit community and have some fun along the way!



**Activities
Corner Survey
is on page 6.**



IS TABB LAKES A COMMUNITY? - GARY PORTER

If you've never checked out Wikipedia on the web, you should. It is an interesting and, at times, eclectic collection of information. There you will find that the Latin term "communitatus" from which the English word "community" comes, is comprised of three elements, "Com-" – a Latin prefix meaning with or together, "-Munis-" which has been thought to mean "the changes or exchanges that link" (Both municipal and monetary take their meaning here), and "-tatus" – a Latin suffix suggesting diminutive, small, intimate or local. (See <http://en.wikipedia.org/wiki/Community>). There...you probably feel smarter already!

Certainly in an academic sense, Tabb Lakes is a community; we all share our identity as members of the Homeowners Association (we all live in Tabb Lakes); but judging from the level of involvement in community affairs, the level of participation in the management of the community, we're not. How many of the roughly 1,130 people (2.54, the average household size in VA, x 446) who live in Tabb Lakes have you met? How many of your neighbors have you spoken with in the last six months? How many of their names do



you even know?

I submit that Tabb Lakes is not presently a community in the sociological sense – but it can be. Many experts, M. Scott Peck for one, believe that a sense of community can be built through conscious effort. In fact, Peck thinks “building a sense of community is easy. It is maintaining this sense of community that is difficult in the modern world.”

To quote further from Wikipedia: “Community building can use a wide variety of practices, ranging from simple events such as potlucks

and small book clubs to larger-scale efforts such as mass festivals and construction projects that involve local participants rather than outside contractors.”

That’s just what your present Board of Directors aims to do. Our new Activities Committee Chairwoman, Kris Yancy, is chock full of ideas and raring to go. See her article on page 2. If you believe that Tabb Lakes can be more of a “community” than it presently is, give Kris a call and share your ideas, or even your time. Let’s see if we can’t answer this question a little differently by this time next year.

ARCHITECTURAL REVIEW COMMITTEE (ARC) – CHRISTEL DOUCETTE

Spring is right around the corner and along with the arrival of spring comes thoughts of fresh landscaping or home renovation. Maybe it's time to begin that home improvement project that you've been putting off. Spring is a great time to tackle exterior maintenance projects before those long hot days of summer arrive. Are you aware of our association's guidelines and restrictions for those projects? I know the Homeowner's Disclosure Packets are long on legalese;

and because of that, many of you may have avoided reading through them. They contain all the information you need to know when it comes to projects that add value or simple curb appeal to your home. If you still have questions, the Architectural Review Committee (ARC) can answer them.

Don't rely on "what your neighbors did" as a guideline, and don't be afraid of the request/approval process. The ARC Request Form is a simple form that can be downloaded from the TLHA website, and in most

cases, we will respond to your request within 72 hours.

The ARC has two roles, primarily to: a.) answer your questions in plain language to facilitate your understanding of the requirements of TLHA, and b.) to ensure that all projects comply with our covenants. If we spot an obvious violation of County Code, we'll also let you know, but it is every homeowner's responsibility to check out relevant County Codes before starting any home improvement project. Often building permits must be obtained along with ARC

approval.

Tabb Lakes is a great place to live, and our greatest asset is the people who live here. We are not just about home ownership; we're about community. The ARC is here to protect the investment of every homeowner and to foster and maintain a sense of community through the basic standards outlined in your disclosure packets. Please feel free to e-mail me at christeldoucette@yahoo.com with your questions.

OBSERVATIONS FROM YOUR MEMBER AT-LARGE—SHARON KEPLESKY

I'm new to the TLHA Board, this year, and I must say it is different being on the "inside" looking out. I have lived in Tabb Lakes for almost 15 years and, like many homeowners, I started with a certain amount of enthusiasm about having a neighborhood association.

Also, like many of you, I became frustrated with various problems such as the health of lakes, properties not being

properly maintained, and a sense that I had no influence over decisions affecting our neighborhood.

