

TABB LAKES NEWSLETTER

JULY 2008



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PRESIDENT'S CORNER – DAVE OTTO

The Tabb Lakes Neighborhood Watch Program can only be a success with your help!

Security in a community the size of Tabb Lakes and its 446 units takes an effort of many in the community. As many of you know, we have had a rash of incidents lately both in and outside the community. Christel Doucette, our new Neighborhood Watch Chairperson, has taken the task to heart and has breathed much needed life back into the program. Reestablishing the program takes time but also needs your involvement to succeed. We are taking it in steps to establish it right.

For the first step, she passed out a memo asking for homeowners to **join the email alert system and join the watch committee.** Over 112 homeowners asked to be on the email alert system. She has and is contacting adjoining neighborhoods so we can share information sources. We have finally gotten established ourselves on the Sheriff's alert system.

The second step requires your help. The size of the community dictates we create smaller, manageable units within the community and assign **"Block Captains"** who

can cross-flow information amongst their units and with the chairperson. It does not take that much time to help out. If you are interested in working on this vital part of the program, please email the Neighborhood Watch chairperson at watch@tabblakes.org and pass on your name, email address, and phone number.

Remember, it's your neighborhood; and it takes a team to improve our security.



SUMMER SAFETY – JIM MAGNOTTA

The weather is warm, school is out, the bike riders, walkers and joggers are in full force; and most importantly our young residents are outside playing almost all day. It is time for each of us to remember to practice safety at all times in Tabb Lakes. It is the law that anyone 15 years old and under must wear a helmet when riding a bicycle or motorized apparatus. Parents should ensure their children obey that



rule at all times.

As for our adult population, there are a number of things to remember. Two of the most important things are to reduce the speed of your vehicle and STOP at the STOP signs.

There are more rolling stops in Tabb Lakes during the summer months, because we're always in a hurry.

Speeding picks up in the summer months, and it is not always the younger drivers. By reducing speed and stop-

ping when signed, we can all play a part in improving safety in the community.

Another safety item to think about is your backyard pool. Children should be supervised at all times, particularly when there are a number of children in your pool. When your pool is not being used, is your yard secure to minimize the chance that others might take a dip without your knowing? It is your responsibility under county code to ensure the necessary precautions are taken to minimize poten-



tial accidents.

With the warm weather and all the activities underway, it is important for each resident to stop and think about safety. One last tip! With so much activity going on, it would be a good idea to keep your eyes open for anything out of the ordinary. Help your neighbor and yourself by being observant. Most of all have fun this summer. I know we all work hard, and it is nice to enjoy the outdoors.

PARKING WOES – CHRISTEL DOUCETTE

When Tabb Lakes was in the early stages of development, the average family owned two cars. Times have changed! Now, it seems the average family has four or five cars and a pick-up truck. Garages and driveways in our neighborhood weren't designed to accommodate that many vehicles. Many homeowners routinely park on the street in front of their homes.

Just as driveways weren't designed to accommodate multiple vehicles, the streets in Tabb Lakes weren't designed with on-street parking in mind. While

on-street parking is not a violation, homeowners and residents should be aware that when parking on the street, there must be enough room for emergency vehicles to get through. Failure to leave room for emergency vehicles could result in a ticket from the Sheriff's department.

Many homeowners are reluctant to park on the grass alongside the paved area of the roadway, and I have even received complaints from homeowners that neighbors are parking on their grass. The grassy area that extends

from the ditch to the paved surface of the road is a VDOT easement and does not belong to the homeowner. In fact, one reason for the VDOT easement is to allow parking of oversized vehicles (like the ones used by utility companies) on the side of the road without obstructing traffic flow. VDOT reserves the right to approve or deny plans for ditch modifications to ensure that filled-in ditches can support the weight of VDOT construction vehicles.

