



# TABB LAKES NEWSLETTER



VOLUME 12, ISSUE 3

AUGUST 2015

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**Board of Directors**

- President—Bob Spell, 509-0009 (cell)
- Vice President— Keith Ebert, 867-7133
- Members at Large— Ron Maddox, 775-2866; Dave West, 534-7442; Pete Peters, 830-832-0655
- Secretary/Treasurer— Charles Rossi, 867-8322

## TLHA ELECTION NEWS! - RON MADDOX

It's that time again! The TLHA Annual Meeting is coming soon, and this year we have two Board member seats opening up. If you are interested in running for one of those Board seats, send a quick email to [memberatlarge5@tabblakes.org](mailto:memberatlarge5@tabblakes.org) so I can get you on the ballot. You have to be at the meeting to get elected.

We also have a openings for Lake 2 Maintenance Manager, Grounds Maintenance Manager, and the Beautification Committee.

Regular monthly meetings are only one evening a month, usually the third Tuesday. It is not a tremendous time commitment, and you could really help influence some of the important decisions Tabb Lakes will be facing in the coming years.

Looking forward to hearing from you!

**TABB LAKES HOMES**

**ASSOCIATION ANNUAL MEETING**

**TUESDAY, OCTOBER 27, 2015**

**TABB LIBRARY CONFERENCE ROOM**

**7:00-8:45 P.M.**

If you can not make the meeting, you may give your vote for any matters as a proxy. The form is found on page 5 of this publication. Of course, the person must also be a Tabb Lakes homeowner.

## STORMWATER AND HURRICANE SEASON — LOU LAFRENAYE

As we enter into the peak period of hurricane season (Sept-Oct), we



ask everyone to help minimize any flooding situation in the neighborhood by keeping your property cleared of yard waste, leaves, branches, and debris and to secure any items that can float or blow away into our lakes.

During a major rain event, our lakes can rapidly fill up and potentially cause a flooding situation to homes if the outflow pipes and emergency spillway are blocked by debris. During one storm in

2006, our lakes rose 54" above normal level due to the amount of rain

we received.

To help prevent any blockage of our outflow area, we ask homeowners to keep your drainage ditches and swales clear of cut grass, leaves, branches, and debris. Check both in front and behind your homes. As an example, homes between Leslie Lane and Bridgewood Dr. have a swale in their backyard 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. Homeowners who live on the lake should properly secure any boats, outdoor chairs and tables that are near the lakes. Prior to a major storm, remove anything that can float away and secure it up near your home. That includes logs and firewood that can be carried away by rising lake levels and block up our drainage pipes.

The best way to minimize flooding is to make sure our drainage system is working at full capacity. Your assistance and diligence can help keep it that way.

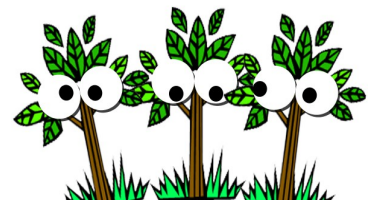
## PREPARING YOUR HOME — LOU LAFRENAYE

### Preparing Your Home for Severe Weather (Trees and High Winds)

This is a good time to walk around your home and see if any tree branches are near or touching your roof or siding. Also look for dead branches that are overhanging your home or cars and check the condition of your trees to see if they have been weakened by disease or insects. When you look at your trees and their proximity to

your home, think of how much sway they will have with a 60+ mph wind. Most of the damage I have seen in the neighborhood over the years came from trees or branches falling on homes and cars or ripping up shingles and siding during a severe thunderstorm or tropical storm. I noticed the River Birch (*Betula nigra*) in front of my house had branches touching my roof. Like other trees, they grow quickly and you don't realize how close

they are to your home until you really look at them. I called my local licensed tree care service/arborist and had it taken care of.



# WHOSE LAND IS IT ANYWAY? - DAVE WEST

(A REPEATED ARTICLE FROM 2010)

Parking and easements on your property are connected issues. What role do the TLHA, York County and the Commonwealth of Virginia have in providing for a safe neighborhood without infringing on your property rights? Hopefully, the following will dispel some rumors and give perspective.

