

TABB LAKES NEWSLETTER

2020 FOURTH QUARTER

VOLUME 17, ISSUE 4

NOVEMBER 2020

A NOTE FROM THE PRESIDENT - KEITH EBERT

Greetings to all Tabb Lakes Residents. 2020 has been a **VERY** challenging year due to the pandemic but your Board has still been hard at work. I have served on the Board for over six years (two as Vice President) and have been elected once again as your HOA Board President. Since we did not have an in-person Annual General Membership Meeting, all existing, dedicated Board Members have volunteered to stay on for another year. But we are always looking for “new blood” with new ideas to volunteer to serve on the Board or one of our committees. As always, any resident is welcome to attend a monthly Board Meeting. Due to the pandemic, our monthly meetings are conducted via Zoom. To sign up to attend, just contact our association manager, Sarah Knaub, 757-593-0166 or Email her at VictoryComMgt@gmail.com for the link.

All our Committee volunteer chairpersons are back for another year and have accomplished outstanding work providing services to our community. Our Treasurer, Charles Rossi, continues to keep our accounts in working order, which are reviewed by a professional accounting firm annually. He is also a former Board President who gives the current Board a historical background on issues we discuss during our monthly meetings. Lou Lafrenaye continues to chair our Community Emergency Response Team (CERT) and our Stormwater Management Committee. Shirley Flanagan continues her work as our Newsletter Editor gathering articles, adding clip art, and ensures our newsletters are always published on time. Not all York County HOAs publish a newsletter. Clint Flanagan manages the Tabb Lakes website and keeps it current with new monthly meeting minutes and all the latest information technology changes. Angela Hurst and her Beautification Committee keep our subdivision entrances looking great and also judges the Yard of the Month and the annual Holiday Decoration Contest. As with all our Committees, she is always looking for additional volunteers. Neal Van Houten runs our Neighborhood Watch Program and has set up a great relationship with the York County Sheriff’s Department. **REMEMBER**, if a car in your driveway has been broken into, please report it to the Sheriff’s Department, even if nothing was stolen out of the car. Many thanks to all our volunteers who provide services to our Tabb Lakes community. These volunteers, along with the majority of our residents, who keep their properties up to or exceed our Covenant requirements, help keep our neighborhood a safe and profitable (when you sell your house) place to live.

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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) A NOTE FROM THE PRESIDENT

We still have a vacant Activities Committee chairperson and are in **DESPERATE** need of a Lake One and Lake Two monitor. The responsibilities can be found on our website and basically consist of working with a lake management company to maintain the fountains and aerators along with noticing any change (like blue-green algae) to the water content. It would be helpful if each monitor had access to each lake.

During 2020, the Board and Committees have accomplished the following tasks:

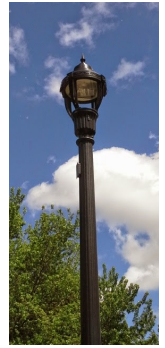
- ◇ Continue to build up the Reserve Fund to pay for the two future lake dredging projects. Raising the annual assessment by the Consumer Price Index (which is allowed by our Covenants) will help pay for these two projects. 2021 assessments will be as follows: Lakeside residents: \$198.55; non lakeside residents: \$176.50.
- ◇ The HOA has received two quotes for our lake dredging projects that must be accomplished to keep our storm-water system functioning properly and keep Bridge Wood Drive and other low-lying streets from flooding during heavy rainstorms or hurricanes.
- ◇ We were successful in having a stop sign installed by the Speedway store parking lot exit onto Mid Atlantic Place, which should increase safety to cars and people driving/walking on that street.



- ◇ We continue working with York County to get a sidewalk installed along Mid Atlantic Place.
- ◇ Working with VDOT, we had more potholes filled. Some of our roads (especially Bridge Wood Drive) are on the list for resurfacing but that work is still not funded.
- ◇ After our newsletter printing company stopped offering the service we needed, we received quotes from other printers that were MUCH greater than what we have been paying in the past. Not wanting to waste your money, the Board decided that all future Newsletters will be sent out electronically. We are working to establish a list of residents that do not have a computer or Email address so we can print a few hardcopies and deliver them.
- ◇ We have all the necessary permits to allow us to "addle" goose eggs this spring. We need our residents to identify nest locations next to the lakes so the eggs can be treated to prevent a geese population increase.
- ◇ The Board evaluated designs for a new fishing pier by Lake One to replace the old one that had become a safety hazard. This project is on hold due to the Lake One dredging project and the increased cost of materials as a result of the Covid-19 pandemic.
- ◇ We will replace the unserviceable landscape timbers around the bench by Lake One.



- ◇ Working with Dominion Energy Virginia to get inoperable watch lights repaired and over time, replace all the current bulbs with Light-Emitting Diode (LED) bulbs which will reduce our monthly electricity bill, which is paid with HOA funds.
- ◇ We worked with VDOT to have an evaluation of our roadside ditches accomplished by a field technician.



