



## NEW OR REVISED REGULATIONS OF TLHA — BOB SPELL

This article focuses on new or modified regulations approved by the Board this year. The directors wish to construct a summary table of all Covenants, Rules and Policies to be included as a convenient “all in one place” reference in Disclosure Packets issued to prospective TLHA homebuyers. However, several areas needed to be updated with new or revised rules that address areas of concern that have been brought to the Board before the summary table document could be completed. These new rules are the result of that effort. A note of caution is needed—this article will omit some of the wording in order to keep it reasonably short. If you have any questions about the material below you are urged to first look at the actual, full and complete document online at [tabblakes.org](http://tabblakes.org), our official website.

### New 2015 Regulations

The following Regulations were approved by the Board of Directors on February 25, 2015, and become effective as of March 1, 2015.

### SECTION 1, WINDOW AIR CONDITIONERS (Excerpt)

#### Rationale

Tabb Lakes homes were designed as quality permanent homes incorporating central HVAC (heating, ventilation and cooling) systems. The temporary nature of window unit air conditioners (window A/C's) is therefore incompatible with the “look and feel” of the neighborhood. They can give a negative impression. In addition, the added noise levels can be an annoyance to neighbors.

#### Installation Requirements

Window A/C's are discouraged in the Tabb Lakes community. They may be installed only under exceptional circumstances and only then with prior ARC (Architectural Review Committee) approval. The specific circumstances can be found in the original document on the Association's website.

#### Installation Guidelines

The characteristics favored are small size, placed on the back or side of the house, and low noise. A portable A/C unit that sits inside the room with a small exhaust hose mounted below the

window sash is preferable to a window-mounted unit. Of course, these are more costly.

#### Grandfathered A/C Units

This regulation applies to new window A/C units installed after this rule was approved. There were six window A/C units installed in Tabb Lakes at the time this rule went into effect. The list of these can be found on the website, [tabblakes.org](http://tabblakes.org)

### SECTION 2, SATELLITE DISHES

The following installation regulations shall pertain to all antenna structures for radio, television, and other noncommercial communication purposes:

1. ARC approval is required.
2. Installation must comply with current York County code which includes the requirement that no part of the equipment be closer than five feet (5') to any property line.
3. Installation shall be in the rear yard only, with the following exceptions:

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## (CONTINUED FROM PAGE 1) NEW OR REVISED REGULATIONS OF TLHA — BOB SPELL

1) Rear roof installations shall be below the ridge level, not visible from the street; 2) Front or side yard installation will be approved only if the necessary signal cannot be obtained by installing in the backyard. A letter from the installing company is required to justify the need for a front or side yard installation. The dish must be positioned so as to be as unobtrusive as possible in all cases.

Installation of dish antennae larger than twenty-four inches (24") in diameter shall not be permitted on any roof.

Wiring must be kept neat and tidy, preferably beneath the siding or hidden from view by trim or conduit which is the same color as the siding.

Lake-front owners must ensure that dish antennae installation does not block neighbors' views of the lake.

This regulation applies to new satellite dishes installed after this document's approval.

Existing dishes will be grandfathered until the property is sold, at which time they must be removed unless written ARC approval is obtained prior to the sale.

### SECTION 3, CONSTRUCTION OF SHEDS AND OUTBUILDINGS

The following installation regulations shall pertain to all sheds, playhouses, and outbuildings:

1. ARC approval is required.
2. Shed size must comply with current York County code which includes the regulation that sheds be set back a minimum of five (5) feet from property lines.
3. Position any shed/outbuilding so as to not block neighbors' views of the lake.
4. Shed architectural design should fit in with look and feel of the neighborhood (i.e. consistent with the house design).
5. Sheds should be of wood construction, stained a natural color or painted or covered with siding material consistent with the construction of the residence. Roofing material should also be consistent with the residence.
6. Vinyl sheds consistent with the look of the residence may be installed subject to approval of the Architectural Review Committee.
7. Metal sheds are prohibited.

Two-story sheds are prohibited except on lots at the edge of the community where the property line coincides with the Tabb Lakes subdivision perimeter property line.

### ADDENDUM TO REGULATIONS APPROVED BY THE BOARD OF DIRECTORS ON AUGUST 9, 2000

The following Addendum to the August 9, 2000 Regulations was approved by the Board of Directors on February 25, 2015 and became effective as of March 1, 2015.

#### Addendum to Section 1, Parking and Vehicle Storage

1. An inoperative vehicle may remain in the driveway longer than the three (3) months allowed by the TLHA Regulations, Section 1 approved on August 9, 2000 as long as it complies with the York County Code requirements (reference York County website: Code section 15a).

The County Code defines an "inoperative vehicle" as any motor vehicle which is not in operating condition, or which has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle, or on which there are displayed neither valid license plates nor a valid inspection decal.

An inoperable vehicle has to be kept in the garage or screened from view. This means that an inoperable vehicle in the front driveway needs to be covered with a properly fitting car cover. The privilege of keeping an inoperative vehicle in the driveway will be revoked if the vehicle is routinely left uncovered or if it is unsightly due to any other cause.

