

# TABB LAKES NEWSLETTER

2019 FOURTH QUARTER

VOLUME 16, ISSUE 4

NOVEMBER 2019

## A NOTE FROM THE PRES — KEITH EBERT

Greetings to all Tabb Lakes homeowners. My wife and I have lived in the Tabb Lakes community for 26+ years, and we are very proud to live here. I have served on the Board for over five 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.

Your Board of Directors are very active in Association business. All have returned this year to the same offices, as you can read in the side-bar column. Some of us will be finishing our terms next year; so we will be looking for “new blood” to be added to our Board. Officers are elected at the first Board meeting after the Annual Tabb Lakes Homes Association meeting in October. So be thinking about volunteering next year. Come to a meeting this coming year and see what we are about!

Tabb Lakes is very fortunate to have two very active volunteers who serve our community: Charles Rossi and Lou Lafrenaye. Charles continues to serve as our Treasurer. Besides keeping our accounts in order, which are reviewed annually, Charles is a former Board President who gives the Board a historical background on issues we discuss during our monthly meetings. Lou chairs the Community Emergency Response Team (CERT) and the Stormwater Management Committee. Lou has worked with York County to eliminate our street flooding problems during north-eastern rainstorms and hurricanes.

I also want to thank Shirley Flanagan, our Newsletter Editor, for her outstanding work in gathering articles for our quarterly newsletters which are always published on time. More thanks to Clint Flanagan, who manages the Tabb Lakes Web Site. Clint keeps the site current with updates (to include monthly meeting minutes) and all the latest information technology changes.

Also, thanks go out to Angela Hurst who runs our Beautification Committee. Angela and her group judge Yard of the Month and the annual Holiday Decoration Contest. She’s always looking for help. (Continued on page 2)

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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

**(Continued from page 1) ...FROM THE PRES**

Thanks also to Neal Van Houten for leading our Neighborhood Watch Program. I would like to see more homeowners volunteer for this committee to help make Tabb Lakes a safer community.

We still have a vacant Activities Committee and Lake Two Management position; consider volunteering for those positions.

We are all volunteers that want to keep our neighborhood a safe and profitable (when you sell your house) place to live.

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](mailto:victorycommgt@gmail.com) with any questions prior to submitting an ARC request.

During 2019, the Board and Committees have accomplished the following tasks:

1. Our Homeowners Association (HOA) supported the Neighborhood Block Party with a financial donation and helped host the Department of Fire and Life Safety's booth.
2. We successfully averted the second effort to build a business on Route 17 that would have threatened Lake 1 with more water runoff and debris.

3. The HOA is gathering information and quotes for additional lake dredging that may need to be done to keep our stormwater system functioning properly and keep Bridge Wood Drive and other low-level streets from flooding during heavy rainfall or hurricanes.
4. We are working on the Mid-Atlantic Place neighborhood entrance with aesthetics and safety improvements.
5. Our Management Company has identified home and yard maintenance issues to counter the aging look of our sub-division to encourage neighborhood pride.
6. Corresponding to VDOT, we have had numerous potholes filled. Talking with the workers, I discovered that some of our roads (especially Bridge Wood Drive) are on the list for resurfacing but not currently funded due to budget constraints.
7. Ken Matthews completed the landscaping at Lake 1 common area after the tree removal and dredging operation last year.
8. Back in May 2019, our lakes were treated for Cyanophyta commonly known as blue-green algae. As a reminder, both lakes are unsafe for a lawn irrigation source for the whole month of May each year.
9. Finally, our lake maintenance company repaired the

aerators and fountains this year.

A few words about our lakes: The 1985 Agreement between the Developer and York County made our HOA responsible for lake management. All HOAs in York County have the same responsibilities as our HOA. Even though our lakes get rain runoff from Route 17 businesses, York County does not have a storm water tax. Lake 1 requires dredging by the outflow pipes and one ROUGH estimate is \$111,000.00. The HOA has the money in the Reserve Fund to cover this cost. The south end of lake 2 (close to Coventry Boulevard) was never dug deep enough when the neighborhood was initially constructed back in 1985-1991. The ROUGH estimate to dredge this lake is \$612,000.00. The Reserve Fund does NOT have the money to cover this cost. The LAST action the Board wants to do is to assign a one-time assessment to pay for these expenses. That's why the HOA increases our annual assessment by the Consumer Price Index (which is allowed by the Covenants) as the Board feels this is the least painful way to accumulate funds to pay for these types of efforts. Each homeowner has a stake in the HOA. Reminder: Tabb Lakes has one of the lowest HOA fees on the Peninsula.

