

# TABB LAKES NEWSLETTER

2022 SECOND QUARTER

VOLUME 19, ISSUE 2

APRIL 2022

## A NOTE FROM THE PRESIDENT – KEITH EBERT

### Sims Metal Management Work Area Expansion Application

The purpose of this article is to alert Tabb Lakes residents about the upcoming York County Planning Commission meeting and give you the opportunity to state your concerns about this expansion to the Planning Commission members. At the May 11, 2022 Planning Commission Meeting, the following application will be the first issue presented to the Planning Commission.

Sims Metal Management will present Special Application No. SE-26-22. This Application, which pertains to property within 500 feet of the Tabb Lakes subdivision, is a request for a Special Exception, pursuant to Section 24.1-801(a) (2) of the York County Zoning Ordinance, to authorize a **50 PERCENT** expansion of a nonconforming metal recycling plant on a 2.9 parcel located at 2114-A George Washington Highway (Route 17). The proposed expansion area is a parcel of land that is on the other side of the Lake One dirt berm. The property is zoned General Business (GB) and designated GB in the Comprehensive Plan. If the Planning Commission approves this application, the final decision rests with the York County Board of Supervisors Meeting, which will be placed on their agenda at a later date. To verify to exact date, check the York County Board of Supervisors agenda on the York County website: <https://www.yorkcounty.gov/101/Board-of-Supervisors>.

At the Planning Commission public hearing on May 11, all interested parties (any Tabb Lakes resident) will have the opportunity to comment on this application. Each resident will be given three minutes to address the Commission with their concerns. Some of my concerns are as follows:

1. Why does Sims need at larger area when they recycle the materials they collect to an offsite location?
2. Some Tabb Lakes Residents have already complained to the York County Sheriff's Department (YCSO) about the increased noise levels. On April 12, 2022, I called the York County Sheriff's Department and asked how many Sims Metal noise complaints they have received to date. A deputy called me back and told me that over the past two years, they have received a few (he could not give me the exact number) noise complaint phone calls from Tabb lakes residents. If this expansion is approved, an increase in industrial noise

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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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**CONTINUED FROM PAGE 1 — A NOTE FROM THE PRESIDENT**

will probably occur to Tabb Lakes residents.  
3. On March 5, 2022, Sims Metal located at 4300 block of Buell Street in Chesapeake had a 30-foot pile of crushed

cars on fire. It took emergency personnel over four hours to extinguish the fire. A heavy, black smoke plume could be seen for miles around the Sims

location. What is their plan to stop a similar type fire from occurring so close to Tabb Lakes homes?

**FROM THE BEAUTIFICATION COMMITTEE — ANGELA HURST**

The Great American Cleanup is an opportunity to transform your neighborhood and community into beautiful, healthy spaces. Beautiful places are environmentally healthy, socially connected, and economically sound. They're better places to raise families, start a business, or go to school.

**Tabb Lakes Beautification Committee is thankful to the adult and teen volunteers** who came out and picked up litter along the Lake 1 walking trail as well as each individual Tabb Lakes roadway. Please help keep Tabb Lakes looking beautiful throughout the year by doing your part and removing litter out of the

roadways and ditches in front of your home.



**(MAY-SEPT) PROGRAM GUIDELINES :**

- All residential properties within the homeowner association limits are automatically eligible.
- 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 groundskeeper.

- An award duration term lasts one month.

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.

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.

**PARKING REMINDERS — SARAH KNAUB**



Now that the weather is warming up, here is a quick reminder of the TLHA regulations about the parking of boats, RVs, and trailers in the neighborhood:

Any boat, RV, or trailer that is under 25' long may be parked on the property as long as it is parked on a paved area alongside the garage and does not extend beyond the front plane of

the home. If the vehicle is parked in the backyard, it must be shielded from view by a privacy fence.

Boats, RVs, and trailers may be parked in driveways for up to 2 weeks on an occasional basis for the purposes of cleaning, repairing and loading/unloading.

The full text of these regulations is in the 2016 Vehicle Storage Resolution, which can be found on the Governing Documents page of the TLHA website, <https://tabblakes.org>



The title of this news article may strike you as a call to invite your neighbors in for a social gathering, which is a good thing because it engenders harmony with our fellow citizens. But nothing I'm about to tell you has anything to do with friendly neighbors.

Like so many of you dog owners, I walk my favorite pet up and down my street several times a day, and that includes an evening walk after dark, just before our entire household settles in for the night.

