

# TABB LAKES NEWSLETTER

APRIL 2011



## BOARD'S ACTIVITIES—RON MADDOX

### Board of Directors

- **President— Ron Maddox, 867-7261**
- **Vice President— Bob Spell, 509-0009 (cell)**
- **Members at Large—  
Bill Hopkins, 867-9229;  
Ellis Sharadin, 867-8816;  
Steve Frodsham, 291-5727  
(cell)**
- **Secretary & Treasurer—  
Charles Rossi, 867-8322**

### INSIDE THIS ISSUE

<b>BOARD'S ACTIVITIES (CONT.)</b>	<b>2</b>
<b>YORKTOWN MARKET DAYS</b>	<b>2</b>
<b>SCHOOL CALENDAR</b>	<b>2</b>
<b>TREASURER'S REPORT</b>	<b>3</b>
<b>DOGS</b>	<b>3</b>
<b>YARD SALE</b>	<b>3</b>
<b>CERT</b>	<b>4</b>
<b>CERT (CONT)</b>	<b>5</b>
<b>RECYCLING</b>	<b>5</b>
<b>ADVERTISEMENTS</b>	<b>6</b>
<b>ARC REQUEST FOR APPROVAL</b>	<b>7</b>
<b>COMMITTEES &amp; MANAGERS</b>	<b>8</b>

Greetings, fellow Tabb Lakes homeowners. My name is Ron Maddox and as the current president of the Tabb Lakes Homes Association, I would like to "catch you up" on our board's activities and directions for the rest of this year.

We have an excellent Board of Directors this year. Four members return from last year's board; and we have a new member, Steve Frodsham, who contributes a fresh perspective. Also, I want to welcome Keith Ebert who will be leading the Welcoming Committee.

I want to encourage each homeowner to really consider participating on either the board or on a committee that serves our Tabb Lakes community. Everybody is busy, really busy! We have two active pilots on our board, members that are starting businesses, many have multiple kids in school/travel sports, church activities and on it goes. If you're a reasonable person that wants to make sure Tabb Lakes remains an attractive real estate investment and great community for our families, you should consider getting involved. It's easy! To start, come to one of our monthly board meetings, and join in on the conversation. The meeting date and location is posted on the web site.

The board and associated committees have been busy with normal maintenance activities. The lakes have been treated, the aerators and fountains have had repairs, grounds have been landscaped, bills have been paid and association dues mailed and processed. Also, we are extremely fortunate to have an active Storm Water Management Committee and Community Emergency Response Team (CERT) led by Lou Lafrenaye. Subsequent to the major flooding from Hurricane Floyd in 1999, Lou and his team championed new lake outflow construction projects with the county which have performed very well in recent major storms. Take time to thank Lou and his team and read his update!

We have an excellent management company, Cox & Lee Management, working for us to assist in our day-to-day business. The Board members are in regular contact with the management company to keep on top of the Association's business. Historically, Cox & Lee Management has performed several tasks for the board which include preparing and handing out the legally mandated homeowner packets, performing monthly covenant violation surveys, and giving the board advice on compliance with the Virginia Condominium & Homeowners Association guidelines.

(continued on page 2)

**BOARD'S ACTIVITIES (CONTINUED FROM PAGE 1)**

This year, the board has asked Cox & Lee Management to take on the additional task of receiving and processing the preliminary Architectural Review Committee (ARC) requests. There are two issues that drove this board decision. First, record-keeping issues evolved because as ARC committee managers came and went, we had 5 boxes of legal documents floating around different people's garages and closets. This is unacceptable from a business continuity perspective. The board, in past court cases, has had to produce some of these documents. These documents need to be safely stored and Cox & Lee Management will preserve these documents for the

board. Secondly, 90%+ of the ARC requests are routine and clearly do not pose a covenants issue. These can be processed, recorded and approved quickly. Any ARC request that has any potential issues are processed by Cox & Lee Management and forwarded to the board for a decision. This new process is being tested right now and is working well. The new form is in this issue.

Also we encourage folks to call 757-593-6088 and/or email [coxleemgt@gmail.com](mailto:coxleemgt@gmail.com) with any questions prior to submitting the request.