(Continued on page 3)

## (Continued from page 2) ...FROM THE PRES

We have a list of new items of business our Board wants to accomplish.

- ◇ Possible Tabb Lakes HOA Documents rewrite because the current Declaration and By-Laws contain outdated language and references to the developer/builder. Changes to the Virginia Property Owners Association (POA) Act need to be addressed. The estimated cost to accomplish this rewrite by an attorney is \$5,000.00. Any rewrite requires the approval of 75% (336 homes) of the Tabb Lakes residents.
- ◇ Additionally, the Board has a list of additional improve-

ments: change to Board of Directors (BOD) serving term from two to three years; allow the BOD to increase the annual assessment by more than the CPI (most other HOAs allow up to 10%); and allow the BOD to utilize the authority listed in the Virginia POA to charge homeowners non-compliance fees for continued violators. Currently, the only course of action your BOD has is legal action which is VERY expensive.

- ◇ Finally, your BOD wants to clarify conflicting statements in current documents to lake use.

The Tabb Lakes HOA Board exists to serve our community and to ensure the Covenants are enforced to keep our neighborhood an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home. In 2019, 26 homes sold for an average of 5.6% above the assessed value. Thank you to all the residents that constantly maintain their property to our Covenant standards.

## NEW ADVERTISEMENT POLICIES — SHIRLEY FLANAGAN

Our newsletter has become popular in the community for advertising businesses, both homeowners' and other "outside" businesses. We still want our homeowners to have "first dibs" in advertising their own businesses. For that reason, we had to revise our policies. I'll list only the changes here, as you can find the full policy on our website: <https://www.tabblakes.org>.

There are forms on our webpage that have to be filled out. One is for the homeowner-owned business and the other is for other outside businesses. I'm accepting the home-



owner forms until January 15, 2020. After that date, the outside businesses may submit their

forms with their checks.

So, if you own your Tabb Lakes home and business, please fill out the appropriate form and mail to the address at the top of the form. Your ad is free, and you may request it to be published in our newsletter for the whole year or for only certain quarters. Remember January 15 is your deadline; after that, your ad will only be considered if we have

room. All ads will take up only one full page of the newsletter.

Outside business ads received after January 15 will be considered by the postmark on the envelope mailed in with their check; first come, first served.

All ads must be in landscape format and ready to be used with no manipulation by me. Other requirements are listed in the policy.

If you have any questions, contact me. My contact information is listed on the back page of this newsletter.

## VP RAMBLINGS — ELLIS SHARADIN

Well, it's that time of year again: the time when your Association puts the brakes on neighborhood improvements and inspections, and gives homeowners and Board and Committee members time off to embrace the holidays. But before things quiet down completely, how about if we put 2019 into review before it disappears in our collective rear-view mirror?

We've accomplished some significant things this past year:

1. We successfully dredged out the land-bridge on Lake 1 (nearest end to the park bench off Bridge Wood). So much debris had run off the storm drains nearby, it was filling up that end of the lake and blocking the outflow from Lake 2, which needs to move water into Lake 1 in order to drain the neighborhood's significant stormwater runoff. We even got the grass replanted around the work area and it looks great.
2. Your Association, with the help of our York County Supervisors, defeated an effort by Sam's Express to install a car wash in the wooded area behind Adele Court. While the developers showed us plans to control their water runoff, it still would have imposed a burden on our lakes that

potentially would have caused flooding during a heavy Nor'easter or hurricane. With AutoBell going in right across the main road, and multiple other car washes up and down Rte 17, did we really need another car wash in York County?

