

TABB LAKES NEWSLETTER

MARCH 2008



PRESIDENT'S CORNER—DAVE OTTO

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Welcome new Tabb Lakes committee members!

The Tabb Lakes community is only as good as the sum of its parts or in our case, committees and their members. I want to thank those who currently serve as chairpersons and the community members who are serving as part of the committees. Today our community is better due to the efforts of those already serving, and I thank you for your efforts to date.

Since January, our committee members have increased. Please help the Tabb Lakes Board of Directors in welcoming these new community members as they join in serving the community.

If you, too, wish to join and serve on a Tabb Lakes Committee, please visit the web site (<http://www.tabblakes.org/>), look under the committee link, and email the appropriate committee chairperson or just email a member of the BOD. A list of chairpersons is also on the last page of the newsletter.

Committee	Members
Activities	George & Dot Richardson Neal & Willette Braidwood
Architectural Review	David & Terri West Oliver & Jennifer Wong
Covenants Review	Kevin & Pamela McRee George & Dot Richardson David & Terri West
Emergency Response	Michael & Judy Noehl Debra Timm Joe & Delfina Broyles Hugh & Kate Blanchard
Grounds Maintenance	Christine Batdorf David & Terri West Gregory & Jennifer Moxley
Helps	Lee & Cathy King
Lake 1 Maintenance	James & Sharman Allen
Neighborhood Watch	Kevin & Pamela McRee Thomas & Claire Clasen Celia Shubert Tock Joe & Delfina Broyles Hugh & Kate Blanchard Hongwei & Ying Chen
Welcome	Neal & Willette Braidwood Celia Shubert Tock Thomas & Claire Clasen Jerry & Joanna Moize

Tabb Lakes Garage Sale

Saturday, May 17, 2008
0800-1230

Please note that this date does not coincide with the Greenlands community as it did last year.

PRESIDENT'S CORNER (CONTINUED FROM PAGE 1)

Two committee chairpersons are needed!

It takes involvement by the members of the Tabb Lakes community, led by individuals caring enough to keep the community alive and vibrant, to keep community values competitive in the area. There are 446 homes, and it takes involvement by its members to keep it looking good. Part of the community life is bringing the



residents together as a whole to keep the community going through activities and also helping out those residents who, for whatever reason need some assistance.

This is where the Tabb Lakes Activities and Helps Committees come in, and they are in need of your help. The Tabb Lakes Board of Directors (BOD) are looking for community members to volunteer to serve as chairper-

sons on these two committees. If you are interested, please contact any BOD member listed on the first page of this newsletter.

The responsibilities of the two committees are posted on the Tabb Lakes link below: <http://www.tabblakes.org/>



Spring has sprung!

Let's not forget that as we prepare our flowers and yards for another season, that our homes are our biggest investment and need attention, too! Please read all the newsletter to find out more.



CITATION STANDARDS—DAVE OTTO

Tabb Lakes BOD allows additional time to make repairs.

Your Board of Directors (BOD) knows how busy everyone is these days and how priorities sometimes mean the home falls into disrepair, but maintenance is one issue which keeps home values in the community high and benefits all when it comes to selling your home in the future.

Have you ever received a covenant citation for repairs to your home and wondered how you were ever going to complete the work within the ten days allotted? Well, that all

60

changed in January 2008 when the Tabb Lakes BOD voted to allow homeowners up to **sixty days to correct some types of cited deficiencies, a change from the old ten days for all discrepancies.**

The action was taken in recognition of your feedback. Whether it's time to get a contractor onboard or time to allow for weather, some repairs take longer than the usual ten days allotted.

The time change is noted on the citation; but generally, the longer repair times apply to work requiring structural maintenance or moderate labor hours; and the homeowner would tend to con-

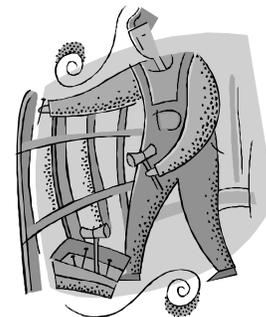
tract the work rather than attempting it themselves. This is work like mold removal, painting, fence repairs, and structural work around the home.

By this action, the BOD has listened to your needs; but also if a homeowner is cited, correction of cited discrepancies will be completed within the additional time allotted and with less hassle from the Tabb Lakes Association.

As always, communication is paramount between the homeowner and the BOD. If you experience problems in meeting the repair dead-

lines, please either contact the BOD or come to one of the monthly BOD meetings to explain the situation.

