

TABB LAKES HOMES
ASSOCIATION

VOLUME 10, ISSUE 4

TABB LAKES NEWSLETTER

NOVEMBER 2013



EXCUSES, EXCUSES--- NOT! - BY ELLIS SHARADIN

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This month, I'd like to touch on a topic that sorely tries your Board of Directors' (BOD's) patience way too frequently. Specifically, we're concerned that after all the newsletter articles we've published, admonishments at Annual Homeowner's Meetings, and advice on the Tabb Lakes website, we continue to see a small group of homeowners attempting to circumvent the ARC process.

What, you say? What's an ARC process? Allow me to shed some light on this! At the time you purchased your Tabb Lakes home, your realtor provided you a copy of the Association's Covenants and Regulations. You read them, didn't you? Well, even if you didn't, Virginia law requires you to abide by them because you chose to live in a neighborhood represented by a Virginia homeowner's association, and membership in the Association was a condition of home ownership!

So, let's get back to this ARC thing. Per the Covenants, the ARC stands for one thing: Architectural Review Committee. In our case, the ARC is more a process than a committee. Quite simply, the Covenants require that anytime you undertake a project which will noticeably change the exterior view of your yard or your home, you must submit

to the Architectural Review process. Your BOD is likewise empowered and responsible for ensuring Architectural Reviews are carried out.

The ARC process does two things:
1. It ensures your property modifications don't negatively affect "look and feel" of the neighborhood (ie, don't hurt property values, aesthetic appeal of our homes, or such staples as storm water drainage systems) and 2. Ensures you access to Association expertise on these matters so you don't end up repeating the mistakes of folks who tried it before you! If the ARC sees a problem with your plans, it can advise you in time to make plan modifications and potentially save you considerable hassle and hard-earned money by preventing negative outcomes.

What happens when you circumvent the ARC process? Well, for one, your Association has the power to make you undo or modify your new creation, if it's deemed to negatively affect the neighborhood. For another, you can have fines assessed against you for failing to comply with the ARC process. If necessary, we'll put a lien against the future sale of your home in order to make you comply with the Covenants. These powers are codified in Virginia homeowner's association laws. Do you really want to put

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your efforts at risk by intentionally blowing off the ARC process?

I remind you of these things, because none of us at the BOD level wishes to take such punitive actions. We want to work with you in a neighborly way and avoid conflicts, but it takes “two to tango.” You have to take the first step: Go to the Association’s website at

www.tabblakes.org or take the last page out of your most recent newsletter. There, you’ll find a blank ARC request form. Provide us the information about your project, attach pictures or diagrams if necessary, and submit it to the ARC. We’ll evaluate it as quickly as possible and get back to you. It’s that simple! Just be

sure to give us adequate time; don’t expect to turn in an ARC request two days before your contractor starts a project. It’s patently unfair to your all-volunteer BOD to expect such a rapid turnaround when you yourself have had months to contemplate your project. Give us 10 days notice and you’ll typically find the

approval process simple and friendly.

So – you’ve now been (again) forewarned and forearmed. No more lame excuses about “not knowing an ARC request was required”; we’ve heard that one before, and it doesn’t float. Go and sin no more!



INFORMATION FROM YORK COUNTY “CITIZEN NEWS”



LEAVES COLLECTION:

Tabb Lakes Subdivision is in the Southern Zone which includes all homes south of Dare Road. Our leaves collection weeks are:

December 9 & 23

January 6, 20, & 27

We can put an unlimited amount of clear bagged leaves at curbside by 7 a.m. on Monday of our designated week to ensure collection by the end of the week. Bags should weigh 40 pounds or less and contain ONLY leaves or they may be reject-

ed. If rejected, they will be tagged and left behind. Schedule is subject to change due to the volume of leaves.

TRASH PICK UP



Things NOT to do when placing your trash out for pick up every week. (Tabb Lakes’ pick up is Tuesday morning.)

- Don’t over-fill your container so that the lid doesn’t close.
- Don’t overload the container to more than 240 pounds
- Don’t put container too close to mailbox, vehicle, or wall.
- Don’t put bags, bricks, or any other items on top of container lid.
- Don’t put paint cans, chemicals, cooking oils, or any liquid items into trash containers. These items can be dropped off 5 X a year. Visit www.vppsa.org/hhc.htm for a complete schedule of events and locations.
- Don’t put your container out after the pick up on

your side of the street. Be sure you place your container out by 7 a.m.



