

# TABB LAKES NEWSLETTER

2021 FOURTH QUARTER

VOLUME 18, ISSUE 4

NOVEMBER 2021

## A NOTE FROM THE PRESIDENT—KEITH EBERT

Greetings to all Tabb Lakes Residents. With the pandemic still with us, your Board of Directors has still accomplished many things in 2021 to make Tabb Lakes a more attractive neighborhood. I have served on the Board for over seven years and have been reelected again as your HOA Board President. Ellis Sharadin, who has been involved on the Tabb Lakes Board for over 20 years, has been reelected as the Board Vice President. Samuel Ray has volunteered to be a Board Member-at-Large for another year and along with Ellis, they both are valuable assets to our Board's discussions and decisions. I am excited to announce we have some new blood on the Board. Jennifer Kurr, is an active-duty member of the U. S. Coast Guard who has been serving for a little over 18 years. Her husband is currently a Gloucester County Deputy and also retired from the U. S. Coast Guard. She and her husband have lived in York County for five and a half years and have been residents in Tabb Lakes for two years. Our other new Board member is Rob Cook. He and his family have lived in Tabb Lakes for over six years. Rob works for the Army at Ft Eustis. Kelly Goodwin has volunteered as our Activities Chairperson and has lived in Tabb Lakes for over four years. We welcome them and look forward to their new ideas to improve our community.

Any resident is welcome to attend the monthly Board meetings. Due to the pandemic, the meetings are conducted via Zoom. To sign up to attend, just contact our association manager, Sarah Knaub, at 757-593-0166 or email her at [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com), and she will give you a link. The Board desires to get back to in-person meetings in 2022 and hope to make that decision in the near future. We usually do not have a board meeting in the month of December.

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 agency 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. He keeps our lakes in working order and was responsible for no more street flooding in our community. Shirley Flanagan continues her work as our Newsletter Editor gathering articles, adding clip art, and ensuring our Newsletters are always published on time. Not all York County

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### **Board of Directors**

- President—Keith Ebert, 867-7133
- Vice President—Ellis Sharadin, 867-8816
- Members at Large—Jennifer Kurr, 271-7864  
Sam Ray, 240-3613  
Rob Cook, 254-2004

(All numbers are 757)

Secretary/Treasurer—  
Charles Rossi, 867-8322

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HOAs publish a newsletter. Clint Flanagan manages the Tabb Lakes.org 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 Contests. She is always looking for additional volunteers. My wife and I head the Welcome Committee, and we greeted 27 new families to our neighborhood with a “Welcome Packet” full of information about our community. Many thanks to all our volunteers who provide services to our Tabb Lakes neighborhood.

**We still need a volunteer to run our Neighborhood Watch Program.** If you notice any change to your vehicles or property, please report it to the Sheriff’s Department, even if nothing was stolen or damaged.

During 2021, your Board has accomplished the following tasks:

1. Completed a dredging project at/by the Lake One outflow pipes and emergency spillway. The dredging operation cost \$125,000.00.
2. Started a community email list. Moved to electronic distribution of the newsletter.
3. Participated in the Great American Cleanup. One dozen Tabb Lakes residents, to include some middle and high school students showing concern for their neighborhood and community, walked the streets picking up trash, etc. and walked the entire path

on the west side of Lake One doing the same.

4. Corrected Dominion Energy’s inventory of our watch lights. Received bill credit for past outages. Resolved all remaining outages. REMEMBER: Any Tabb Lakes resident can report a watch light outage. Just go to [tabblakes.org](http://tabblakes.org), click on “Frequently Asked Questions” and click on number 4: Streetlights.
5. Restarted the Activities Committee
6. Repaired the wooden cover for the Lake One compressor that operates the aerators.
7. Installed York County Sheriff’s Department signs reminding homeowners to lock their cars that are parked in the driveway and to remove all valuables visible through the vehicle windows.
8. Continue to build up the Reserve Fund (required by Virginia Law on Homeowner Association operations) to pay for the Lake Two dredging project. Raising the annual assessment by the Consumer Price Index (which is allowed by the Covenants) will help to pay for this project. 2022 assessments will be as follows: lakeside residents: \$209.00; non lakeside residents: \$185.85. Remember that Tabb Lakes has one of the lowest homeowner association fees on the Peninsula.
9. We continue to work with York County to get a sidewalk installed along Mid Atlantic Place.
10. We submitted four work order requests to have potholes

patched with new asphalt. Any homeowner can report a pothole; just Google “Report a Road Problem – Virginia Department of Transportation (VDOT)” and follow the instructions.

