

# TABB LAKES NEWSLETTER

2019 SECOND QUARTER

VOLUME 16, ISSUE 2

APRIL 2019

## COMING: A COVENANTS AND BYLAWS CONVENTION – ELLIS SHARADIN

Most homeowners in Tabb Lakes have pride and take good care of their homes; but, if you look around the neighborhood, you will see we have some rare exceptions. Ever wonder why your Association at times seems almost powerless to change the situation? I'll sum it up for you: inadequate Covenants bestowed upon us by the original developers of Tabb Lakes.

Your Board of Directors (aka the "BOD") is well aware of the limitations which make it hard for us to effect positive changes when it comes to homeowner negligence. For example, our 1980's-era Covenants don't provide a fee structure for levying fines when homeowners don't comply with requests to repair their property or keep the grass cut, and York County regulations aren't helpful except in the most egregious cases. As a result, we have to expend precious Association dollars to engage our lawyer and take people to court. We've always won our cases, but there's a cost to it that we don't always recover through the courts. If we could adopt a system of fines, we could minimize our legal costs when dealing with bad situations. That's just one example of the shortcomings in our dated Covenants. As a result of our analysis, your BOD believes we're long overdue in addressing our Covenants shortfalls with a substantive rewrite of our Covenants, incorporating the rules and regulations we've passed over the years, thereby providing each of you with a clearly-defined set of rules and regulations for maintaining your "good neighbor" status. Here are some ideas we're considering with any rewrite, which would require a substantial turnout of homeowner responses to adopt:

- ⇒ Change Board member term to 3 years instead of the present 2 years.
- ⇒ Add language allowing the BOD to assess non-compliance charges for owners who refuse to maintain their property and/or add language giving the Association the right to hire a contractor to remedy violations and charge it to the homeowner, including putting a lien on the property if need be.
- ⇒ Give the Board the ability to raise assessments up to a max of 10% each year if necessary to address a looming situation, such as the need to accomplish major dredging of our lakes to preclude flooding.
- ⇒ Better clarification on the issue of who actually gets to use the lakes. Present documents are confusing about whether only people who live on the lakes get to use them or if the lakes are a common area for the use of all members.

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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

## COMING: COVENANTS AND BYLAWS CONVENTION (continued from page 1)

⇒ Change the need for approval from 75% of the membership to pass (336 households) to something more realistic, and provide a means for absentee voting by use of a notarized signature on a page saying they vote “Yes.”

Total rewrite is much more helpful than just doing amendments; both Declaration and By-laws need to be re-done. This would cost about \$5000 in legal and administrative fees to complete a rewrite.

# Covenants

You have our pledge that the BOD is not in the business of making a “power grab” or even trying to be militant in the way homeowners associations like Kiln Creek approach homeowner infractions. But we do need to make better sense of the hodgepodge of rules we’ve had to adopt over the years, and set some neighborhood-accepted standards for all homeowners to meet and be accountable for. In the end, this is an issue ultimately affecting the property

value of each and every home in Tabb Lakes. Our Covenants need to have some teeth in them.

We’ll be looking to set up an Association-wide meeting to further discuss the purposes of a Covenants rewrite and invite your suggestions and discussions about future-proofing our neighborhood and setting reasonable expectations for home ownership. Stand by for more information in the near future, and be thinking about how you can positively contribute to the conversation.

## TABB LAKES AQUATIC WEED CONTROL – JOHN NOBLE

Year round our lakes face a danger to both their beauty and the aquatic life... a danger that impacts our pastimes, our lakefront home’s resale value, and the general good of our community. That danger is found in the form of aquatic weeds and vegetation.

Through an existing and continuing contract between Solitude Lake Management and Tabb Lakes Homes Association, in addition to maintaining our fountains and aerators, the company treats our lakes with a various mix of aquatic herbicides and surfactants year-round. As in years past, the company will treat both lakes with a series of strong herbicides and algaecides to help combat the growth of noxious vegetation in our lakes, starting 1 May 2019, weather permitting.

Starting on that day, residents may periodically see our contracted technicians aboard small craft in our lakes, or on shorelines, applying the appropriate

combination and strength of agents required to combat the springtime growth and summer expansion of choking weeds and algae in our lakes. The technicians will apply at least two treatments during the month: one toward the beginning and a second toward the end. This double treatment will help ensure the invasive species do not bloom, the resident plants do not expand beyond regular treatment control, and will not negatively affect the wildlife that inhabit our waters.

