

TABB LAKES NEWSLETTER

2020 FIRST QUARTER

VOLUME 17, ISSUE 1

FEBRUARY 2020

INSPECTIONS WILL START IN MARCH — KEITH EBERT



Spring is usually the time when Tabb Lakes homeowners, wishing to sell their homes, put their property on the market. Your Board wants to ensure that our community looks its best to potential new home buyers.

We ask that all owners help maintain good property values by going outside and making sure that your property is looking its best. Please show potential new residents how much pride we have in our community.

- ◇ Clean up debris in the yard
- ◇ Check flower beds for tall weeds
- ◇ Sweep the rocks in the street back into the driveway
- ◇ Clean out your gutters
- ◇ Repair or paint any damaged trim boards
- ◇ Check the attic vent boards for any damage
- ◇ Paint those shutters that look faded
- ◇ Check the siding and roof for mold
- ◇ Pressure wash your house or hire a company to clean the mold off your siding and/or roof
- ◇ Check your chimney cap for rust
- ◇ Check your mailbox and post applying a fresh coat of paint, if needed
- ◇ Check you fence condition and make any necessary repairs or paint
- ◇ Check your front and backyard ditches to ensure they are free of vegetation that impedes the flow of water

Our goal, as your Board, is to enforce our Covenants to ensure homeowners receive top dollar for their home when it's put up for sale. For those homeowners who continually maintain their property at or above our Covenant requirements, **thank you** very much for all your hard work to make our community look its best. Victory Community Management Company will start the external home inspections in March.

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Board of Directors

- President—Keith Ebert, 867-7133
- Vice President—Ellis Sharadin, 867-8816
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Ron Maddox, 775-2866;
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- Secretary/Treasurer—Charles Rossi, 867-8322

SAFETY IMPROVEMENTS ON MID-ATLANTIC PLACE – ELLIS SHARADIN

At night, have you ever walked your dog, walked to the Speedway convenience store, or walked your family to dinner at Andrea’s Restaurant? What’s the common denominator among those three activities? It’s the task trying to keep from being run over by cars coming in and out of the neighborhood at night through the Mid-Atlantic Place entrance!

Your Association hasn’t been blind to the night traffic threat on Mid-Atlantic. It’s been difficult to figure out which agencies could help us reduce the threat to pedestrians in that area, particularly at the intersection of Mid-Atlantic and Bridgewood Drive.

We’re excited to report we’re finally making headway on our proposals to lessen the threat to residents.

Our first breakthrough



occurred a few months ago, when the area manager of the Speedway gas station agreed to erect a STOP sign at the Mid-Atlantic station entrance. While not foolproof, it appears to have lessened the number of gas station customers pulling right out in front of our residents as they’re entering or leaving the neighborhood. By now, no doubt you’ve also noted VDOT has painted yellow centerline markings down Mid-Atlantic to encourage drivers to not cut through the curve.



Step 2 for us has been a project to improve lighting at the Bridgewood Dr intersection. After consultation with York County’s street lighting department and Dominion Energy’s design team, we’ve decided to upgrade the current Watch Light on the east side of the intersection. In March, a Dominion team will replace the inefficient and dim Watch Lighting element with a new-technology LED light which will not only be brighter, but will last longer than current bulbs. This will greatly improve the lighting on that end of the street and make pedestrians and pets alike much more visible to night traffic approaching the intersection.

Steps 3 and 4 are dependent upon York County including our neighborhood in a new program to provide sidewalks in strategic areas around the County. Our district supervisor, Sheila Noll, has solidly come out in favor of our request to be added to the program. If we get approved, the county will install

a sidewalk and curbing under the trees along the north side of Mid-Atlantic, connecting Bridgewood Drive to the paved area behind Andrea’s. That will allow pedestrians to transit off the street and greatly decrease chances of being hit by oncoming cars turning from Bridgewood Dr onto Mid-Atlantic Pl.

In conjunction with a sidewalk, Dominion Energy and York County have agreed chances are good for us to install a second LED streetlight behind Andrea’s to illuminate the sidewalk from outside the Tabb Lakes entrance sign. Your Board of Directors is hopeful these improvements will solve the problem of threats to pedestrian safety on Mid-Atlantic Place, and we’re committed to seeing the process completed.



HOLIDAY DECORATING CONTEST WINNERS – BEAUTIFICATION COMMITTEE

Daytime Winner

205 Heath Place

Mike and Jenny Sorrentino



(Unfortunately we didn't get a photo of the house...only the moose!)

Nighttime Winner

401 Bridgewood Drive

Rob and Karen Self



Thanks

Thanks to all our residents for your wonderful holiday decorations. It really makes our community nice for us, as well as for our visitors.

YARD OF THE MONTH – ANGELA HURST

Do you or a neighbor have a well-kept lawn that you would like to see recognized? Help us reward those home owners 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 yard that best typifies the qualities of: 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 from the

street. The committee will select one yard during the first few day 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 in our community newsletter, 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.



WEATHER PREPAREDNESS WEEK – LOU LAFRENAYE

Severe Weather Preparedness Week is March 16-20.

Statewide Tornado Drill is scheduled for March 17 at 9:45 AM.

The National Weather Service and the Virginia Department of Emergency Management (VDEM) are teaming up to bring this severe weather safety campaign to all of Virginia residents. Now is the time to prepare for the severe weather season. Virginia residents should take a few moments to learn about severe weather safety and implement a home safety plan. Insure you and your family are prepared when severe thunderstorms and tornadoes inevitably strike our state.

