



VOLUME 11, ISSUE 3

TABB LAKES NEWSLETTER

DECEMBER 2014



FROM YOUR BOARD OF DIRECTORS PRESIDENT, BOB SPELL

Board of Directors

- **President—Bob Spell, 509-0009 (cell)**
- **Vice President—Keith Ebert, 867-7133**
- **Members at Large—Ellis Sharadin, 867-8816; Dave West, 534-7442; Pete Peters, 830-832-0655**
- **Secretary/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 over the past year and tasks for the upcoming year.

We have an excellent Board of Directors this year. Four members return from last year's Board: David West, Ellis Sharadin, Keith Ebert, and myself. Keith Ebert is Vice President again this year. We have a new member, Pete Peterson, who volunteered during the Tabb Lakes Homes Association Annual Meeting in October.

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, please consider getting involved. It's easy! To start, come to one of our monthly Board meetings and join in on the conversation. The meeting dates and locations are 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 this year, and new LED lighting has been installed in the fountains. The grounds have been landscaped, and a new bench has been installed at Lake 1 to take advantage of the fine lake views that have been improved this year by major tree trimming along the lake edges. The brick entrance signs on Routes 17 and 134 have both been cleaned and repaired. Association bills have been paid, and Association dues letters will be 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 major storms again this year.

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 disclosure packets, performing monthly covenant violation surveys, and giving the Board advice on compliance with the Virginia Condominium & Homeowners Association regulations and guidelines. Cox & Lee

(continued on page 2)

(CONTINUED FROM PAGE 1) PRESIDENT, BOB SPELL

Management is also tasked with receiving and processing the preliminary Architectural Review Committee (ARC) requests.

Over ninety percent 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 is processed by Cox & Lee Management and forwarded to the Board for a decision. This process is working well. A copy of the Architectural Review Request form is included at the end of this newsletter. The form is also available on the Association's website. In addition, we encourage folks to call Cox & Lee Management at 757-593-6088 and/or email cox-leemgt@gmail.com with any questions prior to submitting the ARC request.

Another area of importance in the Association's responsibilities 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.

The Board continues to retain an attorney to help us get major covenant problems corrected effectively, 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 experi-

enced and specializes in matters concerning home owners' associations. Besides representing Tabb Lakes Homes Association, he represents other associations in this area. The Board has referred two properties with uncorrected covenants violations to the attorney in past two years. Mr. Meadows' involvement has ensured that the properties have been brought into compliance with community standards. We are currently also using Mr. Meadows' services to successfully collect unpaid past assessments.

Over the coming months, you may receive "friendly reminders" that one or more areas of maintenance on your property need attention. 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 community. It is also part of the Board's responsibilities to listen to any ideas for improvements and, of course, any complaints.

The Board has also been working to update the Association's rules and regulations to provide one easy-to-read document that homeowners may refer to for guidance both when applying for an Architectural Review Request and when there are questions about covenants compliance regulations. Currently the rules are set out in several documents that have been revised and added to over the years. Our goal is to complete a consolidated set of rules and guidelines for distribution to the community in spring 2015.

Happy Holidays and
Happy New Year!



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.

RANDOM RAMBLINGS – ELLIS SHARADIN

It's been a good year for Tabb Lakes. Crime has been minimal; we've had no major vehicle accidents on our streets; and efforts to get homeowners to upgrade and repair their homes have visibly improved the overall look and value of our community. An all-out effort to get our neighborhood watch lights repaired has vastly improved the night safety and security situation for Tabb Lakes residents and visitors alike. This year's Association General Meeting had the most attendees we've seen in a number of years, hopefully a turn-around from the general apathy we've highlighted year after year.

Your Board of Directors has put in many, many hours of personal, unpaid, service to seek improvements to Tabb Lakes and correct the most serious deficiencies in our neighborhood. We're nearly done with a comprehensive update and rewrite of the Architectural Review Guidelines and hope to soon publish a number of additional rules to not only support Covenants enforcement, but provide all of you with better guidance on home maintenance and improvements. Those will be provided to each and every homeowner to supplement the Covenants package you received when you moved into Tabb Lakes.

With a "tip of the hat" to our neighbors in Coventry,

we have "stood up" the new Beautification Committee, which will advise the Board on ways to improve our entrances with new signage, plants, and flowers next Spring. Additionally, we're floating proposals for enhancing pedestrian safety by possibly installing a sidewalk between Bridgewood Drive and Andrea's, just to name one possibility. In short, this Board is intent on raising "look and feel" standards, thereby restoring the attractiveness of our neighborhood as well as protecting our home prices compared to surrounding areas.

As the year is coming to a close, we're thankful to those who have provided suggestions for improvement and especially thankful to the few volunteers who have given so much of their wisdom and time to keep our Association relevant.