Remember, it takes the work of all homeowners to maintain the community "look and feel" and maintain the good property values.



COVENANTS CORNER — ELLIS SHARADIN

This is a new feature, intended to make homeowners aware of structural and esthetics problems around the neighborhood, and solutions for maintaining Tabb Lakes' attractiveness and property values.

When you drive down any street in Tabb Lakes, what's the most non-standard visual feature you see? Driveways. Why is it, over twenty years later, only half of Tabb Lakes' driveways are fully paved? It leaves our neighborhood looking unfinished and diminishes the attractiveness of homes, especially when compared to our neighbors in the Greenlands and Coventry.

At many driveway entrances, we have loose stones all over the street because homeowners fail to tidy up their driveways regularly. The stones are an invitation for children to throw around, and they invariably end up in the grass, where they pose a hazard when picked up by lawnmowers.

On some driveways, weeds have so overgrown the stones, the driveway entrance is unsightly as well as dangerous to mow.



One major reason for the "unfinished" look can be blamed directly on developers. Back when Tabb Lakes was under construction, builders regularly advised new owners NOT to complete their driveways because they "cover VDOT right-of-way and could be torn up for utility repairs."

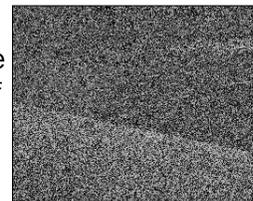
While it is true that VDOT has the right to cut your driveway for pipe repairs, the chances of that happening are small. Considering the very same developers installed completed driveways in their follow-on project at Coventry would lead one to suspect the original warnings was simply an excuse for cutting costs in Tabb Lakes.

The Association encourages homeowners' efforts to complete the unfinished work of the builders to beautify their homes to include driveway extensions. When you elect to do so, a responsibility to follow the rules is as important: First, you need to share your intent with the Association. That means filling out an Architectural Review

Committee (ARC) request form, available to you on the Association website at www.tabblakes.org. This is a Covenants requirement! It will help you avoid doing the project incorrectly, and it ensures you have the

advice of association experts when choosing materials for the job.

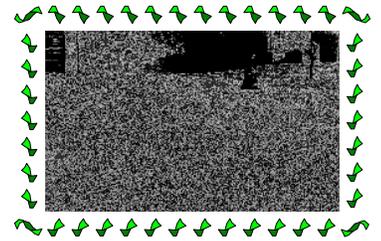
Second, be cautious of "low-ball" estimates from contractors. Over the last few months a number of contractors who don't know Tabb Lakes Covenants or Regulations, have gone door-to-door, selling cheap asphalt driveway extensions. They rush homeowners to do the work without proper coordination (that ARC request again!) and leave before anyone can say anything. Not only does the work look unsightly because of the mismatch with concrete driveways (see picture below), but for all their cost savings, they are not as durable as concrete. If you're a long-term homeowner, spend a few dollars



more to do it right. You'll enjoy better esthetics and your home value will be considerably improved if you choose to sell it. Here is a typical example of a poorly-conceived driveway extension. The mismatch in color and texture stand out as an unsightly eyesore to passers-by in the neighborhood. Please do it right the first time, the property will look better to you and your neighbors.

If you don't agree, take a moment and look at the difference between the previous pictures and the

one below. The overall "look and feel" of the driveways is really a system. Does it integrate with flower plots and curbing? If the rest of the driveway is done with "aggregate"



rather than smooth concrete, does your new extension match in color and texture? Will it enhance the attractiveness of your home, or simply look "tacked on"? Doesn't this look more inviting to a future buyer, and enhance the visual attractiveness of the home?

We hope this article has increased your awareness of the value of esthetics and "look and feel" in making your home complete and attractive. You enter and exit your driveway several times a day, and it's a readily-apparent feature of your home. It creates a first impression! Why not make it as functionally permanent and handsome as the rest of your home? Take the time to do it right, and don't forget your Covenants responsibility to inform the Association of your plans.

COVENANTS REVIEW – JIM MAGNOTTA

One of the most important functions of a Homeowners' Association is establishing and maintaining covenants and restrictions to ensure the community functions in an orderly manner. At times, some residents find the rules and prohibited use restrictions don't meet their approval, and they choose to avoid compliance. If left unchecked by the Board of Directors, it would not be difficult for a community to embark on a journey that would have a significant negative impact on property owners' rights and their property values.



The Tabb Lakes' covenants and restrictions were first adopted in 1985 by the community developers. They have existed for 28 years, with minor rules adopted by the Board of Directors over time. When you think for a moment about the changes that have occurred over that period and consider that our covenants and restrictions have changed little, you might be wondering why. So, too, does your Board of Directors.

