

TABB LAKES NEWSLETTER

2018 SECOND QUARTER

VOLUME 15, ISSUE 2

APRIL 2018

LAKE 1 DREDGING PROJECT UPDATE— JOHN NOBLE



Anyone who's looked north while driving Bridgewood Drive between Lake 1 & Lake 2 has most likely noticed the land bridge that's formed in Lake 1 near our dock.

No, that is not a cosmetic upgrade to the lake, nor is it being built to allow people from Hwy 17 to cross over into our world. The land bridge is the result of an accumulation of detritus that flowed in the lake along with rain water and became trapped, primarily we suspect, due to the mass of the material being greater than the current. As those articles accumulated, the current slowed down more, allowing even more particulate matter and debris to become trapped in that section of the lake. We've all seen the result of that process and want something to be done about it!

Last October, I briefed the community at the TLHA Annual Meeting of the plans your Board of Directors had drawn up, where we were in executing those plans, and gave a general idea of where we were going next. At that time, Mr. Keith Ebert, our TLHA Board President, was in contact with multiple state and federal agencies, coordinating the paperwork and site visits necessary to achieve a permit declaration. Once the permit situation was decided, we planned to select a contractor to remove trees in order to allow a dredging operation access to the land bridge area.

In January of this year, we received notice from state and federal authorities that no special permit was required for our neighborhood to dredge the lake because we are performing maintenance to restore the lake to its original depth and grade. Following this announcement, we revisited with the tree-work specialists, ultimately selecting Smith's Tree Service to perform the service.

Neighbors should expect to see Smith's Tree Service vehicles and employees at the work site from 7-10 May, cutting down and removing the trees along the berm-side of the lake, from the trailhead to approximately 150' northward.

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Board of Directors

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

(Continued from page 1) LAKE 1 DREDGING PROJECT UPDATE

During this time, please do not access, nor permit access to the community trail, even after hours, as there is a danger to your safety until all work is completed. The company will return after that time in order to grind all stumps to just below the main soil level, with all tree work completed no later than 20 May. This will allow us to move along to the last major phase of the project.

At the last TLHA Board of Directors (BOD) meeting, Mr. Ebert advised attendees that Lake Services, the dredging operator, will be on site in June to begin dredging work. The neighborhood will see them build a pathway that will permit heavy vehicles to access the site. Once the work begins, you will see irregular traffic like heavy duty dump trucks, in the neighborhood because the company will use them to transport the dredged material out of our neighborhood for ap-

propriate disposition. We do not have a concrete completion date because that is weather dependent; but we estimate their work, to include demolition and removal of the old pier, will be completed before 1 July.

Again, please do not attempt to access the community trail until after all dredging work is completed and the area is returned to its pre-work state.

Those of you who have an interest in erecting a new pier, please bring your ideas and/or designs to the next TLHA BOD meeting, held at the Poquoson Public Library, at 7 PM on 15 May 2018. If we do not receive inputs, the BOD will consider that as the community does not desire to have a pier and will not pursue replacing it.

In order to help prevent the berm's dirt from washing down into the lake, the BOD is considering planting shrubs found growing lakeside in other nearby neighbor-

hoods. If you have experience with this type of work, please contact the BOD

Following the end of the project, the Lake 1 land bridge will be no more, the old pier will be removed, the trees on the berm-side of the lake will be gone, replaced with sustainable shrubbery that also helps block the view of the junk yards.

<u>DATES TO REMEMBER:</u>
7 - 10 May 2018 - Tree removal alongside Lake 1 (No Trail Access)
10 - 20 May 2018 - Stump grinding (Limited Trail Access)
June 2018 - Lake 1 Dredging Operation (No Trail Access)

BOARD MEMBER POSITION OPENING—KEITH EBERT

Due to one of our Board Members moving out of the neighborhood, we have an opening on the TLHA Board. If you are interested in serving on our board, please contact myself or any Board

Member. Our phone numbers are listed on page one of the Newsletter. Once contacted, you will be invited to the May 15, 2018 monthly Board Meeting, 7PM, at the Poquoson Library.