11. We have all the necessary permits to allow us to “addle’ goose eggs in the 2022 spring season. We need residents to identify nest locations next to the lakes so the eggs can be treated to prevent an increase of the geese population. We treat nests along the Lake One path as we don’t need homeowner’s permission in that common area.
12. We still have an open work order request to clean out the front yard ditches along Tiger Paw Path. Still unknown when VDOT will accomplish that task. Contact VDOT and they will clean out the storm water pipe underneath your driveway.
13. We replaced Lake One and Lake Two compressors and installed fans to prolong the equipment service life. Lake treatment for algae occurs yearly during the month of May. Lake water is unsafe for lawn irrigation May 1-31.
14. We coordinated with York County and Department of Environmental Quality to verify that Lake Two water was not affected by chemicals from the Best Pool fire.
15. Continued to maintain liaison with York County Emergency Management Planner.
16. Provided relevant emergency preparedness information from

## CONTINUED FROM PAGE 2—A NOTE FROM THE PRESIDENT

numerous local, state, and national agencies.

17. Approved 15 Architectural Request Committee Requests.

Our Annual General Membership (AGM) meeting was held via Zoom on October 26. You can view the entire AGM meeting slides by going to our website, under “New Items”, click on the “2021 AGM Meeting Slides.”

The Tabb Lakes Homeowner Association 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 the highest possible dollar amount for their home. During 2021, twenty homes were sold in Tabb Lakes for an average of 23.8% above the assessed value. Thank you to all the residents that constantly maintain their property to or above our Covenant standards. Your hard

work is greatly appreciated by the Board and makes our job a lot easier!



## SPEEDING IN TABB LAKES—SARAH KNAUB

Homeowners frequently contact me to find out what can be done about cars that seem to race through the streets of Tabb Lakes. Many people think the homeowners’ association is responsible for, or can request the installation of, speed bumps or traffic calming humps. It is important for homeowners to understand the HOA does not own the roads in your neighborhood; and, therefore, the HOA does not have the authority to have anything installed on them.

VDOT owns the roads and has a procedure that must be followed by the locality to determine if a street is suitable for traffic calming measures. The initial step is to have a speed survey conducted by the Sheriff’s Office to collect data about the traffic in the area of concern. If the speed and quantity of traffic meet initial eligibility requirements, approval must be obtained from the York County Board of Supervisors to conduct additional studies before submitting a formal request to VDOT for traffic calming.

Over the past few years, several speed surveys have been con-

ducted in Tabb Lakes. A speed survey is conducted by the Sheriff’s deputies by placing a speed recorder in the area of concern for several days. The speed recorder may be mounted on a trailer, on a road name or stop sign post, or it might be a “stealth” recorder placed on the side of the road in an area you would hardly notice.

The most recent speed survey was done on Gardenville Dr. from October 29 through November 3. During that time, 2236 vehicles were recorded traveling north past the recording device. Of those vehicles, 97% were traveling at 29 mph or slower. The average speed of vehicles recorded during that time period was 20.89 mph. Other speed surveys conducted at other times on Gardenville Dr. and also on Bridge Wood Dr. have had similar results, and do not meet the initial criteria for traffic calming measures.

Tabb Lakes does already have one of what VDOT calls “Non-Intrusive” traffic calming devices: the signs added to your speed limit signs that indicate an addi-

tional \$200 fine for speeding.

In addition, we will place a request with the Sheriff’s Office that they schedule a few times to have deputies in the neighborhood to run radar or just be a presence in areas where there is a lot of through-traffic or frequent reports of speeding.