If you must park on the street and are unwilling to park on the

grass, consider parking on the same side of the street as other parked vehicles. Single-side of the street parking is a simple way to ensure adequate room for emergency vehicles and will allow for smooth traffic flow. Don't feel you need to park on the road to create an obstacle course to slow down speeding traffic; if you think a car is traveling too fast, report it to the Sheriff's Department. Be considerate of neighbors, drive safely, and park without obstructing the roadway.



COVENANTS CORNER — CHRISTEL DOUCETTE**Covenants Compliance**

No, the Covenants Compliance Program is not new. Covenants Standards and Regulations have always been in existence in Tabb Lakes. We've started more rigorous enforcement of the Covenants and Regulations, because some homeowners have chosen to disregard the standards of the community. TLHA has hired a management company to perform routine from-the-road inspections of properties in an effort to maintain those standards and to help educate homeowners about their responsibilities to the community.

It's not a pleasant moment when you find a violation notice in your mailbox. It's even possible that the violation notice you receive is in error. Our inspection program is not perfect, and some standards are subjective. In the event that you receive a notice in error, a simple phone call to a member of the Board of Directors will clear it up.

For most homeowners, a single violation notice is all it takes for them to correct a viola-

tion. The Board of Directors also understands that sometimes you're aware of a maintenance issue but for whatever reason, you haven't been able to correct it. A phone call to a Board member, with a quick explanation for the delay, will result in an extended period of time, usually 30 days, to correct the violation.

For some homeowners, however, a violation notice brings resentment or frustration. "My neighbor's place looks worse than mine; I hope you cited him, too" or "It's the same as it's always been; why are you citing me now?" are two common responses to a violation notice. Perhaps your neighbor's home or yard does need work, but it's not a valid reason to allow the appearance of your own property to deteriorate. Maybe you have gotten by with sub-standard maintenance to your property in the past, but that's why we've stepped up the enforcement of our covenants. Too many homeowners have begun to ignore the standards simply because they haven't been routinely enforced.

We've all chosen to live in Tabb Lakes for what it is... a good neighborhood. Our covenants are not nearly as restrictive as those in Kiln Creek, Running Man, or Coventry. The Covenants and Regulations don't mandate the style of your mailbox or the color you can paint your house. We don't expect each home to be a mirror-image of its neighbor, because we respect the individual choices and tastes of each homeowner. Still, homeowners must comply with existing standards, because we are a part of a community. We have obligations to our neighbors to conform to the rules established by the community. The Board of Directors has the obligation to enforce our standards equally among all homeowners without prejudice.

A homeowner who has lived here for ten or fifteen years is subject to the same rules as someone who just purchased their home last month.

Tabb Lakes is a good community, but the goodness comes from those who live here. We choose to live here, and whether we fulfill our obligations as a member of the community is also a choice. If homeowners choose to violate the standards of the community, they will be issued violation notices. It's not harassment, it's enforcement.

If you don't have a copy of the covenants and rules and regulations, a copy can be found on the Tabb Lakes Homes web site <http://www.tabblakes.org>.



WEB SITE ADVERTISEMENTS – CLINT FLANAGAN



Web Site Advertisements for TLHA Homeowners

The TLHA web site (www.tabblakes.org) has begun a new service for our homeowners. Homeowners that qualify for free advertising in our TLHA newsletter will also have their advertisements posted to our web site in the E-Community section. As soon as a homeowner's

advertisement appears in the newsletter, it will also automatically appear on the web site without any additional effort from the homeowner. However, if a homeowner does not want the advertisement on the web site, it will require a notification to the Webmaster. The Webmaster's email address and telephone is located under Committees on the web site and on page 8 of this newsletter.

The Association's detailed advertising policy is located on the web site in the Documents Library and also linked on the Newsletter Committee page.

If you have ideas about other possible web site services or feedback on this service, please contact the Webmaster and pass them on. We are always looking for new ways to utilize the web site for our homeowners.



Save your Homeowners Association some money!

Sign up to receive this newsletter via email. Visit our web site and fill out the form for "TLHA E-Network."