**During the month of May, all lakeside residents are discouraged from using lake water to irrigate (water) your lawns, as the**

**application of lake water during this month may result in unfortunate and long-term damage to your lawn, shrubbery, and other vegetation.**

If, by some misfortune, a resident mistakenly irrigates their vegetation with lake water, please contact Solitude Lake Management at 888-480-LAKE for remediation actions the homeowner may take to mitigate the impact of using treated water.

Again, please refrain from using our lakes’ water for irrigation purposes from 1 May through 1 June 2019.

If you have any questions or concerns about this, please feel free to contact a TLHA board member, me, or the community association manager. Our contact information may be found on the back page of this newsletter.



## SAY “NO” TO LEAN-TO’S! — ELLIS SHARADIN

Recently, stormwater committee members happened upon an elaborately-built lean-to along the public pathway adjacent to Lake 1. Not only was there evident work in progress to construct the lean-to, but the beginnings of a second one were located nearby. In addition, a pile of logs was laid along the lake in what appears to be a small fishing pier; and someone had taken a shovel to construct steps along the berm, which hides the local junkyards from view.

Initially, your Board of Directors considered this an attempt by a homeless person to establish residence on Tabb Lakes property, and the Sheriff’s Department was called in to investigate.

We’ve confiscated two shovels, and policed up a number of discarded empty water bottles and potato chip wrappers; but we haven’t yet identified the culprits.

If you live along Lake 1 or near the footpath, please keep an eye out for strangers or people with wood clearing tools, and notify any Board member or our proper-

ty manager, Sarah Knaub of Victory Community Management. Our numbers are all listed on the tabblakes.org website and in this newsletter, along with our email addresses. You can also call the Sheriff’s Department at (757) 890-3630.



Lean-To



Fishing platform?

This may very well be the work of local youths, but in any case, construction along our common areas is prohibited by Association Covenants as well as the law. Additionally, burrowing into the berm threatens to erode the berm during rainstorms, creating the distinct possibility of opening up unwanted views of neighboring junkyards. The piling of logs to create a “fishing platform” along the lake is bad, too, because they add to the detritus that is fouling our lakes. If you have teenagers who know of the perpetrators, please ask them to remove the structures immediately and stop attempting to modify our berms. If they don’t cease and desist, the Association will have no choice but to call in the York County sheriff and charge the builders with trespass and destruction to Tabb Lakes property. Please help us nip this effort in the bud.

## PREPARING FOR TORNADOES — LOU LAFRENAYE

On 19 April, a severe weather event passed through our area that created numerous tornadoes. As of 22 April, the National Weather Service (NWS) has identified 15 confirmed tornadoes



across Virginia. Locations include York County and City of Newport News. The complete list and details of each event, the location, direction, estimated peak winds, strength, etc., can be found at the NWS Wakefield web site at [https://www.weather.gov/akq/April\\_19\\_2019\\_TornadoSummary\\_Statewide](https://www.weather.gov/akq/April_19_2019_TornadoSummary_Statewide)

Peak tornado season in Virginia takes place from May to September; however, tornadoes can oc-

cur any time of the year. Please ensure your family is prepared for these severe weather events. For more information, go to the VDEM website that addresses tornado preparedness at <https://www.vaemergency.gov/prepare-recover/threat/prepare-recover/threats/tornadoes/>



## YARD OF THE MONTH PROGRAM – ANGELA HURST

### Contest Guidelines:

- ◇ All residential properties within the homeowner association limits 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 last a single calendar month, from the first to the last day.
- ◇ 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.
- ◇ Recipients receiving awards in the beginning of the month shall surrender their award at the end of the same month.
- ◇ 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 and 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 and free of grass grow-

ing between any cracks in the pavement). The area in front of the curb must be free from debris and dirt. The appearance after dusk could include accent lighting, safety lighting, 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](mailto:beauty@tabblakes.org)

**TABB LAKES ANNUAL YARD SALE**  
**SATURDAY, MAY 18**  
**8 A.M.– 2 P.M.**



## TREASURER'S REPORT – CHARLES ROSSI

As Treasurer of the Tabb Lakes Homes Association, it is my responsibility to keep track of the Association's income and expenses, pay the bills, and make regular reports to the Board of Directors at their monthly meetings.