We are hoping to plan an in-person meeting for the Association in the spring. On the agenda will be an opportunity to hear from some members of the Sheriff’s department about traffic-related issues. Be sure to pay attention to your email for an announcement about the meeting.



## END-OF-YEAR HOUSEKEEPING NOTES—ELLIS SHARADIN

I'd like to bring several things to your attention as we move into winter months:

1. This has been a relatively wet year, as noted by the lack of burnt lawns this Fall. One consequence of the rain we've had is an increase in the presence of mold and mildew on our roofs, siding, and mail boxes all around the community. If your home is still exhibiting mold, you'll probably receive a letter from Victory Community Management asking you to make corrections. I'll tell you up front that the Association will suspend enforcement until early spring; but if you receive a notice, it means you'll be at the top of our list on spring-time inspections. So, if we have some mild days between now and mid-January, it might be to your advantage to take care of those mold problems so we can remove you from the list early. All it takes is some bleach and water or an inexpensive product like "Wet and Forget", to solve your mold problems. This newsletter also carries an offer from Envirowash for house washing specials. The Board of Directors does NOT benefit financially from these ads, but we do want you to know when

there are services being offered at discount prices. It's up to you to compare their pricing with other vendors, but Envirowash does have a good reputation in our neighborhood.

2. Now is the season when most of our trees are shedding their leaves at a great rate. We know it's a pain to clean up leaves, but it's your responsibility to take care of it. Why is it so important to your Board Members? It's because if you look around, you'll see many drainage ditches filled to the brim with leaves. When the rains come, and they will, where do you think those leaves will go? **ANSWER:** Many of them will be flushed down our drainage ditches and end up in the lakes, where they will add to the detritus that eventually clogs our fountain pumps and outflow pipes. We recently spent thousands of YOUR dollars dredging the end of Lake 1 to ensure our drainage pipes won't be compromised and blocked by the buildup of detritus. So, PLEASE, get out there as soon as you can and rake up those leaves and dispose of them properly. And one more thing: the lakes are NOT the proper

place to dispose of your raked up leaves and grass clippings.

3. The York-Poquoson Sheriff's Department has offered to meet with Tabb Lakes homeowners to discuss safety and security. Keep an eye out for an announcement on the tabblakes.org website for an early spring presentation. The frequent car break-ins we've had this year, as well as the unfortunate shooting of a resident who attempted to disrupt a break-in, should be of concern to ALL of us. BTW, we have a need for some homeowners to volunteer for the Neighborhood Watch Committee again. The winter months would be a great time to get some neighbors together and organize an active Neighborhood Watch. Don't just complain about crime; be part of the solution in making our neighborhood a safe place to live.



## SOME DATES TO REMEMBER FOR DECEMBER

### YORK COUNTY SCHOOLS

6—Early Release  
9—Interim Reports  
20-31—Winter Break

### CHRISTMAS IN YORKTOWN

3—7:30 P.M. Tree Lighting @Riverwalk Landing  
4—10 AM-3 PM Market on Main Street  
4—7 PM Lighted Boat Parade @ Waterfront  
4—10 AM-5 PM Yuletide Celebration @ Watermen's Museum  
5—11 AM-3 PM Market on Main Street

5—1-4 PM Cookies with Santa @ York Hall on Main  
11—9 AM-3 PM Mistletoe Market @ Riverwalk Landing  
18—12 PM Wreaths Across America Ceremony @ Yorktown National Cemetery  
18-31—9 AM-5 PM (closed 25th) Christmastide in Virginia @ American Revolution Museum

## WINTER AND HOLIDAY SAFETY—LOU LAFRENAYE

FEMA and the U.S. Fire Administration (USFA) advise families to take prudent precautions to minimize the risks of fire during the winter and holiday season. Below are some things we can all do to ensure our family's safety during the winter months.



battery-operated flameless candles. Keep candles at

least 12 inches away from anything that burns.