Several months ago the Board of Directors thought it a good idea to take a

look at our covenants and restrictions to ensure they are current and relevant. To that end, we have established a Covenants and Restrictions Review Committee, and we need your assistance. We would like all residents to participate in this process by reviewing the current documents. Please let us know your concerns and any suggestions for improvement. You may send any comments you wish to any board member through our website at www.tabblakes.org. We hope to complete our review by late spring and, if

necessary, draft any needed changes to the documents.

Before any amendments can be recorded, **75% of the community must agree to the changes.** This is no small task when you consider the size of our community. When all is said and done, we want our residents to be afforded all the rights and privileges they are entitled to as homeowners in Tabb Lakes. We hope you will assist us in this very important endeavor.

75%

OUTSTANDING HOLIDAY DECORATIONS – CHARLES ROSSI

In alphabetical order:

- Daytime Decorations:
 118 Gardenville Drive
 126 Gardenville Drive
 134 Gardenville Drive
 207 Gardenville Drive
 304 Gardenville Drive
 109 Richard Run
 108 Tabb Lakes Drive

- Nighttime Decorations:
 104 Adele Court
 105 Bridge Wood Drive
 518 Bridge Wood Drive
 306 Gardenville Drive
 313 Gardenville Drive
 108 Richard Run
 205 Richard Run
 106 Tiger Run



THANK YOU

all for decorating your homes

during the holidays and helping to make it more enjoyable for our community.

Our special "Yard of the Month" recognition will begin again in April. 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!

ATTENTION NEIGHBORHOOD BUNKO LADIES!

Ladies, are you looking to meet new people in the neighborhood? Can you spare one night a month? Do you know how to roll dice? Then we want YOU! If you've ever been interested in joining a Bunko Group, this is your chance. We meet one evening a month at various homes in the neighborhood for a night of dice, food, and fun. It's a great way to meet others in Tabb Lakes or just catch up with old friends. We'd like to add to our group and have about twenty ladies



on the roster, both regulars and subs, to keep our Bunko Group rolling. If you're interested, please contact Julie Collins at 2wjc@cox.net. Thanks!

STORMWATER COMMITTEE – LOU LAFRENAYE

Upgrade is complete!



The first part of York County's upgrade to our Tabb Lakes drainage system is now complete.

A larger drainage pipe has been inserted under Rt. 171 (Victory Boulevard) that will allow more water to flow out of our area. In addition, the drainage ditch to the pipe has been improved to ensure water flows quickly from our lakes to the new pipe. Prior to this, water flow past our outflow pipe and emergency spillway at the end of Lake 1 was restricted due to twists and turns in the drainage ditch and an inadequately-sized pipe under Rt. 171. The current improvements should increase the drainage flow and help mitigate the flooding problems we experienced in the past.

The second step to the improvement plan is to increase the outflow capacity of the pipe out of Lake 1. This portion of the project is pending and will be completed with in-house County crews.

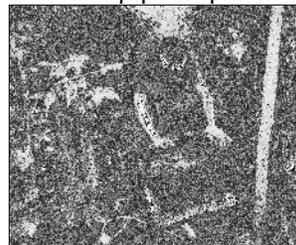
Spring Cleanup for our Stormwater Drains

The Tabb Lakes Stormwater Committee recommends you add the drainage ditches on and around your property as part of your spring cleanup projects. Some recommendations are:

- ⇒ Keep your yard and the drainage ditches around your home clean and free of yard waste, trash, and debris throughout the year and especially during hurricane season. Check both the front and back portions of your property. Some homes, such as those along Leslie Lane, Adele Ct, Bridge Wood Dr. and Conway Court,

have drainage ditches behind their homes.

- ⇒ Ensure the drain-pipes under your driveways are clear and not blocked by plants, bricks, leaves, trash, or sediment. This will help minimize localized street flooding during heavy rains and keep storm water moving through and out of our area.
- ⇒ Lakeside homeowners: Keep firewood, toys, buckets, and other objects away from the edge of the lakes. These get carried away during storms and add to the debris we find in our lakes. In addition, they can get trapped in our outflow pipe. If possi-



ble, remove any debris found floating in the lakes.

If we do not keep our drainage systems clean, the leaves, trash, and debris will find their way into our two lakes. This adds to the buildup of sediment and can block our single 24" outflow pipe and emergency spillway for our lakes. If they become blocked for any reason during a major storm, our lakes will back up into homes.

