

# TABB LAKES NEWSLETTER

MARCH 2009



## GREETINGS FROM YOUR PRESIDENT – DAVE WEST

### Board of Directors

- **President—**  
Dave West, 534-7442
- **Vice President—**  
Chad Busdeker, 240-4932
- **Secretary—**  
Ellis Sharadin, 867-8816
- **Members at Large—**  
Christel Doucette, 867-8863;  
Ron Maddox, 867-7261
- **Treasurer—**Charles Rossi,  
867-8322

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Go to a meeting, listen to what is happening, then find that your neighbors are giving of their time and resources for your benefit. Four decades ago a common slogan was “If you are not part of the solution, you are part of the problem.” At the TLHA 2008 meeting I found myself compelled to join other good Tabb Lakes neighbors and become part of the solution. I volunteered to be on the board. Next came the question, “Who is going to be the board president?” Each of the new board members looked at each other not knowing what to say. I raised my hand and said, “You really don’t know me, but if you think you can trust me, I’ll do it.” The next big hurdle was how am I going to tell my wife, Terri? Well, she found out soon enough, and I didn’t even have to sleep in the car one single night! (I couldn’t get the TLHA ARC permit approved in time for a dog house!)

Alright, Dave West was born in Portsmouth, Virginia and moved to York County before entering 1<sup>st</sup> grade at Yorktown Elementary School on Ballard Street. Graduating from York High School in 1972, I received a degree in Law Enforcement in 1979 from VCU after a small two year vacation, compliments of the US Army with the 1<sup>st</sup>

Infantry Division in Ft. Riley, KS. I tried my hand at police work with the Newport News Police. After about a year of that, I wanted more than cleaning up after drunk teenagers that threw up in the back of my patrol car. I enlisted in the U.S. Coast Guard which I retired from in 1997 after being assigned to the Engineering Department at the USCG Academy. From there I went to work for Raytheon in New England (New Hampshire and

(continued on page 6)



**TABB LAKES  
ANNUAL YARD SALE  
SATURDAY, MAY 16  
0800-1230**

**SOLICITING DOOR-TO-DOOR – BUZZ BUSDEKER**

Have you ever wondered why someone is knocking on your door at 3 p.m. on a Saturday or 8 p.m. on a Wednesday? The individual on the other end may be selling a security system, windows, or candles. Soliciting door to door in York County is legal. However, the individual doing so must have a Solicitor's Permit from the County. If the permit is legal, it will contain the following information:

- ⇒ The timeframe in which the individual is selling their product

- ⇒ The location (Tabb Lakes)
- ⇒ Who will be selling the product
- ⇒ What they will be selling

If the individual does not have a permit, call the York County Sheriff's Department, and ask them to come over to check things out. They can be reached at 890-3630.

Putting up a sign (No Soliciting) at the entrances to Tabb Lakes may be a deterrent. However, the streets are public and with a permit an individual has

the right to sell their product. The best way to deter people from entering your property is to place a "No Soliciting" sign on your property. If you have this sign posted/placed in a visible location and someone enters your property, they are trespassing. At this point, you can and have every right to call the Sheriff's Department.

Doing this may prevent you from becoming a victim of a personal property crime. The person on the other end may realize you have noticed them in the area without proper cre-

dentials. Too many are not following the rules when selling their product. Let's ensure we do our part.

Recently, I was a victim of a personal property crime. (My golf clubs were taken from my driveway.) I have often wondered if it was in fact a passer-by that happened to be in our neighborhood without the proper credentials. I have learned that I always need to be on my toes. Look out for one another and your surroundings.

\*All of the above information has been coordinated with the York County Sheriffs Dept\*

**STORMWATER COMMITTEE – LOU LAFRENAYE**

**Board of Directors Briefing**

On 31 January Lou Lafrenaye briefed the new Board of Directors on the Tabb Lakes Stormwater Committee and the stormwater issues that we face in Tabb Lakes. That was followed by a walking tour of our retention ponds and drainage systems. Dave West (President), Ron Maddox (Member at Large), and Dan & Sylvia Harrington (Lake 2 Maintenance Committee Chairs) received information on what our Stormwater Committee does, how drainage works in and around our neighborhood, past flood-

ing events and why we flooded, recent improvements made to our outflow area to reduce our flooding potential, along with discussing some of the lake studies done in the past.