Another bit of news concerns our covenant enforcement activities. Tabb Lakes consists of 446 single family homes, and the VAST

majority of homeowners are actively taking care of their properties and keeping the neighborhood vibrant and attractive. However, there have been instances over the last few years where a very few homeowners have irresponsibly deviated from our covenant standards and refused to correct the situation. Our board felt that we must create an improved covenant problem resolution policy that will lead to rapid resolution of "major problems" when the homeowner refuses to correct the problem. To this end, the board has engaged a new lawyer and is in the process of working out the details for getting major covenant problems corrected quickly, even if the correction needs to

be court ordered. Over the next two months, you may receive "friendly notices" that one or more areas need attention. If there are any truly significant covenant problems that arise, steps will be taken to resolve the problems quickly to the benefit of all Tabb Lakes homeowners. If there are any questions or concerns, do not hesitate to contact the board.

It is part of the board's responsibilities to seek ways to foster an attractive and well maintained community. This is your homeowners' association, and we want it to work for everyone.

Thanks, Ron Maddox



**YORKTOWN MARKET DAYS**

- Baked goods, chef demonstrations
- Quality art
- Cut flowers
- Live musical entertainment

For more information, visit [www.visityorktown.org](http://www.visityorktown.org)

Every Saturday  
May 14-September 17  
8 a.m. - 12 p.m.

At Yorktown beachfront

- Fresh meat and seafood
- Local produce



**YORK COUNTY SCHOOL DISTRICT CALENDAR**

May 13	Early Dismissal
May 30	Memorial Day Holiday
June 14-16	Early Dismissal—Exams
June 17	Graduation
June 23	Report Cards issued

**TREASURER'S REPORT—  
CHARLES ROSSI**

As Treasurer of the Tabb Lakes Homes Association, it is my responsibility to keep track of the Association's income and expenses, and to make regular reports to the Board of Directors at their monthly meetings.

Here is a general overview of where our money comes from and how it will be spent this year:

The association's income this year will be approximately \$69,000. Of this, \$67,400 comes from homeowners' annual dues, \$1,400 comes from interest on our tax-free bond fund investments, and \$200 comes from newsletter ad sales.

Our expenses this year should be approximately \$67,000. Our biggest expenses, on an annual basis, are:

- Contingency Fund—\$22,300 (set aside for possible future major lake expenses, although the board can re-allocate it as needed.) We have accumulated about \$180,000 in this Fund over the years.
- Electricity—\$15,000 (power for our street-lights, entrance lights, and lake fountains & lights)
- Property Management—\$9,000 (Covenant Enforcement and Architectural Review)
- Lake Maintenance—\$7,500 (water treatments to control algae and other aquatic plants; maintenance and repair of the lake fountains; water quality tests)
- Grounds Maintenance—\$5,500 (landscaping of our entranceways on Rt. 17 and Rt. 134, and the common area near Lake 1)
- Insurance—\$3,000 (liability insurance for the association and property insurance for our entranceway brickwork and signs)
- Legal Fees—\$1,500

**RESPONSIBLE  
DOG  
OWNERSHIP**

Carry a pooper scooper and plastic bags when you walk your dogs, and let's be good neighbors.



TABB LAKES  
HOMES  
ASSOCIATION  
ANNUAL  
YARD SALE  
MAY 21

The remaining expenses include: postage, taxes, water for our entrance sprinklers, dues collection expenses, and newsletter printing

Every October, at the Annual Homeowners Meeting, year-to-date finances are reviewed, and the budget for the upcoming year is presented. The Board of Directors has the authority to pass the budget; it does not have to be approved by the general membership. Any comments or suggestions from homeowners are welcome and will be taken into consideration when the budget is generated.

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.

**TABB LAKES EMERGENCY RESPONSE COMMITTEE—LOU LAFRENAYE**



**PREPARING FOR DISASTERS**

As events unfold in Japan resulting from the earthquakes and tsunami, we hope you take

some time to prepare yourself and your family for potential disasters that could occur in the Hampton Roads area. Hurricanes, tornadoes, or an extended loss of electricity are just a few events to consider when developing a family kit and making plans. National and local first responders will be unable to respond and support everyone at the same time if a large scale disaster occurs. Families need to be able to support themselves for an extended period of time. The members of the Tabb Lakes Emergency Response Committee ask that you take time to prepare you and your family for emergency events. **"Get a Kit, Make a Plan, Stay Informed"**.



