

TABB LAKES NEWSLETTER

DECEMBER 2008



ARCHITECTURAL REVIEW PROCESS – OLIVER AND JENNIFER WONG

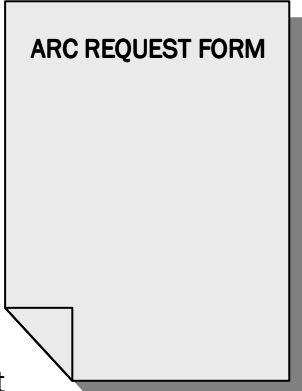
For many people in the neighborhood, the Architectural Review process is unfamiliar and perhaps seemingly unnecessary. The TLHA Board and Architectural Review Committee (ARC) want to remind all Tabb Lakes residents that **this process is mandated by our Covenants.** All homeowners received a copy of the Covenants when they purchased their home, and all are responsible for adhering to the rules and regulations that the Covenants set forth.

Before starting on any new exterior project, take the time to obtain ARC approval. Going through the ARC process will help ensure that you adhere not only to TLHA Regulations but also to County Codes. None of us wants to take down a new fence, remove a shed, or have to correct a problem that could have been avoided in the first place. For example, did you realize that County Code places restrictions on fence heights? Or that the Covenants specify what kinds of materials a fence can and cannot be built from? If you reference your disclosure packet, you will see that the Covenants address modifications to, or additions of, such items

as driveways, decks, fences, walls, sheds, playhouses, room additions, patio enclosures, docks, and RV/boat parking. This is not an exhaustive list, however. The most current regulations can be found on our website: www.tabblakes.org.

The ARC process is straightforward. We even have a simple, easy-to-use form available on the website. On the ARC Request form, you state the kind of work you intend to carry out on your home, provide a drawing with dimensions, and list the types of materials you want to employ in the construction. Take the time to do it right, at the beginning of a project, and you will save yourself the hassle of having to correct Covenant and County Code violations later on. Be a good neighbor; do your part to obtain ARC approval **prior** to making exterior modifications.

If you have questions, please direct them to the ARC chairpersons, Jennifer & Oliver Wong, at arc@tabblakes.org. You can also contact any member of the Board of Directors. Contact information is located on the Tabb Lakes website and within this newsletter.



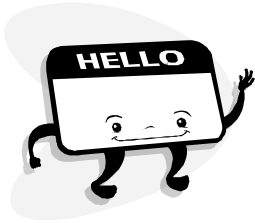
Board of Directors

- **President—**
Dave West, 534-7442
- **Vice President—**
Chad Busdeker, 867-8880
- **Secretary—**
Ellis Sharadin, 867-8816
- **Members at Large—**
Christel Doucette, 867-8098;
Ron Maddox, 867-7261
- **Treasurer—Charles Rossi,**
867-8322

INSIDE THIS ISSUE

GREETINGS FROM VP	2
STORMWATER COMMITTEE	2
CHIMNEY CAP REPAIRS/ STAINED ROOFS	3
YARD OF THE MONTH	3
SLOW DOWN	4
LEAF COLLECTION	4
COVENANTS ENFORCEMENT	5
CERT	6
ADVERTISEMENTS	7
COMMITTEE CHAIRPERSONS	8

GREETINGS FROM YOUR NEW VICE PRESIDENT – BUZZ BUSDEKER



I'd like to say hello to everyone and tell you a little bit about myself and my goals while serving on the Tabb Lakes BOD. I'm originally from Elkins, WV; but I do have ties to Hampton Roads. My wife and I serve in the US Air Force, and we were for-

tunate enough to live here from 1994-2000. I also have family on the Southside. Our children were born here, and we call this area home. I have a vested interest in our community and I will do what I can to make our community better. I have a few priorities that I will strive to work on.

