

TABB LAKES NEWSLETTER

2021 THIRD QUARTER

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REPORTING A POTHOLE TO VDOT-KEITH EBERT

This article contains information on how any Tabb Lakes resident can report a road pothole in our community. Listed below are the steps to contact Virginia Department of Transportation (VDOT) to identify a pothole to be filled in:

- ◆ Google “Report a Road Problem – Virginia Department of Transportation.”
- ◆ Click on “I need a road repaired.” Note: all red asterisk items must be filled in.
- ◆ Under “what kind of repairs do you need”, click on the up/down arrows, then click on “fix a pothole.”
- ◆ Under “What kind of road is it,” click on paved.
- ◆ Under “Where is it located,” click “in the road.”
- ◆ Arrow down and click continue.
- ◆ Fill in “please tell us the address where the work is needed” block.
- ◆ Fill in the “city or town and zip code” blocks.
- ◆ Fill in the “Provide the nearest cross street or intersection and any other specific location details” block.
- ◆ Click continue
- ◆ Fill in “Describe the size of the pothole and indicate if it is affecting the flow of traffic” block.
- ◆ Add an image or file to share if you have one.
- ◆ Click continue.
- ◆ Fill in your “First and last name” in the appropriate blocks
- ◆ Fill in your “Email address block.” VDOT will respond back to you with a work request number.
- ◆ “Phone number” block is optional.
- ◆ Click on “I’m not a Robot” block.
- ◆ Click submit.



I have talked to the VDOT workers when they repaired some potholes on the corner of Adele Court and Bridge Wood Drive. They will not fill in potholes that are less than one inch deep because they told me that the new asphalt will not stick to the old road surface. Therefore, only report potholes that are more than one inch deep.

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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

SHORELINE MAINTENANCE—SARAH KNAUB

I'm sure by now you have either seen or heard the dredging activity taking place on Lake 1. The buildup of silt and debris is being removed at the north end in order to ensure the out-flow pipes for both lakes remain clear and are able to handle the large quantity of stormwater that needs to be able to move through them. Everyone in the community has a stake in the maintenance of your lakes and ditches as a storm-water drainage system.

In last August's newsletter, your Board Vice-President Ellis Sharadin reported the board was going to be drafting a set of standards to use for enforcement of appropriate and responsible shoreline maintenance for those homes located on one of the lakes. I have been working with your board over the last few months to craft a Shoreline Maintenance Resolution that will be finished soon. Mr. Sharadin solicited your input and it is still welcome! Once the resolution goes into affect, lake-side homeowners will be given a reasonable period of time to bring their property into compliance with the new standards.

Shoreline maintenance generally revolves around two things: (1) woody growth and (2) other vegetation like grass and plants. If you live on one of the lakes, it is recommended that you allow a vegetative buffer of native, non-woody plants grow along your shoreline. The buffer can just be the natural grass and other plants that will grow if you stop mowing to the shoreline, or you can plant shoreline-specific plants. Vegetative buffers are not just unkempt areas allowed to go wild; there are many resources online to help you design one that fits your particular landscaping style. There are many benefits to having this buffer. One is that it acts as a sediment filter to remove pollutants from the water before it enters the lake. Storm runoff often contains sand, salt, oil, gas, pesticides, fertilizers, bird and animal feces, trash and other debris. Many of these pollutants are the nutrient source that allows algae to

grow. Another benefit to a vegetative buffer is it helps with Canada goose control. Geese produce up to 2 pounds of waste a day, and much of that waste enters the lakes. A natural barrier inhibits their ability to enter the lake as frequently because they are not able to see whether there are predators around. Lastly, a buffer helps stabilize sloping banks. If grass is cut short along the slope of the embankment it can die in the summer heat. A lack of ground cover can then create instability and cause erosion. Once a slope is unstable it is very difficult to stabilize again, and erosion will continue.



Woody vegetation (i.e. trees!) should not be allowed to grow on the lake banks or near any concrete in-flow pipes. While it may look nice and can provide habitats for small animals and fish, woody roots actually work to destabilize the bank. When the bank becomes destabilized, the erosion will cause sediment to build up that can block the inlets and the outflows. In addition, leaves from deciduous trees fall directly into the lake and contribute to the sediment buildup. Branches that fall from the trees can damage the lake equipment, block the outflows during a storm, and also contribute to the sediment buildup. Decaying natural matter can also play a part in the growth of algae. Large established trees right on the bank are sometimes better left alone as their removal can sometimes do more harm than good. If you have large trees on your bank, we suggest you consult with a professional who

can advise you about proper pruning; and if removal is recommended, how to do so without destabilizing the shoreline.