Schools and government buildings statewide will hold tornado drills Tuesday, March 17, at 9:45 a.m. to practice their emergency plans. Test messages will be broadcast on National Oceanic and Atmospheric Administration weather radios and the Emergency Alert System. All Virginians are encouraged to participate in the drill.

For more information, go to <https://www.weather.gov/akq/2020VAswpw>

For more information on Tornado Preparedness, go to <https://www.vaemergency.gov/threats/tornadoes/>



“Over the last decade, Virginia has averaged 24 tornadoes per year.”

“TORNADO ALLEY”

While tornadoes are most common in the central part of the U.S. known as “Tornado Alley,” Virginia has seen its fair share of twisters. In 2004 there were 876 recorded tornadoes, and in 2017 we saw 25 tornadoes.

TORNADO WATCH

Be aware. Tornadoes are possible. Move close to a shelter or sturdy building in case there is a warning.

VS

TORNADO WARNING

A tornado has been sighted or indicated by weather radar. Take shelter immediately.

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. 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. January 15 was your deadline for first dibs; now it’s first come, first served, for all ads, homeowners and outside businesses.

All ads will take up only one full page of the newsletter (page 6). So space is limited.

Submission date was after January 15 for outside businesses. They, too, 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.

This newsletter is showing room for ads. Many of our “regulars” have not yet sent in their forms. Hurry...tick tock.

CARPENTER BEES – LOU LAFRENAYE

Carpenter Bees– How to trap them and minimize the damage to your home

If carpenter bees are damaging your home, then you are not alone. I had that problem for years.

They attacked my house eaves and drilled nests into the wood each year. I spent a lot of time repairing the holes caused by woodpeckers drilling into the wood trying to get at the larvae in the wood.

I recently found a carpenter bee trap design that actually works. You can make it yourself or purchase them on line. They are essentially a block of wood, a mason jar or plastic bottle, some screws, and a bracket to fasten it to your home. No insecticide or bait is needed, and it will not capture bumble bees or honey bees.

I included a picture of the trap I built based on a YouTube video I found (I have a link below to one of the sites). I will explain the basics of building your own trap but you may want to watch the video first.

I used an untreated 4x4, cut 7" long at one side and 4" long at the other to give it a slanted top. I drilled a 7/8" hole from the bottom, on center, up towards but not through the top. Then, I drilled a 1/2" hole on each side, but at an upward angle, to connect to the central hole. It is



important that you drill these side holes to 1/2" diameter as this is what attracts the bees to the trap. I then drilled a 3/4" hole in the mason jar cap and screwed it to the bottom of the trap. Secure the jar to the cap, and it is ready to mount onto

your house. Carpenter bees are attracted to the 1/2" holes on the side as a potential nest. They enter the hole and go up to the larger center hole, then see the light in the jar below and move into the jar. Once in the jar, they cannot get out. I captured over a dozen bees in my traps over the last summer.

Carpenter bees begin nesting around April/May, so plan to get your traps up before then. If you want to see what one looks like, stop by my house at 205 Monty Manor and look at the eaves on the



right side of the house. You will see one of the traps hanging there. I have a store-bought one on the left side of my house that has the capture jar mounted on the side. If you are interested, I will gladly show you the spare trap I have

to explain the design. Additional Information

A good YouTube link on how to build a trap is at:

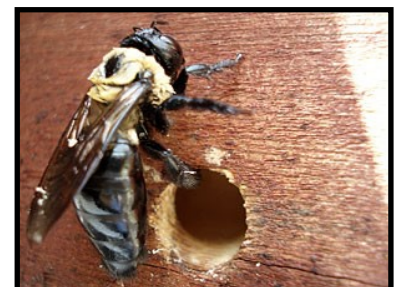
<https://www.youtube.com/watch?v=3RHtEQQj4yo&list=PLjDzGAtxqYd9uwokY7msT9gO16wdwOs94>

It is not exactly how I built mine, but it gives you a good idea of what to do.

To understand what damage carpenter bees do to your house and the how and why they "drill" into your wooden eaves or post, watch this short YouTube presentation from the North Carolina Museum of Natural Sciences called "Carpenter Bees. Why Carpenter Bees Drill Holes in Houses: A Moment of Science". It will help you understand the unseen damage they do to your home. The link is

<https://www.youtube.com/watch?v=XrgkONZZiZQ>

For general information on carpenter bees, go to the University of Kentucky website at: <https://entomology.ca.uky.edu/ef611>





Sunday, March 8

Maria Grace, LLC

Online Marketing for
Small Businesses

Social media marketing, search engine optimization, Facebook + Google ads, and more!

mariagraccellc.com
maria@mariagraccellc.com




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<https://rusticflagsva.com>

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P.O. Box 1032 Yorktown, VA 23692 (757) 598-1210 sales@rusticflagsva.com



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ROB SELF, RICP®
Principal
757.604.2068
Rob@frontlinefinancialstrategies.com
www.frontlinefinancialstrategies.com

3526 George Washington Memorial Highway, Suite E, Yorktown, VA 23692

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

If you are a Tabb Lakes homeowner who owns your own business, you must fill out a homeowner's form from our web-site and submit it in order for your ad to appear in our newsletter.

If you are a business in our community, you must fill out the business form and submit it with your check. Please see our web-site for instructions. <http://www.tabblakes.org>

Ads are considered on first come, first served basis after January 15.

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

P.O. Box 8088
 Yorktown, VA 23693

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<https://www.tabblakes.org>

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

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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