

# TABB LAKES NEWSLETTER

DECEMBER 2011



## BOARD'S ACTIVITIES – BOB SPELL

### Board of Directors

- **President— Bob Spell,**  
509-0009 (cell)
- **Vice President— Dave West,**  
534-7442
- **Secretary—Ron Maddox,**  
867-7261
- **Members at Large—**  
Bill Hopkins, 867-9229;  
Ellis Sharadin, 867-8816
- **Treasurer—Charles Rossi,**  
867-8322

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Greetings, Tabb Lakes homeowners. My name is Bob Spell and as the current president of the Tabb Lakes Homes Association, I would like to review for you our Board's activities and tasks for the upcoming year, including some changes that have taken place.

We have an excellent Board of Directors this year. Four members return from last year's Board: Ron Maddox, Ellis Sharadin, Bill Hopkins; and I, your current president. We have a returning member who left the Board a year ago, David West, who is a past president of the Board and serves this year as vice president.

I want to encourage each homeowner to consider participating on either the Board (for which elections are held in October) or on a committee that serves our community. Certainly we are all busy, really busy! We have an active pilot on our Board, members that are starting businesses, many have multiple kids in school, and there are travel, sports, church activities and on it goes. If you're a person of goodwill 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 Tabb Lakes web site.

The Board and associated committees have been and will continue to be 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 are mailed and processed in January.

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.

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

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## BOARD'S ACTIVITIES — BOB SPELL (CONTIN. FROM PAGE 1)

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.

Last year, the Board 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 process has been tested during the past year and is working well. The new form is in this issue. Also we encourage folks to call 757-593-6088 and/or email [cox-leemgt@gmail.com](mailto:cox-leemgt@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 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. The attorney retained by the Board is Mr. Matthew Meadows, Esq. who is with the firm Jones, Blechman, Woltz &

Kelly, P.C. He is highly experienced and specializes in matters concerning home owners' associations. Besides representing Tabb Lakes Homes Association, he represents other associations in this area. We are currently using Mr. Meadows' services to collect past due assessments.

Over the coming 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 have an attractive and well maintained community. It is also part of the Board's responsibilities to listen to any ideas for improvements and, of course, any complaints.

Thanks, Bob Spell

**A SENSE OF COMMUNITY—ELLIS SHARADIN**



This month I'd like to speak to the adults of Tabb Lakes. That's a pretty large number; in fact, given 446 homes in the neighborhood, we're talking about over 850 adults! Now consider this: out of all those adults, we only have about 20 people actively supporting the Association as volunteers on the Board and a number of important committees, with the CERT and Storm-water committees being the most active.

I keep asking myself: how did we collectively become so apathetic about community service that less than 2.4% of our adults are willing to invest in their neighborhood? I'm frequently reminded that families with young children are strung out with school, church, and scout activities. Believe me, I get it, having raised three of my own children and now helping out with three grandchildren; plus, I work a full-time job that takes me out of state half the month! But I also know a goodly number of you have grown children, and many of

you are well into retirement. Where are you when it comes to sharing your collective wisdom, managing our neighborhood, and helping keep Tabb Lakes a desirable and safe place in which to live?

There was a time, not long ago, when we enjoyed a sense of community in Tabb Lakes. The annual Yard Sale wasn't the only event we looked forward to. Our Activities Committee planned regular events, including Bicycle Safety seminars for the kids, Fire Extinguisher training for families, even a number of block parties. We had an active Neighborhood Watch, with volunteer Block Captains to help alert their immediate neighbors when crime, pedophiles, and vandalism were threatening our streets. A group of volunteers manned the Welcoming Committee to ensure our newest residents were introduced to Tabb Lakes and welcomed with information packages and treats. Other volunteers provided consensus on Architectural Review and Covenants Compliance issues, and still others worked within the Grounds Committee to

monitor our grounds maintenance contracts; they even planted flowers at the entrances to help beautify the neighborhood and rewarded homeowners' beautification efforts with Lawn of the Month Awards.

