

TABB LAKES HOMES ASSOCIATION

VOLUME 11, ISSUE 2

TABB LAKES NEWSLETTER

SEPTEMBER 2014



THREE TOPICS DISCUSSED – DAVE WEST

Board of Directors

- **President—Dave West,** 534-7442
- **Vice President— Keith Ebert,** 867-7133
- **Members at Large—**
Bob Spell, 509-0009 (cell)
Ron Maddox, 775-2866;
Ellis Sharadin, 867-8816;

• **Secretary/Treasurer—Charles Rossi,** 867-8322

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During the August monthly homeowners meeting there was discussion about the following three topics that could invoke a bit of passion in the neighborhood.



One: The board will be considering steps to rid Tabb Lakes of its #1 nuisance, GEESE. Verbiage for a rule imposing a fine for providing food outside of the native local environment. Yes, that means if you are feeding the geese, and the Board believes there is evidence to support the accusation, a fine could be imposed. This type of rule and policy is being enforced in parks and neighborhoods throughout the country. As another measure, I will be proposing to the Board to treat the banks of the lakes within the 15 feet maintenance easement and lake adjacent common areas with an approved substance that makes the grass taste bad to the geese.



Two: The maintenance of the night watch lights as addressed in another article in this newsletter. Checking with the an original home owner of the neighborhood, we don't want to go back to the early dark days before the street lights. At that time, raccoons ruled the nights and walking after

dark was treacherous. Efforts to notify homeowners about trimming foliage around the lights is underway to increase street lighting and reduce maintenance.



Three: Access to the lakes is restricted to homeowners on the lakes was pointed out by Bob Spell. When I moved in, it was represented to me

(continued on page 3)



TABB LAKES
ANNUAL
HOMEOWNER
MEETING
TUESDAY
OCTOBER 28, 2014
TABB LIBRARY
CONFERENCE ROOM
7:00—8:45 PM

TOPOGRAPHY AND GEOLOGY OF TABB LAKES — LOU LAFRAYNE

Over the last 12 years, I have had the opportunity to study the surface features, or topography, of District 2 (including Tabb Lakes), mostly to determine how storm water drains away. Having also lived in the Granit State (New Hampshire), I also know that the geology can sometimes impact how water moves; so I was also curious about the geology of our area. In this article, I will pass along some of the information I have collected on both subjects that relates to Tabb Lakes.

But first, a disclaimer. Understanding topography is easy. Geology is tough. Regarding the geography part, I provided some general information; but do not quote me on any of it. I am not an expert. I refer you to some of the documents I read in case you are interested in doing some additional research. I will start with the easy subject, topography.

Topography. Tabb Lakes HOA property is relatively long and narrow, as you can guess by driving around and looking at our two lakes. The property lies in a mostly north/south direction. If you sit on the park bench on Bridge Wood Drive where the two lakes

meet, you will be facing somewhere between magnetic and due north (there is a 11 degree declination between the two at our location). Land height varies from roughly 28 ft. to 38 ft. above sea level. The highest property is in the northeast and east end of Tabb Lakes. Places like halfway along Tiger Run, the end of Heath Place, and the property on Gardenville Drive that lies next to Greenland HOA are on the highest ground. Land elevation is around the 35-38 ft. level so we can call this area the "mountainous section" of Tabb Lakes. The lowest lands are along Monty Manor, Leslie Lane, and the north parts of Bridge Wood Drive where land height is around 30-32 ft. The lowest ditch is 28ft. To provide some perspective, our lakes were designed to normally stay at 27 ft. above sea level. Even though the land generally slopes north to south, the lakes drain to the north, due to the depths of the drainage systems to our north. So if you sit on the new bench between the two lakes on Bridge Wood Drive and look at the lake, your shoes should be around 33 ft. above sea level, the lake at 27 ft. (if it had not rained in the last several days),

and you are facing north.