With your help, we can help reduce the buildup of sediment in our lakes and minimize the chance of flooding in our neighborhood. If you have any questions regarding our Stormwater Committee or would like to know more about how our drainage system works, contact Lou Lafrenaye at 867-8333 or e-mail stormwater@tabblakes.org.

SPRUCE IT UP – DAVE OTTO

Roof shingle stains and Rusted Chimney Caps



As the cool days of Winter give way to the warmer days of Spring, many of us start

painting or replacing rusted

sprucing up the areas outside of our homes. Please pay special attention to cleaning stained roof shingles and

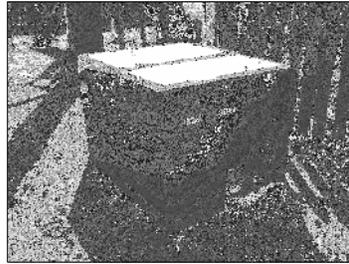
chimney caps. As the age of the community grows, we are seeing more and more homes with these problems.

Also, be advised, **beginning in June 2008, the association compliance company will begin issu-**

ing citations to homeowners to correct this growing problem within the community.

COMMUNITY EMERGENCY RESPONSE COMMITTEE— LOU LAFRENAYE

Many Tabb Lakes homeowners believe we have underground power lines. The truth is: that is not totally accurate. There are a number of large green electrical boxes found in our yards that are actually the above ground portion of our underground electrical distribution system. These boxes are known as pad mount transformers. Look around when you drive through the neighborhood, and you will find them in front and back yards. Pad mount transformers lower the voltage of the electricity from distribution levels to the 120/240-volt level used in homes. They are located in the utility-right-of-way areas.



Some safety tips regarding these transformers are:
 ⇒ Pad mounted trans-

formers are designed to be weather proof and tamper proof. Even so, never let children play on or near the transformer cabinets.

- ⇒ These transformers indicate the presence of underground high voltage power lines. Follow the instructions on the cabinet or go to Dominion Power’s web site for information regarding planting trees and shrubbery near them.
- ⇒ A danger after a hurricane is that an up-rooted tree or other

debris could damage the transformer or expose underground power lines. **Notify Dominion Power immediately at 1-888-667-3000 or call 911** if a transformer in your yard is damaged or you suspect that an underground power line is exposed after a storm.

- ⇒ Do not go near a transformer if it is damaged. Do not attempt to remove tree limbs or debris from a pad mounted transformer after a storm. Even if the power is out in the neighborhood, the transformer may still be energized. Again, notify Dominion Power or call 911. Contact Dominion Power at 1-888-667-3000 if your power is out or you see

any damage to pad mounted transformers. For more information, go to the Dominion Power Company web site located at http://www.dom.com/news/downed_lines.jsp



York County has an agreement with radio station WXGM - FM 99.1 to broadcast York County specific information at set times during an emergency. For more information on preparing for emergencies, go to our Tabb Lakes Emergency Response Committee web site located at <http://www.tabblakes.org/CERT/things.html>.

NEIGHBORHOOD CRIME – CHRISTEL DOUCETTE

Neighborhood crime rates have declined slightly but steadily over the past five years, with an average of 39 calls per year to police for assistance; down from a high of 58 calls for assistance in 2004. Nearly all reported crime demographics declined from previous years with the exception of credit card fraud and identity theft. The most frequently occurring crime in Tabb Lakes was damage to private property, with seven reported incidents in 2007.

While concern has been expressed over two recent vandalism incidents, Tabb Lakes has one of the lowest crime rates of all



communities in our area. The low crime rate in our neighborhood is a good indication of its overall social and economic health, meaning our property values should continue to rise. This is due in large part to the number of long-term homeowners who have been part of the

neighborhood. These long-term property owners establish a stable population and bonds between community members through the many social activities and shared values. These efforts contribute to the quality of our community.

The universally accepted “Broken Windows” theory of criminal behavior states that even minor signs of disrepair and neglect show an absence of community standards. This, in

turn, leads to an increase in crime rates. Because your covenants require maintenance high standards with the Board of Directors enforcing those standards on your behalf, all the community residents reap the benefits of enjoying a safe place to live.

If you want to see more information on crime statistics in Yorktown, you can visit <http://www.yorkcounty.gov/sheriff/index.html>.

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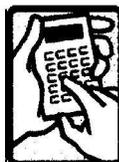


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<http://www.tabblakes.org>



**Tabb Lakes
Garage Sale
May 17**



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	Vacant		
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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Stormwater	Lou Lafrenaye	867-8333	stormwater@tabblakes.org
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