**How far is the Surry nuclear power plant from Tabb Lakes?**

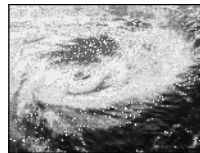
The question came to mind as I watched the

news about the nuclear power plant crisis in Japan. The answer is: 14 miles WNW of Tabb Lakes. Dominion Virginia Power has emergency plans with the local communities within a 10 mile radius in the event of a nuclear emergency including warnings and evacuation. Since we are not within the 10 mile radius, we do not usually get any direct information or have any alarms. However, Grafton, Tabb, and Poquoson High Schools are designated as evacuation assembly areas. For more information on their nuclear emergency preparedness plans, please go to Dominion's web site at [www.dom.com/about/stations/nuclear/emergency-plans/index.jsp](http://www.dom.com/about/stations/nuclear/emergency-plans/index.jsp) The link that shows the map of the 10 mile protective action zone and evacuation assembly areas is [www.dom.com/about/stations/nuclear/emergency-plans/surrypaz-and-eac.jsp](http://www.dom.com/about/stations/nuclear/emergency-plans/surrypaz-and-eac.jsp)



**March 15th - Tornado Preparedness Day**

The Governor of Virginia declared March 15th as Tornado Preparedness Day. However, when it comes to tornadoes, there's no such thing as a "tornado season." Tornadoes can strike anywhere, anytime. Sixty-two tornadoes struck the Commonwealth during the past three years. There are simple, low-cost steps families can take to be ready: **get a kit, make a plan** and **stay informed**. Know how to prepare and where to seek shelter during a tornado whether at home, at work, at school or elsewhere. Visit the **Ready Virginia** Web site [www.vaemergency.com/threats/tornado/index.cfm](http://www.vaemergency.com/threats/tornado/index.cfm) for more info.



**Hurricane season is June 1 to November 30.**

**Are you ready?**

Hurricane season is coming. The last week of May is designated Hurricane Preparation Week by the National Hurricane Center. This is the time to get ready. Last year, our committee members distributed the new 2010 VDOT Hurricane Evacuation Guide and a handout entitled "Preparing Your Home for a Hurricane." Copies are available on line at our web site [tabblakes.org/CERT/training.html](http://tabblakes.org/CERT/training.html) or contact me at 867-8333 or e-mail me at [TLERT@tabblakes.org](mailto:TLERT@tabblakes.org).

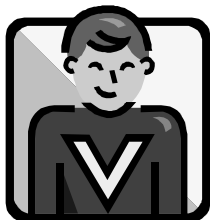


**Make a plan, get a kit, stay informed!**

Building a kit? Plan to go shopping the last week of May, and save money on items you can use. **Virginia's Hurricane Preparedness Sales Tax Holiday is May 25-31.** During that seven-day period, you can stock up on supplies for your emergency supply kit to protect your home and business during hurricane and flooding season. The following web sites have more information on what

**CERT (CONT. FROM PG 4)**

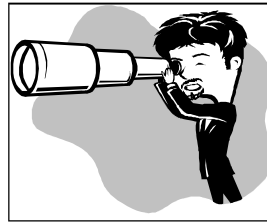
you can do to prepare you and your family for the 2011 hurricane season:  
 National Hurricane Center preparedness web site: [www.nhc.noaa.gov/HAW2/english/intro.shtml](http://www.nhc.noaa.gov/HAW2/english/intro.shtml)  
 Virginia Department of Emergency Management: [www.vaemergency.com/threats/hurricane/index.cfm](http://www.vaemergency.com/threats/hurricane/index.cfm)  
 Tabb Lakes Emergency Response Committee's web site: [www.tabblakes.org/CERT/TabbWebCERT.html](http://www.tabblakes.org/CERT/TabbWebCERT.html)



## Volunteer Services

### Interested in joining the Tabb Lakes Emergency Response Committee?

Our committee's goals are to provide information to our HOA members on preparing for emergencies, train to organize and support our neighborhood in the event of a disaster, and assist our local first responders in supporting our neighborhood when requested. Our committee currently consists of 37 HOA members. Twenty members completed the Community Emergency Response Team (CERT) course. Five members are licensed ham radio operators who can communicate with the York County EOC in an emergency. Our committee has a neighborhood plan for hurricanes, and recently approved plans for ice storms and an extended loss of electricity to the region. We are currently the only CERT certified neighborhood in York County. Our committee web site [tabblakes.org/CERT/TabbWebCERT.html](http://tabblakes.org/CERT/TabbWebCERT.html) has information and links that you can use to help prepare for disasters. If you are interested in joining our committee, have any questions, or would like to be on our e-mail list for information such as training events or local news, please contact me at 867-8333 or e-mail me at [TLERT@tabblakes.org](mailto:TLERT@tabblakes.org).