Depending on your particular property, another option is to have a bulkhead installed along the water. There are already guidelines in the TLHA governing documents for the construction of bulkheads. So please make sure you check those out. ARC approval is required prior to the building of a bulkhead, as well.

Over the years I have received complaints from homeowners about neighbors who allow debris to blow from their yard into the lake, who have had trees taken down near the shoreline and have allowed the cut pieces to just float off into the lake, or who have allowed an unsightly jungle to grow along the water's edge. Once the shoreline maintenance resolution is put in place and the time has passed for everyone to begin voluntarily maintaining their shoreline, the standards will be enforced through the normal covenants compliance process. I expect a little education is all most folks need to understand the role they play in the health of your lakes and the related maintenance costs. If you have any questions or concerns about the lakes or the shoreline at your property, please do not hesitate to reach out to me!

Stay cool!

Sarah Knaub
TLHA Community Association
Manager
Victory Community Management,
Inc.
757.593.0166
VictoryComMgt@gmail.com

MISCELLANEOUS

Volunteer Needed for

Neighborhood Watch

We are in need of a new Neighborhood Watch (NW) Coordinator! The NW coordinator serves as a liaison between the York County Sheriff's Office and the neighborhood. They communicate with residents about crime prevention programs or information and any criminal activity in the area. Please contact a member of the Board or Sarah Knaub if you are interested or want more information.

Community E-Mail List

The community email list is up and running! In order to better communicate and provide timely information to you about our neighborhood, please make sure we have your current email address on file. If you do not currently receive community emails, or if your email address changes, please let us know by going to TabbLakes.org and clicking on Community E-Mail Sign-Up in the box titled Popular Items. You can also email our Community Association Manager, Sarah Knaub, with your contact information.



Grocery Bag Alert!

Our Lakes Coordinators spend quite a bit of time each month collecting trash that washes up on the banks of the lakes. One of the items they report collecting a lot are plastic grocery bags. Grocery bags, besides being harmful to wildlife, are especially harmful to our lake equipment. The lake equipment consists of the fountains and bubblers that help prevent algae and other unhealthy water quality issues. Plastic bags can get sucked up into this equipment or wrapped around various parts of the system and can cause it to malfunction temporarily or permanently. We then have to pay for the equipment to be repaired or replaced. Please help by making sure all your trash stays contained in closed bags or containers; and if you see any trash on the ground, pick it up and throw it away properly. Even if you don't live on one of the lakes, trash from your property can easily end up in the lakes. So everyone has a stake in keeping it contained.

AGM and Board Meeting Info

Due to the continuing Covid-19 situation, this year's annual meeting will be held on **Zoom**. The meeting will be held Tuesday, October 26 at 7:00 p.m. There will be a presentation by board and committee members and a time for homeowners to ask questions. After the meeting the presentation will be posted to the TabbLakes.org website for those who were not able to attend on the 26th. Instructions for logging in to the meeting will be available in October via a community-wide email. You can also email our Community Association Manager, Sarah Knaub, at VictoryComMgt@gmail.com with any questions.

The Board of Directors meets monthly on the third Tuesday of each month at 7:00 p.m. Homeowners are welcome to attend the meeting to ask questions or address the board during the Homeowner's Forum at the beginning of the meeting. We are attempting to go back to meeting in-person, but are making that decision on a month-to-month basis. Please check the website or email Sarah Knaub if you would like to attend a meeting to confirm the location.

YARDS OF THE MONTH—ANGELA HURST

May

202 Richard Run

June

131 Leslie Lane

July

102 Naurene

August

102 Tabb Lakes Drive



BE SAFE!

