

TABB LAKES NEWSLETTER

2019 FIRST QUARTER

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FEBRUARY 2019

SPRING CLEANUP—ELLIS SHARADIN

As you may notice, it’s nearly spring! Spring is traditionally the time when home sellers begin putting their properties on the market. Your Board of Directors wants to be sure our community looks its best when prospective renters and home buyers show up. In fact, our Covenants charge the Board with monitoring home maintenance as a means of preserving our home values.

Beginning in February, our property manager, Victory Community Management, resumed regular inspections of Tabb Lakes. Through many years of consultation with local realtors and property managers, we’ve learned to place special emphasis on those areas of home maintenance which most negatively impact the attractiveness of Tabb Lakes. Here are a few, which your Board will be looking at hard this season:

- ◆ Moldy siding - Yes, that’s the green stuff which accumulates on your siding, particularly after such a wet winter as we’ve had. It’s easy to remove by yourself with a power washer and bleach solution; but if you’re uncomfortable with hanging on a ladder to get the 2nd story, you’re better off hiring a power wash company. Prices range from \$150–200 per house and you can generally find reputable, reasonably priced services on Angie’s List, Home Advisor, and the like. Plan on scrubbing down your house ANNUALLY in our Virginia coastal climate.
- ◆ Stained roofing - This is a big one. Mold and mildew start working on your shingles, especially in wet weather and with detritus like leaves and branches falling on your roof in the fall. Like the moldy siding, this requires a bleach-like solution to get the stains out. Not only will your home look far better (and far more saleable) after treatment, but your shingles should last longer. Again, good sources for the work can be found through Angie’s List, Home Advisor, EnviroWash, etc. Cost will vary dependent on the square footage and complexity of your roof.
- ◆ Rusty chimney caps - Realtors repeatedly emphasize how rusty chimney caps create a sense of an “OLD” neighborhood, and make it hard

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- Secretary/Treasurer—Charles Rossi, 867-8322

SPRING CLEANUP (continued from page 1)

for you to get top dollar for your home when there are so many newer neighborhoods with that “fresh” look. Rust-treating the caps and then painting them with aluminum paint is a good option, but you’ll need to repeat it every few years. The best option is to hire a chimney company to replace the cap with stainless steel; it’s well worth the cost, because you’ll only need to do it once.

Nobody wants to live in a shabby neighborhood or buy into one which looks well past its prime. The outside of your home makes an important, first impression, tells visitors whether our community has any pride, and ultimately impacts home values for every one of us. If you receive notice your home requires some cleanup, take the news objectively and understand we all have a responsibility

to keep Tabb Lakes a desirable place to live. Let’s all pitch in this spring and make Tabb Lakes a standout community.



2019 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

The Beautification Committee will choose the lawn that

best typifies the qualities of the following: 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 by 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 community 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.

2018 HOLIDAY DÉCOR WINNERS—ANGELA HURST

Congratulations!

Daytime Winner
810 Tabb Lakes Drive
AND

Evening Winner
305 Gardenville Drive

The judging panel consisted of both adults and children. Houses were judged 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. We welcome more families to participate in decorating and judging at the end of this year! Look for more information in the 2019 4th Quarter Newsletter.



LAKE 1 DREDGING REPORT—LOU LAFRENAYE

Last year, we completed the dredging project at the end of Lake 1. As promised in earlier newsletter articles, I completed a historical report that explains the process and results of the project. The report can be found on our HOA web site at <https://tabblakes.org/index.php/2-uncategorised/52-lakeinfo>

Open the “Lake 1 Dredging Report” file to review the report. You can also find many other historical documents and our lake studies going back to 2000 on this site. The HOA Board still plans to have the bank, on the left side of the lake, landscaped with suitable shrubbery to minimize soil erosion and for aesthetic reasons.



Lake 1 Dredged

“STOP THE BLEED” CLASSES AND PROGRAM—LOU LAFRENAYE

Recently, York County Department of Fire and Life Safety began offering a “Stop the Bleed” class to CERT graduates in York County as part of a nationwide program to train the public to respond to traumatic bleeding injuries. Three of our committee members attended the first class back in November. The two-hour class was taught by our local EMTs with years of experience. I would highly recommend the class if you get the chance to take it. No previous medical experience is needed.

