

# TABB LAKES NEWSLETTER

SEPTEMBER 2009



## GREETINGS FROM YOUR PRESIDENT – DAVE WEST

### Board of Directors

- **President—**  
Dave West, 534-7442
- **Vice President—**  
Ron Maddox, 867-7261
- **Secretary—**  
Ellis Sharadin, 867-8816
- **Members at Large—**  
Bob Spell, 867-8184;  
Bill Hopkins, 867-9229
- **Treasurer—Charles Rossi,**  
867-8322

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GOOD – BETTER – BEST...Walk through out neighborhood. It is easy to realize the work and sacrifice so many have put into being GOOD neighbors. So many home owners are making Tabb Lakes a BETTER place to live. Which part of our community is the BEST? The “Yard of the Month” award is often displayed among the pristine landscaping that I can only dream about (for now). Tabb Lakes has been noticed for becoming a BETTER place to live by realtors and property management professionals. That is so GOOD.

It hasn't happened in the past ten months. Sometimes, the Board of Directors and the Committee chairs (especially the Architecture Review Committee) have had a difficult responsibility in making things BETTER. As the covenants are enforced, the BEST way we know how, feelings are hurt. Recently a home owner failed to get an ARC request prior to performing renovation on their home. Numerous complaints were heard (I received three calls). That situation did not end well because of a situation that set a precedent in the past. Yet, sometimes the Board is able to work with the home owner to reach a GOOD solution. That makes the job worth it.

Now we have the Annual Home Owners meeting. There are some vital positions coming open. If each of us, the Tabb Lakes Home Owners, fail to participate and take part in making our community BETTER... the power to pass new regulations, levy special assessments and make dictatorial decisions could be held by two or three people.

WE need to keep this a GOOD place to live. Sooooo... please come out to the meeting on October 8th.

## Tabb Lakes Annual Homeowner's Meeting

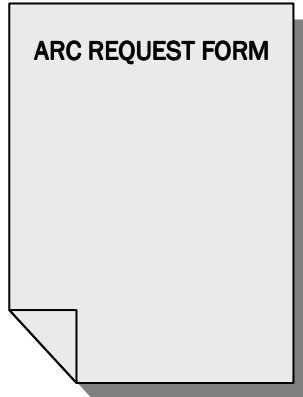


**Thursday,  
October 8, 2009  
Tabb Library  
7:00-8:45 p.m.**

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

ARC Reminder:

All exterior property improvements, including (but not limited to) driveways, fences, sheds or other outbuildings, decks, patios, room additions and bulkheads require ARC review prior to beginning construction. **See the form printed on page 7, or submit an application online at [www.tabblakes.org](http://www.tabblakes.org).** If you do not receive a response within one week, please follow up to ensure that your ap-



plication was received. You can contact the ARC Co-Chairs (223-5416 or [arc@tabblakes.org](mailto:arc@tabblakes.org)) or a member of the Board of Directors with any questions that you have about the ARC process. Thank you!

**COMMITTEE CHAIR(S) NEEDED—  
LAKE 2 MAINTENANCE**

The 8 October Annual Meeting needs to elect a replacement for the current Lake 2 Maintenance Committee co-chairs, Sylvia and Dan Harrington. The committee monitors the performance of our lake maintenance contractor, Virginia Lakes Management, and advises the Board about issues affecting Lake 2 (the one south of Bridge Wood). The lakes are an attractive and distinctive feature of our neighborhood. If you're

interested in helping take care of them, contact Dan and Sylvia at 272-2288 or [lakemaint2@tabblakes.org](mailto:lakemaint2@tabblakes.org) and please attend the Annual Meeting.

**Volunteer!**

There will also be other positions vacant that will need to be filled on other committees and the Board.

**YARD OF THE MONTH – CHARLES ROSSI**

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.



July  
Vincent and Kristen Mertz  
103 Tiger Run



August  
Roy and Ann Mitchell  
810 Tabb Lakes Drive



September  
Jay and Ann Marie Harper  
102 Cub Court.

