

TABB LAKES NEWSLETTER

2018 FOURTH QUARTER

VOLUME 15, ISSUE 4

NOVEMBER 2018

FROM YOUR BOARD OF DIRECTOR'S PRESIDENT — KEITH EBERT

Greetings to all Tabb Lakes homeowners. My wife and I have lived in the Tabb Lakes community for 25+ years, and we are very proud to live here. I have served on the Board for over four years (two as Vice President) and have been elected once again as your Board President. I want to introduce your Board members and review our Board activities over the past year.

Our Board of Directors are excellent and very active in Association business. Three Directors return from last year's Board: Ellis Sharadin is serving his second year as Vice President and has a long history volunteering in Board activities, Ron Maddox (a former Vice President) who also has a long history volunteering in Board activities, and myself. We have two new Board members who volunteered to serve during the October Annual General Membership Meeting: Ruhana "Sony" Saif and Samuel Ray. 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.

I want to personally thank two departing Board members for all their work and keen insight into Board activities: John Noble and Rob Self. They will both be missed during our monthly meetings.

Finally, our community is very fortunate to have other very active volunteers. Charles Rossi continues to serve as our Treasurer. Besides keeping our accounts in order (which are audited annually), Charles is a former Board President who gives the Board a historical background on issues we discuss during our monthly meetings. The other volunteer is Lou Lafrenaye. Besides chairing the Community Emergency Response Team and the Stormwater Management Committee, Lou worked with York County to eliminate our street flooding problems during north-eastern rain storms and hurricanes. Shirley Flanagan, our Newsletter Editor, does outstanding work to gather articles for our quarterly Newsletter. Clint Flanagan manages the Tabb Lakes Web Site and keeps the site current with updates and all the latest information technology changes. Angela Hurst

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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; Sam Ray, 757-240-3613; Sony Saif, 347-495-2437
- Secretary/Treasurer—Charles Rossi, 867-8322

FROM THE BOARD OF DIRECTOR'S PRESIDENT (continued from page 1)

runs our Beautification Committee. Angela and her group judge Yard of the Month and the Annual Holiday Decoration contests. A first-time volunteer, Neal VanHouten, will head up our Neighborhood Watch Program. Thanks to all of you!

I would like to see more homeowners volunteer. We still have a vacant Activities Committee and the Lake Two Management position; consider volunteering for these positions.

During 2018, the Board and Committees have accomplished the following tasks: the dredging of Lake 1, donation to support the Neighborhood Block Party, successfully averted an effort to build an-

other business on Route 17 that would have threatened Lake 1 with more runoff and debris, coordinated with York County to migrate noise and block unsightly junked cars from view, upgraded several street signs, updated the membership on the new process for reporting watch light outages to Dominion Energy, revised ARC request form to include a post-construction visit to ensure project is completed in accordance with approved specifications, and improved insurance coverage to protect the Association from liability.

Finally, the Tabb Lakes Homeowner's Association Board exists to serve our community and to ensure the Covenants are enforced to keep our neighbor-

hood an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home. In 2018, 26 homes sold an average 5.6% above the assessed value. Thank you to all the residents that constantly maintain your property to our Covenant standards.

One last reminder: For any outside improvements to your property, please submit an Architectural Review Committee (ARC) Request. The form is found inside each newsletter or on our web site. Call Victory Community Management at 593-0166 or E-mail victorycommgt@gmail.com with any questions prior to submitting an ARC request.

NOTE: TO REPORT A STREET LIGHT PROBLEM, GO TO

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

**NATIONAL POISON CONTROL EMERGENCY NUMBER/
VIRGINIA POISON CENTER—1/800-222-1222**

Did your child swallow one of grandma's pills? Did you take the dogs medicine? Did you have a reaction to sap from a plant you just pruned? A good number to have immediately available is the National Poison Control/Virginia Poison Center emergency contact number where you can talk to a poison information specialist. Their web sites have a

wealth of information on how to prepare for a poison emergency. The National website is located at <https://www.poison.org/> The Virginia Poison Center is located at <https://poison.vcu.edu/> They recommend that you call 911 right away if an individual collapses, has a seizure, has trouble breathing, or can't be awakened.



PREPARING FOR WINTER SAFETY — LOU LAFRENAYE

Winter storms and extreme cold create a higher risk of car accidents, hypothermia, frostbite, carbon monoxide poisoning, and heart attacks from overexertion. Winter storms can knock out power, heat, and communication services and place you and your family at greater risk. FEMA, CDC, and DHS advise families to take prudent precautions to minimize the risks of severe winter weather.

Home safety:

- ◇ Test your smoke and CO2 alarms once a month.
- ◇ Check that you have smoke alarms on every level of your home, including the basement. Be sure to have alarms close to where people are sleeping, especially if you are hosting guests for the upcoming holidays.