## Pinhead Parking

Where is this coming from? Recently a new sign has appeared on the entrance to our neighboring community, the Greenlands. It restricts the parking of certain vehicles in that community. These signs do not apply to Tabb Lakes. In March the TLHA Board discussed the York County Parking ordinances. Just around the next curve, clouds of confusion were looming. Further research into "what is legal residential street parking?" was conducted. Is it legal to park on the non-paved area next to the street? Talking to York County Sheriff's department, it is. The catch is that the vehicle operator has to have the property occupant's permission. If not, York County will ticket, at the occupant's request. Please consider the following facts.



Have you ever attempted to squeeze through one of our 21-22 foot-wide roads when there are cars parked on both sides? Have you seen what street-side parking can do to a narrow entrance such as the one at Elise Place? What is the math behind Tabb Lakes' street width and on-road parking? Fire trucks and

ambulances have a standard width of about 8 feet. A standard pickup truck or mini-van is about 6.5 feet wide. So, a mini-van and a pickup truck parked across from each other on a straight stretch of road, only on the pavement, leaves 8 feet of clearance. Can the 8-foot-wide fire truck then transit at an emergency speed to your home where your burning breakfast has turned your kitchen into a mass of flame and smoke? Also, assume the parked cars are within 6 inches of the road's edge. The clearance is less if a radius is required like in the curves of Tabb Lakes Drive, Gardenville Drive, Bridge Wood Drive, and the rest. If two vehicles are parked across from each other in such a way that they would "impede" emergency vehicles, they can be ticketed and towed; but that is not the largest beast on the roads. School buses are 8.5 feet wide, which is a different violation.



This is a residential area. Multi-car families are the rule and not the exception; so it's incumbent on all of us to be good neighbors when parking on the street. Please don't be a parking pinhead.

## Easements

Wait a minute, how can the home owner complain how I park on a public road? Doesn't VDOT own the area on the side of the road to include the ditch? IT DOES NOT. The state has a "maintenance, transit and quit claim easement" and "right-of-way for pedestrian transit." This

easement is measured from the center line of the roadway, but you are the owner. This means that the home owner is held responsible to maintain that area. As unfair as that seems, it is what we have in place to provide for lights, drainage, electric, water, sewage, and other modern day amenities.

The VDOT and York County easement area varies according to the property. It is different on Tabb Lakes Drive than on Bridge Wood Drive. The rule of thumb is between 25 and 30 feet from the center of the road.

The subject of a TLHA easement has even cost the TLHA and a homeowner quite a bit of money. The homeowner lost both in General District Court and on appeal in Circuit Court.

## Summary

You are given the rights and responsibility for what happens on your property. Presences of an easement do not relieve you, the owner, of your responsibility. When a car tears up the lawn in front of your house, it is your responsibility to bring it back into covenant compliance on your own or by the car's owner. If you have numerous visitors invited by you to your home, are you liable for how they park? Better ask an attorney. If someone is injured or dies because emergency services can't get through in time..... I wouldn't want that on my conscience. Would you?

## NATIONAL PREPAREDNESS MONTH—LOU F.

September is National Preparedness Month (NPM) and the *Ready* Campaign recently announced the 2015 NPM theme:

- ⇒ **Don't Wait.**
- ⇒ **Communicate.**
- ⇒ **Make Your Emergency Plan Today.**

Now is the time to be sure you can communicate during emergencies by having up-to-date contact information for those you may need to get in touch with during a disaster. Establish alternate methods of communication in case traditional means are not available. Making a family emergency communication plan is a great way to prepare for disasters, but testing your plan is even better so you'll be familiar with how to respond.