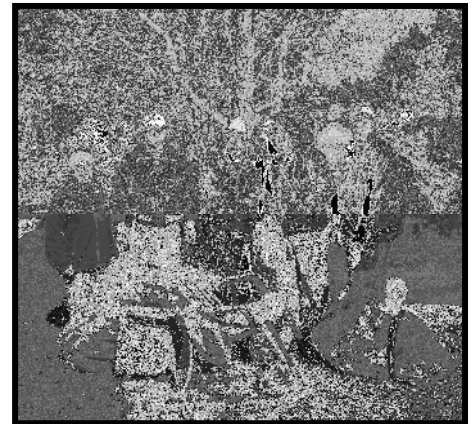
During our tour, we picked up some trash that was located along the



banks of Lake 1 and at the outflow area of Lake 1. The enclosed picture shows the two plastic chairs, a plastic

flotation device, a rubber mat, buckets, and assorted trash we picked up during our tour. As a reminder, please ensure you keep trash from getting into our lakes. Besides being an environmental issue, large items such as plastic chairs and buckets can block our outflow pipes and cause flooding during a major rain event. We do want to thank the homeowners who routinely pick up trash during their walks down the path along Lake 1.

If any homeowners want an explanation of



our drainage system or review the improvements make in our HOA to mitigate flooding, contact Lou Lafrenaye at stormwater@Tabblakes.org or call 867-8333.

**SPRING CLEANUP AND OTHER HOME ISSUES – ELLIS SHARADIN**

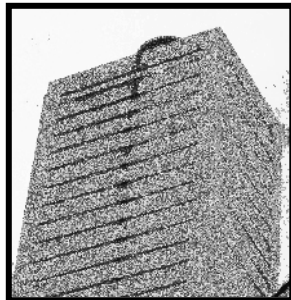
Spring is just about upon us! For those of you who read the last newsletter before training that Christmas puppy, you hopefully marked your calendars for **1 June**. That's the date when the association will restart efforts to clean up those moldy roofs and rusting chimney caps. I won't waste editorial space repeating the problem, but if you missed the December newsletter article, go to [www.tabblakes.org](http://www.tabblakes.org) and re-read what is expected of you. NOW IS THE TIME to schedule repairs to those roofs!

We have four other neighborhood issues that I want to touch upon, and we're asking you to pay attention to these as the warm season approaches:

1. **Siding** – Please inspect your home's exterior for missing, popped, and moldy siding. That includes those "gable vents" (air vents) located just below the peak of the roof at each end of the house. If they're broken or in

need of painting or replacement, put it on your schedule.

2. **Sheds** – A small number of residents have made some bad investments... in vinyl sheds which don't match the house. In association parlance, any storage unit large enough to walk into is a full-size shed. Our

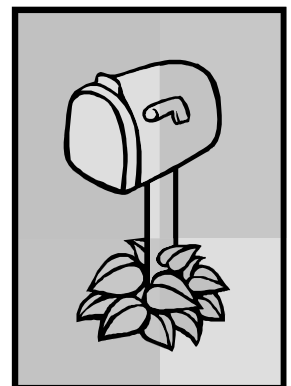


architectural standards require that if you install a new shed, you not only have to clear the design and location with the ARC (Architectural Review Committee), but the new shed must either be constructed of natural-wood materials with a neutral-color shingled roof or match the siding and roofing materials to your house. Don't even consider a tin or aluminum shed; they dent too easily and become an eyesore in a short time. So if that cheap purple and green, Barney-colored vinyl shed has caught your eye at Wal-Mart, cancel the order. It doesn't meet neighborhood

"look and feel" standards and won't escape a violation letter or further action from the association.

3. **Fences** – County regulations on fences can be found in the York County Code, "Section 24.1-271. Accessory uses permitted in conjunction with residential uses." Are you aware fences may not extend beyond the front plane of your house? How about corner-lot requirements? Did you know that if you live on a corner and put in a backyard fence, it may not extend to the edge of the side road, in order to maintain utilities' right-of-way and "sight triangles" from the intersecting road? Within association guidelines, you also have to use suitable materials that maintain neighborhood "look and feel", and you're prohibited from using things like wire fencing and barbed wire. As always, **before** you put up a fence (or any exterior mod to your property), run it through the ARC. You can download the ARC Request Form on the association website.