## ROOF STAINS: THE ORIGIN OF THE SPECIES—ELLIS SHARADIN

Last fall, the Association warned Tabb Lakes homeowners that you had until this summer to take care of two major home issues: rusted chimney caps and stained roofs. Why did your Association make these an issue? Well, we explained the problem several times in past newsletters, but to reiterate: When we asked local realtors what could be done to maintain property values in Tabb Lakes, they quickly identified these two issues and their effects on home prices. In short, rusted chimney caps and stained roofs cause our neighborhood homes to look OLD and DECREPIT, as compared to the freshness seen in newer neighborhoods such as the Greenlands. Considering the first part of Tabb Lakes was built in the mid-80's, many of our roofs have already reached the limit of their lifespan in both appearance and performance. BUT – if you expect your home to bring in a good price someday, you should make an effort to either replace or revitalize these roof components if you expect to compete with newer homes. And

since the Association is charged, by the Covenants, with maintaining property values and attractiveness of our community, it falls on your Board of Directors to pursue any and all avenues that may affect those qualities; otherwise, we wouldn't be doing our job.

So why do our roofs become stained over time? Following is an explanation, courtesy of the Internet.

Asphalt shingle roofs have been in use since the 1800s. Early versions were made from felts containing cotton or wool fibers. In the early 1940s, cellulose fibers derived from recycled paper or wood began being used to manufacture asphalt shingle mat. Since the late 1970s, the primary material has been inorganic fiberglass mat (over 80% of the current market). The mat is coated with asphalt that is then covered with a protective layer of U.V. resistant, colored ceramic granules. In

manufacturing fiberglass asphalt shingles, limestone is used as a void filler between individual mats and also provides resistance to fire and weather. Unfortunately, limestone is a favorite food for the blue-green algae, *Gloeocapsa magma*, that causes dark stains on these fiberglass asphalt shingle roofs.



According to the Asphalt Roofing Manufacturing Association, asphalt shingle roofs represent 80 to 85% of the current residential roofing market. When the popularity of these shingles is considered, plus the current use of limestone filler, it's easy to understand the reason for the wide spread occurrence of algae caused roof stains, especially in areas with high humidity. These are areas most likely to be impacted by stain causing roof algae, *Gloeocapsa magma*, as well as other stains caused by mildew and mold. Moss and lichen

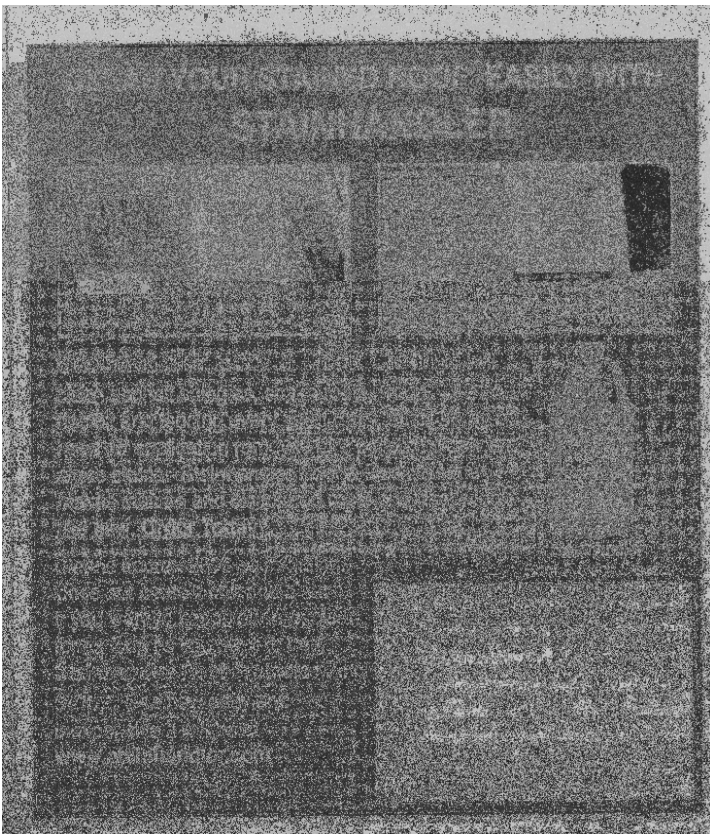
grow on roofs in these areas as well; however, moss and lichen tend to occur on roofs more in the Northeast and Northwest climate areas.

Growth is more prevalent on the north and west facing surfaces of the roof (and highly shaded areas) due to the reduced amount of sun received by these surfaces. After a rain, these roof surfaces tend to not dry completely and thus provide an ideal area for algae growth. As algae grows on the roof, it holds even more moisture which accelerates the growth. The results is ugly roof stains that continue to worsen over time.

So what can you do to rid yourself of roof stains, assuming your shingles are still in serviceable condition and don't need replacement? First, you can treat your roof with algicides that will kill the algae as well as bleach the stains away. There are any number of companies who will sell you products or services to remove the stains.