2. The "paved area" on which RVs, boats and trailers must be parked may be pavers or a concrete pad and must be kept free from weeds and grass. The pad shall be continuous and of sufficient area that the trailer does not extend beyond the pad.

Long-term parking may be conducted in the backyard provided a fence of 6 ft. maximum height shields the vehicle from view.

RVs, boats and trailers may be parked in driveways for up to 2 weeks for the purposes of cleaning, repairing, and loading/unloading.

# (CONTINUED FROM PAGE 2) NEW OR REVISED REGULATIONS OF TLHA — BOB SPELL

## POLICY RESOLUTION 2015-02-25 (Excerpt)

### On-Street Parking

The roadways in Tabb Lakes are VDOT- maintained public streets, not part of the Association's common area. In addition, the grass verge areas along the edge of the streets are part of the VDOT public right-of-way (ROW) and are also outside of the Association's authority to control.

Residents should address any issues related to parking on the street or roadside verges in front of their homes to the York County Sheriff's Department. The Association has no authority to apply or enforce parking restrictions on these public streets.

Homeowners maintain the verge area in front of their home, even though this area is part of the VDOT ROW. Public parking on the verges can tear up the grassed areas and create unsightly mud tracks. Therefore, it is recommended that residents of Tabb Lakes exercise courtesy and respect to each other's property by not parking, and not allowing their guests to park, on the verge area in front of their neighbors' homes without the neighbor's approval.

### Ditch Digging 102

Ditch Digging 101 and 102 were documents that contained instructions and suggestions for homeowners who wanted to add a drainage pipe in the ditch in front of their house and fill in dirt to make their front lawn level. Ditch Digging 102 is the one that was most recently posted on the Association website, tabblakes.org. At the March 17, 2015 meeting the Board of Directors agreed to remove the document from the website after reviewing the Association attorney's recommendations. The ditch in front of each house is controlled by the Virginia Department of Transportation (VDOT). That is the organization that must issue a permit to modify the ditches. The Association will continue to require an ARC (Architectural Review Committee) approval request and must approve it prior to any work being done. ARC approval will be contingent upon receiving written evidence of VDOT approval. In addition, where appropriate, ARC approval may still be withheld for other reasons pertaining to visual impact on the neighborhood as judged by the committee based on the plans submitted.

### Conclusion

When all of these changes, addendums, policy statements and decisions are incorporated into the summary guidelines table it will be placed on the website and will be available for guidance in all of the subject areas that are controlled by the Association. If you have any questions/concerns regarding the new rules, please go to the website and review the complete documents. If you still have questions/concerns after reviewing the website, please contact a Board member and/or attend a Board meeting to share your views. The TLHA Board meets on the third Tuesday of each month at 7pm in the Poquoson library. Board contact information is posted on the Association website and in this newsletter.



## 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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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](http://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.



## TORNADO PREPARATIONS FOR YOU AND YOUR FAMILY—LOU LAFRENAYE

March 17 was Virginia Tornado Preparation Day. Nearly 1 million Virginians indicated they practiced or planned to practice their tornado safety procedures as part of the annual Statewide Tornado Drill. Below is some advice in preparing for and responding to a tornado.

### Before:

- Get a NOAA Weather Radio with warning alarm tone and battery backup to get information directly from the National Weather Service. This is the quickest way to learn that a tornado is heading your way.
- Know what tornado watch and tornado warning mean.
- Determine in advance where you will take cover in case of a tornado warning. Keep this safe location uncluttered. Storm cellars or basements provide the best protection.
- If underground shelter is not available, go into a windowless interior room, closet or hallway on the lowest floor possible.
- Stay away from windows, doors and outside walls. Go to the center of the room. Stay away from corners because they attract debris.
- If you are in a high-rise building, you may not have enough time to go to the lowest floor. Pick a place in a hallway in the center of the building.
- A vehicle, trailer or mobile home does not provide good protection. Plan to go quickly to a building with a

- strong foundation, if possible.
- Get a kit of emergency supplies. Store it in your shelter location.
- Practice tornado drills with your children at least once a year

### During:

- When a tornado watch is issued, stay tuned to local radio, TV and NOAA weather radio for further information and possible warnings. Be prepared to take cover.
- When a tornado warning is issued, take cover in your safe location immediately or on the lowest level of the nearest substantial building. Protect your body from flying debris with a heavy blanket, pillows, sofa cushions or mattress.
- If you can't get to your safe location or the lowest level of a substantial building:
  - Open buildings (shopping mall, gym or civic center): Try to get into a restroom or interior hallway. If there is no time, get up against something that will support or deflect falling debris. Protect your head by covering it with your arms.
  - Cars and trucks: Get out of your vehicle and try to find shelter inside a sturdy building. A culvert or ditch can provide shelter if a substantial building is not nearby. Lie down flat and cover your head with your hands. Do not get under an

- overpass or bridge. You are safer in a low, flat location.
- Outdoors: Try to find shelter immediately in the nearest substantial building. If no buildings are close, lie down flat in a ditch or depression and cover your head with your hands.
- Mobile homes: Do not stay in mobile homes. Leave immediately and seek shelter inside a nearby sturdy building, or lie down in a ditch away from your home, covering your head with your hands. Mobile homes are extremely unsafe during tornadoes.
- Stay in your safe location until the danger has passed.