Your Board of Directors would like to make you all aware of some ongoing happenings:

We've revived the Holiday Decorations Competition! We'll select two lucky homeowners this year, one for Night Decorations and the other for Daytime Decorations.

The prizes awarded will be a \$50 gift certificate to Lowe's for each



winner. The competition period will run 18 – 25 December, with prizes awarded after the holidays. So spruce up your home (but don't overload the nuke power plant at Surry!) and help us make Tabb Lakes a standout holiday neighborhood!

Don't forget that Annual Dues notices will be going out in mid-January.

Due to inclement weather over the winter, the Association has instructed Cox-Lee Management to suspend home inspections until February. If you have just been given a first-notice of a Covenants violation requiring structural or roof work on your home, you will have until early Spring to make corrections.

Lakeside Owners Beware. Some homeowners recently reported the presence of unknown persons in a boat on Lake 1 after dark. If you witness anyone on either of the Lakes between sunset and sunrise, please report it immediately via 911 to the York County Sheriff. As you might imagine, this represents a security threat if criminals are looking to enter your

home unseen from the lake side. In addition, even if the boater is a resident, operating after dark is an invitation to tragedy. If you fall overboard, the water is now dangerously cold

and will cause hypothermia and drowning in short order; and efforts to locate a boater in the water at night are extremely difficult. Please stay off the lakes at night and report trespassers.

Nothing ruins a visitor's first impression than to see loose items like cans, pieces of old furniture, and leaf bags languishing in front of our homes. Some homeowners have been observed leaving their trash cans and recycle bins out on the street for days after the trash pickup date. Please remember your trash receptacles need to be retrieved at the end of trash day. In addition, the only approved storage area for trash receptacles is alongside the house, not in front of your garage door or on the driveway. If at all practical, store receptacles out of view behind a backyard fence if you own one.

Remember, too, unless you've specifically arranged, and paid for, York County to retrieve broken pieces of furniture or building materials from your property, you can't expect them to automatically pick up things you leave by the street. You are responsible for their disposal, and it's as simple as carting them down to York County Waste Management Center, Mon-Sat, at 145 Goodwin Neck Road (across from Pop's, on Rte 17).

WINTER WEATHER PREPARATION — LOU LAFRENAYE

Here is some information from FEMA's Individual and Community Preparedness e-Brief (Nov 20, 2014) and the Virginia Department of Emergency Management.

It's a Clean Sweep

When the temperatures fall, many people use fireplaces, wood stoves, and other fuel-fired appliances to heat their homes. Heating is the second leading cause of residential fires in the U.S. Fires confined to chimneys, flues, or fuel burners account for 87 percent of these tragedies and are often due to creosote buildup in chimneys and stovepipes. The U.S. Fire Administration encourages these steps and more to keep your home fires burning safely:

- Have your chimney or wood stove inspected and cleaned yearly by a certified chimney specialist;
- Keep a glass or metal screen in front of the fireplace opening to prevent embers or sparks from jumping out;
- Do not use flammable liquids to start or accelerate any fire.
- Keep anything that can burn at least 3 feet away from heating sources.

Home fires occur more often in the winter

months than any other time of the year. Learn how to properly build and maintain a fire to heat your home with the video series hosted by the National Fire Academy Deputy Superintendent. The video can be found at <http://www.monkeysee.com/play/16544-how-to-properly-extinguish-a-fire> The series includes an overview on inspecting your fireplace, appropriate materials to burn, and how to control the fire to prevent unwanted accidents.

For additional information on fire prevention for both fireplaces and space heaters, go to:

<http://www.usfa.fema.gov/prevention/outreach/heating.html>
<http://www.usfa.fema.gov/downloads/pdf/publications/fa-249f.pdf>

Get Ready for Winter Weather

Virginia's Winter Weather Preparedness Week is Nov 30 - Dec 6, 2014.

Recent Virginia winters have been cold and snowy, and many people had power outages. It's so important to be winter-ready that the National Weather Service and the Virginia Department of Emergency Management have set aside Nov. 30-

Dec. 6 as Winter Preparedness Week.

No matter the predictions, a significant winter storm is always possible. With an El Nino weather pattern expected this season, there could be a wetter than normal winter. And El Nino winters can be snowier if atmospheric conditions are right ... just like the winter of 2009-10. Remember: an important part of winter weather planning is being prepared to stay where you are until conditions improve. To be ready, take these steps:

Get a kit. Imagine you can't leave home because of a snow or ice storm (and have no electricity). Basic emergency supplies include:

- Three days' food that doesn't need refrigeration or electricity to prepare it.
- Three-day supply of 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, 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.

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(CONTINUED FROM PAGE 4) **WINTER WEATHER PREPARATION – LOU LAFRENAYE**

- 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.