To provide some background, the “Stop the Bleed” program is a national awareness campaign intended to cultivate grassroots efforts that encourage bystanders to become trained, equipped, and empowered to help in a bleeding emergency before professional help arrives. Think of the injuries that occur in major car accidents, industrial accidents, active shooters, improvised bombs (Boston Marathon), etc.



These are events that could cause casualties with severe bleeding injuries where action within minutes mean the difference between life and death. No matter how rapid the arrival of professional emergency responders, bystanders will always be first on the scene. A person who is bleeding can die from blood loss within five minutes; so, quickly stopping the bleeding is critical. Those nearest to someone with life threatening injuries are best positioned to provide immediate care if they are equipped with the appropriate training and resources.

This program reminds me of the national program that made Automated External Defibrillators (AEDs) easily available to

the public along with the training to use them. The “Stop the Bleed” classes will provide training to the public; and I suspect you will eventually see facilities, industrial work areas, schools, and office spaces with “Stop the Bleed” trauma kits mounted in public areas, in the same manner that you see AED devices on walls in many buildings. These supplies would be used by the public to quickly respond to a traumatic bleeding emergency.

York County scheduled a second class in February 2019 for CERT graduates. We will let you know if any classes are open to the general public in the future.

For more on the program, go to the following websites:

<https://www.bleedingcontrol.org/>
<https://www.dhs.gov/stopthebleed>
<https://www.ems.gov/projects/stop-the-bleed.html>

CURB APPEAL CHECKLIST—SARAH KNAUB

It's been a long, wet winter, but soon the trees will be blooming and the grass will be growing again! Now is the time to start thinking about your home's curb appeal. The curb appeal of the neighborhood as a whole depends on each resident maintaining his or her property as completely as possible. Our covenants compliance inspections will be in full swing soon, so make sure you check your property and address any items that need cleaning, straightening up, or repairing. Your "curb appeal checklist" should include at least the following items:

- ◇ Mailbox and mailbox posts—Many wooden mailbox posts in the neighborhood are leaning, have peeling paint, or have mold or lichen growing on them. Check your mailbox and newspaper box for dirt, mold, or rust. Cleaning, repairing, or replacing your mailbox and/or mailbox post is an easy weekend project that can make a really positive impact. Replacing your current mailbox/post with one made out of black vinyl means



you will probably not have to worry about mold or rust ever again!

- ◇ Storage of trash and recycling cans—The TLHA Declaration states that these receptacles are to be stored out of view of the street. If you don't have an area on the side or back of your house that is prepared for this purpose, then now is the time to start on this project.
- ◇ Items stored on driveways, porches, or in the yard—These areas of your property are not to be used to store items such as yard maintenance equipment, pressure washers, empty flower pots or other storage containers, vehicle repair equipment, painting equipment, discarded electronics, grills, etc. (Even items in your backyard need to be kept neat and in good repair as most backyards are visible either by several neighbors or by residents on the other side of the lake.)
- ◇ Driveway—If you tend to get grass and weeds growing in your driveway cracks/spacers or in your gravel driveway apron, now is the time to try to prevent this maintenance hassle.

One bag of paver sand would be more than enough to fill the voids in your driveway and prevent grass and weeds from taking root. Many gravel driveway aprons are in need of more stone to keep the vegetation down and to give a neat appearance. Keeping the grass and weeds out of the stone

is much easier if tended to on a regular basis; so, check weekly and pull or treat anything that should not be growing there!



Everyone in the Association benefits from the homes in the neighborhood maintaining their property values. The items listed above are the first things visitors see as they arrive at your home; and in some cases, your home's curb appeal is the first impression a visitor gets as they enter the neighborhood. Let's make sure this first impression reflects pride in the wonderful community of Tabb Lakes!



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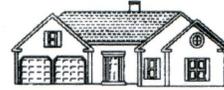


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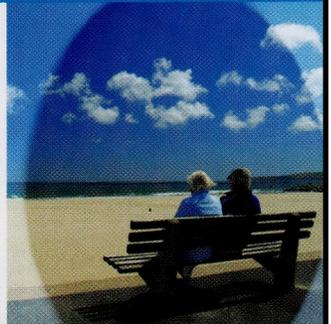
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These advertisements are not an endorsement by the Tabb Lakes Homes Association.

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/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 |