4. **Mailboxes** – Your mailbox isn't just a letter depository; it also creates a street-front impression of your home! Check it over this Spring and repair or paint as needed. Per the York County Sherriff's Department, it's a good idea to post your address number on the mailbox, as it makes your home easier to spot by emergency services. Also, if you have a badly weathered newspaper box, just call Daily Press and they'll gladly replace it with a shiny new one, for FREE! And finally, if you plant a small flower bed around the base of your mailbox, it's okay; but if emergency or delivery vehicles run over your flowers, don't expect reimbursement, because it's on the utility right-of-way and not protected.



**ARCHITECTURAL REVIEW COMMITTEE (ARC) – JENNIFER WONG**

**Fences**

Both York County Code and Tabb Lakes Covenants and Regulations stipulate what you can and cannot do with a fence in your yard. In response to a number of recent fence-related issues in the neighborhood, the Architectural Review Committee (ARC) offers a brief review:

**Tabb Lakes Fences, 101**

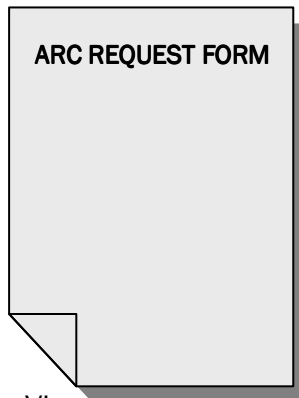
Whether you are considering adding a new fence, or are planning to modify or repair an existing fence, there are several parts of the TLHA fence policy that you need to be aware of.

1. Fences shall only be constructed of wood, masonry, or other material approved by the ARC. The fence must comply with the look of the home and neighborhood, with height conforming to County guidelines (4' front, 6' sides, and 8' back). Chain link or wire fences are not allowed. (*Regulations of Tabb Lakes Homes Association*; effective September 1, 2000; See also *York County Code*

24.1-271 (j) (1-3)).  
 2. No fence shall be erected, placed or permitted to remain on any lot nearer to any street than the front of the residential structure built thereon. (*Original Declaration of Covenants, Conditions, and Restrictions, Article VI, Prohibited Use Restrictions, Item 13*; effective January 10, 1985.)

3. The finished side of any fence shall face outward towards surrounding properties and rights-of-ways. (*York County Code 24.1-271 (j) (6)*)

Note that ARC approval is required **prior** to beginning construction on a fence. Additionally, based upon changes to the Virginia Uniform Statewide Building Code, York County recently changed their permit regulations. Permits are no longer required for residential fence installations, unless the fence in question is related to a swimming pool.



**Now, about getting that ARC approval...**

Many people in the neighborhood are still unclear on the ARC process. Please, be a good neighbor and take the time to complete an ARC request **before beginning** any new exterior home improvement projects. It is much easier to complete the process proactively than to have to deal retroactively with a citation. Cox-Lee Management, our contracted property management company, is tasked with enforcing the covenants and regulations and will

issue citations for improvements that do not meet TLHA requirements.

ARC forms can be found in your Disclosure packets or on the

TLHA website: [www.tabblakes.org](http://www.tabblakes.org). The review process really is quite simple. Complete the application, attach a copy of your plat (indicating where the work will be done), attach a copy of the plans, and deliver it to the committee chairs. The

committee will respond to your request as quickly as possible. If you do not hear from a committee member within one week, follow up with us to verify that your application was received.

**And one more thing: We need your help!**



The ARC could use more volunteers to help make the application and review process easier on everyone. Contact Oliver & Jennifer Wong at 223-5416 or [arc@tabblakes.org](mailto:arc@tabblakes.org) for more information. Thank you!

**NEIGHBORHOOD WATCH COMMITTEE – CHRISTEL DOUCETTE**

**Sheriff's Department Briefing**

At the TLHA BOD Meeting on 12 February 2009 York County Sheriff's Deputies Aaron Rosen and Mike Russell presented a briefing with information to help residents reduce their chances of being the victim of a burglary in York County.

Deputies Rosen and Russell stressed the importance of keeping the police informed of suspicious events and persons in your area.

⇒ The first step in crime prevention is by removing opportunities for crimes to occur. Install and utilize lighting on the exterior of your home. Make sure the lights are high and out of reach, and vandal-resistant. Install lights over entry doors and over garages. There are two types of lighting that are effective in deterring burglars: motion-sensor lights and dusk-to-dawn photo cell lights. Dual-level photo cell lights are especially effective, turning on

at 50% brightness at dusk and increasing to 100% when motion is detected.



