



TABB LAKES NEWSLETTER

2017 FIRST QUARTER

VOLUME 14, ISSUE 1

FEBRUARY 2017

NEWS FROM THE PRES — KEITH EBERT

Greetings to all Tabb Lakes homeowners. My name is Keith Ebert. My wife and I have lived in Tabb Lakes for 23 plus years, and we love our community. I have served on the Board as Vice President for the past two years and was “promoted” to President during the November 2016 monthly meeting. As your current President, I would like to introduce your Board members and review our Board activities over the past year.

We have an excellent Board of Directors. Three Directors return from last year's Board: David West (a former president), Ron Maddox (a former vice president), and myself. We have three new Directors who volunteered during the Tabb Lakes Homeowners Association Annual Meeting last October: Bill Keplesky, John Noble, and Todd Rippy. Todd is the Board's Vice President. It's great to have new blood on the Board and hopefully they will give us old members some new direction to enhance our community. Finally, we are very fortunate to have Charles Rossi as our Treasurer. Besides keeping our accounts (which are audited annually) in order, Charles is a former President who gives the current Board a historical background on issues discussed during our monthly meetings.

I would like to see more homeowners to consider to volunteer on one of the many committees that serves our community. We all lead busy lives but many hands make light work. If you want Tabb Lakes to remain an attractive real estate investment and a safe community for all our families, please consider getting involved on one of our committees. We call them committees, but almost all of them have only one person participating in the activities. Also, our monthly meetings are open to all residents; come to one and join in on the meeting discussions. The meeting dates and location are posted on the Tabb Lakes Homeowners Association web site: tabblakes.org

We are extremely fortunate to have an active Storm Water Management Committee and Community Emergency Response Team (CERT), both led by

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Board of Directors

- President—Keith Ebert, 867-7133
- Vice President— Todd Rippy, 771-3665
- Members at Large—
Ron Maddox, 775-2866;
Bill Keplesky, 867-9219;
Dave West, 534-7442;
John Noble, 788-9399
- Secretary/Treasurer—
Charles Rossi, 867-8322

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(CONTINUED FROM PAGE 1) NEWS FROM THE PRES — KEITH EBERT

Lou Lafrenaye. Lou is a superstar for our community. Through his relentless efforts, he has worked with York County to fix our storm water flooding areas which formerly included streets and some homeowner family rooms. He also constantly monitors our drainage ditches to ensure they operate properly.

For any outside improvements to your property, please submit an Architectural Review Committee (ARC) requests. The form is found on each newsletter or on the website. Call Cox & Lee Management at 757-593-6088 or email coxleemgt@gmail.com with any questions prior to submitting an ARC Request. Over ninety-five percent of the ARC Requests are approved each year.

In 2016, the Board has accomplished the following items: started a Beautification Committee, restarted the Activities Committee, re-negotiated the lake's maintenance contract which includes algae chemicals in May only, approved "Lake and Trail Use Rules" and posted them on a sign by the bench next to lake one, approved the Collection Policy for Assessments and Charges which clarifies when assessments are due and Board actions when late, and approved a Vehicle Storage Policy which clarifies parking of non-standard vehicles in the neighborhood. Finally, we are currently updating the Route 134 entrance landscaping with new shrubs/mulch and repairing the sprinkler system which

has not be operational for awhile.

Finally, the Tabb Lakes Homeowners Association Board exists to serve the community and to ensure the Covenants are enforced to ensure our neighborhood remains an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home. Covenant compliance inspections have started this year. A guideline table is posted on our website. If you have any questions, please contact the number on the ARC request in this newsletter. Thank you to all the residents that constantly maintain their property to our Covenant standards.

YARD OF THE MONTH PROGRAM — TERRI BERUBE

For the months of May through September, one yard will be chosen from the nominations given to the Tabb Lakes Beautification Committee. Nominations are highly encouraged and can be made by emailing

beauty@tabblakes.org

Tabb Lakes Board Members and the Beautification Committee will choose the lawn that best typifies the qualities of: uniqueness, beauty, appeal and consistency with the

guidelines. Since the judging members will mainly deal with "curb appeal", nominations will be for front and side yards jointly, as well as the exterior of the house viewed by the street. The committee will select one yard during the first few days of each month.

The winner of the Yard of the Month will be provided with a decorative yard sign for display indicating their winning yard, a posting on our community website and face book page, and a \$25.00 gift certificate.