(continued on page 4)

**ROOF STAINS (CONTINUED FROM PAGE 3)**



but you need to clean the roof first, and then install the strips. If you are installing a brand-new roof, remember to have your installers include zinc strips on the peak as a long-term algae preventive and you'll keep your house looking new for a long time. You can read more about the use of zinc strips here: <http://www.zincshield.com/home.html>

Well, that about covers it. You can anticipate the Association will continue its emphasis on cleaning up our rooflines. The solutions (no pun intended) are readily available to you, practical, and affordable. Make it a point to survey your roof yourself and take corrective action now while the weather is still good enough to deal with it. You'll be glad you did, and your neighbors will, too.

Above is an example of an advertisement I found in a DIY magazine recently.

Some other sources are: <http://www.roofbeclean.com/page/853837.htm> and at <http://www.roofshampoo.com/causes.html>

Another thing you can do by way of prevention is to have a roofer install zinc-galvanized flashing strips along the top of the roofline. Over time, the zinc particles are slowly washed down the roof during rains, and they inhibit the growth of algae. It's a very effective solution,



**MARKET DAYS AT THE RIVER**

8 AM—12 PM  
SATURDAYS  
October 10  
November 14  
December 12

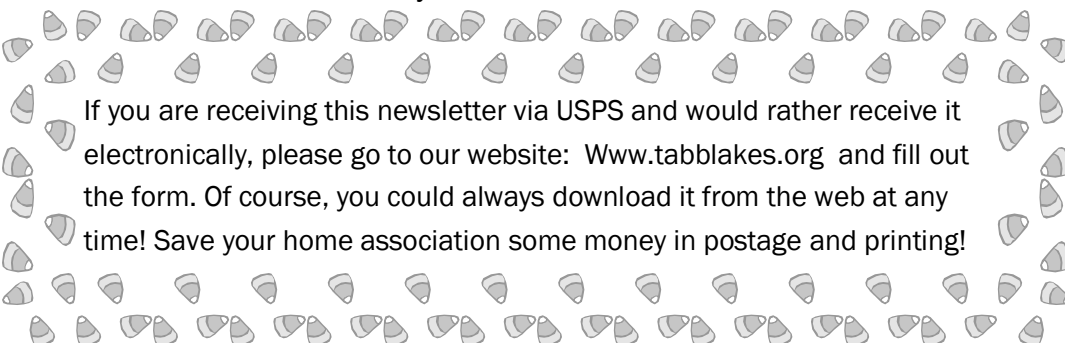
Featuring:

- Local produce
- Fresh meat and seafood
- Baked goods
- Handmade soaps
- Quality art
- Live musical entertainment
- Specialty cut flow-



**Leaf Pick Up**

York County residents can place an unlimited number of **clear** bags of leaves at the front roadside for collection every other week. This service is provided by York County's Waste Management Division at no additional cost. Collection weeks for our area are:  
**November 2, 16, & 30**  
**December 14 & 28**  
**January 11 & 25**



If you are receiving this newsletter via USPS and would rather receive it electronically, please go to our website: [Www.tabblakes.org](http://www.tabblakes.org) and fill out the form. Of course, you could always download it from the web at any time! Save your home association some money in postage and printing!

# Hodge Podge from “Citizen News” for Yorktown

## Stop texting and Drive! It’s the Law.

Effective July 1, Virginians who send or read text messages or e-mails while driving will be breaking the law and will face a fine. This new law was included in the Board of Supervisors’ legislative Program for 2009 at the recommendation of the Transportation Safety Commission. There are several exceptions, including emergency vehicle operators, drivers reporting an emergency, and drivers who are parked. Also, texting while driving is a secondary offense, meaning a law enforcement officer must have a different reason to stop or arrest the driver. The fine is \$20 for a first offense and \$50 for a second offense.

The York county Transportation Safety Commission and the DMV’s Virginia Highway Safety Office encourage motorists to avoid distractions, such as texting, while driving. Last year there were 28,395 crashes in the Commonwealth

involving driver distraction. Those crashes killed 114 people and injured another 14, 480



**York  
County  
Schools**

### Early dismissals

Dismissal times are for:

- Oct. 9
- Nov. 25
- Dec. 11 & 22
- Jan. 26-28
- March 5
- April 2
- May 13
- June 15-17