### Hurricane Predictions for 2011

The Department of Atmospheric Science, Colorado State University, released its most recent extended range forecast for hurricanes in the Atlantic basin (as of 6 April 11). They forecast a "well above average" season. They predict 16 named storms, 9 hurricanes of which 5 will be major hurricanes (CAT 3,4,5), and 80 named storm days. For more info go to <http://hurricane.atmos.colostate.edu/Forecasts/2011/april2011/apr2011.pdf>

**TAX  
FREE**

### May Sales Tax Holiday: Hurricane and Emergency Preparedness Equipment

During May 25 through May 31, 2011,

the purchases of certain supplies and equipment needed for hurricane preparedness will be exempt from sales tax. This is the time to stock up on emergency supplies and get more for your money. For more information on what items qualify for state tax exemption, go to the following website: <http://www.tax.virginia.gov/site.cfm?alias=HurricanePreparednessEquipmentHoliday>

### HOUSEHOLD CHEMICAL / ELECTRONIC RECYCLING

8 a.m.—12 noon on Second Saturdays of  
 March, May, July, & September  
 100 Service Drive, Yorktown

List of accepted materials that can be recycled:

- Lawn and garden products
  - Household maintenance products
  - Household batteries
  - Automotive chemicals
  - Household cleaners
  - CLF light bulbs
  - Fluorescent light tubes
  - Computers
  - Fax machines
  - Small copiers
  - Printers
  - Other small household electronic devices
- NO TELEVISIONS**

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*Auto Sales & Service You Can Trust*

Did you know that American Pride Automotive is your neighborhood repair shop? We are located just around the corner from Tabb Lakes, between Coventry and Victory Boulevards on Route 17. Check us out online at [AmericanPrideAutomotive.com](http://AmericanPrideAutomotive.com). To schedule your next service call 595-4100.

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Free Estimates

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.

Tabb Lakes Homes Association
P.O. Box 8088, Yorktown, Virginia 23693

Architectural Review Committee (ARC) Request for Approval

Name: \_\_\_\_\_ Date of request: \_\_\_\_\_
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

TO SUBMIT:

- E-mail form to Cox & Lee Management for minimum turnaround time: coxleemgt@gmail.com.
Mail form to the following address:

TLHA ARC Committee
c/o Cox & Lee Management
458C Wythe Creek Road, #141
Poquoson, VA 23662

NOTE: This form can be downloaded from our webpage: www.tabblakes.org/arc.html.

Questions: Call Cox & Lee Management, 757-593-6088

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 or Cox & Lee Management representative signature and date:

\_\_\_\_\_
\_\_\_\_\_

**TABB LAKES HOMES  
ASSOCIATION**

P.O. Box 8088

Yorktown, VA 23693

<http://www.tabblakes.org>



**TABB LAKES YARD SALE, SATURDAY, MAY 21, 8 A.M.-1 P.M.**

<b>COMMITTEE CHAIRPERSONS</b>			
<b>COMMITTEE/MANAGERS</b>	<b>CHAIR</b>	<b>TELEPHONE</b>	<b>E-MAIL</b>
Activities Committee	Vacant		
Architectural Review Manager	Cox & Lee Management	594-6088	coxleemgt@gmail.com
Emergency Response Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Bill Hopkins	867-9229	grounds@tabblakes.org
Lake Maintenance (Lake 1) Manager	Bob Spell	867-8184	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	Gary Porter	867-9120	lakesmaint2@tabblakes.org
Neighborhood Watch Committee	Christel Doucette	867-8863	watch@tabblakes.org
Newsletter Editor/Manager	Shirley Flanagan	867-6860	newsletter@tabblakes.org
Stormwater Committee	Lou Lafrenaye	867-8333	stormwater@tabblakes.org
Web-Site Manager	Clint Flanagan	867-6860	webmaster@tabblakes.org
Welcome Committee	Keith Ebert	867-7133	welcome@tabblakes.org