During my evening walks the past few months, I've noticed a very disturbing trend among 3 – 5 homes just on my street alone. I'm talking about the number of open garage doors I regularly see. It's disturbing because it's a sign many of you have become totally complacent about the security of your homes!

During the March 29, 2022 York County Homeowners Association (HOA) Meeting, Major Ron Montgomery, from the York County Sheriff's Office, presented a briefing to the HOA members in attendance from different York

County subdivisions. He stated that the number one crime in York County is property theft.

Perhaps you've seen videos on such apps as Next Door or Ring videos, showing the brazenness of local thieves who walk right up to a home in the evening, trying car doors, and looking for anything not tied down, EVEN WITH spotlights on

them. Old timers in our neighborhood will recall it wasn't very long ago when an individual dressed as a workman forced his way into a home in broad daylight and sexually assaulted a teenager. Many will also recall we had a local sheriff living in our neighborhood who was actually shot during the course of confronting a would-be thief in his driveway.

Consider what you have to lose by leaving your garage door unintended. How about those expensive toolboxes and car parts you have in your garage? How about your children's bicycles and wagons, toys, etc. that reside in your garage? Are you unconcerned

about losing them to thieves?

Let's go even deeper than valuables; how about the opportunities you are providing to thieves who would love to go further and commit a home invasion? By leaving your garage door open, you not only give the thugs an open invitation, but you're allowing them to access your home via an interior door! If they succeed in sneaking into your home rather than breaking down a front or back door, who's to say whether your neighbors will even notice that you've had a break-in and notify authorities? Are you willing to risk injury, rape, or even death of a loved one just because you've developed the bad habit of leaving your garage door open at night?

I urge everyone to re-assess your tolerance for risk and put the security of your home, valuables, and family back at the top of your list of priorities. Your garage door should never be left open at night unless you're physically working in the garage. Tabb Lakes isn't immune from criminal trespasses. Let's close those doors when it gets dark and prevent the next tragedy.

**Be Safe!**



videos, showing the brazenness of local thieves who walk right up to a home in the evening, trying car doors, and looking for anything not tied down, EVEN WITH spotlights on

**FREE EVENTS AT YORKTOWN RIVERWALK**

**SOUNDS OF SUMMER CONCERT SERIES, 7-9:30 PM**

JUNE: every Thursday  
JULY: 14, 21, 28  
AUGUST: 4, 11

**VA SYMPHONY**, SEPTEMBER 3, 7:30 PM  
Preconcert fun begins at 6 PM



**JULY 4 CELEBRATION**: 9 AM-9:30 PM; Fireworks at 9:15 PM



MAY 8: **ART AT THE RIVER**: Juried Art Show, 10 AM-4 PM

**HOUSEHOLD CHEMICAL COLLECTION/COMPUTER RECYCLING/PAPER SHREDDING EVENTS**:

May 14, July 9, September 10, November 12. York County Operations Center, 105 Service Drive. 8 AM-12 PM. A list of what items are accepted is available on the Waste Management Center website: <https://www.yorkcounty.gov/CivicAlerts.aspx?AID=2408>

## MANAGER'S MINUTE – SARAH KNAUB

### York County HOA Meeting

Twice a year York County hosts a meeting for homeowner association leaders. The meetings are designed to give homeowners representing their communities a chance to hear the latest news from County Leadership. Two of your board members attended the most recent meeting which was held March 29<sup>th</sup>. Below are some highlights from the meeting:

- ◆ County Administrator, Neil Morgan, presented a draft of the FY 2023 budget. The County's fiscal year begins July 1. You may have noticed that the assessed value of your property went up quite a bit when reassessments came out in January. Mr. Morgan has requested a \$0.015 per \$100 decrease in the real estate tax rate to partially offset the increase in assessments.
- ◆ Joe Sisler, the Deputy Director of Public Works, reported that construction on Fire Station 7 and the Law Enforcement



ment Building is moving along.

- ◆ Susan Kassel, Director of Planning and Development Services, provided information about County codes related to fences, easements, and what property maintenance items can and cannot be cited by the County.
- ◆ Major Montgomery from the Sheriff's Office gave a presentation about a new license plate recognition camera that will be in use around the County soon. The cameras are available for HOAs to "lease," as well. You may be hearing more about that in the coming months!

The York County website (<https://www.yorkcounty.gov>)

contains a wealth of information about these topics and many others. Looking under the "Residents" and "How Do I" menus at the top of the homepage will get you the answer to just about any question you might have. If you want even more information about what is going on in York County, sign up to get the *Citizen News Weekly*. The weekly newsletter is published by York County Public Affairs each Friday to share news and events happening in York County. You can read *Citizen News* on the website or sign up to have it delivered to your inbox – look under the "How Do I" menu on the website.

