

TABB LAKES NEWSLETTER

2018 THIRD QUARTER

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LAKE 1 DREDGING PROJECT FINAL UPDATE— LOU LAFRENAYE



On July 5th, Lakes Services, Inc. began mechanically dredging the end of Lake 1. This area filled in with organic debris over the years, restricting the flow of water from lake 2 to lake 1. This restriction was beginning to cause an increase flooding potential for parts of our HOA and degrade the health of Lake 2 due to stagnating water.

Using an excavator with an extended boom, they removed roughly 450 cubic yards of material that accumulated over the years. To provide some perspective, the contractor removed over 6 ft of debris at the deepest sections that had accumulated over the years. This brought the lake depth back down to the original design levels shown in the 2000 and 2004 bathymetric studies. These studies are on file on our HOA website. A total of 41 dump truck loads were removed. Each dump truck had to have sealed beds to prevent supersaturated organic “muck” from draining out while transporting the watery material to the disposal site. Total cost was \$31,700 for the dredging project. In preparation for the project, we removed the trees along the HOA property on the left side. The excavator needed clearance for the boom to remove the debris and the trees were continuously dropping leaves/needles into the lake area that was contributing to the buildup in that area. Trees will not be allowed to grow there in the future. The overlook pier was also removed. It was catching debris near an outflow pipe adding to the buildup; it prevented the excavator from reaching parts of the lake and was rotting out over the years and becoming a safety hazard.

A more detailed report will be added to our HOA web site for our historical records. We will provide that link at a later time.

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- Secretary/Treasurer—Charles Rossi, 867-8322

Stop Kicking Your Can Down the Road! — Ellis Sharadin

This is a small request, but if you oblige, you can help ease the traffic situation on our narrow streets on garbage and recycling pickup days. A drive through the neighborhood on garbage days reveals scenes just like the picture on the right. We frequently see solid waste cans that are placed onto the road surface. On most of our streets, these cans narrow the available street so much that cars must take turns to drive in the middle of the street to avoid the



cans. The cans are a hazard to pedestrians and traffic alike and can damage passing cars.

There is no reason for any homeowner to place waste cans in the street. Our garbage trucks have extendable arms that reach out to clamp the waste container and then tilt them up into the open bin on the garbage truck. They can easily grab a can off your lawn;

cans do not need to be placed on the street pavement.

So, please, on collection days, place your cans at the edge of your lawn or at the very end of your driveway, but keep them out of the street. Your neighbors will appreciate it. Oh, yeah, once the garbage trucks are gone, please bring in your cans rather than leaving them out overnight; and, as the Covenants require, store them along the side of the house, out of view. Thanks!

SUMMER “YARD OF THE MONTH” WINNERS — ANGELA HURST

- May—106 Elise Place
- June—210 Tabb Lakes Dr
- July—137 Leslie Lane
- August—125 Leslie Lane

CONGRATS!

ELECTIONS AT OCTOBER’S AGM—JOHN NOBLE



TLHA will hold its Annual General Membership meeting at the Tabb Library at 7pm on 23 October. In addition to addressing the state of the association, there will be an election held to fill one Board member position and an opportunity to volunteer to assist the Board by filling committee positions, such as the Lake 2 Coordinator.

If you are interested in more information about any of these opportunities, please visit the TLHA website or contact a current Board member.

NOTE: TO REPORT A STREET LIGHT PROBLEM, GO TO

<https://www.dominionenergy.com/outage-center/streetlight-outages/outdoor-lighting-email-form>



**TABB LAKES HOMES ASSOC. ANNUAL MEETING
TUESDAY, OCTOBER 23, 2018
7 P.M. TABB LIBRARY**

DEALING WITH THE INEVITABLE HOME DETERIORATION— RON MADDOX

Over a period of decades, home deterioration is a normal progression. Life happens; and it is easy to postpone projects like roof replacement, trim repair, siding, and windows/sill replacement just to mention a few home components. I am going to present a few thoughts that might help many homeowners consider when to address this inevitable deterioration.

There are many stimuli that can drive the need for homeowners to cope with long-term deterioration. Some folks take a proactive stance and maintain their property in a "like new" condition while others accept a normal spectrum of degradation for shingles, windows, vents, doors, and paint. For these folks, I think the deterioration is very slow; and the severity is often hard to gauge given the acceptance that a range of degradation is normal. So, when should these folks accept that repairs to their home are needed, and how do they justify PRIORITIZING money for home repair? I would like to offer up three drivers that will most likely be the catalyst for PRIORITIZING home repair.