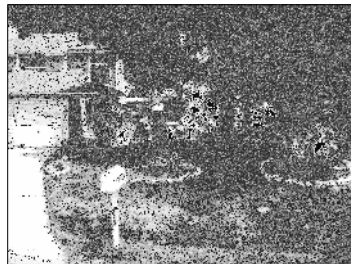
YARD OF THE MONTH – CHARLES ROSSI

May

June

104 Shallow Lagoon Ingram residence

115 Conway Court Pattenn residence



Congratulations!

MEMO

FROM THE PRESIDENT:

As many homeowners are aware, May was a tense month for the neighborhood when a rash of vehicle break-ins and an attempted home invasion occurred. While we took the action to re-invigorate the Neighborhood Watch program, it takes the watchful eyes of all homeowners to make the program a success. The Neighborhood Watch program needs assistance from everyone in the community. Please read the other articles in the newsletter on how you can assist.

Enjoy your summer.

STORMWATER COMMITTEE – LOU LAFRENAYE

Hurricane and Severe Weather Preparation

Hurricane season is here, and NOAA projects a normal to above-normal hurricane season this year. Combined with the usual severe thunderstorms and remnants of tropical storms means we can expect a chance to experience heavy rains and potential flooding conditions.

Two years ago, the remnants of Tropical Storm (TS) Ernesto caused some flooding in our community. Some lessons learned from this storm and others are:

- ⇒ Keep your yards and drainage ditches clean and free of yard waste, trash and debris throughout the year and especially during hurricane season. This debris can work its way into our two lakes and block the single outflow pipe and emergency spillway for our lakes and cause flooding in our neighborhood. Our two lakes drain out through one 24" pipe and an emergency spillway.
- ⇒ Lakeside homeowners: Move your boats higher up on land and tie them off securely. Keep firewood, toys,

buckets, and other objects away from the edge of the lakes. These get carried away during storms and get trapped in our outflow pipe. If possible, remove any debris found floating in the lakes. How high can the lake rise on your property? The answer is our lakes rose 54 inches during TS Ernesto.

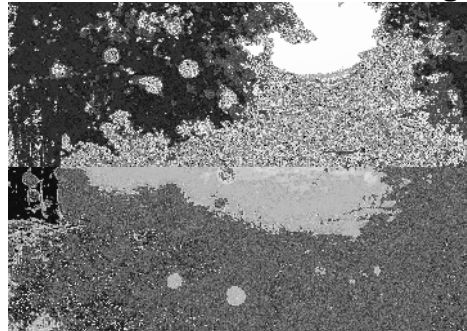
- ⇒ Homeowners on Adele Court and homeowners along Bridge Wood Drive whose yards back up to the junk yards: Check and clear the drainage ditch that runs behind your homes on a regular basis and before any major storm.

Remove any footbridges across the drainage ditch. They can trap branches and debris and will cause flooding problems during a major storm.

- ⇒ Homeowners on Conway Court: Stormwater drains from your location towards Coventry HOA and under Coventry Blvd by a common drainage ditch behind homes at the end of Conway Court. Check and ensure that this ditch is not blocked and that there are no footbridges or

boards across it that can block your drainage system.

- ⇒ Homeowners who live between Bridge Wood Drive and Leslie Lane: The back of your homes drain through a common swale that empties into two drains. These drains are located behind homes at 307 Bridge



Free floating paddle boat about to go into our emergency spillway during TS Ernesto

Wood Dr./108 Leslie Ln. and 401 Bridge Wood Dr./120 Leslie Ln. Ensure that this swale is clear of leaves and debris and the drainage grates are clean. This area along Bridge Wood Dr has the lowest elevation in Tabb Lakes and has one of the longest sections of drainage pipes leading to Lake 2. This area will flood first if these drainage pipes become blocked or our

lakes rise more than 48".