After years of watching and complaining from the sidelines, I find myself on the board; and I have a totally different perspective. I have been impressed with my fellow board members; and I can assure you that they, along with the committee chairpersons, are a group of hardworking individuals

who are volunteering their time and talent in an effort to keep Tabb Lakes the kind of neighborhood that attracts great homeowners, retains property values, and is a pleasant, friendly place to live.

I have attended meetings of both the Stormwater and CERT Committees and was excited to see the number of neighbors participating and the level of their enthusiasm. There are

also new committees being formed and others that are starting over, and they all need fresh ideas and new people to lead and help.

This is a great time to get involved; so please check out the TLHA website and see if there is anything that sparks your interest. Homeowner participation is a vital part of the livelihood of an established neighborhood such as ours. Please join your neighbors supporting Tabb Lakes!

VOLUNTEERS NEEDED—GARY PORTER

Recently, the 84 homeowners who have lakefront property were entreated in a flyer to volunteer to be part of the Lake Management Committee. We got one volunteer (thank you, Andrea Moran!). That's a pretty dismal result, really. One person out of 84 households cares enough about our two lakes to help manage them.

Come on folks, dealing with our lakes (aka stormwater retention devices) when they eventually silt in will be the most expensive project the Association will ever undertake and putting that project off as long as possible is our goal.

We need some individuals to help the

Board of Directors keep the lakes as healthy as possible and alert us to little problems before they become big problems. It won't require an immense amount of time, perhaps an hour or so a month.

To see what's required of the Committee Chair and, by extension, what the committee will be involved with, please check out <http://www.tabblakes.org/documents/CommitteeResponsibilities.pdf>. Then ask yourself how, if at all, you're contributing to the life of your community. Volunteering for one of our committees might be just such a way.

If you check out <http://www.tabblakes.org/committees.html> or the

roster on page 8 of this newsletter, you'll notice that Grounds Maintenance, Lake Maintenance, and Neighborhood Watch positions are open. We have a ground maintenance contractor who keeps our common areas looking good but we need someone to monitor the contractor and perform other grounds-related duties.

If you'd like to see Tabb Lakes become a better community than it already is, step up to the plate.

Similarly, Tabb Lakes has had a good Neighborhood Watch program in the past (you

may have noticed the signs) thanks to Sandra and Rob Shaffer and their predecessors. I think we need to continue this program. We should feel safe walking the streets of Tabb Lakes and equally safe in our homes. Yet I'd

feel safer if I knew some of my neighbors had agreed to be extra vigilant and watch for signs of danger,

alerting the community when necessary. If you agree, give a board member a call and volunteer your services.



**TREASURER'S REPORT AS OF 12/29/06—
CHARLES ROSSI**

<u>INCOME</u>	YTD (Oct, Nov)	BUDGET
HOMEOWNERS' DUES (will be collected in early 2007)	73	61,840
DISCLOSURE PACKETS	-	600
INTEREST (checking)	4	30
VALUE CHANGE (CD #1)	-	417
VALUE CHANGE (CD #2)	-	816
VALUE CHANGE (CD #3)	-	816
VALUE CHANGE (bond fund)	556	1,622
TOTAL INCOME	\$ 633	\$ 66,141

<u>EXPENSES</u>		
ASSESSMENT EXPENSES	-	220
ASSOCIATION MANAGEMENT	1,422	8,400
CAPITAL EXPENSE (LAKES)	-	
COMMITTEES:	-	
A.R.C.	-	
EMERGENCY RESPONSE	236	800
NEIGHBORHOOD WATCH	-	
NEWSLETTER	389	900
STORMWATER/DRAINAGE	-	200
WEBSITE	-	80
WELCOME	-	200
COMMUNITY ACTIVITIES	-	40
COPYING/PRINTING	-	5
DISCLOSURE PACKETS	-	-
ELECTRICITY	2,288	15,100
INSURANCE	750	3,100
LEGAL FEES	25	1,000
MAINTENANCE (GROUNDS)	900	5,400
MAINTENANCE (LAKES)	-	5,600
MEETING EXPENSES	-	120
MISCELLANEOUS	-	30
POSTAGE	168	350
TAXES (preparation & payment)	-	525
WATER	6	40
TOTAL EXPENSES	\$ 6,184	\$ 42,110