1. *Speeding on our friendly streets.* I have contacted the York County Sheriff's

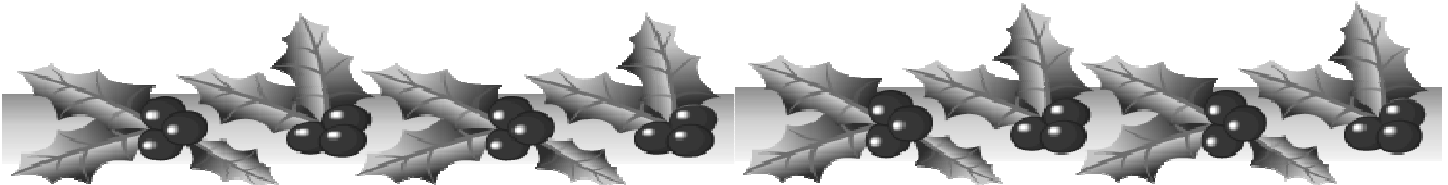
Department on more than one occasion to address this issue. In turn, they have stepped up patrols.

2. *Neighborhood watch.* This is a great program that was recently implemented, and I call on you to volunteer as a block captain. Having such a program in place will make our neighborhood a bit safer as we look out for one another.

I am open to your concerns, and I will return your phone calls or emails in a timely manner.

I've been told by several people that we, in Tabb Lakes, live in a great area. I encourage you to do your part to keep Tabb Lakes a safe, friendly, and clean place to live.

Thank you,
Chadwick 'Buzz'
Busdeker



STORMWATER COMMITTEE – LOU LAFRENAYE

Tabb Lake's stormwater drainage improvement projects are completed!!!!



The York County Environmental and Development Services crews completed the installation of an additional 24" outflow pipe at the outflow end of Lake 1 during the week of 12 Oct 2008. This additional pipe doubles the previous water outflow capacity before the lake water rise to the level of the emergency spillway. In addition, they repaired the old outflow pipe which was separating at one of the

joints. This was the last of three Tabb Lakes projects that were identified and on the County's Capital Improvement Plan (CIP) list based on an analysis of flooding problems caused by Hurricane Floyd back on 16 Sept 1999. Previous upgrades included the lowering of the emergency spillway (completed in 2000) and an additional 48" pipe in-

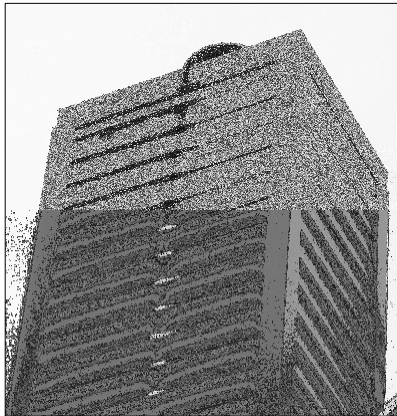
stalled under Rt. 171 (completed in 2007). These drainage improvements should reduce the chance of flooding in our neighborhood.

CHIMNEY CAP REPAIRS/STAINED ROOFS – ELLIS SHARADIN

Several months ago, the Board of Directors began to take note of significant deterioration of homeowners' chimney caps. In particular, this consists of the metal surround at the top of the chimney, which in a majority of homes has begun to rust, resulting in staining of the house siding and an unsightly appearance.

This affects such a large number of homes that your Board came to the conclusion it would also begin affecting property values in our neighborhood. In addition, we noted that mold-stained roofs were appearing with greater frequency. As a result, the previous Board di-

rected Lee Property Management to start identifying the worst cases – AS A STARTING



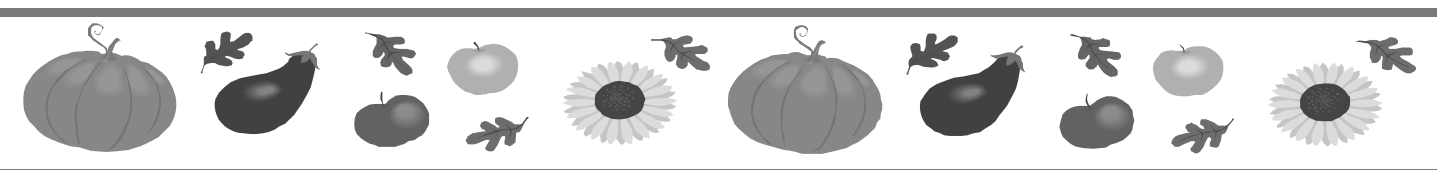
POINT – and issue citations to homeowners, asking them to repair, clean or repaint as needed to restore a like-new look to the affected homes. In most cases, simply wire-brushing the caps and repainting them with rust-resistant

paint will do the trick. There are also bleaching solutions, and cleaning contractors, to handle roof stains.

