

TABB LAKES NEWSLETTER

2017 FOURTH QUARTER

VOLUME 14, ISSUE 4

NOVEMBER 2017

BACKYARD NEIGHBORS—BILL KEPLESKY

Our monthly property inspections confirm the Tabb Lakes community continues to take pride in the appearance of their property and the neighborhood. This assessment is based on the street view of the property exterior, and in many cases, extends to the backyards as well. Unfortunately, we are receiving complaints from residents whose neighbors don't realize the TLHA Covenants and Regulations apply to the entire property exterior, as seen by all your neighbors, especially backdoor neighbors and potential home buyers. We have directed our management company to address all complaints on any portion of an offending property.

You may not know that when a home is for sale, the State of Virginia requires a PROPERTY OWNERS' ASSOCIATION DISCLOSURE PACKET. The completed packet attests to a number of areas that pertain to the common interests of the community. To document compliance, the management company has to make an inspection of the entire exterior of the property. For example, our management company has to confirm that any improvements or alterations made to the lot are not in violation of any of the Association's architectural guidelines. Another important issue is whether the property owner has any outstanding Covenants Compliance violations. Any violations have to be corrected or they will be noted in the Disclosure Packet to make the potential buyer aware of them prior to the sale. Now, what if your neighbor is selling their home? If your backyard is having an adverse impact on your neighbor's property appeal to potential buyers, the entire neighborhood is affected, not just the seller's property.

We are asking everyone, including renters, to consider your neighbors' views of your entire property and the appeal of our neighborhood to potential buyers. Please address any areas on your property that do not meet the common interests of our community, as described in the TLHA Governing Documents. We believe it is a reasonable request to give your backdoor neighbors the same positive impression of your property as your neighbors across the street.

Inside this issue:

Yard of the Month	2
Holiday Decorating Contest	2
New BOD and Vacancy	2
Neighborhood Noise	3
Helpful Articles from CERT	4-5
Covenant Compliance and ARC Reminders	5
Advertisements	6
ARC Request for Approval	7
Committees & Managers	8

Board of Directors

- President—Keith Ebert, 867-7133
- Vice President—Bill Keplesky, 867-9219
- Members at Large—
Ron Maddox, 775-2866;
John Noble, 788-9399;
Ellis Sharadin, 867-8816
- Secretary/Treasurer—
Charles Rossi, 867-8322



CONGRATULATIONS!

September
Brian Thomas
200 Heath Place

October
Karl and Carol Kassel
122 Leslie Lane

Thanks for all your hard work in making our neighborhood beautiful this fall!

Holiday Decorating Contest—Beautification Committee

Tabb Lakes 2017 Holiday Decorations Contest begins this December to recognize and show appreciation to residents for an outstanding job of decorating their homes during the holidays for everyone to enjoy.

It is highly encouraged that you consider helping us by volunteering to be a holiday décor judge for this one event and/or nominating your favorite decorated home by contacting the beautification committee at beauty@tabblakes.org.

If there are no volunteers to help judge the décor, then the judging will be done by the Tabb Lakes Board of Directors and the Beautification Committee members.

This is a contest for two winners. We are looking for holiday **daytime** and a best **evening** holiday décor winner. Judging will take place during the month of December with final decisions being rendered December 22nd. The home receiving the most votes will be deemed the 2017 Holiday Decorations Contest Winner. Each winner will receive a \$50.00 gift card to Lowes and be recognized on the community website.

Any residential (owner or tenant occupied) within the Tabb Lakes Subdivision is eligible. However, current Holiday Decorations Contest Committee members (to include new volunteers) and Tabb Lakes

Board of Directors are not eligible to win.

Examples of possible judging criteria: Curb Appeal, Theme, Uniformity of Color, Neatness and Alignment, Organization of Lawn ornaments, etc.

Please Note: This Award Program focuses on the front yards/roofs only.