RECYCLE DAYS—

December 10 & 24
Every other Tuesday



YORK COUNTY SCHOOL

HOLIDAY CALENDAR:

Early dismissal—
Dec. 13 and 20
Break—Dec. 23-Jan. 2

NEIGHBORHOOD WATCH UPDATE—BUZZ BUSDEKER

The leaves are falling and the holidays are right around the corner. Items that were once obstructed by the leaves are now in plain sight. Please tuck those items away and if necessary close your blinds or curtains to protect your home and your privacy. One thing that stands out in Tabb Lakes from the holidays of 2012 was the excess amount of trash from opening gifts. Remember to put all your trash in your receptacles and do not advertise that you are the recipient of a big screen TV, an Xbox, or an IPAD.



I would like to introduce our block captains. Your neighbors have volunteered to pass on information that is pertinent to your specific area.

Charles Rossi	Richard Run/Monty Manor	charlesrossi@cox.net
Dave Johnson	Heath Pl	djohnson@dailypress.com
John DeKeersgieter	Heath Pl	john@dekeers.com
Terri Berube	Bridge Wood Dr	Terriber@cox.net
Bruce Burkett	Cub Ct	bburkett6@cox.net
Jerry Coffman	Jonathan Jct	coffman12@cox.net
Tommy Hall	Tabb Lakes Dr (lower end)	slimmy33@cox.net
Keith Ebert	Adele Ct	keith.ebert.3@us.af.mil
Shelia Fuller	Tiger Run	smnaser@msn.com
Buzz Busdeker	Tiger Paw Path/Naurene Ct	busdeker@cox.net

I recommend contacting your respective Block Captain if you are interested in getting on the email list of incidents in/around Tabb Lakes. If your area is not listed, feel free to contact me; and I will ensure you are included on my list. Block Captains, by design, are for information flow. Always contact the Sheriff's Dept first. **If you see suspicious activity or a crime in progress, notify the sheriff's office first! Emergency: 911 Non-emergency: 890-3621**

Reminder—If you are going out of town for the holidays, use timed lighting, stop delivery of your mail and newspaper, and ask the Sheriff's Dept. to conduct a courtesy check of your residence



Veteran ID cards for those who served

Nearly 7,000 Virginia retailers offer veterans discounts and other benefits. For \$10, your Virginia Veterans ID card is a convenient way to show proof of your veteran status so you can reap the rewards.

Apply for your Virginia Veterans ID card through these DMV service outlets:

DMV customer service centers
DMV 2 Go mobile offices
www.dmvNOW.com
U.S. mail: P.O. Box 27412, Richmond, VA 23269-0001
Fax: (804) 367-1112

You must have a valid Virginia driver's license or identification card. You will also need a copy of your DD 214, DD 256, or WD AGO document indicating any discharge status other than dishonorable.

Virginia Veterans ID cards never expire. You will receive your new Virginia Veterans ID card in the mail within a week.

For more information about veterans benefits visit www.virginiaforveterans.com.

A partnership of the DMV and Department of Veterans
If you have questions and would like to speak to someone local, please call John "Ski" Przybylski, 757-867-9628.

TREES OF TABB LAKES—LOU LAFRENAYE

Determining the Age of a Tree:

Most people are familiar with the way foresters determine the age of a tree. They count the growth rings in the old wood section of a tree. That is because a tree grows in diameter each year by adding a layer of new wood in the cambium layer (between the bark and old wood). This adds a new ring to the tree each year. Foresters use a tool to bore a hole in the tree and extract a core sample to count the rings. However, there is a rough method to determine a tree's age that can be used by homeowners and does not require special tools.

Trees have different growth rates depending on the type tree. There are a lot of conditions (soil, climate, competition

for light, etc..) that can impact growth. However, you can still use an average growth rate and size of the tree based on the species to determine a very rough estimate of its age. The method to use is:

1. Determine the tree species. You have to know what the tree is (Red Maple, White Oak, etc..).
2. Measure the circumference of the tree with a measuring tape at chest height (4.5 ft high).
3. Now determine the diameter by taking the circumference and divide by 3.14 (pi).
4. Take the diameter and multiply by the trees "Growth Factor". As an example, a white oak has a growth factor of 5. See below web site for addi-



tional trees' growth factors.

As an example, one of the York County

storm water crews found an extremely large Oak tree off of Darby Road. We determined that the tree was around 353 (+/-) years old. Amazing. It's the oldest tree we have found so far in District 2. We used these calculations:

1. White Oak
2. Circumference of tree at chest height was 18 ft, 6 inches = 222 inches.
3. The diameter of the tree was 70.7 inches (222 inches divided by 3.14)
4. Multiply the tree diameter of 70.7 times 5 (the White Oak growth factor is 5 as listed in the web site below).

5. Tree age is roughly 353.5 years old. (Started growing somewhere around the year 1660)

I can't list all the different trees' growth factors here. The growth factors can be found at the below web site and other sites if you do a web search. This formula will give you the rough age of the tree. Unfortunately, not all trees have a growth factor.

