

# TABB LAKES NEWSLETTER

2018 FIRST QUARTER

VOLUME 15, ISSUE 1

FEBRUARY 2018

## PROPOSED AGENDA ITEMS FOR MARCH BOARD OF DIRECTORS MEETING—BILL KEPLESKY

20 March @ 7 pm - Poquoson Library

### i. Proposed Lake Rule Changes

The BoD will discuss and potentially vote on updates to the Lake Rules. The first rule change under consideration will be a requirement for all boat and watercraft occupants to wear a properly fitted life preserver at all times while on the lakes. (Remember only lakeside residents can launch a boat or watercraft into either lake.) The second rule change under consideration will be the prohibition of venturing from the shoreline onto the frozen lakes. Currently, everyone is prohibited from swimming or wading in the lakes. The same safety precautions should be a priority when the lakes are frozen. Because of the variable water depths and the water movement from the fountains and aerators, there is no reliable or safe method to assess the thickness or the integrity of the ice. If a child falls through the ice, escaping may be very difficult. Unless help is immediately available, hypothermia or drowning may occur after a few minutes. Stay off the ice.

### ii. Proposed change to the Architecture Review Request, Approval and Follow-up.

The BoD will consider updating the Architecture Review Committee Request Form with a requirement for the requestor to contact Cox & Lee Management, Inc. when the approved project is completed. The project will then be verified with an on-site inspection. Any project not found to have been completed in accordance with the specifications of the approved ARC request will be subject to corrective action. The corrective action will have to be completed within 30 days. The BoD will also consider a requirement for the Request Form to include an estimated project completion date. Cox & Lee Management, Inc. will use that information to establish a suspense date to contact the requestor to obtain the status of the project.

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### **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

## YARD OF THE MONTH PROGRAM—Angela Hurst



Do you or a neighbor have a well-kept lawn that you would like to see recognized? Help us reward those homeowners with a \$25 gift card.

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](mailto:beauty@tabblakes.org).

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 from 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 website, 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.

## 2017 Holiday Décor Winners—Angela Hurst



Congratulations to our daytime winners Don and Anita Hensley of 200 Richard Run, and our evening winner, Jack Montgomery of 305 Gardenville.

This year's judging panel consisted of four adults and seven children. Houses were judged on a ten point scale according to the amount of festive holiday spirit, uniqueness, color, and joy brought about by viewing the home. Thank you to everyone who took the time and energy it takes to make Tabb Lakes a festive community to live in. The judging was very difficult. We welcome more families to participate in the 2018 holiday judging. Look for more information in the 4th quarter newsletter.



## HOME INVESTMENT AND COMMUNITY PARTNERSHIP— BILL KEPLESKY

One of the major advantages of living and investing in a common-interest community like Tabb Lakes is the authority of our Homes Association Board of Directors (BoD) to preserve, protect, and enhance home values. As members of the community, our acceptance of the Covenants was a commitment to all the other homeowners that we are all partners with the same community goals. Individually, many of us do our part to maintain our homes, and we work to find and take advantage of opportunities to increase its value. Our Association's BoD is an instrument to support these goals through the development

and enforcement of the rules and regulations the Covenants prescribe.



What is needed is a greater level of participation from the community to ensure the BoD is kept abreast of Association matters that may affect our home values and our community-at-large. Internet sites, such as NEXT DOOR Tabb Lakes, are not the means to keep the BoD

aware of community concerns, or expect the correct response to community issues. This will only occur through an open dialogue of Association members at BoD monthly meetings or by contacting a BoD officer or member. Please join us at the BoD meetings, or share your concerns or ideas for improvement with any BoD officer or member. Our meetings are posted on the website and are usually the third Tuesday of each month at the Poquoson Library at 7 p.m.

Let us all create a stronger partnership for the preservation, protection, and enhancement of our investment, not only in our homes but in our community.