### Elementary Schools:

- Early Schools, 12:30 PM
- Middle Schools, 12:45 PM
- Late Schools, 1:00 PM

### Middle Schools:

- GMS, QLMS, TMS, 11:55 AM
- YMS, 12:05 PM

### High Schools

- 11:20 AM

## YCS D Fall Calendar

- Oct 9, Early dismissal
- Oct. 15, Interim reports issued
- Nov. 3, Election Day, Student Holiday
- Nov. 11, Veteran’s Day, Student Holiday
- Nov. 17, Report Cards Issued
- Nov. 25, Early dismissal
- Nov. 26-27, Thanksgiving Holiday



**Second  
Saturdays at  
Seven  
Concerts  
Tabb Library**

October 10—Bobby Black hat (Big Band Blues)

November 14—Carey Savage (Classical Guitar)

December 12—Kim Person & Lana Puckett (Holiday/Folk)

## Don’t be left holding the bag.

Here’s what NOT to do when placing your trash out for pickup every week.


1. Over-filled container/lid doesn’t close.
2. Too heavy—dirt, sod or other items that make container weigh more than 240 lbs.
3. Debris sticking out of container.
4. Container is too close to a mailbox, car/truck, and/or driveway end walls.
5. Bags, bricks, or any other items are placed on top of container lid.
6. Paint cans, chemicals, cooking oils, or any liquid items placed into trash containers. By state law, liquid items are strictly prohibited from being placed into your trash container. York County provides Household Chemical and Computer Drop-off Collection five times a year. Visit [www.vppsa.org/hhc.htm](http://www.vppsa.org/hhc.htm)
7. Containers are not out when the trash truck is collecting your side of the street.

These are the seven most recorded reasons why trash is not collected. If you are left holding the bag, you may take your trash to the Waste Management Center at 145 Goodwin neck Road. Information specific to the garbage collection program is found at [yorkcounty.gov/eds/garbage](http://yorkcounty.gov/eds/garbage). Call 890-3780 if you have any questions.

VOTE

November

3



# THOMAS ROOFING & SUPPLY INC.

**\$100<sup>00</sup> 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**



## BUZZCUTS LAWN & LANDSCAPE

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SPECIALIZING IN LAWN CARE,  
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**We bring the gym to you!**



Faith Roberts  
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 e-mail: flairforfitness@cox.net

## 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.

## The Remodeling Company

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**FREE ESTIMATES**  
www.remodelco.com

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All Occasion  
Dee Jay

757-898-4511  
luvs2dance1220@cox.net

**Your ad could have been here!**

## The Roofing Company, Inc.

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

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**FREE ESTIMATES**  
www.theroofingcompany.com




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Ed Tyler  
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(757) 897-1082 (Cell)

Free Estimates



**Tabb Lakes Homes Association**  
**P.O. Box 8088, Tabb, Virginia 23693**  
Architectural Review Committee (ARC) Request for Approval

Name: \_\_\_\_\_ Date of request: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Type of modification:** (deck, patio, outbuilding, addition, fence, etc.)

**Plans and specifications:** Please attach a copy of plat with a sketch of proposed modification. Show approximate shape & measurements. List colors and materials to be used if needed for approval.

*I have provided an accurate representation of the planned modification. I will notify the ARC of any changes that need to be made which would affect their approval prior to resuming work on the project.*

Signature of homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

**Homeowner check list:**

- County permits: 890-3522
- Call Miss Utility before digging, to locate underground utilities: 1-800-552-7001

**Committee Action** Date of receipt: \_\_\_\_\_

- \_\_\_\_\_ Approval by maintenance committee (i.e. mods affecting lake area)  
 \_\_\_\_\_ Approved as submitted  
 \_\_\_\_\_ Approved subject to modifications as required by covenants  
 \_\_\_\_\_ Disapproved for reason listed on reverse side

**Architectural Review Committee signature and date:**

\_\_\_\_\_

\_\_\_\_\_

You may return this form to any of the persons listed below for processing. Mailing will delay the review process by approximately one week. To submit online, see our website at <http://tabblakes.org/>

**Tabb Lakes Homes Association Officers**

Office	Name	Telephone
President	Dave West	534-7442
Vice President	Ron Maddox	867-7261
Secretary	Ellis Sharadin	867-8816
Member-At-Large	Bob Spell	867-8184
Member-At-Large	Bill Hopkins	867-9229
Architectural Review	Oliver & Jennifer Wong	223-5416

**TABB LAKES HOMES  
ASSOCIATION**

P.O. Box 8088

Yorktown, VA 23693

<http://www.tabblakes.org>

Happy Fall!  
Happy Fall!



**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	867-8863	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