<http://forestry.about.com/od/silviculture/a/Estimating-A-Trees-Age.htm>

I am not sure what the oldest tree is in Tabb Lakes. If you find one over 100 years old, let me know.

VIRGINIA BILL OF RIGHTS—GARY PORTER

Does anyone know where these words come from: *"That all men are by nature equally free and independent and have certain inherent rights, of which, when they enter into a state of society, they cannot, by any compact, deprive or divest their posterity; namely, the enjoyment of life and liberty, with the means of acquiring and possessing property, and*

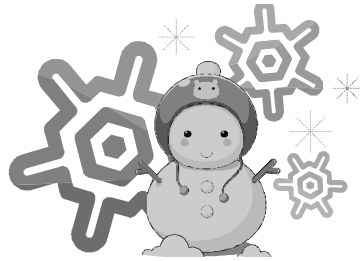
pursuing and obtaining happiness and safety." No, they are not from the Declaration of Independence, though you can certainly see a similarity. These words comprise Section 1 of the Virginia Bill of Rights. How many Virginians do you suppose are familiar with Virginia's Bill of Rights and the Virginia Constitution it is part of? Well, I aim to change that. Be-

ginning in January, I will be offering a course on the Virginia Constitution. We will examine its origins, changes that have taken place over the years, and what it contains today. The class will be offered on Monday nights at a location that will be announced in December. If you are interested in taking this course and learning more about your state's

fundamental document of law, send me an email at gport@aol.com. Attendance will be free, but you will be encouraged to purchase a text that much of the information will come from. Space will also be limited to 50 students; I suggest you reserve your seat early.

WINTER WEATHER PREPARATION – LOU LAFRENAYE

Virginia's Winter Weather Preparedness Week is Dec 1-7, 2013. We can all take a few easy steps to get our families ready and prepared for severe weather.



Get a kit. Imagine you can't leave home because of a snow or ice storm. Basic emergency supplies include:

- Three days' food that doesn't need refrigeration or electricity to prepare it.
- Three days' water (a gallon per person per day).
- A battery-powered and/or hand-crank radio with extra batteries.
- After you have these essentials, then add a first aid kit, supply of prescription medications, blankets and warm clothing, supplies for special members of your household, and pet items.

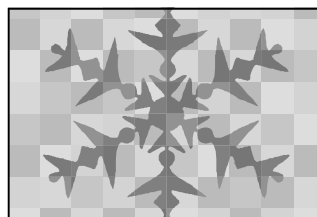
Make a plan. Everyone needs an emergency plan:

- Decide who your out-of-town emergency contact will be.

- Where will you meet up with family members if you can't return home?
- Get a worksheet at www.ReadyVirginia.gov or on the new Ready Virginia app.

Stay informed. Before, during, and after a winter storm, you should:

- Listen to local media for information and instructions from emergency officials.
- Be aware of winter storm watches and warnings and road conditions for both your location, where you plan to travel through, and your final destination.
- Get where you need to go before the weather gets bad.
- Get road condition information 24/7 by calling 511 or checking www.511Virginia.org



Download the Ready Virginia app. This helpful emergency planning tool for iPhone® and Android™ mobile devices features:

- Location-specific weather watches and warnings issued by the National Weather Service.
- Disaster news from the Virginia Department of Emergency Management.
- A customizable family emergency plan that can be easily shared.
- A checklist for gathering emergency supplies.
- Contact information for local emergency managers.

- Links to register for local emergency alerts, and more.

For more information, go to the Virginia's Dept of Emergency Management Winter Weather web site: <http://www.vaemergency.gov>

[/readyvirginia/stayinformed/winter](http://readyvirginia/stayinformed/winter)

I also recommend checking your house and car and ensure they are inspected and prepared for winter weather. A common practice up north was to have your chimney inspected if you routinely burn firewood in your fireplace to prevent chimney fires. Have your chimney checked for any internal damage and/or creosote buildup (a residue of burning firewood) each year. Creosote builds up on the inside walls of your chimney and can catch fire if the internal flue temperature is high enough. For more information on chimney fires, go to: <http://www.csia.org/homeowner-resources/the-facts-about-chimney-fires.aspx>

Be safe!



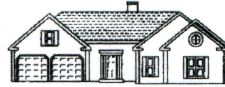
Your ad could have been here!

If you are receiving this newsletter via USPS and would rather receive it electronically, please go to our website: www.tabblakes.org and fill out the form.

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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June Rossi, Director
(757) 898-4395 x309

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smlconline.org/preschool
preschool@stmark-elca.org

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(757) 897-1082 (Cell)



Free Estimates

Your ad could have been here!

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.
- 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: _____

- ____ 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
Architectural Review Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
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Grounds Maintenance Manager	Vacant	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
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Welcome Committee	Keith Ebert	867-7133	welcome@tabblakes.org