SURPLUS (including \$22,300 dedicated to Lake Contingency Fund) **\$ (5,551) \$ 24,031**

CASH RECONCILIATION:

CHECK BALANCE 9/30/06	29,165
MUNI BOND FUND BALANCE 9/30/06	40,318
CD #1 BALANCE 9/30/06	16,278
CD #2 BALANCE 9/30/06	23,116
CD #3 BALANCE 9/30/06	22,300
FISCAL YEAR RECEIPTS TO DATE	633
FISCAL YEAR EXPENSES TO DATE	(6,184)
CURRENT BALANCE	\$ 125,626

PLEASE NOTE:

Our Fiscal Year runs from 1 October to 30 September

**ARTICLES WANTED -
GARY PORTER**

It is our goal as a Board of Directors to publish the Tabb Lakes newsletter at least quarterly, and we want everyone to know that the Board claims no exclusive right on writing for the newsletter. If you have some ideas you'd like to see included in the newsletter, send them in to our Newsletter Editor, Shirley Flanagan, at shirleyflanagan@cox.net. Extra space varies with each publication. Here's the newsletter publishing schedule for 2007:

<u>Newsletter Published</u>	<u>Article Deadline</u>
26 March	12 March
2 July	18 June
1 October	17 September
3 December	19 November



ADVERTISEMENTS - GARY PORTER

The Board recently voted to open the newsletter to commercial advertising. Tabb Lakes residents in good standing (i.e. assessments are paid) are welcome to submit a business card sized advertisement, free of charge, for a service they can provide, business they operate, or item they would like to sell or purchase. Commercial businesses may advertise for a \$25 per issue fee. Space for these ads may be limited and will be published at the discretion of the editor; so get your copy in early. Please see the website for the proper forms to submit.

SAY HELLO TO:

The following are new members of Tabb Lakes Homes Association this year:

<u>DATE</u>	<u>ADDRESS</u>	<u>NEW OWNER(S)</u>
Feb	210 Gardenville Dr	Jackie Arnett & LG Wellma
Mar	304 Heath Place	David Bridges
Apr	204 Tiger Run	Laura Vest
May	139 Gardenville Dr	Deborah Cecelic-Konst
May	201 Monty Manor	Joseph Tock
May	500 Tabb Lakes Dr.	Sue Binder
Jun	100 Elise Pl	Kevin Kuhn
Jun	108 Tiger Paw Path	Anne Marie Hasstedt
Jun	115 Leslie Lane	Jay Aragon
Jun	201 Heath Place	George & Melissa Zaniewski
Jun	405 Bridge Wood Dr	James & Darlene Heinz
Jun	409 Bridge Wood Dr	Debra Timm
Jul	302 Heath Place	Charles & Vicki Shull
Jul	410 Bridge Wood Dr	Scott & Kristine Yancy
Aug	100 Adele Court	James Pace
Aug	100 Tiger Paw Path	Barry D. Wright
Aug	313 Gardenville Dr	Michael A. Powell
Sep	124 Leslie Lane	Patrick & Tracy Carrol
Sep	127 Tiger Paw Path	Christopher Olivo
Sep	132 Gardenville Dr	Scott & Jacqueline Holland
Sep	506 Bridge Wood Dr	Nina K. Im
Oct	210 Monty Manor	Howard & Jennifer Lyons
Nov	137 Gardenville Dr	Michael D. Dugre
Nov	200 Bridge Wood Dr	Richard L Minge



Didn't see your name on the list? Call Gary Porter at 817-1216 and introduce yourself.