Note: Although we are not very high above sea level, we are not in any hurricane surge zone. Based on current FEMA maps, even a Cat 4 hurricane surge is not projected to reach our HOA. It is the capacity of local drainage systems that impacts our HOA, not tidal surges from hurricanes.

Geography. Tabb Lakes lies on the edge of the Tabb Formation, Sedgefield Member, and the Shirley Formation. Soil deposits are characterized as:

- *Tabb Formation Sedgefield Member:* Pebbly to bouldery, clayey sand, and fine to medium shelly sand grading up to sandy and clayey silt.

- *Shirley Formation:* Sand, gravel, silt, clay and peat. Soil formations were developed in the Pleistocene epoch (around 1,806,000 to 11,500 years ago) which spanned the period of glaciations. The topography developed during alternating period of soil deposits and erosion. Sea levels repeatedly rose (up to 100 ft. elevation) and fell in stages that added to the deposit and erosion of soil. That is why you can find

shells in some of the cliffs near rivers. The area around us is formed in a series of plains and scarps (a cut or slope in the land) that slope eastward. There is a lot more information, which is beyond the scope of this article, so I will refer you to the references listed below for more details.

Tip: Sometimes, you can tell a little about the geology below ground by the things you see above ground. Ever notice a reddish stain on driveways or on the lowest part of the sides of houses? That is probably rust stains caused by someone using a sprinkler system that is fed by an underground well. Their sprinklers shoots water that has absorbed iron from a iron deposit somewhere below ground. One individual I know has a well that is 40 ft. deep that draws iron-rich water that can stain the driveway and any other object the water dries on.

For further information on geology, I recommend the following:
- U. S. Dept. of the Interior, US Geological Survey. Geologic Map. Located on the web site. http://ngmdb.usgs.gov/Prodesc/proddesc_10097.htm

- Virginia, Division of Mineral Resources, "Geology of the Yorktown, Poquoson West, and Poquoson East Quadrangles, Virginia" by Gerald Johnson. The hard copy report is available at the York Library.

(PAGE 1 CONT.) THREE TOPICS—DAVE WEST

that if I wanted to put a boat in the water to fish, it was okay from the common area on Bridge Wood. That is not the case. It has been discussed about using some of the annual assessment to make more improvements. At the present time about 42% of the annual assessment goes to maintaining the lakes. (\$22,300 Lake Contingency, 9288 Lake Maintenance, \$72,095 Assessment income).

Homeowners on the lakes : 83.
Total homeowners: 447. This results in 18.6% of the homeowners get use of the lakes over and above looking at the pretty fountains from the street. There are lots of points and counter points that could use some discussion.

Looking forward to the annual meeting in October.



RHYTHMS ON THE RIVERWALK: Fridays 6:30-8:30 PM

- Sept. 5: Glen Boswick & The Sounds of Swing Orchestra
 - Sept. 12: Super Jazz Band featuring Conni Mann
 - Sept. 19: Williamsburg Classic Swing Orchestra
 - Sept. 26: The Kevin Mac Experience
 - Oct. 3: Boot Booster
- www.visityorktown.org



YORKTOWN MARKET DAYS

SATURDAYS, 8 AM-12 PM
Weekly through Sept. 27
Located at the Yorktown Waterfront between Ballard & Buckner Streets
www.yorktownmarketdays.com

U. S. CONSTITUTION SAVVY? – GARY PORTER



How well do you know the Constitution? Be honest – probably not well enough. There is a solution! Tabb Lakes resident, Gary Porter, will be teaching a new course on the U.S. Constitution beginning Tuesday, Sept 23rd, and continuing for the following nine Tuesday nights, from 7-8:30 p.m. in the Tabb area. Cost of the course is \$20, which covers the expense of student handouts. The class will be limited to 25 students; enrollment ends Sept 16th. To enroll, contact Gary Porter, 924 Tabb Lakes Drive, 757-867-9120, or by email at constitution-lead@gmail.com.



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:

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- DMV 2 Go mobile offices
- www.dmvNOW.com
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- 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.