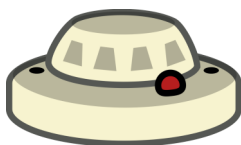
The Tabb Lakes HOA Board exists to serve our community and to ensure the Covenants are enforced to keep our neighborhood an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home. In 2020, nineteen homes sold for an average of 13.2% above the assessed value. Thank you to all the residents that constantly maintain their property to our Covenant standards.

Thank you,

PREPARING FOR WINTER SAFETY - LOU LAFRENAYE

FEMA and the U.S. Fire Administration (USFA) advise families to take prudent precautions to minimize the risks during the winter season. The USFA reports that home fires occur more in the winter months than any other time of the year. Below are some things we can all do to ensure our families 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 and inside 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 heat-

ing device (electrical or kerosene) in your home, read and carefully follow the instructions and safety protocols.

For more information on heating fire safety, go to: <https://www.usfa.fema.gov/prevention/outreach/heating.html>



BE FIRE SAFE - 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 live 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.
- ◆ If you do use lit candles, make sure they are in stable holders and place them where they cannot be knocked down easily.
- ◆ Inspect holiday lights each year before you put them up.



Throw away light strands with frayed or pinched wires.

The U.S. Fire Administration provided the below facts 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.

- ◇ Nearly half of holiday decoration fires happen because decorations are placed too close to a heat source.

For more information about holiday fire safety, go to: <https://www.usfa.fema.gov/prevention/outreach/holiday.html>
<https://www.ready.gov/home-fires>

Be safe!



HOLIDAY DECORATIONS CONTEST - ANGELA HURST

Judges needed

The Holidays are (finally) upon us. What could be more fun (or safe) than decorating your home and bringing smiles to those who pass by? 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 decorat-

ed home by contacting the beautification committee at 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 around the third week of December. The Daytime and Nighttime homes receiving the most votes will be deemed the 2020 Holiday Decorations Contest Winner. Each winner will receive a \$50.00 gift card to Lowes and be recognized in the Tabb Lakes Newsletter. Any residential (owner or tenant occupied) within the Tabb Lakes Subdivision is eligible. However, cur-

rent Holiday Decorations 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.



BEAUTIFICATION COMMITTEE - ANGELA HURST



Congratulations to our final 2020 Yard of the month winner for September: the Moran Family at 802 Tabb Lakes Drive.



FRONT YARD DITCH MAINTENANCE UPDATE - KEITH EBERT

In our last published newsletter (third quarter 2020), Ellis Shardin, Board Vice President, wrote an article titled Stormwater Drainage. In the article, Ellis talked about the debris/grass/leaf/dirt buildup in our ditches that prevents proper drainage of stormwater into our two lakes. After the six plus inches of rain that dumped onto our area on November 12, many of our front yard ditches remained full of water for a few days after that storm.

Back in September 2020, I submitted a Work Request to VDOT to have them look at all our front yard ditches and excavate the ditches to improve drainage. I was given a Work Request number of 1292771. After follow-up phone calls, a VDOT field representative came out and requested only one street to assess the buildup; I told him to look at the front yard ditches on both sides of Tiger Paw Path. He agreed that those ditches require some work to clear them out. The Work Request has been added to their schedule but unfortunately, he

could not tell me when the work will be accomplished. You can call the Williamsburg VDOT Residence Office at 757-253-5138, use the above work request number, or go on the VDOT website to get an update on this project.

One of our Board Members put in a work request to have his front yard ditch cleaned out. He told me that VDOT showed up about seven weeks later without any heads-up notice and cleaned out the buildup in his ditch.

Hanson Tree Care

Tree Removal * Pruning * Storm Damage

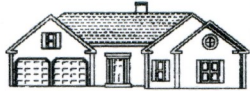


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Dan Hanson - Owner

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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. This should be done before January 15, 2021.

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>. These ads are considered on first come, first served basis after January 15, 2021.

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

<https://www.tabblakes.org>

JUST SOME REMINDERS:

- **Be kind to your neighbors and pick up your dog's poop.**
- **When walking or jogging, do so going against traffic, and PLEASE wear something reflective when there's no sunlight.**
- **Ride bikes flowing with traffic.**
- **Do not feed the geese or ducks.**
- **This newsletter is only produced in soft copy. If we don't have your email address, you can always find the newsletter (past and present) on our webpage. Those who don't have computer capabilities, may request a hard copy. Contact editor.**
- **Please do not put your leaves in your ditch because they will end up in the lake, which will cost us money in the long run for dredging, or clog up the drainage for someone else's yard.**



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 | VACANT | | |
| Lake Maintenance (Lake 2) Manager | VACANT | | |
| 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 |