- ⇒ Look over your landscaping. Landscaping such as large leafy shrubs that block windows can conceal criminal activity, whereas thorny shrubs beneath windows can hinder criminal activity. Don't place large rocks near glass windows or doors.
- ⇒ Locked gates and privacy fences will keep people out and hamper burglars from leaving quickly, but they detract from natural surveillance that an unimpeded view would offer.
- ⇒ Ladders and tools should be locked in sheds or garages.
- ⇒ House numbers must be visible from the street at night. Numbers should be six inches high and reflective black or white to be easily seen by officers or emergency workers responding to a call for assistance.

⇒ Lock your doors! Exterior doors should be metal with a peephole and deadbolt. In-

stall the deadbolt receiver using 3-inch screws. Lock your garage doors as well. The door connecting the garage to your home should be an exterior door with a deadbolt.

- ⇒ Alarm systems can be a very effective deterrent against break-ins. There are two types of alarms for your home. Monitored alarms will transmit a signal to the alarm company in the event of a breach, and the alarm company will notify police. Self-contained (unmonitored) systems simply emit an alarm when a breach occurs. They are designed to startle the criminal and alert homeowners and neighbors, but they do not notify the police.
- ⇒ Mark your posses-

sions such as tools, bicycles, and electronics. Engrave your name or your initials and the last four digits of your social security number. Keep a log of your property, including identification numbers. Take photos of china, jewelry, and other valuables. This will aid in identifying your property and increase the chances of having it returned to you in the event that it's stolen.

- ⇒ You can also call the York County Sheriff's Department and schedule a Security Survey, which is an inspection by police officers to evaluate your property for risks.

For more information call Deputy 1<sup>st</sup> Class Mike Russell at 890-3642, or e-mail Deputy Russell at [Russell@yorkcounty.gov](mailto:Russell@yorkcounty.gov). For other non-emergency information, call 890-3621 or 890-3622.

**COMMUNITY EMERGENCY RESPONSE COMMITTEE— LOU LAFREYAYE**

**2009 Neighborhood Training Program**

We would like your opinion on what we should do for our 2009 neighborhood training program.

One of our committee's goals is to organize and present information to our homeowners to help you prepare for disasters. Since 2005, our committee has organized different training events for our neighborhood during the summer months to help you prepare for events such as home emergencies or hurri-

canes. Topics over the years included, fire extinguisher training, generator and

chain saw safety, first aid training/supplies, and home fire safety. Our web site training events section has the background on these past events ([www.tabblakes.org/CERT/training.html](http://www.tabblakes.org/CERT/training.html)).

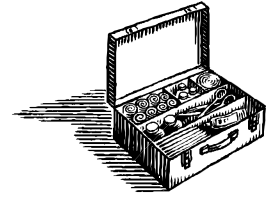
What would you like to see organized for our neighborhood in 2009? Please send your recommendations to Lou Lafrenaye at [CERT@Tabblakes.org](mailto:CERT@Tabblakes.org) or call 867-8333.



For more disaster preparation information, check out our committee's

web site located at [www.tabblakes.org/CERT/TabbWebCERT.html](http://www.tabblakes.org/CERT/TabbWebCERT.html) or [www.ReadyVirginia.gov](http://www.ReadyVirginia.gov)

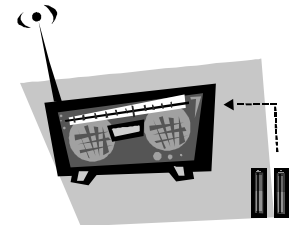
**Get a kit;**



**Make a Plan;**



**Stay Informed!!**



**GREETINGS FROM YOUR PRESIDENT (CONTINUED FROM PAGE 1)**

Massachusetts) where I was laid-off in 2002. I returned to VCU for a Bachelor's Degree in Electrical Engineering (Thank you, Uncle Sam.) which brings us to now.

I have a lovely wife, Terri, a daughter with a great son-in-law and two grand-daughters in California, a son doing cancer genetics research at Dana Faber in Boston, and a sixteen year old son to take care of our

two over-weight dogs and the six fish.

We have the spring now to look forward to with a community clean-up and yard sale very soon. Looking forward to the summer, just like the rest of you. Now where did I put that lawn mower?

**YARD OF THE MONTH — CHARLES ROSSI**



MARCH

George & Dorothy Richardson

511 Bridge Wood Drive

If you would like to nominate your yard or a neighbor's, please contact Cox-Lee Management (886-3022) and submit the name and address.

Your business ad could have been printed here.

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

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<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	Sandra Shaffer	223-7315	
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	867-8863	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