	<p>TABB LAKES ANNUAL YARD SALE</p> <p>SATURDAY, MAY 19, 2018</p> <p>8 A.M.—NOON, OR WHENEVER</p>
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YARD OF THE MONTH PROGRAM GUIDELINES—ANGELA HURST

- ◆ All residential properties within the homeowner association are automatically eligible.
- ◆ Award winners are selected based on the recommended judging criteria listed below.
- ◆ Key criteria include manicured yard, beautification, originality, and creativity.
- ◆ The upkeep of the yard can reflect the efforts of the residents themselves or that of a professional landscaper or groundskeeper.
- ◆ An award duration term lasts from the first day to the last day of that same month.
- ◆ The same property cannot receive more than one award in a 12 month calendar period. At least 12 months must elapse between awards for the same yard.
- ◆ While an individual's home is being recognized as "Yard of the Month," they are expected to maintain their yard in the same manner that allowed them to win the title.

RECOMMENDED JUDGING CRITERIA:

While lack of strict adherence to the criteria below does not necessarily disqualify, these principles offer general guidelines that will be recognized by the Tabb Lakes Yard of the Month program. Factors include the overall appearance, tidiness and neatness of the front of the property as evidenced by pruned, trimmed, and shaped foliage,

edged and defined lawns, borders and flower beds, and a visually appealing façade.

LAWN:

Grass should be healthy with no bare spots or excessive weeds. Grass shall be mowed, edged, and trimmed around foundations and fences. Debris (garbage, pet feces, etc.) shall be picked up and removed. A unified, simple and balanced landscape design with a neat and natural appearance is preferred.

LANDSCAPE & FLOWER BEDS:

Beds shall be weeded and edged, flowers must be dead-headed, dead plants removed, trees and shrubs pruned, and natural areas cleaned. Beautification efforts should include new flowers, new trees, and new shrubs, etc. with plantings in scale with surroundings and limited to a few types of plants rather than enough to confuse the eye.

WALKWAYS & DRIVEWAYS:

Walkways and driveways shall be clean (including trash containers of yard products removed from view). The area in front of the curb must be free from debris and dirt. The appearance after dusk includes accent lighting, safety lighting, and visible interior lighting, etc.

AESTHETICS:

The overall look of landscaping (formal versus informal, use of

color and textures, garden art) is important. The front entryway should be inviting, with original and creative touches to show personality (hanging baskets, pots, yard art, bird feeders, etc.)

The Tabb Lakes Board Members and Beautification Committee are dedicated to improving the quality of living and appearance of our community. We encourage residents to take pride in their homes and neighborhood. In turn, we look to celebrate those who do a superior job in maintaining their yards in such a way that they enhance the overall curb appeal of entire community.

Tabb Lakes Board Members and the Beautification Committee will choose the yard of the month. Judges are not eligible for Yard of the Month awards. Remember: Nominations are welcomed and highly encouraged. To nominate your favorite yard, just email beauty@tabblakes.org

Good luck!



LAKE 2 COORDINATOR POSITION VACANCY—JOHN NOBLE

It is with some sadness that I am announcing to our community that, due to the departure of the esteemed and venerated Mr. Bill Keplesky, there now exists a Lake 2 Coordinator vacancy on the Lakes Committee. No, Bill has not passed away, he has only moved out of our neighborhood, so, my sadness stems from the fact that we have one less smiling face at our monthly meetings. Well that, and your Board needs your help filling the role he so steadfastly sustained.

While we served together, Bill and I split the work based on the Lakes we lived by, with him as the Lake 2 Coordinator and me as the Lake 1 Coordinator. In order to keep the committee, *ahem*, afloat, I volunteered to

temporarily serve as the coordinator for both lakes. While performing the duties for both lakes is not arduous, the BOD feel the community and the residents around Lake 2 would be better served by having a Coordinator of their own.

It is preferable, but not required, that the Lake 2 Coordinator own a property adjacent to Lake 2 as it may be necessary, at times, to have boat access to the lake in order to assess work completed or desired.

The primary responsibility of the Lake Coordinators are to monitor the condition of the lakes, fountains, and aerators. Additionally, the Lake Coordinators coordinates with and monitors the performance of Solitude

Lake Management, the contractor that routinely inspects the lakes, performs preventative and unscheduled maintenance on our lake assets, and applies algae and aquatic weed control treatments.