## “FAMILIAR” PHONE SCAMS—BILL KEPLESKY

Do you answer calls with familiar numbers, such as a (757) area code or your phone number prefix only to find no one on the line? The scam is designed to exploit your curiosity so you will call the number back. In reality,

what is more likely is the location you are calling is not in the (757) area code but in an international location with high per-minute phone charges. You may reach a person who then puts you on hold or transfers you multiple

times to the "right office" so you can claim your prize, qualify for a low credit card rate, or to tell someone to stop calling. Just be aware.



## GOT NEIGHBORHOOD WATCH?—KAREN SELF

Are you interested in being a part of Tabb Lakes' Neighborhood Watch team? Currently, we do not have an active Neighborhood Watch team. I would love to get a



group of interested neighbors together to brainstorm getting this team back up and running. Between pumpkins being smashed to yard inflatables getting stolen to car break-ins and I'm sure much more, I think the neighborhood residents could

benefit from an active Neighborhood Watch team. Contact Karen Self at [lynnke99@aol.com](mailto:lynnke99@aol.com) or text at 757-871-2690 if you are interested in attending an interest meeting.



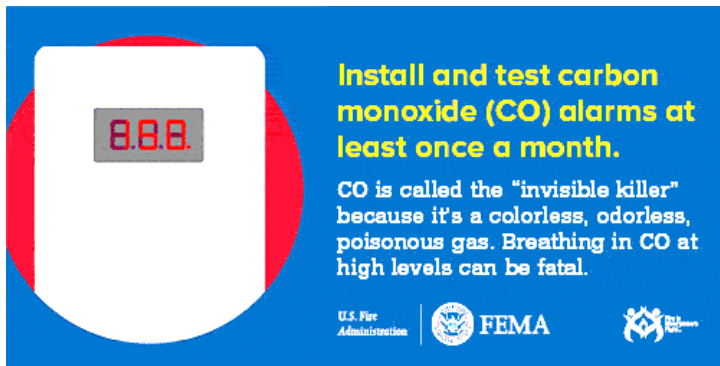
## INSTALL AND TEST CARBON MONOXIDE ALARMS—LOU LAFRENAYE

### Carbon Monoxide (CO) Poisoning in Homes:

Carbon monoxide, also known as CO, is called the “Invisible Killer” because it’s a colorless, odorless, poisonous gas. More than 150 people in the United States die every year from accidental nonfire-related CO poisoning associated with generators or faulty, improperly-used or incorrectly-vented fuel-burning appliances such as furnaces, stoves, water heaters and fireplaces.

### Know the symptoms of CO poisoning.

Because CO is odorless, colorless, and otherwise undetectable to the human senses, people may not know that they are being exposed. The initial symptoms of



low to moderate CO poisoning are similar to the flu (but without the fever). They include:

- ◇ Headache
- ◇ Fatigue
- ◇ Shortness of breath
- ◇ Nausea
- ◇ Dizziness

High level CO poisoning results in progressively more severe symptoms, including:

- ◇ Mental confusion

- ◇ Vomiting
- ◇ Loss of muscular coordination
- ◇ Loss of consciousness
- ◇ Ultimately death

Stay Safe with these tips:

- ◇ Install and maintain a CO alarm centrally on every level of your home, and outside each sleeping area.
- ◇ Use portable generators outdoors, away from the house.
- ◇ Make sure vents for the dryer, furnace, stove, and fireplace are clear of debris or snow.

For more information, go to the U.S. Fire Administration web site at [www.usfa.fema.gov/prevention/outreach/carbon\\_monoxide.html](http://www.usfa.fema.gov/prevention/outreach/carbon_monoxide.html)

## 50TH ANNIVERSARY OF THE FIRST 9-1-1 CALL—LOU LAFRENAYE

On February 16, 1968, Alabama State Senator Rankin Fite completed the first 9-1-1 call in Haleyville, Alabama. This began the national implementation of our current program, first envisioned back in 1957 by the National Association of Fire Chiefs. It remains as important today as it was when first introduced decades ago. Calling for help remains the first step in assisting someone in any emergency.