**Please notice changes in our new Board of Directors listed on the front page and also a new Beautification Committee Chair on the last page.
We still need a Neighborhood Watch Committee Chairman. Would you please consider this important position?
We also need an Activities Committee.**

NEIGHBORHOOD NOISE ABATEMENT INFORMATION— BILL KEPLESKY

At the annual meeting in October, a resident requested information on how to report a noise complaint, specifically loud noises from the auto salvage yards occurring early in the morning. York County informed me that the Sheriff's Office enforces the County's noise ordinances, not the Tabb Lakes Homes Association.

Mechanical noises are prohibited in or near York County residential areas between the hours of 8 pm and 7 am when the "noise is plainly audible beyond the real property line of the property where the noise is generated." The York County Code provides examples of mechanical noises from machinery and equipment, such as hoists, chain saws, demolition equipment, lawn mowers, and recycling systems. For the resident who asked about the auto salvage yards, a complaint is warranted against the business if you can hear the mechanical noises between the hours of 8 pm and 7 am.

The York County Code also identifies a more strict operating timeframe for non-emergency construction. Basically, if you are having your roof repaired, driveway replaced, trees removed or an

area excavated, the approved operating hours for the associated machinery and equipment are 7 am to 7 pm.

A less strict timeframe exists for outdoor gatherings on residential properties. After 11 pm, a complaint is warranted "for any excessive noise that is plainly audible beyond the real property line of the property where the noise is generated, and the noise continues unabated for over 30 minutes."



REFERENCES:

The York County Codes that address noise abatement issues for our neighborhood include the following: *Sec. 16-19.2 Specific Prohibitions* and *Sec. 16-19.3 Prohibited Noise, Generally*: these sections contain the information necessary for residents to determine whether a complaint is warranted. *Sec. 16-19.5 Exceptions*: this section identifies the exceptions, such as locomotives, emergency sirens, church bells or stadium activities. There are other subsections that have greater detail, so I encourage anyone to read these other subsections if they have a

unique issue.

EXCEPTION:

For residents with home operated businesses and the home occupation is generating mechanical noises, the York County Code, Sec. 24.1-280, Home [Business] Occupations states " (i) no equipment or process used as a part of the occupation or activity shall disrupt residents of nearby dwellings." Therefore, the mechanical or process noise restriction for home operated businesses is **24 hrs a day**.

Any resident who wishes to make a noise complaint should call the York County Sheriff's **non-emergency number: (757) 890-3630**. If a violation does occur, the offending party could be fined up to **\$250.00** for the first offense.

HELPFUL ARTICLES FROM CERT – LOU LAFRENAYE

Time to Test Your Smoke Alarms and Review Your Family's Emergency Escape Plans

The end of Daylight Savings Time is the time to test your smoke and carbon monoxide alarms, review your family's emergency escape plans, and replace any emergency supplies that may expire soon.

A smoke alarm with a dead or missing battery is the same as having no smoke alarm at all. Take care of your smoke alarms according to the manufacturer instructions, and follow these tips from the U.S. Fire Administration:

- ◆ Smoke alarm powered by a nine-volt battery - Test the alarm monthly. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.
- ◆ Smoke alarm powered by a 10-year lithium (or "long-life") battery- Test the alarm monthly. Since you cannot (and should not) replace the lithium battery, replace the entire smoke alarm according to the manufacturer's instructions and dispose of it properly at a household hazardous waste site or by sending it back to the manufacturer.
- ◆ Smoke alarms hardwired into your home's electrical system - Test the alarm monthly. Replace the backup battery at least once every year. Replace the entire smoke alarm every 10 years.

Review your family emergency escape plans to ensure they are up to date. Replace any emergency supplies that will expire within the next six months and use the old supplies before they expire. For more information on emergency plans or supplies, visit Ready.gov.

Prepare Your Home for Winter

Last month, the National Oceanic and Atmospheric Administration released its winter outlook, which calls for a cooler and wetter than usual winter for the northern United States. As winter moves closer by the day, prepare your home now for tomorrow's bitter cold.

- ◆ Clean and inspect your heating equipment;
- ◆ Clean and inspect your fireplace chimney if you burn wood in the winter to prevent chimney fires;
- ◆ Install battery-operated carbon monoxide detectors.