3. If you've had the chance to go in or out of Mid-Atlantic Place, you may have noted some improvements there: a nice, bright yellow center-line to help keep cars on their side of the road, and a large white STOP line at Bridge Wood. The managers at Speedway were kind enough to install a STOP sign at their Mid-Atlantic exit, to help discourage customers from pulling out in front of oncoming cars on the street. We're working hard on even more safety modifications, including a new streetlight to illuminate the area under the trees lining Mid-Atlantic, and potentially a York County-installed sidewalk to get pedestrians off the street and improve safety for residents of all ages.
4. Look around the neighborhood, and you'll see we've been able to greatly reduce the number of homes with unsightly chimney caps, mold on roofs, and mildewed siding. Angela

Hurst's Beautification Committee has planted more shrubs and flowers at our entrances and will soon add Christmas wreaths to brighten things. So things are looking up when it comes to the attractiveness of our neighborhood, not to mention the sales appeal of our homes.

5. Back by popular demand, we have the same team in place for the Board of Directors, with Keith Ebert continuing as "el Presidente". We have continuity! But, new blood is always welcome to try out for these high-paying positions.

This year we actually saw an uptick in the number of residents attending our annual October General Homeowners Meeting. It's a hopeful sign, because we truly want each of our nearly 900 homeowners (446 homes) to feel a sense of buy-in when it comes to keeping Tabb Lakes a desirable place to live. In the year ahead, we hope each of you will reach out and get to know your neighbors better, volunteer just a little of your time to help the Association be more than just a maintenance operation, and help us build a sense of community with our neighbors. Feel free to come to a monthly Board Meeting

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## (Continued from page 4)...VP RAMBLINGS – ELLIS SHARADIN

(3<sup>rd</sup> Tuesday of the month, 7 PM, Poquoson Library) and see for yourself how your Board of Directors is working hard to plan for the long-term

viability of our neighborhood.

Enjoy the Thanksgiving through New Year's holidays, and we'll be in touch again starting in February. That's

also the month when our property manager, Victory Community Management, will resume neighborhood inspections!

## HOLIDAY FIRE SAFETY – LOU LAFRENAYE

Please stay safe this holiday season. The top three days of the year for home candle fires are Christmas, New Year's Day, and New Year's Eve.

- ◇ Only use decorations that are flame-retardant or not flammable.
- ◇ Check holiday lights each year for frayed wires or excessive wear.
- ◇ Don't link more than three strands of holiday lights.
- ◇ Never leave a burning candle unattended. Consider using battery operated flameless candles.
- ◇ Keep your live Christmas tree away from heat sources and room exits.
- ◇ Water your live Christmas tree daily to keep it from becoming dry.



## HOLIDAY DECORATING CONTEST—BEAUTIFICATION COMMITTEE

WOW, how time flies! It's hard to believe that the holidays are upon us already; and so, it's time for the Tabb Lakes 2019 Holiday Decorating Contest. Get out those lights, wreaths, and other festive decorations and brighten up our neighborhood for all to enjoy.

Do you and your family like to venture through the neighborhood and view all of the wonderful decorations? There is no judging age too young or too old! Consider helping us by volunteering to be a holiday décor judge for this one event and/or nominating your favorite decorated home by contacting the beautification committee at

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



This is a contest for two winners. We are looking for a best holiday daytime and a best evening holiday décor winner. **The judging will take place the third week of December.**

The Daytime and Nighttime home receiving the most votes will be deemed the 2019 Holiday Decorating Contest Winner. Each winner will receive a \$50.00 gift card to Lowe's and be recognized in the Tabb Lakes Newsletter.

Any residential (owner or tenant occupied) within the Tabb Lakes Subdivision is eligible. However, current Holiday Decorating Contest Committee members (to include new volunteers) and Tabb Lakes Board of Directors are not eligible to win. Examples of possible judging criteria: Curb Appeal, Theme, Uniformity of Color, Neatness and Alignment, Organization of Lawn ornaments, etc. Please Note: This Award Program focuses on the front yards/roofs only.



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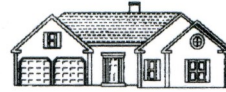


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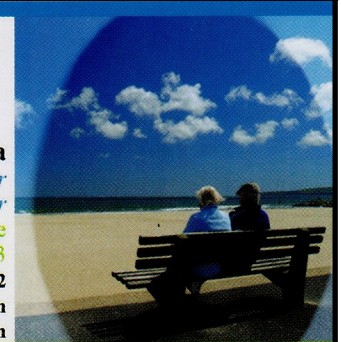
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These advertisements are not an endorsement by the Tabb Lakes Homes Association.

**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](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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**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