However, with winter almost upon us, your new Board recognizes that conditions are not good for painting. As a result, the Board of Directors has decided to place a temporary moratorium on chimney cap repairs and roof-stain cleaning, and has asked Lee Property Management to stop issuing citations until 1 June 2009.

This does NOT mean the Board intends to abandon repairs to roofs. What it does mean is that each homeowner should individually assess the con-

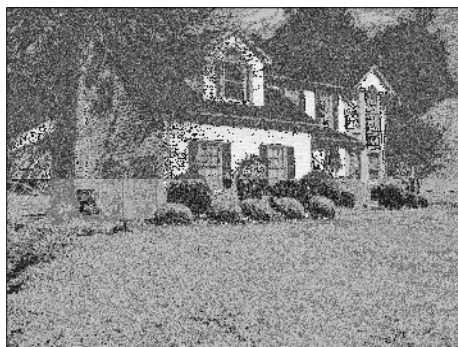
dition of their chimney cap and, if needed, schedule repairs and/or repainting this Spring so that work is completed by 1 June. After 1 June, any remaining homes not in compliance will be cited by Lee Property Management and homeowners will be given a much shorter time to make the repairs. Failure to bring your home up to speed will result in daily fines and, if needed, a lien against your home for failure to maintain it to good standard. **So, please, mark your calendars and plan to complete the work NLT 1 June 2009.**



YARD OF THE MONTH – CHARLES ROSSI

NOVEMBER

104 Monty Manor
Art & Janice
Johnston



There will be no yard of the month awarded for December, January, and February.

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!

SLOW DOWN – CHRISTEL DOUCETTE

**Slow Down:
Children at Play**

Tabb Lakes is a wonderful neighborhood. It's a close-knit community for families with small children and has the sought-after friendliness that makes people want to live here. The proximity of the Tabb Library and the Victory YMCA means many opportunities for our children to be socially and athletically engaged. Great schools like Coventry Elementary, Grafton Middle School, and Grafton High School have a high level of parent involvement, affording even more opportunities for our children to excel. Unfortunately, our



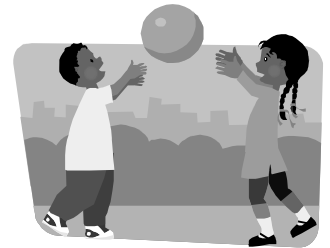
neighborhood is not the safe haven for our children that it should be.

Drivers consistently speed on neighborhood roads. Two weeks ago, I stopped my car on Gardenville for approximately ten seconds to allow a small boy on a bicycle to cross the road in front of me, and an impatient driver behind me passed me. The driver skidded to a stop to avoid the child on the bicycle, and then sped off towards Tabb Lakes Drive. I'd like to say it was a young, inexperienced driver in a sporty car, but it was an older gentleman in a small pickup truck.

My 12-year old daughter and I routinely walk our dogs in the neighborhood, and last week my daughter had to jump into the ditch beside Jonathan Junction to avoid being hit by an elderly woman driving an SUV. I've been shouted at by drivers for walking in the street; I've been berated to keep off the grass by homeowners for walking on the VDOT easement adjacent to the street.

We've chosen to live in Tabb Lakes for many reasons because Tabb Lakes does have a lot to offer. What seems to be lacking is common courtesy and basic awareness of the fact that this is a *neighborhood*. It's not a highway. It's a residential community. The original builders made no provi-

sions for a common area such as a playground, but we have lots of kids in the neighborhood; and kids like to be outdoors. They ride bikes; they walk with their friends; they skateboard. This is their neighborhood, too.



- ⇒ **Be aware of the posted speed limits.**
- ⇒ **Be aware of children at play.**
- ⇒ **Be aware of pedestrians.**
- ⇒ **Most of all, slow down.**

Please!



Leaf Collection weeks for Tabb Lakes:
December 15, 29
January 12, 26

Bags must be at the front roadside by 7:00 a.m. on the Monday of the collection week. Pick up will be completed by the end of the week. For more info go to www.yorkcounty.gov/eds/leafcollect.htm



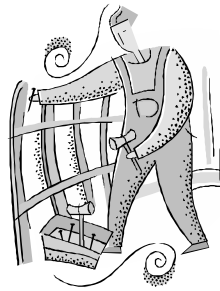
COVENANTS ENFORCEMENT – ELLIS SHARADIN

If you've lived in Tabb Lakes for awhile, you're no doubt aware that the Homeowner's Association has been hammering away at Covenants Enforcement. Why all this emphasis, and what can you do to stay off the lists that Lee Property Management has compiled from its bi-weekly inspections?