According to the U.S. Fire Administration, home fires occur more often in winter than any other season. Protect your home by:

- ◆ Always using a metal or heat-tempered glass screen when using your fireplace;
- ◆ Making sure your space heater has an automatic shut off (if it tips over, it shuts off).

Check Your Fire Extinguishers

Time to check your fire extinguishers to insure they are still functional. Use the manufacture procedures for your particular extinguisher. Also check the manufacturing date. Consumer Reports and manufactures recommend that you replace non-rechargeable fire extinguishers that are older than 12 years, because the fire retardant chemicals loose effectiveness over time.



(continued on page 5)



(CONTIN. FROM PG 4) HELPFUL ARTICLES FROM CERT

Kidde Fire Extinguisher Recall

Kidde has recalled more than 40 million fire extinguishers used in homes, vehicles, and boats because they can become clogged or fail to discharge during a fire. The US Consumer Product Safety Commission announced the recall on 2 November 2017.

The recall includes 134 models manufactured as far back as 1973 and as recently as August 2017. The fire extinguishers are sold under dozens of different brand names, all listed on the [Consumer Product Safety Commission recall notice](https://www.cpsc.gov/Recalls/2017/kidde-recalls-fire-extinguishers-with-plastic-handles-due-to-failure-to-discharge). Go to their web site to check on what models are impacted: <https://www.cpsc.gov/Recalls/2017/kidde-recalls-fire-extinguishers-with-plastic-handles-due-to-failure-to-discharge>.

All the impacted units have a plastic handle or plastic push button. Units with a metal handle or valve assembly are not included in the recall. The plastic handles and buttons can break or detach when force is applied.

According to the Kidde website, they will replace the defective fire extinguishers for free. Information on how to check if your fire extinguisher is impacted and how to get a new one can be found on the Kidde website: <https://inmarmarketaction.com/kidde/Kidde284US/> or call (855) 271-0773.



COVENANTS COMPLIANCE AND ARC REMINDERS—SARAH KNAUB, ASSOC. MGR., COX & LEE MGMT., INC.

The Covenants Compliance inspection season has come to a close; full inspections will resume in February. If, at any time, you receive a notice in the mail and have questions about it, please do not hesitate to contact us. The goal of the Covenants Compliance Program is to keep the neighborhood looking its best!

I want to point out two particular areas that seem to be topping the “most cited” list when we do our inspections. If you look around the neighborhood you will find that about every third house has at least one side where the siding is glistening with green mold; I think it was an exceptionally good growing year! If you have mold growing on your siding, make it your New Year’s resolution to get it cleaned off. Be sure to check your roof for streaky stains and your chimney cap for rust while you are out there. Our February inspection will specifically focus on these areas in order to make sure the neighborhood is in tip-top shape when the spring home sales season starts.

The other area of exterior home maintenance that greatly affects your home’s curb appeal is the maintenance of stone driveway aprons. If you still have stones covering the portion of your driveway that abuts the street, you must take measures to keep the stone area free of weeds and grass. You may have to use a product such as Round-Up several times; and, in some cases, you may need to add more stones. Please check periodically to make sure that the stones are staying put and sweep them back in from the street if they have started to wander.

Another quick reminder: an approved ARC request is required before you start any project that alters the exterior of your house or property. This includes building or replacing a fence or deck. If you are replacing a fence or deck with a structure of the exact same style and material you do not have to request a new ARC approval IF you contact us to make sure that we have a record of your property’s original approval. The ARC request form is available in every issue of this newsletter as well as on the website, and we will work with you to make sure the approval process is as quick and easy as possible.

**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

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COMMITTEE CHAIRPERSONS AND MANAGERS

COMMITTEE/MANAGER	CHAIR	TELEPHONE	E-MAIL
Activities Committee	VACANT		
Architectural Review Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
Beautification Committee	Angela Hurst	771-3728	beauty@tabblakes.org
Emergency Response Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Cox & Lee Management	593-6088	coxleemgt@gmail.com
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