

VOLUME 10, ISSUE 1

# TABB LAKES NEWSLETTER

MARCH 2013



## COVENANTS COMPLIANCE ENFORCEMENT—BOB SPELL

### Board of Directors

- **President— Bob Spell,**  
509-0009 (cell)
- **Vice President— Ron Maddox,**  
775-2866
- **Members at Large—**  
Bill Hopkins, 867-9229;  
Ellis Sharadin, 867-8816;  
Jim Magnotta, 867-8880
- **Secretary/Treasurer—Charles Rossi,**  
867-8322

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Spring is almost here. This is a good time to make you aware of where Tabb Lakes Homes Association Board of Directors stands with regard to Covenants Compliance. As you may remember, we revised the enforcement procedure last year and made arrangements with an attorney to represent the Association in cases where legal action is unavoidable and for legal review of procedures before we put them into effect.

Two compliance issues are common in the spring: Mold on the siding and mold discoloration on roofs. Some of the later cases are quite serious and very unsightly. In 2013 most of the original roofs are near the end of their life. Even newer roofs can develop streaks of mold. My home is 27 years old, and I had new roofing installed twelve years ago. Still, by the end of last year there was enough mold stain to degrade the appearance. I chose to have it washed. The contractor used pressure washing equipment, but not high pressure, to apply chemicals which very effectively cleaned the roof.

In the article I wrote last year on Covenants Compliance Enforcement. I outlined the procedure regarding time allowance for correc-

tive action to be taken by the homeowner. For serious roof discoloration due to mold, homeowners are given 60 days from the citation date to get the condition corrected. For mold on the siding, homeowners are given 30 days. These time allowances take into account the need to get quotes and get into the schedule of the pressure washing/cleaning company or a roofing contractor. For correcting a roofing problem, 60 days are allowed because, for one thing, a potentially significant outlay could be involved if the homeowner decides to replace the roof rather than clean it. The time allowed for removing the mold from your siding is only 30 days because if you do not wish to do the job yourself, hiring someone to pressure wash the siding should not require even that much time.

The conditions described are ones that are not so easily corrected in winter when it is rainy and likely to be cold. Therefore, we have put into place a moratorium that will last until April 1. At that point, we will resume doing full-fledged community inspections. We expect to issue covenant violation letters (citations), requiring homeowner action around mid-April.

As stated in the article I wrote for the newsletter last September, we are

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quite serious about bringing all homes up to standard. That two-page article covered the Covenants Compliance Enforcement Procedure in more detail. The newsletter can be found on our web site at [www.tabblakes.org](http://www.tabblakes.org). I suggest you read it. The full official procedures are also on the web site.

Remember, there is no reason to be surprised if you get a citation. Go outside and take a look. To those of you who have no compliance issues and to those of you who attack mold problems promptly in the spring, thank you for being very good neighbors.

**volunteer!**

Would you like to help your community in Tabb Lakes by volunteering for one of the two vacancies we have? If so, please contact one of the BOD members listed on the front page. The following two committees need managers AND committee members:

- ◆ Neighborhood Watch
- ◆ Activities

**WELCOME**

If you are new to Tabb Lakes as a homeowner or a renter, we welcome you to our community. If you have not been greeted by our Welcome Committee, please contact them. Contact info is on the last page of newsletter. If you have a new neighbor, also please call our Welcome Committee.

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.

Please don't feed the geese!



Be a good neighbor...Pick up your dog's poop!



**MAKING WAVES—DAVE WEST**



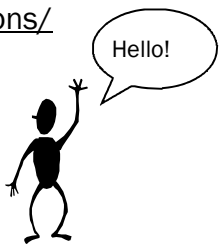
My Dad attended the University of Maine back in the late forties. Having returned from serving as a sailor in the South Pacific, he was very aware of life. He joined a fraternity and became involved in campus life. A part of campus life was influenced by the Senior Skull Honor Society and the Sophomore Owls Society. They enforced the "Maine Hello". Whenever a first year student (identified by the beanies they wore) passed by a member of the Senior Skulls, All Maine Women, or a member of the University administration, they were expected to give them a warm and friendly, "Hello!" As a good natured "punishment" for failing to offer this greeting, a first-year student would be required to carry the upperclassman's books to class – a practice which would often make them late to their own classes! This tradition was developed as a way to encourage friendliness on campus. After the horrors and despair of the decade prior to his

war experiences, my Dad found this kindness helpful and healing. Most of the students at the University of Maine carried on the "Maine Hello" through the rest of their college years and into the years beyond.

(1)

When we moved into Tabb Lakes in 2007, we soon found that numerous members of the our new neighborhood would wave or nod their head in greeting as we drove or walked by. We continue to enjoy the friendly "Waves in Tabb Lakes". I doubt that the TLHA board will pass a rule requiring all new homeowners to wear a beanie and carry in your groceries if they don't wave or say hello. Just be aware that a friendly hello to your neighbor goes a long way toward making this a nice place to live.