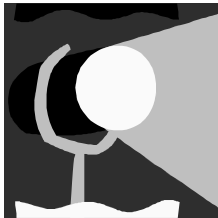
For more information about veterans benefits visit www.virginiaforveterans.com.

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.

TAKING CHARGE – ELLIS SHARADIN

One year ago, in this newsletter, I wrote an article entitled “Some Bright Ideas in Reducing Crime.” Perhaps you recall it; the gist of what I tried to convey was the importance of keeping your home illuminated at night as a deterrent to crime. I even encouraged you to install porch lights with motion sensors, a low-cost solution to ensure lights when you need them, without having to leave them illuminated all night. Some of you made the purchase, and I thank you for your concern. You’ve not only made your own home and family safer but also those of your immediate neighbors.

Recently, the York County Sheriff alerted our Association to a significant rise in break-ins and vandalism in Tabb. Being concerned about the rise in crime, I personally conducted a survey of the “Watch Light” streetlights



in Tabb Lakes. To my dismay, I identified 25 lights that were either out or intermittent. Think about that for a minute; that number represents 35% of the available 71 Watch Lights we have in our community! Our neighborhood was literally plunged into darkness on several streets; Tiger Paw Path had 5 outages and Bridge Wood Drive had 4 lights out. Talk about making it easy for criminals to prey on Tabb Lakes residents!

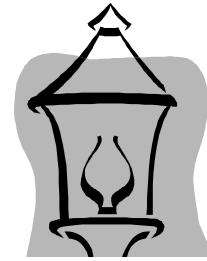
Your Board of Directors immediately notified Dominion Power to have the lights repaired, and most of them have been fixed as of this writing. **HOWEVER**, the bigger question for all of us, is why have so many of you, our fellow residents and homeowners, failed to report light outages near your homes? What makes you ignore such an important security measure? And what makes you think it’s



somehow “somebody else’s responsibility” to report a light out on your street? Do you really believe it’s the job of our unpaid, volunteer Board of Directors to perform what should be your individual responsibility as a member of the community?

It’s shameful to learn so many homeowners have little regard for the safety and security of their families and neighbors. Repeatedly, for years, this Board has provided you everything you need to submit a work order to Dominion Power when a Watch Light stops working. We even provide you the phone number and account number on the Resources/

FAQs page of our website at www.tabblakes.org! It’s truly a simple process: call 1-866- 366-4357 to connect to Customer



Service, and tell them you have a Watch Light outage to report. They’ll need just three pieces of information from you: the 4-digit number prominently displayed on the light pole (2 letters and 2 numbers; example: EG22), the Tabb Lakes Account Number (3182692503), and whether the light is totally out or works intermittently. Within a couple of days, you’ll see a repair truck on the job to restore your Watch Light.

Remember: our Watch Lights are paid for out of your annual dues. We pay close to \$1,000 a month to keep the lights on. These streetlights not only provide a measure of security, but also their illumination makes it safer for pedestrians, bicyclists and drivers to operate on our streets at night. The point is, if you see a Watch Light is out near your home, pick up the phone and report it. Take Charge!

TABB LAKES COMMUNITY EMERGENCY RESPONSE COMMITTEE – LOU LAFRENAYE



Our Tabb Lakes Community Emergency Response Committee now has 45 members!! Of the 45, 22 members completed the York County Community Emergency Response Team (CERT) Course. Our goal is to keep our neighborhood informed on how to prepare for emergencies, to help each other as best we can in the event of a large scale emergency where first responders are limited, and to assist first responders in support of our neighborhood. If you are interested in joining, please contact me, Lou Lafrenaye, at 757-867-8333 (205 Monty Manor) or e-mail me at tlert@tabblakes.org

For a lot more info, go to our Committee web site at <http://www.tabblakes.org/CERT/welcome.html>

