

# TABB LAKES NEWSLETTER

2021 SECOND QUARTER

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MAY 2021

## FAMILY SAFETY - KEITH EBERT

With the recent shooting incidents in Tabb Lakes and Coventry, an article about family safety may be of interest to Tabb Lakes residents. The following suggestions are from my family members and myself. They are for informational purposes only and not an endorsement of the Tabb Lakes Homeowners Association.

Lock your vehicles parked in your driveway and remove all valuables that can be seen through the windows with a flashlight at nighttime. A few years ago, a neighbor made two mistakes: first, he left his car unlocked in his driveway; and second, he left his wallet in the car. The thief took all his cash but left the credit cards. He was lucky that the credit cards were not stolen, too. If you notice that the interior of your vehicle is not the way you left it, report it to the [York County Sheriff's Department \(YCSO\) non-emergency phone number \(757-890-3631\)](#) even if nothing was stolen. It allows them to build a data base of occurrences in our neighborhood. If you discover a person in your driveway in the middle of the night, DO NOT challenge the individual; just call 911.

If you desire, you may want to install a home security system. You can either hire a company to install one or purchase a system that you can install yourself. A home security system can include outside cameras that can monitor activity during the night or while your family is away from home.

Also, if you have a voice mail system on your phone, only list your phone number on the message. If your name is on the message, a criminal may think your family is away from home, look up your address online by using your name, and go to your home to commit a crime.

Additionally, if your family is away from home on vacation or for a period of time, either put a stop on your mail and/or newspaper deliveries or ask a neighbor to collect those items for you until you return home. You may want to install a few light timers to turn selected inside lights on and off while you're away.

Do not overshare personal information/data on social media.

Always be aware of your surroundings near your home. If you see anything suspicious or out of place, again call the YCSO non-emergency number.

On personal safety, always walk around our neighborhood facing traffic. Our subdivision streets are very narrow, as compared to the streets in Greenlands that were built with updated York County codes. Walking can be a dangerous experience. Additionally, wear light colored clothes when walking at night or buy a reflective vest to ensure you or a family member is visible to vehicles, especially around a corner.

Children should wear a bike helmet while riding a bicycle and wear appropriate protective gear while on a skateboard or hoverboard.

A little bit of vigilance can help keep everyone safe while in the neighborhood and worry-free while away from home.

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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

## STORMWATER DITCH & CULVERT MAINTENANCE - SARAH KNAUB

Did you know... the first homes in the Tabb Lakes subdivision were built over 35 years ago? As with any development, developers were required to include a stormwater management system to prevent adverse impacts on adjoining properties



and the environment. The system needs to address water **quality** by treating on-site runoff and ensure the **quantity** of water leaving the community during storm events remains the same as it was prior to development.

The Tabb Lakes stormwater system consists of your two lakes and the series of roadside ditches and pipes (i.e. culvert pipes) throughout the community. **TLHA homeowners own the ditches** while VDOT has a maintenance  easement along the roadside ditches. York County has maintenance  easements along ditches and swales that run beside or behind your house. The lakes “treat” runoff utilizing primarily sunlight and beneficial vegetation to break down, filter, and cleanse pollutants prior to water entering the Poquoson River and eventually the Chesapeake Bay.

Did you recently receive a covenants compliance letter asking you to clear out your ditch or culvert pipe? Well, you are not alone. Approximately twenty percent of the Tabb Lakes homeowners received a letter with the same request. Your system is nearly 40 years old, and it

requires some much needed TLC! Even if you did not receive a notice from the Association, your ditch or culvert pipe might still need some work. If you have stand-

ing water for many days after it rains or if your culvert pipe is visibly blocked on either side, then you need to correct it to allow for the free flow of water through the system. This will also reduce the possibility of your ditch becoming a breeding ground for mosquitos.

Cleaning out your culvert pipe is a great contribution to improving the system. The culvert pipe allows water to flow under your driveway from one side to the other. For an effective system, water must be allowed to flow unimpeded through the ditches and culvert pipes to the lakes. Therefore, **your culvert pipe must be clear of debris and sediment and your ditches should be free of excess vegetation and remain leveled to the bottom of your culvert pipe.**

If you need to have your culvert pipe vacuumed out, please submit a VDOT Work Request at <https://my.vdot.virginia.gov/> or call 1-800-367-7623. This service is absolutely free, and the crew that cleans out culvert pipes is actually quite efficient! Once they have vacuumed out your pipe, use a shovel or hoe to remove or regrade the rest of the dirt and silt in the ditch. Water should be

able to flow freely from one culvert pipe to the next.

The TLHA Board is making maintenance of the stormwater ditch system a priority. In 2018 you had a portion of Lake 1 dredged to remove sediment buildup that was affecting the outflow from Lake 2. As we speak, contractors are working on estimates for additional dredging projects that may have to be completed in other areas of your lakes. Dredging is not cheap! Leaves and debris that wash through your ditches end up in the lake and are the main source of this sediment buildup. Therefore, you each need to do your part to keep any and all trash, leaves, branches, and other loose debris out of your ditch. Effective management of the TLHA stormwater system requires everybody to do his/her part.