ACTIVITIES CORNER SURVEY

Please check the items below that interest you.

Ideas for events throughout the year:

- Walk the Block
- Easter/Spring Celebration
- Ice Cream Social
- 4th of July Parade and BBQ
- Kids Back-to-School Party
- Fall Festival
- December Holiday Party

Clubs ideas:


- Bunko
- Book Club
- Supper Club
- Lunch Bunch
- Pre-School Play Group
- Poker Night
- Wine Club

Other suggestions: _____

Other suggestions: _____

Name: _____

Phone Number: _____

 Please tear off and return to container by mailbox at 410 Bridge Wood Dr. or mail to Tabb Lakes Homes Association, P.O. Box 8088, Yorktown, VA 23693.

COMMUNITY EMERGENCY RESPONSE TEAM (CERT) COMMITTEE— LOU LAFRENYE

A message from the Tabb Lakes Emergency Response Committee. And the Virginia Department of Emergency Management.

Resolve to be Ready in the New Year

The new year is a great opportunity for us to assess how prepared we are for emergencies and disasters and to "Resolve to be Ready" in 2007. A New Year's resolution to get an emergency supply kit, create a communication plan, and stay informed could benefit our loved ones when disaster strikes.

To prepare families for unexpected emergencies, every Virginian should:

- Get an **emergency supply kit** that includes, among other things, essential items to last at least three days such as a battery-powered radio and extra batteries, food and water, flashlights, a first aid kit, blankets and medications.
- Make a **communication plan**, which involves discussing the hazards and threats for your area and what your family would do during an actual

emergency. As you create your plan, decide on a meeting place if your family cannot return home, designate an out-of-town friend or relative as a point-of-contact and plan for the specific needs of your household, such as an evacuation shelter for pets or transportation for medical equipment.

- Listen for the most **local, up-to-date information** from emergency officials before, during and after a disaster. Radio station WXGM 99.1 FM is the York County's official radio station that will broadcast York County-specific disaster information.

This year, resolve to take a Red Cross first aid class or complete the Community Emergency Response Team (CERT) course conducted by the York County Department of Fire and Life Safety. Fourteen people in our neighborhood have completed the CERT course! The next class starts on 7 February and ends on 31 March.

For more information or to register for the upcoming York County CERT class, call the

Department of Fire and Life Safety at 890-3600 or visit their web site at www.yorkcounty.gov/fls/index.html.

For more information on the Tabb Lakes Emergency Response Committee, call Lou Lafrenaye (Chairman, Tabb Lakes Emergency Response Committee) at 867-8333 or visit our web site at www.tabblakes.org/CERT/TabbWebCERT.html.

For low-cost and simple preparedness steps, visit the Virginia Department of Emergency Management Web site at www.vaemergency.com.



CERT Training:

Begins on 7 February and ends on 31 March. For more information or to register, call the Department of Fire and Life Safety at 890-3600 or visit their web site at www.yorkcounty.gov/fls/index.html.

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COMMITTEE CHAIRPERSONS			
COMMITTEE	CHAIR	TELEPHONE	E-MAIL
Activities	Kris Yancy	271-2950	ilikethe-
Architectural Review	Christel Doucette (Interim)	867-8078	doucette2@cox.net
Emergency Response	Lou Lafrenaye	867-8333	LafrenayeL@aol.com
Grounds Maintenance	Vacant		
Lake Maintenance	Vacant		
Neighborhood Watch	Vacant		
Newsletter Editor	Shirley Flanagan	867-6860	shirleyflanagan@cox.net
Stormwater	Lou Lafrenaye	867-8333	LafrenayeL@aol.com
Web-Site Manager	Clint Flanagan	867-6860	flanaganc@cox.net
Welcome	Bill Hopkins	867-9229	n/a

2007