LEAVES, DRAINAGE, AND CARE OF OUR LAKES – LOU LAFRENAYE

Trees of Tabb Lakes

As winter approaches, days will become progressively shorter and cooler. This change acts as a trigger for the deciduous trees' winter dormancy and starts an irreversible phase of "leaf drop" called **abscission**. Most deciduous trees drop their leaves by abscission before winter, while evergreen trees continuously abscise their leaves through the year. The connective layer between the leaf and the twig (a thin layer of cells) begins to harden and blocks the transport of nutrients between the tree and leaf. Once the layer has been blocked, a tear line forms and the leaf falls off. A protective layer seals the wound, preventing water evaporating and bugs getting in. Check out a leaf stem with a magnifying glass or microscope to see the end results.

Tip: If you have binoculars, then you also have a low end microscope/magnifying lens to observe tiny objects! Just put the object in your hand, reverse the binoculars, and look through the "wrong" end of the lens. It only works through one lens and it takes a bit to focus, but it does work.

Once this amazing process completes, we all know what we end up with...lots of leaves in our yards!! Which leads me to the topics of drainage and lake care.

Please take time to do the following this fall:

- Collect and dispose of leaves and grass properly and in a timely manner. York County Waste Management has a leaf collection service that starts in November. Their information on the pro-

cess and pickup time for our area is published on their web site (see below).

- Keep your drainage ditches and swales clear of grass, leaves, branches, and debris. This will help reduce the change of drainage pipes being clogged up and will minimize flooding problems in the neighborhood. Check both in front and behind your homes. As an example, homes between Leslie Lane and Bridge Wood drives have a swale in their back yard that drains into two grates. Several homes on the outer boundaries of Tabb Lakes have drainage ditches or swales behind their homes that should be checked.
- Help keep grass,



leaves, and branches out of our lakes. Please do not dump grass or leaves in the lakes. Large amounts of leaves and grass left in our drainage ditches will eventually end up being flushed into our lakes. This will add more organic matter into our lakes and increase the rate of which our retention ponds are filling up. The additional nitrogen also helps to feed algae blooms during the summer, which in turn depletes the oxygen level in the water.

For more information on York County's leaf collection program, go to www.yorkcounty.gov/CountyGovernment/EnvironmentalDevServices/WasteManagement/LeafCollection.aspx

MOSQUITO CONTROL – LOU LAFRENAYE



West Nile Virus and Eastern Equine Encephalitis, mosquito borne arboviruses, have recently been detected in sentinel animals in Suffolk and Virginia Beach (as of the August period).

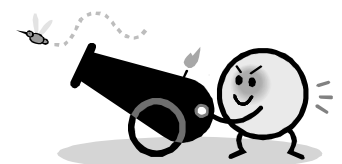
While not uncommon for this time of year, increased mosquito control efforts in these areas are already underway to control spread of these diseases. You can also help to protect your family by doing the following:

- Dump all standing water sources in and around your home
- Ensure your gutters are clear of debris and not holding water
- When outside during early morning or evening

hours, wear long, loose and light clothing

- Use personal insect repellent according to label instructions
- Report any drainage blockages in your area
- Report any **unusual** mosquito annoyance levels in your area

York County Mosquito control staff is ready to assist you; please call 757-890-3790 to report any issues or with any questions or concerns.





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- Build Deck

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June Rossi, Director
(757) 898-4395 x309

118 Old York-Hampton Highway
Yorktown, Virginia 23692
smlconline.org/preschool
preschool@stmark-elca.org

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 must fill out a homeowner's 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 business form and submit it with your check. Please see our web-site for instructions.
<http://www.tabblakes.org>

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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>

We are also on Facebook!

PRSR STD
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**TABB LAKES ANNUAL HOMEOWNER MEETING
TUESDAY, OCTOBER 28, TABB LIBRARY, 7-8:45 PM**



**Please do NOT
feed the geese.**

COMMITTEE CHAIRPERSONS AND MANAGERS

COMMITTEE/MANAGERS	CHAIR	TELEPHONE	E-MAIL
Architectural Review Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
Emergency Response Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Vacant		
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