**Roadside ditches and culvert pipes will remain a part of our covenants compliance inspections for the rest of the year.** Start making a check of your ditch part of your weekly lawn maintenance routine. If you see a piece of trash in your ditch when you go out to get the mail, pick it up and put it in the trash can. If your culvert pipe needs to be cleaned out, put in the request with VDOT and let them handle it—no one else can do this except the owner or resident of the property. When the leaves start to fall in October, blow or rake out your ditch as often as you can. As always, if you have questions, please contact me at 757-593-0166 or [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com).

## COVID VACCINE - JEFF PAYNE



The best (and fastest) way for people to get a shot is by going to [www.vaccinefinder.org](http://www.vaccinefinder.org). This web-

site is run by the CDC and lists all available vaccines for an area. Citizens can click directly on the site of their choosing and register for an appointment. Additionally, if their family physician is offering COVID-19 vaccines, they can register with the doctor.

If folks are homebound, they would call York County Department of Fire and Life Safety at (757) 890-3600.



**May 15, 2021**

## BLACKLIST? WHAT'S THAT? - CLINT FLANAGAN

By now all Tabb Lakes Home Association (TLHA) homeowners should be aware that the association has decided to go digital with its quarterly newsletter. This will cause some modifications to the way we have been doing emailing. The most important of these modifications will be trying to stay off any known blacklist.

A blacklist is a real-time list that identifies internet protocol (IP) addresses or domains that are known to send spam. They are used by organizations like internet service providers (ISPs), free mailbox providers, and anti-spam vendors to prevent spam from coming into their systems. An individual or organization can find their IP(s) or domain(s) on one or more blacklists depending on the amount and quality of the email.

Keep in mind that spam has different

definitions to different people. Some spam is email that is meant to be malicious or harmful, trying to add a virus to your computer or getting you to do something you should not do. A lot of people consider spam to be any email they did not want or did not sign up to receive.

A customer of any ISP can report an email sender as a spammer at any time. The actual rejection of an email will come down to the policies of the ISP, as a blacklist is just one of the tools used to decide if an email is legitimate or not. It is important that any TLHA email recipient having an issue with association email discuss it with the TLHA Board of Directors and not just report it as spam to their ISP. Once an organization is placed on a blacklist, it is extremely difficult to get off that list.

The association is currently dealing with this issue with America On-Line (AOL). According to AOL, a customer reported TLHA as a spammer to them, and we were placed on their blacklist. Subsequently, very few, if any TLHA members using AOL as their ISP are receiving the Tabb Lakes newsletters. We are following AOL procedure to get Tabb Lakes removed from their blacklist, but it will take time to do so. To help avoid this in the future, please place the email addresses [enewsletters@tabblakes.org](mailto:enewsletters@tabblakes.org) and [communityemail@tabblakes.org](mailto:communityemail@tabblakes.org) in your email address book. This will keep your local security software from incorrectly identifying TLHA email as spam while we work with the different ISPs to ensure you receive the latest TLHA communications.

## THE GREAT AMERICAN CLEANUP - ANGELA HURST

The Great American Cleanup unifies and beautifies communities across the country. It prompts individuals to take greater responsibility for their local environment by conducting grassroots community service projects. **Tabb Lakes Beautification Committee is thankful to its volunteers** who recently came out and picked up litter along the Lake 1 walking trail as well as each individual Tabb Lakes streets. Please help keep Tabb Lakes looking beautiful throughout the year by doing your part and removing litter out of the streets and ditches in front of your home.



## 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 grounds-keeper.
- ◇ An award duration term lasts 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 deadheaded 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 growing 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).



## SAFETY IN TABB LAKES— ROOM FOR EMERGENCY VEHICLES—

### LOU LAFRENAYE

When parking on the streets in our neighborhood, please ensure there is room for emergency vehicles to drive down the street to respond to any medical or fire emergencies.

The paved section of our streets is around 20 feet wide. By today's standard, they are too narrow and would not be allowed based on newer safety standards. York County now requires much wider streets. Just compare our streets to Greenlands HOA.

Our Fire Department trucks need adequate room on the paved area when responding to an emergency. Narrow roads, parked vehicles, steep grades, soft shoulders, and sharp turns, can all contribute to slower response time. Response time is critical and can mean the difference in saving the life of our families and neighbors.

Things we can do to help ensure adequate road space for first responders:

- ◆ If you park on the side of the street, move as far off as the side ditch allows.
- ◆ Do not "double park", where two vehicles park on both sides of the road next to each other.