In addition to the overall theme, each week of NPM will also promote the following hazard focused themes:

- September 1 – 5: Flood
- September 6 – 12: Wildfire
- September 13 – 19: Hurricane
- September 20 – 26: Power Outage
- September 27 – 30: Lead up to National PrepareAthon! Day

National PrepareAthon! Day culminates NPM on September 30, 2015. Individuals, families, organizations and businesses are encouraged to use America's PrepareAthon! materials, available at [www.ready.gov/prepare](http://www.ready.gov/prepare).



### **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](http://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](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.

# CARBON MONOXIDE SAFETY—LOU LAFRAYNE

## Carbon Monoxide Safety During Power Outages

According to the National Weather Service, carbon monoxide poisoning is a leading cause of death after storms in areas experiencing power outages. Using alternative sources of power can cause carbon monoxide to build up in your home and poison your family. Carbon monoxide is a colorless, odorless gas created by burning fuel when using portable

generators, gas ranges, burning wood, or by running your car.

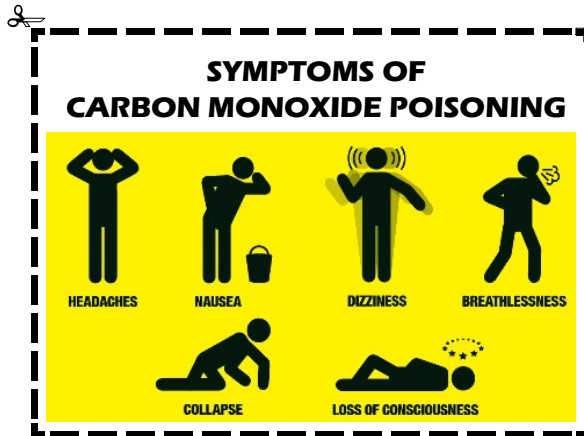
The Centers for Disease Control and Prevention offers these tips for staying safe when the power goes out:

- ⇒ Never use a generator inside your home or garage, even if the doors and windows are open;
- ⇒ Keep generators at least 20 feet from your home;
- ⇒ Install battery-operated or battery back-up carbon

monoxide detectors near every sleeping area in your home; and

- ⇒ Check detectors every six months to be sure they are working properly.
- ⇒ The most common symptoms of carbon monoxide poisoning are headache, dizziness, nausea, and confusion. If you think you are experiencing carbon monoxide poisoning, get fresh air and seek immediate medical attention!

## **CUT THIS OUT AND PUT ON YOUR REFRIGERATOR!**



### **PROXY VOTE FOR TABB LAKES HOMEOWNER ASSOCIATION 2015 ANNUAL MEETING**

**YOUR NAME & ADDRESS** \_\_\_\_\_

**do hereby give my proxy vote to** \_\_\_\_\_ **who presently**

**lives at** \_\_\_\_\_.

\_\_\_\_\_  
**Your signature** **Date**

These advertisements are not an endorsement by the Tabb Lakes Homes Association.



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**Honey-do List!**

- Install Screen Door
- Fix Leak In Sink
- Install New Fence
- Build Deck

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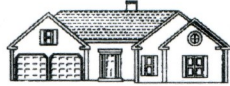
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**Tabb Lakes Homes Association  
P.O. Box 8088, Tabb, Virginia 23693  
Architectural Review Committee (ARC) Request for Approval**

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**

**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

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**TABB LAKES HOMES ASSOCIATION  
ANNUAL MEETING  
TUESDAY, OCTOBER 27, 2015  
7:00-8:45 P.M.**

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          | Vacant               |           |                            |
| 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 | Vacant               |           |                            |
| Neighborhood Watch Committee      | David Allen          | 310-6148  | neighborhood@tabblakes.org |
| Newsletter Editor/Manager         | Shirley Flanagan     | 876-1156  | newsletter@tabblakes.org   |
| Storm water Committee             | Lou Lafrenaye        | 867-8333  | stormwater@tabblakes.org   |
| Web-Site Manager                  | Clint Flanagan       | 876-1155  | webmaster@tabblakes.org    |
| Welcome Committee                 | Keith Ebert          | 867-7133  | welcome@tabblakes.org      |