In fact, the Federal Emergency Management Agency’s (FEMA) “You Are the Help Until Help Arrives” program identifies calling 9-1-1 as the first of five actions to help someone until professional help arrives. Take

time to learn the five steps below and take the “Until Help Arrives” training online:

- Call 9-1-1 and provide your specific location.
- Stay safe by protecting the injured from harm and moving them away from any ongoing danger.
- Stop the bleeding with firm, direct pressure, or a tourniquet.
- Position the injured: Let someone who is conscious position themselves; put an unconscious person into the recovery position.
- Provide comfort to the injured



while keeping them warm and offering encouragement.

FEMA’s “Until Help Arrives” online training and information website is located at

<https://community.fema.gov/until-help-arrives>

For more information on the history and events leading up to the implementation of the 9-1-1 system, visit the [National Emergency Number Association](http://www.nena.org/?page=911overviewfacts) web site at [www.nena.org/?page=911overviewfacts](http://www.nena.org/?page=911overviewfacts)

## HELP EMERGENCY RESPONDERS FIND YOUR HOME QUICKLY

Make sure your house number is clearly visible from the road. This will help emergency responders find your home as quickly as possible if you have an emergency and call 9-1-1. Emergencies occur at any time, so check its visibility in both the day and night time.



## COVENANTS COMPLIANCE INSPECTIONS—SARAH KNAUB, ASSOC. MGR., COX & LEE MGMT., INC.

Spring is almost here, so that means that Covenants Compliance Inspections are beginning. The Board has a legal duty to uphold the rules and restrictions of the HOA as one of the methods of maintaining property values in the neighborhood. Help ensure your 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 (that could be you!).



So get on out and look at your property from the street! Do you still have leaves piled up or branches strewn about that need to be removed? Is there mold on your siding? Does your driveway apron look messy and weedy? Do you have a lot of "stuff" sitting around on your driveway or in a pile at the side of your house? Now is the time to do some cleaning up

so that when the spring flowers start blooming THEY are the focal point of your yard and not some other overlooked exterior maintenance item.

There was an article in the 4<sup>th</sup> Quarter 2017 newsletter that provided some other information about spring inspections. It's available on the Association's website. If, at any time, you receive a notice in the mail and have questions about it, please do not hesitate to contact us.

## PROPERTY MANAGER ROBERT COX RETIRING

Dear Tabb Lakes Residents,

I have very much enjoyed working as your Community Association's Manager since 2008, but the time is now right for me to move on to enjoy the benefits of retirement. My wife and I look forward to spending more time enjoying our first grandchild and to traveling to see parts of the country we have wanted to visit for many years.

Sarah Knaub, who has worked with me for over 5 years, will be taking over Cox & Lee Management's business. Sarah is open-

ing her own company; so as of April 1<sup>st</sup> you will see the new company's name, Victory Community Management, Inc., on all correspondence. Like myself, Sarah is a professionally qualified Certified Manager of Community Associations (CMCA). Those of you who have worked with Sarah and/or met her at our Board meetings know that she does great work and is committed to providing the best quality professional management services to the Association.

I wish to thank the many dedicated volunteer Board and Committee members that I have

worked with over the years for their support and commitment to their community. It has been most rewarding and a pleasure working together to maintain Tabb Lakes as one of the area's most desirable neighborhoods.

Please feel free to contact me should you have any questions through the end of March. After that, you can contact Sarah at 757-593-0166 or VictoryComMgt@gmail.com.

Best,  
Robert J Cox



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

**Geriatric Care Advisors, LLC**



**Donna L. O'Hara**  
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**Honey-do List!**

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

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 Dan Hanson - Owner

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**Your ad could have been here!**

- ◇ If you are a homeowner advertised here, you need to fill out a form for 2018 please.
- ◇ If you would like to advertise here, please refer to the policies and forms on our web site: [www.tabblakes.org](http://www.tabblakes.org).

*Stellar Exposures*

Photography by Amanda MacDiarmid

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

**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](http://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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<http://www.tabblakes.org>

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

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