I work very closely with the County in order to provide the best service I can to my communities. If you are unable to find the answer to a question on the website or are unsure who you need to talk to, feel free to reach out to me. My contact info is listed on page 7 of this newsletter.

## YORK COUNTY MARKET DAYS AT THE YORKTOWN RIVERWALK

The 2022 season started April 9, and the market runs every Saturday from 8 a.m. to 12 p.m. (except May 7 & October 1) through the end of October. Plus there are several extended markets with fun family-friendly themes, especially during the holidays!

### Save the Dates for the Special Themed Markets

- ◆ May 14: Vintage Market/Car Show on Main (8 a.m. to 12 p.m.)
- ◆ July 16: Fun in the Sun Market (8 a.m. to 12 p.m.)
- ◆ August 6: National Farmers Market Week (8 a.m. to 12 p.m.)
- ◆ September 10: First Responders Market (8 a.m. to 12 p.m.)
- ◆ October 8: Fall Festival (8 a.m. to 3 p.m.)
- ◆ October 29: Paws at the River Market (9 a.m. to 3 p.m.)
- ◆ November 12: Maritime Festival (9 a.m. to 3 p.m.)
- ◆ November 19: Harvest Festival (9 a.m. to 3 p.m.)
- ◆ December 10: Mistletoe Market (9 a.m. to 3 p.m.)

**PLEASE DON'T FEED THE GEESE  
OR DUCKS!**

## NEIGHBORHOOD SIGNAGE PROJECT — SARAH KNAUB

The board is currently researching the feasibility of adding signage at the “secondary” entrances to the neighborhood. Wouldn't it be nice to be welcomed by a lovely Tabb Lakes sign as you enter the community from Coventry Boulevard, Hilda Hollow, or Jonathan Junction? A lot of the required research has been completed, but there are many steps still to take. In order to install the signs, the Association will be responsible for having several private easements written. The easements should be

accompanied by a professional survey of each location. Both requirements will be a major expense...unless someone familiar with drafting private easements or surveying properties volunteered their services! *If you are qualified to assist with either of these tasks and wish to be involved in the project, please contact Sarah Knaub at VictoryComMgt@gmail.com or TLHA President, Keith Ebert, at President02@tabblakes.org.*

The installation of the signs would be similar to the Greenlands

signs on Hilda Hollow and Jonathan Junction. The design of the signs would match that of the sign by Lake 1 on Bridge Wood Dr. Your feedback is welcome! If you have a question or a comment about this project, please contact Ms. Knaub or Mr. Ebert at the email addresses found in this newsletter.

## Tabb Lakes

## LAKE INFORMATION — SARAH KNAUB

Below is some important information for lakeside residents:

- **The lake water will be unsuitable for irrigation for the entire month of May.** Our lakes management contractor will be applying the annual herbicide treatment to the water at the beginning of the month, so if your irrigation system pulls water from the lake do not use it until June 1. If the herbicide has not dissipated by the end of May, we will send out a message to let you know.
- **Be vigilant about checking your shoreline and picking up any trash or debris that appears there.** Our lakes coordinators pick up plenty of trash each month (balls, bottles, lots of plastic bags, etc.); but we really need the help of everyone with access to the shoreline to help keep debris out of the stormwater system, which includes our two lakes. Also, DO NOT allow grass clippings to be blown or dumped into the lake. Grass clippings are a major source of excess nitrogen and phosphorous which endanger the aquatic life and

cause algae to grow.

- The Board has drafted a **Shoreline Maintenance Resolution** which contains some new regulations designed to ensure lakeside residents maintain their shoreline in a



way that defends against erosion and prevents runoff and debris from entering the lakes as much as possible. The lakes are part of the Association's common area and the Board of Directors has a duty to maintain them. After the completion of two dredging projects over the past few years, the time has come to set some standards that will be enforced through the regular Covenants Compliance Program. If the resolution is passed as it is currently written, a reasonable amount of

time will be given for homeowners to bring their shorelines into compliance. Among other things, homeowners will be required to maintain a vegetative buffer along their shoreline or to construct a bulkhead, and trees will need to be removed and/or pruned back from the shoreline to prevent leaves and branches from falling into the lake. Lots of information is available on the internet about proper shoreline maintenance, and we will be posting a folder of pertinent information on the Tabb Lakes website soon. The draft of the resolution is available for your review on [www.TabbLakes.org](http://www.TabbLakes.org). If you want to express your opinion *before* the regulations are put in place, please submit your feedback to Sarah Knaub at [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) or TLHA President, Keith Ebert, at [President02@tabblakes.org](mailto:President02@tabblakes.org). If you would rather provide your feedback in person, **you are welcome to attend the May board meeting which will be held at the Poquoson Library at 7:00 pm on May 17<sup>th</sup>.**