- ◇ Never use an oven or stovetop to heat your home in the winter.
- ◇ Never leave a burning candle unattended.
- ◇ If you use a portable heating device (electrical or kerosene) in your home, read and carefully follow the instructions and safety protocols.
- ◇ Have supplies ready at home in case you ever lose power. Keep in mind your family's needs such as medication. Don't forget about food and supplies for pets.

If you are driving distances during the winter season:

- ◆ Know the weather conditions for the length of your route. Stay informed and updated on pending weather changes.

- ◆ Insure your automobile is properly winterized, serviced, and prepared for winter weather travel.
- ◆ Keep an emergency kit in your car. Include jumper cables, warm clothes, bottled water and snacks, first aid kit, flashlight, a spare cell phone charger, and an ice scraper.



For more winter weather tips, go to <https://www.ready.gov/winter-weather>

For more fire safety tips, go to <https://www.ready.gov/home-fires>

YORK COUNTY CURBSIDE LEAF COLLECTION



Beginning November 26 and continuing through February 9th, residents may place an

unlimited number of clear bags of leaves at the front roadside for collection every other week. Our zone includes these dates:

- December 10 and 24
- January 7 and 21
- February 4 (Final Sweep)

In order to ensure collection, bags must be at the front roadside by **7 a.m. on the Monday of your collection week**. Pick up will be completed by the end of the week. The following rules apply:

- Bags must not exceed 40 lbs. in weight.
- Only clear bags are collected and must not have drawstrings. Bags must be no thicker than one millimeter.
- Bags containing other yard debris (sticks, etc.) and/or

pet waste will not be accepted

York County participates in a regional de-bagging operation performed at the VPPSA Compost Facility. Please help us with this program by purchasing clear bags no thicker than one millimeter and **without** drawstrings.

For additional information, please call York County Waste Management at (757) 890-3780.

BE FIRE-SAFE THIS HOLIDAY SEASON — LOU LAFRENAYE



Please use these tips to keep your home and family fire-safe during the upcoming holiday season:

- ⇒ Always turn holiday lights off before leaving home or going to bed.
- ⇒ If you have a Christmas tree, water it daily. A dry tree can catch on fire easily. Keep it at least 3 feet away from heat sources.
- ⇒ Keep candles 12 inches away from anything that

can burn. Consider using flameless candles for all or part of Christmas, Hanukkah, or Kwanzaa celebrations.

The U.S Fire Administration provided these facts below to help increase awareness of holiday fires in our community.

- ⇒ One of every four home Christmas tree fires is caused by electrical problems.
- ⇒ Although Christmas tree fires are not common, when they do occur, they are more likely to be serious. On average, one of every 32 reported home Christmas tree fires results

in a death compared to an average of one death per 143 total reported home fires.

- ⇒ A heat source too close to the tree causes one in every four Christmas tree fires.
- ⇒ The top three days for home candle fires are Christmas, New Year's Day, and Christmas Eve.
- ⇒ Candles start two out of five home decoration structure fires.

Learn more about holiday fire safety at

<https://www.usfa.fema.gov/prevention/outreach/holiday.html>

KEEP YOUR HOME SECURE

Deputy Shawn Dearhart, a member of the Crime Prevention Unit in the York-Poquoson Sheriff's Office, recently presented a briefing on securing your home and property. She stated that the first and easiest thing to do is to lock your doors! Some homeowners either do not, or forget to, lock their doors when they depart their home or go to sleep. She said that, historically, doors are the first choice of entry for burglars. Also, remember to lock the individual access

door on the side of the garage, secure your windows, and lock your vehicles (to prevent access to your garage door opener).

Deputy Dearhart also described what is known as the 6 second break-in. A burglar can break into your garage within 6 seconds by using a coat hanger and reaching inside the garage to pull the emergency cord/garage safety latch on the garage door opener. This will allow them to open the garage door. The video she used in her presentation to show the pro-

cess can be found at <https://youtu.be/CMz1tXBVT1s>

You can find other videos on line by looking up "6

second break-in". One way you can negate this method of access is by securing the garage safety latch with a small zip-tie. Examples of how to do this can be found on line.



Check out this link for upcoming Christmas activities in York County:

<https://www.visitYorktown.org/calendar.aspx>

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

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Photography by Amanda MacDiarmid

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 find us on Facebook!

Your ad could have been here!

We're starting a new year; so please go on-line and fill out a form for 2019.

www.tabblakes.org

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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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	John Noble (temporary)	788-9399	lakemaint1@tabblakes.org
Neighborhood Watch Committee	Neal VanHouten	803-968-0304	Neighborhoodwatch@tabblakes.org
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