HURRICANE SEASON PREPARATIONS—LOU LAFRENAYE

Peak Season is Here

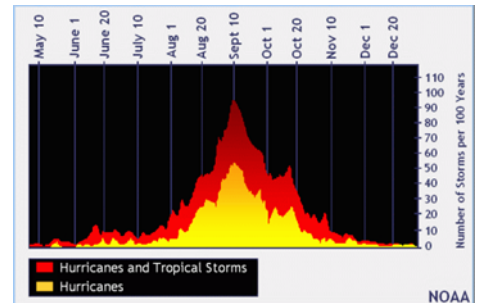
September and October are peak months for the development of Atlantic Hurricanes and Tropical Storms. Now is the time to ensure your family preparations are complete. Ensure your kits are stocked, review your family plans, and know what to do before, during, and after a hurricane.

At the beginning of August, both NOAA and the Colorado State University revised their hurricane activity forecast for 2021. To see their new projections (and changes from their earlier projection for the year), go to our Tabb Lakes Emergency Response Committee website “What’s

New” link at <https://tabblakes.org/CERT/news.html> Click on the Hurricane “Forecast” link, and it will bring you the site that shows both organization’s estimates.

At the “What’s New” site, you can also click on the “Ready” link to take you to the FEMA site that contains a wealth of valuable emergency preparedness information and checklists, including hurricane preparedness (*).

(*) I again want to thank Phil Hess (our committee’s web site guru) and Clint Flanagan (our Tabb Lakes digital services manager) for continually updating our web site.



FIRE PREVENTION WEEK—LOU LAFRENAYE

The U.S. Fire Administration (USFA) has announced that their Fire Prevention Week campaign is 3-9 October to emphasize fire safety measures within communities and for families.

They stress that everyone in your home should learn the sounds of fire safety. Recognize the different sounds your smoke detectors and carbon monoxide detectors make when there is a fire or carbon monoxide hazard and ensure your family and children know what to do if the alarms are set off. These devices have a “test” button that you can press to hear the alarm so you know it is working and how it sounds.

Some statistics from the USFA:

- ⇒ Three out of five home fire deaths result from fires in properties without working smoke alarms.
- ⇒ More than one-third (38 percent) of home fire deaths result from fires in which no smoke alarms are present.
- ⇒ The risk of dying in a home fire is cut in half in homes with working smoke alarms.
- ⇒ Half of home fire deaths happen between 11 p.m. and 7 a.m. when most people are asleep.

For more information on fire prevention and safety, go to the USFA’s web site at https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html

An important reminder. Smoke alarms (both battery and hard-wired types) should be replaced 10 years from the date of manufacture.

SAFETY RECALLS—LOU LAFRENAYE

Kidde Smoke and Combination Smoke/Carbon Monoxide Alarms

Kidde is recalling certain TruSense Smoke and Combination Smoke/Carbon Monoxide Alarms due to risk of failure to alert consumers to a fire. To get more information on what specific models are involved, how to identify them, and what to do if you have one in your home, go to the US Consumer Product Safety Commission web site at

www.cpsc.gov/Recalls/2021/Kidde-Recalls-TruSense-Smoke-and-Combination-Smoke-Carbon-Monoxide-Alarms-Due-to-Risk-of-Failure-to-Alert-Consumers-to-a-Fire# or Kidde’s recall website at <https://kiddetsalarmrecall.rsvpcomm.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

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: _____



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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. 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.**

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.

COMMITTEE CHAIRPERSONS AND MANAGERS

COMMITTEE/MANAGER	CHAIR	TELEPHONE	E-MAIL
Activities Committee	Kelly Goodwin	757-692-8601	activities@tabblakes.org
Architectural Review Manager	Sarah Knaub	757-593-0166	victorycommgt@gmail.com
Beautification Committee	Angela Hurst	757-771-3728	beauty@tabblakes.org
Emergency Response Committee	Lou Lafrenaye	757-867-8333	tlert@tabblakes.org
Grounds Maintenance Manager	Sarah Knaub	757-593-0166	victorycommgt@gmail.com
Lake Maintenance (Lake 1) Manager	Catherine & Timothy Burke	301-792-9303	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	Jeffery Payne	804-815-3140	lakemaint2@tabblakes.org
Neighborhood Watch Committee	Vacant		
Newsletter Editor/Manager	Shirley Flanagan	757-876-1156	newsletter@tabblakes.org
Stormwater Committee	Lou Lafrenaye	757-867-8333	tlert@tabblakes.org
Web-Site Manager	Clint Flanagan	757-876-1155	webmaster@tabblakes.org
Welcome Committee	Keith Ebert	757-867-7133	welcome@tabblakes.org