### Winter Holiday Fire Safety:

- ◆ 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. Read manufacturer's instructions for the number of light strands to connect.
- ◆ Never leave a burning candle unattended. Consider using

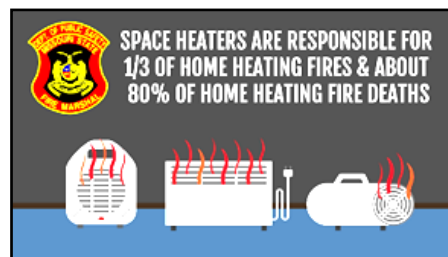
- ◆ More than 1 in 5 Christmas tree fires were caused by a heat source too close to the tree. Keep your live Christmas tree away from heat sources and room exits.
- ◆ Water your live Christmas tree daily to keep it from becoming dry.

### Preparing Your Home for Winter 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.

- ◆ Never use an oven or stovetop to heat your home in the winter.
- ◆ If you use a portable heating device (electrical or kerosene) in your home, read and carefully follow the instructions and safety protocols.



For more information, go to:

- <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Seasonal-fire-causes/Winter-holidays>
- <https://www.ready.gov/home-fires>

## LEAF COLLECTION FOR YORK COUNTY

For leaf collection purposes, the County is divided into two zones:

- **Southern Zone** includes all homes south of Dare Road, including neighborhoods in Grafton, Tabb, Brandywine, Coventry, Kiln Creek, Calthrop Neck Road neighborhoods, Running Man, and Carys Chapel Road area. Collection weeks for the Southern Zone will be:

November 15	November 29	December 13
December 27	January 10	January 24 (Final Sweep)

- **Northern Zone** includes all homes on and north of Dare Road, including neighborhoods along Wolf Trap Road, Goodwin Neck Road, and homes in and near Marlbank, Edgehill, Queens Lake, Hubbard Lane, Skimino, and Lightfoot. Collection weeks for the Northern Zone will be:

November 22	December 6	December 20
January 3	January 17	January 24 (Final Sweep)

Leaves must be in clear bags, no thicker than one millimeter (**no drawstrings, please!**) and bags must be easy to handle by one person (max. weight limit = 40 pounds). Clear bags can be purchased at local hardware, grocery, and department stores. Bags containing other yard debris (sticks, etc.) and/or pet waste will not be accepted.

Bags must be at the front roadside by 7am on the Monday of your collection week. Pick up will be completed by the end of the week.

For additional information, please call York County Waste Management at (757) 890-3780.

## HOLIDAY LIGHTS CONTEST—ANGELA HURST



The Holidays are upon us once again. What could be more fun than decorating your home and bringing smiles of joy 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 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 daytime and a best evening holiday décor winner. The judging will take place around the third week of December.

The Daytime and Nighttime home receiving the most votes will be deemed the 2021 Holiday Decorations Contest Winner. Each winner will receive a \$50.00 gift card and be recognized in the Tabb Lakes Newslet-

ter. Any residential (owner or tenant occupied) within the Tabb Lakes Subdivision is eligible. However, current 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.

## YARD OF THE MONTH—ANGELA HURST

The Beautification Committee gave out its last Yard of the Month award for 2021 in September to

106 Bridge Wood

Congratulations!



## ENVIROWASH SPECIAL: \$200—SARAH KNAUB

Envirowash is again offering your neighborhood a special rate on house washing. Their online special right now is an exterior house wash for \$275, but anyone from the neighborhood who calls to schedule this service before March 1 will get it for \$200. This includes a one-year guarantee on the service.

Other services that Envirowash offers, including roof and window cleaning, require them to come to your house to give you a quote, but they will give you a “Tabb Lakes” discount on them, as well. Check out their website,



[Envirowash.com](http://Envirowash.com), for more information about the services they offer and the processes they use.

If you are interested, call the Envirowash office at (757) 599-3164 to set up an appointment or to ask for a quote. Tell them that you are a resident of Tabb Lakes and would like the special “Neighborhood Rate.” Remember that you need to call before March 1 because that is the start of their busy season.

# 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: \_\_\_\_\_

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11847 Canon Blvd, Ste 4; Newport News, VA 23606

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. Deadline for annual advertising is January 15.

If you are a **business in our community**, you **must** fill out the business form and **submit it with your check** AFTER January 15.

Please see our web-site for instructions and forms.  
<https://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.**

**Check us out: <https://tabblakes.org>**



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