- ⇒ Ensure the drainage pipes under your driveways are clear and not blocked by plants, bricks, leaves or sediment.
- ⇒ The events of TS Ernesto showed us some of the problems that we can face during a hurricane. We were fortunate that during that storm, volunteers could remove a few boats and other debris that had floated away from homeowner's property before they could block our drainage system and cause more flooding. We will not be able to do this during a hurricane.
- ⇒ If you have any questions regarding these recommendations or if you would like to know more about how our drainage system works, contact Lou Lafrenaye at 867-8333 or stormwater@tabblakes.org.

COMMUNITY EMERGENCY RESPONSE COMMITTEE – LOU LAFRENAYE

**Tabb Lakes
Neighborhood Safety
Training Program
6 September 2008
(10:00 to 11:00 AM)
Adele Court**

As part of our committee's program, the Tabb Lakes Emergency Response Committee will host its fourth annual neighborhood safety training event on September 6, 2008 from 10:00 to 11:00 AM. The location will be Adele Court. This year's event will focus on fire extinguisher use, reacting to kitchen fires, and disaster preparation. The "Safe House", which is a specially designed trailer used to demonstrate how to prepare for and react to a fire in your home, will be available to train both children and adults about fire safety. We look forward to seeing everyone at this event!

For more information on fire safety and disaster preparation information, check out our committee's web site located at www.tabblakes.org/CERT/TabbWebCERT.html

**HURRICANE
PREPARATION**



With the start of the hurricane season upon us, the National Weather Service recommends those in hurricane-prone regions begin their preparation plans. As a reminder, here are some basic things we should all do to prepare ourselves and our families:

- ⇒ Know what a hurricane can do and what a Hurricane Watch and Warning means, especially if you are new to the east coast and hurricane-prone areas.
- ⇒ Learn about the York County's emergency management plans and VDOT evacuation plans.
- ⇒ Prepare a personal evacuation plan.
- ⇒ Assemble a disaster supply kit.
- ⇒ Prepare for high winds.
- ⇒ Know what to do when a hurricane watch or warning are issued and what to do after a hurricane.

Do not wait for a hurricane warning to begin

your preparations. Plan and prepare now. There are numerous

web sites and documents that are published that can help you prepare yourself and family for this type of emergency. One new site is the Hampton Roads Hurricane Survival Guide web site located at

www.hrhurricane.com

You can also contact the York County Fire and Life Safety Emergency Management office at 890-3600 or go to their web site located at www.yorkcounty.gov/fls/em/index.htm or go to our Tabb Lakes Emergency Response Committee web site at www.tabblakes.org/CERT/TabbWebCERT.html

This site has numerous links to organizations such as the Red Cross, Virginia Department of Emergency Management, and the Centers for Disease Control (CDC) with information on preparing for hurricanes.

**Remember:
Make a Plan.**

Assemble a kit.

Stay Informed.

**EVENTS AFTER
A HURRICANE**

As part of our committee's program, the Tabb Lakes Emergency Response Committee members plan to assist our neighborhood after a serious hurricane event by organizing volunteers to help ourselves. We will set up a single location (home) to coordinate volunteers and obtain information about our neighborhood. Our teams will assess the damage to our neighborhood and communicate that information to the York County Dept of Fire and Life Safety via phone or amateur (HAM) radio if phone lines are damaged. We plan to clear our neighborhood roads so emergency vehicles can access us quickly, For more information on our committee's plans, please visit our neighborhood web site located at

www.tabblakes.org/CERT/members.html

and read our "TLHA CERT SOP" under the For CERT Members section or contact Lou Lafrenaye (867-8333); email CERT@TABBLAKES.ORG

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**TABB LAKES HOMES
ASSOCIATION**

P.O. Box 8088
Yorktown, VA 23693

<http://www.tabblakes.org>



COMMITTEE CHAIRPERSONS

COMMITTEE	CHAIR	TELEPHONE	EMAIL
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	grounds@tabblakes.org
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
Neighborhood Watch	Christel Doucette	867-8098	watch@tabblakes.org
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