Additional, more detailed information regarding the position is available on the THLA Website in the Lakes Management section. Please feel free to contact me at MemberAtLarge2@tabblakes.org with your questions regarding the position, any concerns regarding our lakes, or best of all, your notice of desire to fill the vacancy. Optionally, you can come to the next TLHA Board Meeting on 17 May at 7 PM in the Poquoson Library.

UPCOMING EVENTS—LOU LAFRENAYE

Below are some upcoming events in July and August.

Presentations on Hurricane Preparedness and Home Security - Wednesday, July 25

The Coventry and Tabb Lakes HOA's are hosting two seminars to help educate our HOA members about preparing for disasters and improving the security of our residences. The first presentation, "Hazardous Weather and Hurricane Preparedness", will be presented by a representative from the York County Department of Fire and Life Safety Emergency Management Office. The second presentation, "Home Security: Protecting Your Home and Property", will be presented by a representative from the York/Poquoson Sheriff's Crime Prevention Unit. These presentations will begin at 7:00 PM on Wednes-

day, July 25, at the Coventry's HOA Club House located at 100 Wrought Iron Bend, Yorktown, VA.

TED-Style Community Talks - Saturday, July 14

The Tabb Public Library will host an event called TED-Style Community Talks on Saturday, July 14, from 11:00 to 12:30. We have all heard about or listened to TED talks. In this same style venue, the intent is to have key individuals with various backgrounds and experiences speak about community awareness and how to empower ourselves to support community building and to improve our neighborhoods. More information about the speakers will be available soon at the Tabb Library. Check for the flyers at the entrance.

Neighborhood Block Party - Saturday, August 25

The Tabb Public Library will be hosting its 3rd annual Neighborhood Block Party on Saturday, August 25, from 1-4 p.m. It is sponsored by Greenlands, Tabb Lakes, and Coventry neighborhoods and is in partnership with York County's Library, Fire, Life, and Safety, Parks, Recreation and Tourism, Schools, Recycling, YMCA, Girls Scouts, and other community groups. Teeny Tiny Farm, Wamplers Brothers Band, Papa Murphys, and Jonathan the Juggler will be our featured entertainment and food vendors. This is open to all people and ages. The theme is "Neighborhood Spirit, Safety, and Environmental Awareness."

SAFETY AROUND PAD-MOUNTED TRANSFORMERS—LOU LAFRENAYE

Although most of our major electrical lines are underground, they are accessible above ground via pad-mounted transformers. Pad-mounted transformers are those big green metal boxes found either in front or behind a number of our homes. These transformers change “step down” high electrical voltage to a lower voltage that is then routed underground to several homes around it. Not every house has them; one is needed for only about every six houses. In Tabb Lakes, we probably have over 70 of these transformers. Although they are safe, they can be a potential electrical hazard if damaged, tampered with, or left unlocked. Please follow some precautions if your property has one in your yard.

Stay Safe Around Transformers

For your protection, avoid making contact with a pad-mounted transformer. Never allow children to play on or near transformers. Respect the equipment by not opening or tampering with it.

Report Problems

Immediately report unlocked or damaged transformers – such as leaking oil, struck by a car, or crushed by a tree after a major storm - to Dominion Power or 911 immediately.

Always Allow Access to Transformers

Be sure not to obstruct the front of the transformer. Obstructions in-



clude fences, shrubs, trees, storage sheds, and so on. Each pad has warning signs and guidelines for space needed around the transformer. Any obstruction can:

- Create safety risks to the personnel trying to access the transformer
- Delay service restoration during power outages
- Cause problems during routine maintenance of equipment
- Do not plant trees or allow trees to grow near a pad-mounted transformer. Their roots could ultimately shift the transformer's position over time.

NEW ARC PROCEDURES AND FORM—SARAH KNAUB

Your Tabb Lakes Homes Association Board of Directors has just approved a revision to the Architectural Review Committee (ARC) approval process and has revised the ARC Request for Approval form. A copy of the new form is on page 7 of this newsletter and is also available on the Tabblakes.org website.