Here is a summary of where our money comes from and how it is spent:

The Association's annual Income is approximately \$78,400. About \$78,200 comes from homeowners' Association dues payments and about \$200 comes from newsletter ad sales.

Our annual Expenses are approximately \$80,300. Our biggest expenses are:

- ◆ Contingency Fund - \$22,300 that is set aside every year for major capital expenses (such as the recent dredging project). We have accumulated about \$364,000 in this Fund over the years.
- ◆ Electricity - \$15,500 (power for our streetlights, entrance lights, and lake fountains and lights)
- ◆ Property Management - \$14,500 (Covenant Enforcement and Architectural Review and administrative tasks that are handled by Victory Community Management)
- ◆ Lake Maintenance - \$9,000 (water treatments to control algae and other aquatic plants, maintenance and repair of the lake fountains, and water quality tests).
- ◆ Grounds Maintenance- \$7,500 (regular landscaping of our entranceways on Rt. 17 and Rt. 134 and the common area near Lake 1 and occasional special projects)
- ◆ Insurance - \$6,250 (liability insurance for the Association and property insurance for our entranceways)
- ◆ Legal Fees - \$1,000 (costs incurred when disputes involving covenant compliance or payment of dues require the services of a lawyer)
- ◆ Newsletter printing - \$1,700
- ◆ The remaining smaller expenses include: postage, CPA fees, storage room rental for records and equipment, federal and state tax payments, water for our entrance sprinklers, and dues collection expenses.

You can see that expenses are greater than income. Fortunately, we've built up a surplus from past years when we had fewer expenses, so we can make up this deficit. This information is presented every October at the Annual Meeting.

Any comments, questions, or suggestions from homeowners are always welcome.

[treasurer@tabblakes.org](mailto:treasurer@tabblakes.org)

## NEIGHBORHOOD WATCH – NEIL VANHOUTEN

There continues to be a rash of thieves taking advantage of unlocked cars in the neighborhood. In addition to protecting your vehicle, the following tips are ways you can help protect your property.

- ◆ Keep your residence and vehicles locked at all times.
- ◆ Don't leave valuables in view either in your vehicle or around your home.
- ◆ Lock home windows or add a lock bar to prevent thieves from entering through them.
- ◆ Install a security alarm system or camera system in/on your home to protect your valuables.
- ◆ Install wide-angle peepholes for outside doors at heights everyone can use to prevent opening doors to strangers.
- ◆ Install motion detection lights to enhance outdoor security.
- ◆ Use timers to turn on outside and inside lights automatically at various times throughout the night.
- ◆ Get in the habit of checking your doors and locks before going to bed or leaving the home.
- ◆ Let neighbors you trust know that you will be out of town
- ◆ Be observant and report: Call 911 to report anything that

you think is suspicious or unusual.

### CRIME REPORT:

There were only two police reports filed for larceny in the past three months: one report for property being stolen from a vehicle and the other for property being stolen at a residence. Both reports were from 29 Jan and 1 Feb respectively. However, there have been many reports of vehicles being rummaged through. If you fell victim to this act, despite anything of value being stolen, please report to authorities to help them identify potential trends.

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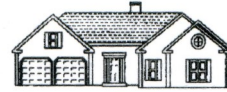


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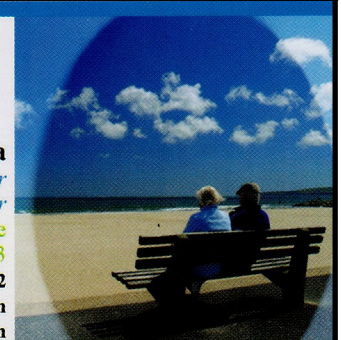
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[dohara@geriatriccareadvisors.com](mailto:dohara@geriatriccareadvisors.com)



**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](http://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 ANNUAL YARD SALE**  
**SATURDAY, MAY 18**  
**8 A.M. – 2 P.M.**



**COMMITTEE CHAIRPERSONS AND MANAGERS**

| <b>COMMITTEE/MANAGER</b>          | <b>CHAIR</b>           | <b>TELEPHONE</b> | <b>E-MAIL</b>                   |
|-----------------------------------|------------------------|------------------|---------------------------------|
| 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 Van Houten        | 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           |