First is getting a covenants compliance letter in the mail from the HOA, which many of us have received. This letter may call out roof staining, mold, mailboxes, or trim in a state of obvious disrepair. The level of disrepair has exceeded that which is considered within a normal range for a home in good repair in Tabb Lakes. At this point, the homeowner must address the issues; and several homeowners have told me that they had never noticed their gable vents actually looked that bad before the letter. Does anyone like getting this letter? I know I do not; but when I step back, I most often see that it

points to an issue that needs addressing. The HOA works with homeowners as much as reasonable to bring the property up out of "it's a problem" category. If you get a letter, stop and take a breath. It might be inconvenient, but there most likely is a problem.

A **second** major driver for acting against deterioration is getting a property ready for sale. When the realtor points out that the roof is 27 years old, the windows are the same age, showing trim and sill rot, and the roof trim has been attacked by



carpenter bees, you get that final piece of good news that you are looking at \$14,000 - \$25,000 of repairs to make the house really marketable. If you are saying, "well I will just give an allowance of \$5k",

You might be surprised that the average buyer is better informed than in any previous generation. They have YouTube so in some sense, if they choose to look, they can get a quick overview of almost anything to do with a residential house including how much jobs are likely to cost. The buyer also has rules of thumb, like when a roof of a certain age is near end of life, the roof will need to be replaced. If the mechanicals, heating/AC/water heater is 20 or more years old, they are less efficient and will need to be replaced soon. Getting problems fixed is going to be a hit for someone; and if not done when taking the house to market, they might be done during that year you are waiting for a buyer.

The **third** major time when deterioration is addressed is when the

homeowners choose to do upgrades. A kitchen upgrade has significant cost and a significant reward. Some stay in a house and just continue to improve the home over time, which by the way, adds real value to the house separate from the County assessment. New flooring, paint, trim, upgraded windows, doors and so on, all improve the property value to a buyer; and, of course, the "end of life" clock is reset for everything upgraded.

So we definitely have a spectrum of homes, people, and strategies to cope with the inevitable home deterioration here in Tabb Lakes. Looking into the home sales for the last two years, the sale price versus County assessed value is all over the place. Some houses sold significantly above County assessed value, while others sold much closer to their assessment, and a few got the ultimate penalty of a very slow and low sale.

OK, I'm going to wrap this up now and you will see where I have been heading.

It seems to me, given everything I have mentioned, learned, and deduced, that the upgrades many people have put into their homes over the years are punching well above their weight in sales performance. In plain English, it seems that the houses with significant upgrades are selling faster and at a price point that may actually recover or exceed the entire cost of the upgrades. For the owners that carry into the sale a significant amount of aging home components, their sales were often very low and very slow.

Food for thought.

POISONOUS PLANTS IN OUR HOMES AND NEIGHBORHOOD— LOU LAFRENAYE

We may all be familiar with poison ivy, but it is not the only poisonous plant in our neighborhood. There could be other toxic plants in our yards or homes that are potentially hazardous to adults, children and pets.

Before I list some examples, I should explain why some plants are poisonous. The reason is they are defending themselves from plant eating insects, animals, and humans (herbivores). Plants' methods of defense fall into two categories; mechanical and chemical. Their tactics can be amazingly sophisticated. Roses and cactus (thorns) are examples of a mechanical defense. Poison ivy has a chemical defense. Stinging nettles has a combination, with thin needle-like hairs that "inject" chemicals into the skin causing a painful sting.

Their ability to mount a chemical defense is remarkable. The details of how they develop chemical defenses is beyond this article. However, below is a link to an 8-minute video that provides a great explanation of why and how plants defend themselves (courtesy of Megan Tierney, our local Virginia Cooperative Extension Agent). It explains how plants can produce phytochemicals such as nitrogen containing compounds, terpenoids, and phenolics for their defense and what it does (around the 4-minute mark of the video). <https://www.youtube.com/watch?v=ZRxVjuVR4YM>

My first example is an indoor plant called the Pencil Cactus or "sticks on fire". I had one on my back porch for some time. If you break a branch, it oozes an irri-



tating sap that is toxic to humans and pets. It is important to protect your eyes, hands and skin when pruning by wearing gloves. Avoid casual contact with the plant. Place your plant carefully so people and pets are

not constantly brushing up against it and breaking its branches.