- ◆ On cul-de-sacs, do not block access that allow first responders to turn within the inner circle.
- ◆ Do not park on the corner of an intersection. It limits the space available for large fire trucks to turn the corner.
- ◆ If you have a large party or contractor at your house, ensure they park properly.

Things to consider:

- ◆ Fire trucks can weigh over 25 tons (avg car is under 2 tons). They **cannot** drive on grass surfaces on the side of our roads to get around a poorly parked automobile.
- ◆ Fire trucks can be over 35 ft long (avg car is ~15 ft). Fire

trucks need a large turning radius to turn at our street intersections.

- ◆ Fire trucks cannot back up into or use a driveway to turn around. Too large, too long, too heavy! If the street is blocked, they have to back up on the paved surface until they get to a clear, paved street intersection, wasting precious response time.
- ◆ Once a fire truck arrives, first responders need 20 ft of space to access critical rescue and firefighting equipment in the side bins, ladders, deploy hoses, deploy outriggers, and operate pumps and other equipment internal to the fire truck. That is the width of our streets in Tabb Lakes.
- ◆ Our York County Fire Department will respond by the quickest route. If a street is blocked and causes them to divert to a longer route, they record the incident that caused the event! That information is included in their official response report and could be used in litigation procedures if the delay had an impact on the response outcome.

## HURRICANE SEASON PREPARATIONS - LOU LAFRENAYE

### It's That Time Again

It is time to ensure you and your family are prepared for hurricanes. Hurricane season starts 1 June and ends 30 November. Ensure your storm kits are well stocked, review your plans, and know what to do before, during, and after a hurricane.

NOAA and the Colorado State University just released their initial hurricane activity forecast for 2021. Both organizations project a higher average number of storms. To see the actual projections for both organizations, go to our Tabb Lakes Emergency Response Committee website "What's New" link at <https://>



[tabblakes.org/CERT/news.html](http://tabblakes.org/CERT/news.html)

Click on the Hurricane "Forecast" link, and it will bring you the site that shows both organizations' estimates. There are further links to take you to the detailed reports from each organization.

At the "What's New" site, you can also click on the "Ready" link to take you to the FEMA site. It contains a wealth of valuable emergency preparedness information and checklists, including hurricane preparedness.

*I want to thank Phil Hess (our Committee's web site guru) and Clint Flanagan (our Tabb Lakes digital services manager) for updating our web site, so you can see the latest reports side by side.*



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This advertisement is 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>.

These ads are considered on first come, first served basis.

## FIRE HYDRANTS - LOU LAFRENAYE



We drive by our fire hydrants all the time but probably never think how vital they are to us, our families, and our firemen in the event of a house fire.

There are 24 fire hydrants in Tabb Lakes according to the York County Global Information System (GIS) mapping program. Based on map measurement, they are about 700-800 ft apart in Tabb Lakes so most homes are within 350 ft of a hydrant. I was told that our YC-FLS fire trucks carry ~1000 ft. of hoses so they can quickly tap into multiple hydrants if needed. The trucks also

carry about 1000 gals of water internally that they can initially use to immediately apply to a house fire while connecting to a nearby fire hydrant. Fire Department First Responders know where the hydrants are but they need to quickly see them and access them when they arrive.

As homeowners and responsible neighbors, we need to ensure our hydrants are visible and accessible at all times, day and night.

- ◇ Do not plant shrubs or plants around a fire hydrant.
- ◇ Check and ensure any shrubbery or trees in their vicinity do not obstruct both access and visibility from a distance.

- ◇ Do not park in front of a hydrant. It impedes visibility and access during an emergency.

To find out how close your home is from a hydrant, go to the York County GIS mapping website and look up your property information. At the bottom, it will list the distance you are from a hydrant and what fire station responds.



### Watch First Responders Respond to a Serious House Fire

I found this video link on YouTube that highlights a number of points I make in my two articles on street access and fire hydrants. You will see a rapid approach by a fire truck on wide streets, large turning radius needed by the fire truck at the intersection, rapid response on arrival, space needed around truck, a visible hydrant (yellow) with clear access on the corner, immediate suppression of the fire with internal water source, and deployment of a fire hose to connect to the visible and accessible fire hydrant.

[https://www.youtube.com/watch?v=6yNd\\_D32\\_3g](https://www.youtube.com/watch?v=6yNd_D32_3g)



**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

P.O. Box 8088  
Yorktown, VA 23693

<https://www.tabblakes.org>

### Algae and Our Lakes

In May of every year, our lake maintenance providers apply two treatments to prevent an early-season bloom of algae and discourage growth of aquatic and semi-aquatic plants. The treatments are applied several weeks apart to have the best impact. For a period of approximately 30 days following these annual treatments, lakeside homeowners should not use lake water for lawn, garden or landscape irrigation, as it may cause damage to the plant life being watered.

### 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. Keep in mind these will be delivered much slower at the convenience of the deliverer.**
- **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	Jeffery Payne	804-815-3140	Lakemaint2@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