(1) <http://umaine.edu/orientation/umaine-traditions/>



**CURB APPEAL—ELLIS SHARADIN**

Drive into any neighborhood in York County, and within minutes you will form a general opinion about the attractiveness of the neighborhood, as well as the sense of pride, or lack thereof, of the homeowners who reside there. Whether you're aware of it or not, literally hundreds of outsiders drive through Tabb Lakes every day, and they all form opinions about the viability of our neighborhood as a place to live, based on their observations.

At some future date, all of us are going to leave Tabb Lakes; and we will need to unload our most valuable assets, our homes. We're going to want those homes to sell for a fair price that reimburses us for all the years of care we've put into maintaining them. The key to obtaining that fair price lies in the impression we leave in the minds of potential

buyers who come into our neighborhood.

If you accept these premises as true, then you'll understand why our neighborhood is governed by a housing association, specifically the Tabb Lakes Homes Association. The legal "Covenants and Bylaws" of our association charge your elected, volunteer Board

of Directors -- foremost -- with maintaining the attractiveness and value of the properties therein. This underlying dictate is why, at various times, you may hear from your Board about deficiencies in your property or the exterior condition of your home. We don't exist to harass homeowners; we are here to help ensure the values of homes in Tabb Lakes remain high, and that we continue to exude "curb appeal" to our visitors and prospective home buyers.



As Spring approaches, it's time for each of us to take stock of our property and make a list of projects needed to improve the curb appeal

factor of our homes. Chief among the problems warranting our attention are such conditions as heavily-stained roofs, mildewed vinyl siding, broken fences,

and non-architecturally approved exterior modifications that compromise the desirable "look and feel" of Tabb Lakes. These conditions hurt not only the curb appeal of our homes, but also affect the value of our homes as well as the neighbors who live beside us.

So, with this Newsletter, I hope you understand better why maintaining curb appeal is so important to all of us and why you might find yourself in the sights of the Board of

Directors. Some of the specific processes the Board has set up for repair timeframes are outlined on the first page of this newsletter and in other places on our web page.

As always, we're here to help. If you need some guidance in deciding how to commence with cleanup and repairs on your property, feel free to contact a Board Member or our Property Manager, Cox-Lee Management. We're listed in this newsletter, as well as through the [tabblakes.org](http://tabblakes.org) website. Join us, as we prepare for another beautiful summer and work together to maintain Tabb Lakes' curb appeal.



## TABB LAKES EMERGENCY RESPONSE COMMITTEE – LOU LAFRENAYE



### March 12th is the Statewide Tornado Drill

Virginia Department of Emergency Management will conduct a statewide tornado drill on March 12 at 9:45 a.m. Individuals and families can practice taking cover from tornadoes by participating in this annual safety exercise. The annual drill is a joint effort of the National Weather Service and the Virginia Department of Emergency Management. At approximately 9:45 a.m., a test tornado warning will be sent by the NWS to NOAA Weather Radios. These radios will sound a tone alert and message or flash to indicate a message, simulating what people will hear or see during an actual tornado warning. The test message then will be broadcast by many local radio and TV stations.

The best way to stay informed of severe weather is to get a NOAA Weather Radio with

a warning alarm and battery backup to get information directly from the National Weather Service. It is the quickest way to learn that a tornado is heading your way. To learn more about how to prepare for a tornado, go to the VDEM web site at [www.vaemergency.gov/readyvirginia/stayinformed/tornadoes](http://www.vaemergency.gov/readyvirginia/stayinformed/tornadoes)



### Hurricane Preparedness Sales Tax Holiday is May 25-31

Virginia's Hurricane Preparedness Sales Tax Holiday is May 25-31. During that week, you can stock up on supplies for protecting your home and business during hurricane and flooding season. For more information on what items are tax exempt, go to [www.tax.virginia.gov/site.cfm?alias=HurricanePreparednessEquipmentHoliday](http://www.tax.virginia.gov/site.cfm?alias=HurricanePreparednessEquipmentHoliday)

### VDEM Seasonal Public Education Campaigns

Ready Virginia emphasizes emergency preparedness through seasonal public education campaigns. Here are dates for the 2013 campaigns.