ARC approval is required for any major exterior change to your property. Although the association may sometime seem like Big Brother when you want to build a shed or put up a fence, your ARC approval program is actually a benefit—not a burden. The association's rules, regulations and guidelines are based on harmony with the overall community, consideration for neighbors, and high-quality construction practices. The ARC approval program exists to maintain, protect, and enhance the value of your property; and it strives for a balance between individual rights and the good of the entire community.

Over the years, there have been some instances where a project was approved but was not completed according to the specifications that were on the application. The revised ARC Request Form now requires that you provide an estimated project completion date. It also requires you to let us know if there are any changes made along the way as the project progresses. Don't worry; we know that “stuff” happens! We will work with you to keep the hassle to a minimum.

Once the project is completed, it will be inspected to make sure that it complies with the specifications of the approved ARC Request. Projects found to have deviated from the specifications of the approved ARC request will be cited through the Association's Covenants Compliance Inspection process. That means one of two things. If the project is in compliance with the TLHA governing documents, you will need to resubmit an ARC request so

that the Association's documentation of the project is accurate. If the project does not comply with the TLHA governing documents, then you will have a specified period of time in which to bring the project into compliance and may also have to resubmit an ARC request.

If you are planning an exterior project, check the Documents section of the website to see what regulations are in place that pertain to the type of project you wish to undertake. A few years ago the Board put together a Covenants Compliance and Architectural Review Guidelines Summary Table that provides a good snapshot of all the rules and regulations and cites the relevant Board document that you can read to get the rest of the details. You are also welcome to call or email me, and I will be happy to answer any questions that you might have about a potential home improvement project. My contact info is on the ARC Form.

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

Geriatric Care Advisors, LLC



Donna L. O'Hara
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- Fix Leak In Sink
- Install New Fence
- Build Deck

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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 location, shape & all measurements. Provide a list colors, materials to be used, and any other construction details.

Homeowner check list:

- County permits: 890-3522. For room additions (including screened porches) a copy of the York County building permit must be attached to this application.
- Call Miss Utility before digging, to locate underground utilities: 1-800-552-7001
- York County Code 24.1-280, General Requirements for Home Occupations

Estimated project completion date: _____

(Allow up to 3 weeks for the processing of ARC approval; projects may not be started until approval has been obtained.)

In addition to any required county inspections, the Association reserves the right to review the completed project to determine whether or not the work was accomplished in accordance with the approved application. Please notify the Association when the work is finished. Projects found to have deviated from the specifications of the approved ARC request will be cited through the Association’s Covenants Compliance Inspection process.

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 deviation from the plans submitted or changed from using “like kind” building materials to those specified in this application.

Homeowner’s Signature: _____ Date: _____

Questions or to confirm project completion: Contact Sarah Knaub at 757-593-0166 or VictoryComMgt@gmail.com.

To Submit:

- E-mail form and attachments to Victory Community Management: **VictoryComMgt@gmail.com**.
- Mail form and attachments to the following address: **TLHA ARC Committee, c/o Victory Community Management
5007-C Victory Blvd. #240, Yorktown, VA 23693**

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

Committee Action _____ **Date of receipt:** _____

____ Approved as submitted

____ Approved subject to modifications as required by covenants

____ Disapproved for reason listed on reverse side

Signed: _____ Date: _____

TABB LAKES HOMES ASSOCIATION

P.O. Box 8088
Yorktown, VA 23693

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TABB LAKES ANNUAL YARD SALE
SATURDAY, MAY 19, 2018

8 A.M.—NOON OR
WHENEVER

COMMITTEE CHAIRPERSONS AND MANAGERS

COMMITTEE/MANAGER	CHAIR	TELEPHONE	E-MAIL
Activities Committee	VACANT		
Architectural Review Manager	Sarah Knaub	593-0166	VictoryComMgt@gmail.com
Beautification Committee	Angela Hurst	771-3728	beauty@tabblakes.org
Emergency Response Committee	Lou Lafrenaye	867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Sarah Knaub	593-0166	VictoryComMgt@gmail.com
Lake Maintenance (Lake 1) Manager	John Noble	788-9399	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	VACANT		
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