The purpose of the program is to recognize neighbors who demonstrate above-average efforts in maintaining their property, thereby contributing to the overall appearance of the Tabb Lakes community at large. This is a great award and the program is administered entirely by volunteers.

More contest guidelines and judging criteria will be printed in the next newsletter.

2016 HOLIDAY HOUSE DÉCOR WINNERS – TERRI BERUBE



The daytime winner was Robert and Kelly Phaup, 106 Shallow Lagoon.

Thanks to everyone for making our neighborhood beautiful during the holidays! Good luck next year!



The night time winner was Mike and Jenny Sorrentino, 205 Heath Place.

LAKE 2 UPDATE – BILL KEPLESKY

Since late November, the fountain and aeration compressors were plagued with electrical issues that prevented the safe operation of both systems. Working with Solitude Lake Management, an outside electrician and Dominion Power, the trouble-shooting and repairs took much longer

than anticipated. The electrical components had been installed in the early 1990's, and it took some time to find the specific faults and whether Dominion Power and/or the TLHA were responsible for all or part of the repairs. Thank you for your patience while we resolved the elec-

trical issues to ensure the safe operation of the fountain and aeration compressors. If you see something that requires our attention or if you just have a question, please don't hesitate to contact me.
(lakemaint2@tabblakes.org)

TREE IDENTIFICATION TIPS – LOU LAFRENAYE

Identifying the correct common name (and genus and species) of a tree can be difficult, especially for deciduous trees who lose their leaves each year. 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 as accurate

as possible. 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 pictures from multiple angles to insure you can see details later on. Next is to look at the flowers, then the seeds the tree produces (both their shape, number, and how they are attached to the tree). Again, take detailed pictures and keep a sample. Once the leaves

fully emerge, then you have at least four parts of the puzzle (bark, buds, seed, and leaf) to help you research and identify your particular tree. (Note: The picture is a leaf from a River Birch (*Betula nigra*) in front of 205 Monty Manor. This is a common tree you will find as you walk around Tabb Lakes. It is also known as Black Birch, Red Birch or Water Birch).



PREPARING FOR SUMMER SEVERE WEATHER — LOU LAFRENAYE

It's that time to think about tornadoes and hurricane season so you and your family can be prepared. Each year, the Virginia Dept. of Emergency Management sponsors a statewide tornado drill to prepare us for tornado emergencies and to test the public warning systems. The 2017 Statewide Tornado Drill will take place on Tornado



Preparedness Day, Tuesday, March 21, 2017, at 9:45 a.m. (If widespread severe weather threatens the Commonwealth on that date, then the drill will be on Wednesday, March 22, at 9:45 a.m.)

At approximately 9:45 a.m., the National Weather Service will send a test tornado warning over NOAA Weather Radios. This test signal will sound a tone alert, show a test message or flash to indicate a message, simulating what people would hear or see during an actual tornado warning. Local radio stations, TV stations, and cable outlets will also broadcast the test message via the Emergency Alert System. To participate, start your own family tornado drill when you hear the test signal over NOAA Weather Radio or broadcast media or you can conduct your family exercise anytime during the month.

Prepare your family

Know the Signs:

- ◇ Strong, persistent rotation in the base of a cloud.
- ◇ Whirling dust or debris on the ground under a cloud base –

tornadoes sometimes have no visible funnel.

- ◇ Hail or heavy rain followed by dead calm or a fast, intense wind shift. Many tornadoes, especially in Virginia, are wrapped in heavy precipitation and can't be seen.
- ◇ Loud, continuous roar or rumble, which doesn't fade in a few seconds like thunder does.
- ◇ If it's night, look for small, bright, blue-green to white flashes at ground level (as opposed to silvery lightning up in the clouds). These lights are power lines being snapped by very strong wind, perhaps a tornado.
- ◇ Persistent lowering of the cloud base.

Learn the terms that are used to identify a tornado.

- ◇ Tornado Watch: a tornado is possible in your area. You should monitor weather-alert radios and local radio and TV stations for information.
- ◇ Tornado Warning: a tornado has been sighted in the area or has been indicated by National Weather Service Doppler radar. When a warning is issued, take cover immediately

Preparing for Tornadoes 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. Many models are available.
- ◇ 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 family at least once a year (along with fire drills).