Put in it's simplest terms, this effort is all about maintaining our property values and keeping Tabb Lakes a desirable place to live. Consider that the first homes in Tabb Lakes were built in the mid-1980's. Many are over 20 years old and need pampering. Look around, for example, at the roofs of homes on your street. If a home still has the original, contractor-grade roofing, it very likely shows signs of staining from mold and mildew, and missing a few shingles due to general effects of 20 years of weather. Most homeowners pay little attention to the roof until a leak develops and causes damage to room ceilings. But, the fact is, those roofs weren't designed to last more than 15-20 years

because contractors tend to use the cheapest grade of shingles available.

Similar signs of contractor cost-cutting are evident when you look at long-term wear on porches and windows. If you had the kind of luck that I've had, you had to replace all the porch posts and railings at the 9-year mark because they began to rot out. Even those pretty wood-framed windows, which the contractor boasted were "easy to tip in for cleaning" were unable to resist the passing of time. Besides being a pain to keep painted, they began to show signs of wood rot around the frames. In my case, the only answer was to go for an upgrade if I wanted to keep maintenance to a minimum. I replaced my porch railings and posts with newer vinyl products, which not only don't rot out, but only need an annual pressure-washing to stay new-looking. Over the past 4 years, I've replaced just about every window with vinyl or aluminum windows. They not only seal more



tightly, but my days of painting windows are finally over!

My point here is that the cumulative deterioration of our homes over time, while not instantaneous, eventually gets to the point where the overall look of our home detracts from its value and also reflects on the property values of our neighbors. Remember: if you want to sell your home someday, you're competing with homes in newer subdivisions. If you don't maintain the exterior of your home well, how can you expect to compete on price, not to mention attract prospective home buyers? And if our home prices fall, what kind of future neighbors will we attract to live in a run-down Tabb Lakes?

Your Board of Directors has taken note of these problems. Because the Covenants require that the Board work to maintain Tabb Lakes home values and attractiveness,

we're obligated to take action. The arrival of our newest Board members will not change this emphasis; we are all committed to working with the community to maintain it to a high standard. So, if you find yourself on the receiving end of a citation from Lee Property Management, you can be sure the Board of Directors supports it. Save yourself the grief of a citation; take stock of your property's condition and resolve to use the time this Spring to improve the appearance of your home. Do your part to keep Tabb Lakes an attractive and desirable place to live. Ultimately, your atten-



tion to detail will be rewarded with the respect of your neighbors, a higher value

placed on your property at sales time, and the pride of living in one of Yorktown's prettiest neighborhoods.

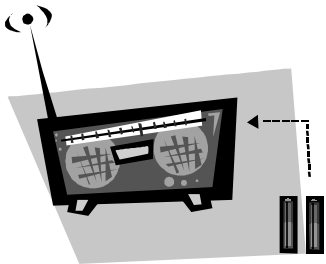
COMMUNITY EMERGENCY RESPONSE COMMITTEE— LOU LAFRENAYE



Winter Preparedness Week is Nov. 30 - Dec. 6

It's been eight years since we've had a big winter storm. It's critical that every family gets ready for winter dangers such as power outages and slippery roads. Simple steps to becoming winter-ready include getting emergency supplies, making a communications plan, and staying informed about local conditions.

Get a kit. Emergency supplies for winter weather include essential items to last at least



three days in case of power outage. At a minimum, these supplies include a battery-powered radio and extra batteries, food and water, flashlights and extra batteries, a first aid kit, blankets and warm

clothing, medications if needed, and pet supplies.

Make a plan. A family communications plan means discussing with your family what you would do in case of severe winter weather in your area. Decide on a meeting place if your family cannot return home because of closed roads. Choose an out-of-town friend or relative as a point-of-contact for family members. Always tell someone before you travel on snowy or icy roads where you are going and when you expect to arrive.



Stay informed. Before, during and after a winter storm, it is critical that you stay informed of conditions by listening to reports from media and emergency management officials. Local media will give instructions from local, state and federal agencies including road conditions, winter storm watches and warnings, and power outages.