A toxic outdoor plant is the Foxglove, which I have in my front yard.



This plant has bright bell-shaped flowers and is

quite pretty. It also has a chemical defense that uses a terpenoids compound (please see the video). All parts of the plant are poisonous if eaten. Foxglove produces digitalin which affects the cardio system. They are commercially grown to synthesize the heart medicine digitalis. Caring for the foxglove plant should include keeping children and pets away. You will not see deer or rabbits eating this plant.

My final example is the Giant Hogweed. I list this plant because it is both dangerous and an amazing example of the level of toxicity a plant can develop as a defense. Fortunately, it is not currently found in our area but was recently identified in the northern part of Virginia. It is a Federal noxious weed and an invasive species that has spread

to northern states such as New York and Pennsylvania. Skin contact with its sap just from touching the stem or leaves, in the presence of sunlight, can result in severe burning and blistering. An individual in Northern Virginia had to be hospitalized after handling the plant. On page 5 of this newsletter is a flyer from the New York Dept. of Environmental Conservation that gives a good description of the plant and the dangers of touching it. You can also find it at the following website https://www.dec.ny.gov/docs/lands_forests_pdf/ghposter.pdf The Virginia Cooperative Extension (VCE) recently released a publication on this plant with recent information about it in our state. It can be found at https://pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/spes/spes-48/SPES-48.pdf VCE recommends the following:

Do Not touch the plant. If you think you have the plant in your yard, take a detailed picture and send it the local Virginia Cooperative Extension Agent. They will confirm if it is indeed the plant. They will also determine an eradication plan. Again, always avoid contact.

This article only highlighted a couple of plants. There are several more. VCE published "The Socrates Project – Poisonous Plants in Virginia" that lists 11 poisonous plants native to Virginia. It can be found at the following web site.

https://pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/CNRE/cnre-13/CNRE-21.pdf

BE INFORMED. BE SAFE.

If you think a plant is giant hogweed:

1. PROTECT:

Don't touch it. Skin exposed to giant hogweed sap and sunlight can be severely burned. If it touches your skin, immediately:

- Wash with soap and water
- Protect the area from sunlight for 48 hours

2. IDENTIFY:

See DEC's website. Take photos of the entire plant (stem, leaves, flower, seed). High resolution preferred.

3. REPORT:

Attach photos and e-mail ghogweed@dec.ny.gov or call the Hogweed Hotline at 1-845-256-3111.

If giant hogweed is confirmed, DEC will contact the landowner to discuss control options.



BEWARE OF GIANT HOGWEED

Don't Touch This Plant!



Height

8 to 14 feet tall when flowering

Flowers

Numerous small white flowers cluster into a flat-topped "umbrella" up to 2½ feet across. Late June/July

Leaves

Lobed, deeply cut, up to 5 feet across



Stem

Hollow, ridged, up to 4 inches across, with purple blotches and coarse white hairs circling the stem, especially at the base of the leaf stalks

DEC is working hard to control giant hogweed.



Spraying with herbicide







Cutting the plant root



Removing seed heads

Its sap can cause painful burns, permanent scarring and even blindness.

PLANTS OFTEN MISTAKEN FOR GIANT HOGWEED

			
Cow Parsnip May cause burns.	Angelica May cause burns.	Queen Anne's Lace	Wild Parsnip DON'T TOUCH! CAN CAUSE SEVERE BURNS.

Giant hogweed is an invasive, non-native plant classified as a noxious weed. It is unlawful to propagate, sell or transport. In addition to being a health concern, it crowds out other plants and causes soil erosion.

See DEC's website for a printable brochure, more information, and how you can help.



Scan the above QR code with your smartphone or visit www.dec.ny.gov/animals/39809.html

ghogweed@dec.ny.gov
Giant Hogweed Hotline: 1-845-256-3111

Division of Lands and Forests
Forest Health and Protection
21 South Putt Corners Road
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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

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TABB LAKES HOMES ASSOC. ANNUAL MEETING
TUESDAY, OCTOBER 23, 2018
7 P.M. TABB LIBRARY

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