- March 12, 2013: *Tornado Preparedness Day* (statewide drill at 9:45 a.m.)
- May 26-June 1, 2013: *National Hurricane Preparedness Week*
- May 25-31, 2013: *Virginia's Hurricane Preparedness Sales Tax Holiday*
- September 2013: *National Preparedness Month*
- October 2013: *Fire Prevention Month*
- October 17, 2013: *Great SouthEast ShakeOut earthquake drill (10:17 a.m.)*
- Dec. 1-7, 2013: *Winter Preparedness Week*

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

Our 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 has a neighborhood plan for hurricanes, 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 is at [www.tabblakes.org/CERT/TabbWebCERT.html](http://www.tabblakes.org/CERT/TabbWebCERT.html) It contains information and links that you can use to help prepare for disasters. If you are interested in joining, have any questions, or would like to be on our e-mail list for information such as training events or local news, please contact Lou Lafrenaye at 867-8333 or e-mail him at [TLERT@tabblakes.org](mailto:TLERT@tabblakes.org)

## CONSTITUTION CLUB FORMING— GARY PORTER

Want to know more about the history and current interpretation of the U.S. Constitution? Do you feel like Chief Justice John Roberts got his decision on the Affordable Care Act wrong, but you're at a loss to explain why? Are the President's Executive Orders or Signing Statements constitutional? Why is the Necessary and Proper Clause called the

"Elastic Clause?" What are the enumerated powers granted to Congress?

Would a Constitutional Convention today be a good idea, or not? What "rights" are retained by the people?

The Constitution Leadership Initiative (CLI) is sponsoring the formation of a Constitution Club here in Tabb Lakes. Beginning in early April, the club will meet once a month from 7:00-8:45pm at the Tabb Library on a night conducive to the majority of those interested (a minimum of 5,

maximum of 10 persons are required).

Over the next year the group will examine the events leading up to the drafting of the Constitution, the fight for ratification, how the document has been formally amended since 1789, and the major Supreme Court decisions that have led to the current understanding of our "Supreme Law of the Land."



Contact Gary Porter, 867-9120 (or via [gport@aol.com](mailto:gport@aol.com)) if you are interested in joining. Signups will be taken until 30 March or until the maximum is reached. A moderate fee will be charged to cover the cost of handout material.

## VIRGINIA LAUNCHES FREE EMERGENCY PREPAREDNESS MOBILE APP—LOU LAFREYAYE



The Ready Virginia mobile app, developed by the Vir-

ginia Department of Emergency Management, gives Virginians a new way to prepare for disasters and also to stay informed during emergencies with the latest information. The free Ready Virginia app for iPhone® and Android™ mobile devices provides emergency planning and preparedness guidance along with several other important features, including:

- Location- specific weather watches and warnings as well as flood information issued by the National Weather Service
- Disaster news from the Virginia Department of Emergency Management
- Maps with open American Red

Cross shelters, hurricane evacuation routes, hurricane storm surge zones and stream gauges

- A template for creating a customized family emergency plan that can be easily shared
- Local emergency manager contact information

The Ready Virginia app is available for download in the App Store<sup>SM</sup> and in Google Play<sup>TM</sup> for Android<sup>TM</sup>.

In addition to the mobile app, the Virginia Department of Emergency Management launched a mobile version of its website at [m.vaemergency.gov](http://m.vaemergency.gov). The mobile site contains all the information available on VDEM's regular website, but with easier navigation for those who use smart phones and tablets to access websites.



THANK YOU  
FOR THE CALL!

**HOUSEHOLD CHEMICAL AND COMPUTER AND ELECTRONICS COLLECTION EVENTS FOR 2013 FOR YORK COUNTY**

County Drive, Yorktown (off Goodwin Neck Road)

8 a.m. – 12 noon

March 9, May 11, July 13, Sept 14, Nov. 9

Any questions? Visit [www.vppsa.org](http://www.vppsa.org)  
or call 259-9850

Acceptable Materials

- Computers and electronics
- Household maintenance products, including latex and oil-based paints
- Automotive products
- Lawn and garden products
- Household cleaning products
- 

Items not accepted

- Televisions
- Business or medical waste
- Compressed gas cylinders
- Explosives, ammunition, or gun powder
- Shock sensitive materials
- Radioactive products

NOTE: Please do not bring alkaline batteries to the household chemical events! This material can be disposed of with regular household trash.

**VPPSA COMPOST FACILITY**

Go green for spring—use the facility’s recycled products for your landscaping projects. The VPPSA Compost Facility processes yard waste such as leaves, grass, and brush into quality compost and mulch products that are available for purchase throughout the year. Questions? Call 898-5012.

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>



**Robert's Roofing & Home Improvement**

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

ROBERT PHAUP  
867-8300  
Cell Ph. 570-4643

Over 25 Years Experience  
Licensed - Insured - Guaranteed

**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!



Get Your Honey-Do List  
Done Now and DONE RIGHT!

Call Greg Moxley  
291-7843

FULLY INSURED  
License #2705116904

**Hanson Tree Care**

**Tree Removal\*Pruning\* Storm Damage**



Licensed/Insured/Free Estimates

Over 20 Years Experience

**757-784-0723**

**Royall Painting & Repair**

Free Estimates

Interior / Exterior  
Reconstructive Carpentry  
Pressure Washing  
Decks Stained /Sealed

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



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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**ANNUAL TABB LAKES YARD SALE—MAY 18, 8 A.M.-NOON**



**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
Storm water 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