Sadly, every one of the committees I mentioned above is now vacant, without leadership and without volunteers; and that's why those wonderful, community-service efforts are no longer evident in our neighborhood. Your Board of Directors can't do it all for you; we, as volunteers, are bogged down admin-



istering the basics, including maintenance of our drainage lakes, mediating for homeowners who refuse to get along with their neighbors, handling legal issues, and dealing with property maintenance issues arising from small numbers of homeowners who refuse to maintain their homes in compliance with the Covenants, thereby endangering the property values of their neighbors.

Most of our Association's leadership has been in the volunteer "hot seat" for years, and we remain committed to

keeping Tabb Lakes a great place to live. But frankly, there is an ongoing dearth of volunteers. I encourage you to do some soul-searching of your own, volunteer for one of our vacant committees, and help us restore a sense of community to Tabb Lakes. I can promise you'll have the support of your Board of Directors and will find great satisfaction in becoming a more active participant in our community. The choice of what kind of community you want Tabb Lakes to become is up to each and every one of you. We can do better!

**Presidential Primary Scheduled for March 6, 2012**

Are you registered to vote?

Absentee ballots will be available January 20.

Deadline to apply are:

- ◆ By mail, fax, or e-mail: February 28
- ◆ In person: March 3
- ◆

Officers of Election are needed. If interested, call the Registrar's Office or visit their website:

[www.yorkcounty.gov/voting](http://www.yorkcounty.gov/voting)

## PREPARING FOR WINTER WEATHER — LOU LAFRENYE

Now is the time to prepare for winter weather. The Virginia Department of Emergency Management (VDEM) and the National Weather Service (NWS) want to remind Virginians to begin making plans for handling severe winter weather.

Making a plan is the most important thing that Virginians can do to ensure their family's safety. It can greatly reduce the potential loss of life and property during the winter months.

Snow and ice storms can cause lengthy power outages, life-threatening low temperatures, and dangerous road conditions. Injury and death from hypothermia, heart attack, stroke, and traffic crashes are all too common during the winter season. Start emergency planning with a free family plan worksheet and an online fill-in version at [www.vaemergency.gov/readyvirginia/makeaplan](http://www.vaemergency.gov/readyvirginia/makeaplan).

Being prepared to stay where you are until conditions improve is another important part of winter planning. There's always a good chance that every winter we will see severe weather somewhere in Virginia. Everyone, no matter where they live in Virginia, needs to be sure they are properly prepared for winter weather.

### VDEM TIPS FOR WINTER WEATHER PREPAREDNESS

\* Get a kit. You'll need emergency supplies on hand at home, in the car, and at work.

\* For home, start with these basics: three days' food and water; a battery-powered and/or hand-crank radio with extra batteries; and a family emergency plan. After getting these supplies, add a first aid kit, medications if needed, blankets and warm clothing, supplies for special members of your household, and pet items.

\* For your car, start with some bottles of water and food bars; bag of sand or kitty litter to provide traction under tires; hats, gloves and blankets; and cell phone charger.

\* For your office, have some bottles of water and food bars and a radio to hear local information about whether or not it is safe to travel. Officials may advise staying in place until it is safe to travel.

\* Make a plan. Choose an out-of-town relative or friend to be your family's point of contact for emergency communications. Decide on a meeting place if your family cannot return home because



of closed roads. Discuss with your family

what you would do in case of severe winter weather in your area.

\* Stay informed. Before, during, and after a winter storm, listen for up-to-date information from your local media and emergency officials. Local media will give instructions from local, state and federal agencies that cover road conditions, winter storm watches and warnings, power outages and health information. Make sure your battery-powered radio is working and you have extra batteries in case the electricity goes out.

### ADDITIONAL WINTER SAFETY TIPS

\* Keep space heaters at least three feet from other objects. Never leave space heaters unattended. Install a smoke detector in every bedroom and on each level of your home. Check the batteries monthly, and replace them once a year at the same time every year.

\* In case of power outages, use flashlights instead of candles for light.

\* Use generators only outdoors and only in well ventilated areas.

\* If your household in-

cludes someone with special needs (has a disability, requires electricity to operate home medical equipment, needs to go to dialysis, etc.) call the York County emergency manager to let them know where you live and what you will need during an emergency.