<http://www.vaemergency.gov/readyvirginia/winter/winter-preparedness-week>

Note: Remember to check for and prepare for bad weather and power outages when you travel. The recent news showed how drivers who were just travelling through Buffalo, NY and the Great Lakes area got caught up in several feet of snow. Emergency situations can happen anywhere. Stay informed and be prepared for adverse weather and driving conditions no matter

For more information, go to the Virginia's Dept. of Emergency Management Winter Weather web site:

where you are or where you are going.

Leaf Collection

Please help keep the leaves out of our lakes by collecting and properly disposing of leaves in your yards. York County Leaf Collection for Tabb Lakes is the weeks of December 1, 15, and 29; January 12, and 26. During this time York County residents who reside on publicly maintained streets or roads can place an unlimited number of clear bags of leaves at the front roadside for collection every

other week. Leaves must be in **clear bags** and bags must be easy to handle by one person (max. weight limit = 40 pounds). Bags must be at the front roadside by 7 a.m. on the Monday of your collection week. Pick up will be completed by the end of the week. For additional information or to see the leaf collection schedule for 2014, please click "Leaf Collection" at www.yorkcounty.gov/eds.

YCSD CALENDAR

DECEMBER 2014
12 Early dismissal
19 Early dismissal
22-31 Winter break

JANUARY 2015
1-2 Winter break
19 Martin Luther King, Jr., Holiday
21-23 Early dismissal, exams
26 Student holiday

Too Sick for School

Please use the symptoms below as guidelines for when it is better for your child to stay home:

- Flu-like symptoms
- Fever over 100 degrees
- Active gastrointestinal symptoms
- Coughing up yellowish or greenish phlegm
- Excessive eye watering or drainage
- Any open sores which appear to be infected (red, warm to touch)
- Evidence of lice/nits that have not been treated.

Keeping a sick child at home prevents the spread of illness in the school community and allows the child an opportunity to rest and recover. If you have any questions about these guidelines, please contact your school nurse or family physician.

Yorktown 2014 CELEBRATES CHRISTMAS

FRIDAY, DECEMBER 5
7 pm, The Pillars & Doors of York Town performs Victory Monument. Fee: 757.892.4492
7:30 pm, Christmas Tree Lighting Proceeds from Victory Monument to Riverwalk Landing. Fee: 757.892.3800

SATURDAY, DECEMBER 6
10 am - 4 pm, Christmas Market on Main Historic Main Street. Fee: 757.892.2900
11 am - 3 pm, Watermen's Museum Oyster Boast Ticket information: 757.887.7611
7 pm, Yorktown Lighted Boat Parade Yorktown Waterfront. Fee: 757.892.4970

SUNDAY, DECEMBER 7
1 - 4 pm, Cookies with Santa, rock roll. Fee: 757.892.4492

SATURDAY, DECEMBER 13
8:30 am, Breakfast with Santa & Mrs. Claus (includes breakfast, photos, hugs). \$19 for 2 children. 757.892.4492
9 am - 3 pm, Yorktown Market Days Riverwalk Landing. Fee: 757.892.3800
1 pm, Toyland Parade Riverwalk Landing. Fee: 757.892.3800

SPECIAL HOLIDAY EXHIBITS & EVENTS
Christmas in Yorktown Exhibit November-December, Tuesday - Saturday, 11 am - 4 pm & Sunday, 1 - 4 pm, The Gallery at York Hall. Fee: 757.892.4492
Feeds & Feasts of Colonial Virginia November 27-29, Thursday - Saturday 11am - 5pm, Yorktown Victory Center. Admission: 757.253.4838
A Colonial Christmas December 1 - January 4, 9am - 5pm, Yorktown Victory Center. Admission: 757.253.4838

WWW.VISITYORKTOWN.ORG

EVENT WEATHER POLICIES AND FEES, DATES, TIMES & FEES SUBJECT TO CHANGE WITHOUT NOTICE. CALL 877.892.3800 FOR MORE INFO.



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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!

DONE RIGHT HOME REPAIR
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Call Greg Moxley
291-7843
FULLY INSURED
License #2705116904



ST. MARK
LUTHERAN CHURCH
PRESCHOOL

2 Day Two-1/2s
2 Day Threes
3 & 4 Day Fours

June Rossi, Director
(757) 898-4395 x309

118 Old York-Hampton Highway
Yorktown, Virginia 23692
smiconline.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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(757) 897-1082 (Cell)

Free Estimates

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>

We are also on Facebook!

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NORFOLK, VA
PERMIT NO. 196



**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	David Allen	310-6148	neighborhood@tabblakes.org
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
Beautification Committee	Diane Short	867-8988	beauty@tabblakes.org