Some additional winter safety tips include:

Plug space heaters directly into wall sockets, not extension cords. Keep them at least three feet from other objects. Never leave space heaters unattended.

Install a smoke detector in every bedroom and one on every level of your home. Check the batteries monthly, and replace them once a year at the same time every year.

Make sure that outdoor pets have adequate shelter, unfrozen water



and food. Driving is most dangerous when the temperature is at or under 32° F. If the road is wet, it could be icy, especially on bridges and curves. For road conditions call 511 or go to www.511Virginia.org Even after roads have been treated with

salt and/or sand, drivers should slow down. Leave a safe distance between vehicles, and never use cruise control in winter weather conditions.

If your household includes someone with special needs (i.e. a disability that requires electricity to



operate home medical equipment, someone who needs

to go to dialysis, etc.) call our local emergency management office to let them know what you would need during an emergency.

For more winter tips go to www.ReadyVirginia.gov For more disaster preparation information, check out our committee's web site located at www.tabblakes.org/CERT/TabbWebCERT.html

THOMAS ROOFING

SUPPLYING

\$100⁰⁰ OFF Min. 1,500 Sq. Ft.

Coupon must be presented at time of estimate. NO EXCEPTIONS.

202 Production Drive • Yorktown, VA
Call today! 596-2281




AQUA & OASIS

POOLS & SPAS

Sales	Service	Come Visit Our Showroom Located in Bayberry Village Shopping Center (Next to Food Lion) (757) 595-5511
• Chemicals	• Pool Openings	
• Supplies	• Pool Closings	
• Equipment	• Maintenance	
• Hot Tubs	• Repairs	

Free Water Analysis

980 J Clyde Morris Blvd, Suite 113, Newport News VA 23601
 www.AQUAOASIS.org Owned/Operated by Dave & Jennifer Carney

Robert's Roofing & Home Improvement

**Trim • Decks • Painting • Roofing
 Remodeling & Siding**

ROBERT PHAUP
 867-8300
 Cell Ph. 570-4643

Over 25 Years Experience
 Licensed - Insured - Guaranteed

These advertisements are not an endorsement by the Tabb Lakes Homes Association. If you would like your ad to appear in our newsletter, please see our web-site for proper procedures.

LEAF FREE GUTTERS!

- Eliminates Dirty, Dangerous Gutter Cleaning Forever!
- LIFETIME Labor, Materials & Performance Warranty!
- Numerous Colors, to Perfectly Match Any Building!



Ask for a list of our Tabb Lakes jobs!

Call Vicki Today **(757) 879-1696**
 For a Free Estimate: www.TidewaterGutters.com

The Remodeling Company

ADDITIONS • KITCHENS • BATHS • DECKS
 SUNROOMS • PORCHES • CARPENTRY

251-7076

FREE ESTIMATES
www remodelco.com

The Roofing Company, Inc.

ROOFING • SIDING • WINDOWS • GUTTERS
 SKYLIGHTS • SLATE • COPPER • TRIM

251-7076

FREE ESTIMATES
www.theroofingcompany.com




Honey-do List!

- Install Screen Door
- Fix Leak In Sink
- Install New Fence
- Build Deck

Do It **THIS WEEK!**
 Better Call Done Right Home Repair!

DONE RIGHT HOME REPAIR

Get Your Honey-Do List
 Done Now and **DONE RIGHT!**
 Call Greg Moxley
291-7843
 FULLY INSURED
 License #2705116904

Royall Painting & Repair

Interior / Exterior
 Reconstructive Carpentry
 Pressure Washing
 Decks Stained / Sealed

Ed Tyler
 (757) 867-6615 (Office)
 (757) 897-1082 (Cell)

Free Estimates



**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	Oliver and Jennifer Wong	223-5416	arc@tabblakes.org
Emergency Response	Lou Lafrenaye	867-8333	cert@tabblakes.org
Grounds Maintenance	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
Newsletter Editor	Shirley Flanagan	867-6860	newsletter@tabblakes.org
Stormwater	Lou Lafrenaye	867-8333	stormwater@tabblakes.org
Web-Site Manager	Clint Flanagan	867-6860	webmaster@tabblakes.org
Welcome	Donna Clifton	310-6808	welcome@tabblakes.org