\* Driving is most dangerous when the temperature is at or under 32° F. If the road is wet, patches of ice are possible, especially on bridges and curves. Avoid using cruise control in winter weather conditions.

\* Keep a safe distance of at least five seconds behind other vehicles and trucks that are plowing the road.

\* Don't pass a snowplow or spreader unless it is absolutely necessary. Treat these as you would emergency response vehicles.

\* Keep an emergency winter driving kit in your car.

For more on preparing for winter weather in Virginia, visit [www.ReadyVirginia.gov](http://www.ReadyVirginia.gov) and click on Stay Informed.

Lou Lafrenaye  
Tabb Lakes Emergency Response Committee

## HOLIDAY PARKING – RON MADDOX

As the Christmas and New Year Celebration season is upon us, so is the season for holiday parties, large family gatherings, football extravaganzas, and so on. This is a quick reminder that you have to carefully consider guest parking while planning your party.

In a recent newsletter (May 2010) Dave West wrote a detailed article about easements and parking privileges here in Tabb Lakes. Here are a few points to remember:

- ◆ Most of our roads here in Tabb Lakes are right around 21 feet wide.

- ◆ Emergency Vehicles are about 8 feet wide while minivans and Pickups are about 6.5 feet wide.

- ◆ During parties, most people have no hesitancy about parking on our roads, with vehicles side by side on the edges leaving a narrow center passage.

- ◆ If both vehicles are 6 inches from the road edge, then the center passage way is about 7 feet wide. Clearly, that is short of the MINIMUM 8 feet needed for fire trucks and emergency vehi-

cles to squeak by, let alone, as Dave said, “transit at emergency speed”.

The second issue is parking on the non-paved areas next to the streets. As Dave detailed in his article, these easements are for foot traffic, VDOT and York County. York County Sheriff’s Department has told us that vehicle parking is allowed there with the property owner’s permission.

So here are a few suggestions

- ◆ Tell your neighbors about the party if you expect overflow park-

ing and ask their permission to park in front of their house. If they will be out of town, many people invite their neighbors to park in their driveway to relieve the overflow.

- ◆ Tell your guests where they can and cannot park.
- ◆ Check the street occasionally and take responsibility for the impact your guests are having on our community.

**HAPPY HOLIDAYS**

## LEAF COLLECTION PROGRAM

From now through the week of January 30, York County residents can place an unlimited number of clear bags of leaves at the front roadside for collection every other week. For our area, the southern zone, the remaining collection weeks are December 26, January 9, 23, & 30.

Please remember the following general guidelines:

- ◆ Leaves must be in clear bags and easy to handle by one person (max. weight limit 40 lbs). Clear

bags can be purchased at local hardware, grocery, and department stores.

- ◆ Bags must be at the front roadside by 7 a.m. on the Monday of your collection week. Pickup will be completed by the end of the week.

- ◆ In order to be composted, leaves are “de-bagged” during the collection process.

Please keep your leaves free of garbage, litter, and pet waste.

- ◆ Please prepare your bags so that rain and water will not saturate your leaves. Many times, excess moisture can make the bags weigh more than 40 pounds.

For more information, call the Waste Management Center at 890-3780.



(Info taken from “York County Citizen News”)

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.

# Tutoring

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Call: Peggy 775-5087

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These advertisements are not an endorsement by the Tabb Lakes Homes Association.

If you are a Tabb Lakes homeowner who owns your own business, you still must fill out a form from our web-site and submit it in order for your ad to appear in our newsletter.

If you are a business in our community, you must fill out the form and submit it with your check. Please see our web-site for instructions.

<http://www.tabblakes.org>

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

**Architectural Review Committee (ARC) Request for Approval**

Name: \_\_\_\_\_ Date of request: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Alt 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 have contacted my immediate neighbors to inform them of my proposed project. 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.***

Homeowner's Signature: \_\_\_\_\_ 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](mailto: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](http://www.tabblakes.org/arc.html).

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

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

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**COMMITTEE CHAIRPERSONS**

COMMITTEE/MANAGERS	CHAIR	TELEPHONE	E-MAIL
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	lakemaint2@tabblakes.org
Neighborhood Watch Committee	Vacant		
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	Vacant		