### After:

- Stay out of damaged buildings and stay clear of downed power lines
- Help injured or trapped people. Check on those who might need special assistance, such as the elderly, children and people with disabilities.

For more information, go to Virginia's Emergency Management web site at [www.vaemergency.gov/readyvirginia/stayinformed/tornadoes](http://www.vaemergency.gov/readyvirginia/stayinformed/tornadoes)

## NATIONAL HURRICANE PREPAREDNESS WEEK—LOU LAFRENAYE

### May 24-May 30

Each year, FEMA and NOAA designate a National Hurricane Preparedness Week to remind everyone to prepare for hurricane season. This year is May 24 to May 30. Traditionally, Virginians can save money and get ready for hurricane/flooding

season during the Commonwealth's tax-free shopping week set for that week. No sales tax are charged on the purchase of many items that can be used to prepare homes and businesses and to fill emergency supply kits during Virginia's Hurricane Preparedness Sales Tax Holiday.



Hurricane season starts June 1st, so plan ahead!!

# TREES OF TABB LAKES –LOU LAFRAYNE

## Tree Identification Tips:

Spring time is here. If you really want to identify that unknown tree in your yard, now is the time to start. Identifying the correct common name (and genus and species) of your tree can be difficult. As an example, there is not much difference between a Northern Red Oak (*Quercus rubra*) and a Southern Red Oak (*Quercus falcata*). The

Virginia Department of Forestry's "Common Native Trees of Virginia" lists 14 different oak trees and 4 different maple trees so it can get confusing. The difference may be subtle and requires more than just looking at a leaf if you want to be accurate. I try to use the leaves, bark, buds, and seedlings to help identify a particular tree. There are other characteristics but those four are the first items I look at. The best way to identify your tree is to start in the spring

time as the buds come out and record what the buds look like. Take a good picture or keep a small sample branch. Next is to look at the flowers and seeds the tree produces in the spring (both their shape, number, and how they are attached to the tree). Again, keep a record. Once the leaves fully emerge, then you have at least four parts of the puzzle (bark, buds, seeds, leaf) to help you identify your particular tree.

# TABB LAKES HOUSE NUMBERS, REVISITED— RON MADDOX

For the most part, your family, friends, postal carrier, etc. know where you live. When someone that has never been there before can't find your house, time is usually no big deal; they can find a phone and call for directions.

But it CAN become critical if someone can't find you quickly when a fire or a medical emergency occurs! Fire, ambulance, and police personnel who have never been to your house need to be able to locate you quickly when you call. If your home and/or mailbox does not CLEARLY show your address, it can

delay vital emergency help to you or your NEIGHBORS. Neighbors...have you thought about them? An ambulance is coming down Bridgewood and on the right there is one house with no numbers, then another, and another... at this point the driver is hunting, guessing instead of trying to save life or property.

We do not have to review all the Dos and Don'ts of house and mailbox numbering, because you will probably stop reading long before we can review York County Code Section 20-35 which is available on their web site.



So here is the bottom line. If you do not have numbers up, get them up. And they need to be visible from the street and need to show up well at night.

Let's all help our dedicated emergency services professionals, help us!

# POTHoles

If you see a pothole you may report the problem to VDOT online [here](#) or by calling 1-800-FOR-ROAD (1-800-367-7623). VDOT will investigate each report and schedule repairs as soon as possible.



# CHEMICAL TREATMENT FOR LAKES

## ATTENTION LAKE FRONT RESIDENTS

Any lakefront resident who uses lake water for irrigation of their lawn or garden is hereby notified that a necessary chemical treatment of both lakes 1 and 2 is planned for mid-April. Water from the lakes will be potentially damaging to lawns and gardens and remain so for a period of 60 days. If the treatment plan changes significantly we will notify you by mail or email and the information will be posted on the association WEBSITE, [tabblakes.org](#)

Community Yard Sale

SATURDAY,  
MAY 16  
8 A.M.—NOON

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- Build Deck

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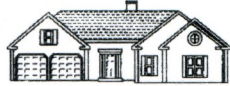
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**Tabb Lakes Homes Association  
P.O. Box 8088, Tabb, Virginia 23693  
Architectural Review Committee (ARC) Request for Approval**

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, Inc.**  
**5007-C Victory Blvd. #141**  
**Yorktown, VA 23693**

**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**

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**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:**

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**TABB LAKES HOMES ASSOCIATION**

P.O. Box 8088  
Yorktown, VA 23693

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**ANNUAL TABB LAKES YARD SALE  
SATURDAY, MAY 16, 8 A.M.—NOON**

**Please do NOT  
feed the geese.**



**COMMITTEE CHAIRPERSONS AND MANAGERS**

COMMITTEE/MANAGER	CHAIR	TELEPHONE	E-MAIL
Architectural Review Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
Beautification Committee	Diane Short	867-8988	beauty@tabblakes.org
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
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Welcome Committee	Keith Ebert	867-7133	welcome@tabblakes.org