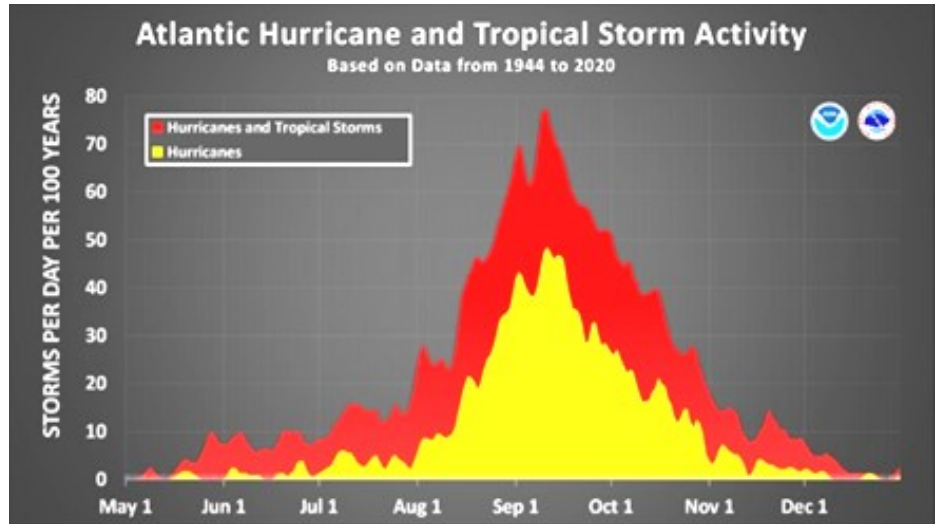
## HURRICANE SEASON IS ALMOST HERE – LOU LAFREPAYE

### Hurricane Season 1 June to 30 November

The month of May is a good time to begin preparing for hurricane season. The official Atlantic hurricane season starts 1 June and ends 30 November with the peak periods being the months of September and October. Ensure your family supply kits are well stocked, review your plans, and know what to do before, during, and after a hurricane.

I recommend at least two sources of information to help you and your family plan for hurricanes:

- ◆ *Ready.Gov* hurricane web site. This site is located at [www.ready.gov/hurricanes](http://www.ready.gov/hurricanes)
- ◆ *The Virginia Hurricane Evacuation Guide*. This document covers emergency supplies, evacuation routes, communications, important phone numbers, know your zone, along with many other important topics. This is a very good document to review as the information is specifically for the Hampton Roads area. The link is listed on our HOA website at <https://tabblakes.org/index.php/emer-response/2-uncategorised/117-tlert->



important Go to the second link under Emergency Preparation Information. If you would like the hard copy version of this document, send an e-mail request to me, Lou Lafrenaye, at [TLERT@TABBLAKES.ORG](mailto:TLERT@TABBLAKES.ORG)

### Hurricane Forecasts for 2022

Colorado State University (CSU) released their initial Atlantic seasonal hurricane activity forecast for 2022. They project this season will have above-normal activity for the Atlantic region (currently 19 named storms, 9 hurricanes, 4 major hurricanes). To see their current projections and the links to the CSU detailed report, go to our Tabb Lakes Emergency Re-

sponse Committee website at <https://tabblakes.org/index.php/emer-response/2-uncategorised/116-tlert-hurricane> National Oceanic and Atmospheric Administration (NOAA) is the other organization that develops seasonal hurricane projections; however, they have not yet released their report at this time. Once it is released, it will be added to this web site. I want to thank our HOA Emergency Response Committee's web site manager, Phil Hess, and our Tabb Lakes web site manager, Clint Flanagan, for continuously updating this site for your use.



**Start collecting your items and cleaning out those closets and garages! Our neighborhood yard sale is coming up!**

**SATURDAY, MAY 14**

**8 A.M. UNTIL ?? Whenever you want to close down!**

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

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. 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. **NOT** mailed.**

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757-270-6419

**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	Justin Nettles	757-879-9500	watch@tabblakes.org
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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