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

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(CONTINUED FROM PAGE 4) SEVERE WEATHER TIP — LOU LAFRENAYE

substantial building, go to any 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.

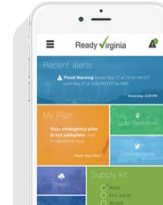
For more information about Tornadoes and Tornado Safety visit the following links: VDEM Tornado Safety Tips: <http://www.vaemergency.gov/prepare-recover/threat/tornadoes/>



Get a NOAA Weather Radio

Be ready. Be mobile.

A NOAA Weather Radio is the best and fastest way to stay informed of Tornado Watches and Warnings. You will get the information immediately from the local National Weather Service in Wakefield.

**VDEM Ready Virginia Mobile App**

Prepare for any type of emergency situation. Find out about disasters in advance

with local weather and public health alerts. Locate hurricane evacuation routes and nearby open shelters. Preparing for disasters is one of the most important things you can do for the safety of you and your family. The Ready Virginia app provides you with up-to-the-minute information that affects every Virginian. To download the app, go to <http://www.vaemergency.gov/prepare-recover/threat/tornadoes/>

UPDATE: TLHA PARKING AND VEHICLE STORAGE — KEITH EBERT


The August 2016 TLHA Regulation for Parking and Vehicle Storage provided TLHA homeowners information on the remedy to address concerns over commercial vehicles or equipment / trailers being parked in the neighborhood. The remedy is for the homeowner to contact York County Codes to register a complaint and

establish a Service Request to investigate for a code violation. To facilitate this process, the TLHA BoD has agreed to assign a board member to support your efforts to address your concerns to York County. If you need assistance or have a question, please contact Bill Keplesky (memberatlarge4@tabblakes.org) or contact York County

Codes (757-890-3523) — [www.yorkcounty.gov, and select “Customer Service Request” under “Fast Finds.”] The York County Code is 24.1-280, General Requirements for Home Occupations.

*****NOTE: There is a new Collections Policy on the web concerning collecting assessments and other charges. Please go to our website: www.tabblakes.org, Resources tab, and Documents on pull-down menu.**

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



GNC Lawn Care Services

400 Hounds Chase | Yorktown, VA 23693

Gabe Colls
Owner
gabeskates757@aol.com

Call or Text | (757) 272-4761

Geriatric Care Advisors, LLC



Donna L. O'Hara
Certified Geriatric Care Manager
Elder Care Coordinator
100 Heath Place
Yorktown, VA 23693
Tel: (757) 344-7812
Geriatriccareadvisors.com
dohara@geriatriccareadvisors.com



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Ed Tyler
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(757) 897-1082 (Cell)



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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Dan Hanson - Owner

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Stellar Exposures

Photography by Amanda MacDiarmid

757-477-3852
<http://stellarexposures.com/>
find us on Facebook!

Your advertisement could have been here!

If you would like to advertise here, please refer to the policies and forms on our web site: www.tabblakes.org.

If you see your ad on this page right now, please fill out a new form for 2017 to continue advertising here. Thanks.

**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
- York County Code 24.1-280, General Requirements for Home Occupations

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

NOTE: This form can be downloaded from our webpage: www.tabblakes.org/arc.php

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

PRSR STD
U.S. POSTAGE
PAID
NORFOLK, VA
PERMIT NO. 196

<http://www.tabblakes.org>
We are also on Facebook!



Reminder:
Walk facing traffic;
Ride bicycles with flow of
traffic.



Annual Tabb Lakes
Yard Sale
May 20

COMMITTEE CHAIRPERSONS AND MANAGERS

COMMITTEE/MANAGER	CHAIR	TELEPHONE	E-MAIL
Activities Committee	Kelli Wright		activities@tabblakes.org
Architectural Review Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
Beautification Committee	Terri Berubi		beauty@tabblakes.org
Emergency Response Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Dave West	534-7442	memberatlarge3@tabblakes.org
Lake Maintenance (Lake 1) Manager	John Noble	788-9399	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	Bill Keplesky	867-9219	lakemaint2@tabblakes.org
Neighborhood Watch Committee	Vacant		
Newsletter Editor/Manager	Shirley Flanagan	876-1156	newsletter@tabblakes.org
Stormwater Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Web-Site Manager	Clint Flanagan	876-1155	webmaster@tabblakes.org
Welcome Committee	Keith Ebert	867-7133	welcome@tabblakes.org