

TABB LAKES NEWSLETTER

2022 THIRD QUARTER

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AUGUST 2022

SPEEDERS AND SPOTLIGHTS—ELLIS SHARADIN

I'd like to focus on a couple of areas around the community that affect the health, security, and the safety of our families.

The Association regularly receives complaints about speeding vehicles, particularly on Tabb Lakes Drive, Bridge Wood Drive and Gardenville. It seems the Sheriffs are more concerned with cars doing 30mph on Coventry Blvd than those who speed on the narrow streets of Tabb Lakes. While your Board applauds efforts to get support from the Sheriff, there are things you can do to help. For one, keep in mind the adage "the squeaky wheel gets the grease." If you observe a speeding vehicle, whether it's your neighbor or someone cutting through the neighborhood from Greenlands, report it to the **Sheriff's Department** at **757-890-3630**. Even if you can't read the speeder's license number, the increased "noise level" we generate will have a positive effect in helping us get attention to the problem.



With late summer weather and schools starting up, we see more driving activity by our teen drivers, not to mention large numbers of children playing in the streets after school and on weekends. If you have a teenage driver at home, remind them to keep their speed down and maintain a sharp lookout for children. You can also reiterate that we have a \$200 additional penalty tacked onto the price of a speeding ticket and hold them personally responsible to pay the full amount if they're caught. We're often asked, "Why not install speed bumps on our main thoroughfares?" The short answer is that our streets are maintained by VDOT, not the Association. VDOT rules prohibit installation of speed bumps on public streets.

On another subject, let's talk briefly about home security: During summer, we often see a spike in the number of attempted break-ins, vandalism, and petty crime. Even though hardened criminals may ignore them, good street lighting helps deter petty crime. Around the

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Board of Directors

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Sam Ray, 240-3613
Rob Cook, 254-2004

(All numbers are 757)

Secretary/Treasurer—
Charles Rossi, 867-8322

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neighborhood are 71 “night watch” streetlights. The Association pays the electricity bill for the lights, but responsibility for maintaining them falls to Dominion Power. If you see a street light is out, don’t assume the Board is going to make the call. Please contact Sarah Knaub at Victory Community Management with the pole number and street address (VictoryComMgt@gmail.com). She will report the outage to Dominion Power Virginia.

Our night watch lights are spaced every 4-5 homes and provide only minimal coverage. You can make a major difference by replacing your garage and porch lights with sensor lights that come on when anyone approaches the house. You’ll not only save electricity by not having to leave a light burning all night, but the addition of your light when people pass will enhance safety and help deny criminals the cover of darkness. Sensor lights are readily available in the

hardware sections of local stores. They’re easy to install; and falling prices on these units, as well as energy-efficient LED lighting, have made them an affordable upgrade.

By the way, I want to give a big shout out to my neighbors on Leslie Lane for heeding my last article about the dangers of leaving garage doors open at night! I hope we see more care neighborhood-wide for the sake of everyone’s safety!

FROM THE BEAUTIFICATION COMMITTEE — ANGELA HURST



- May-116 Tiger Paw Path
- June-408 Bridge Wood
- July-121 Richard Run
- Aug-904 Tabb Lakes Dr
- Sept- still to be rewarded



FREE EVENTS AT YORKTOWN

VA SYMPHONY, SEPTEMBER 3, 7:30 PM Preconcert fun begins at 6 PM on Riverwalk. Bring a chair and enjoy the music!



HOUSEHOLD CHEMICAL COLLECTION/COMPUTER RECYCLING/PAPER SHREDDING EVENTS: 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> and in this newsletter.

YORKTOWN DAY—OCTOBER 19
An important day in our history!

YORK COUNTY MARKET DAYS AT THE YORKTOWN RIVERWALK

Save the Dates for the Special Themed Markets

- ◆ 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.)



HOUSEHOLD CHEMICAL & COMPUTER RECYCLE—KEITH EBERT

York County will conduct two more Household Chemical and Computer Recycling events this year. The dates are September 10 and November 12, 2022; and the events will be located at 105 Service Drive entering from Goodwin Neck Road. The following items will be accepted:

- ◆ Desktop and laptop computers, servers, computer monitors, cell phones, computer wiring, desk top printers including all-in-ones and multifunction ones, fax machines, desk-top photocopiers, and scanners.
- ◆ Latex and oil-based paints, stains, solvents, glue, varnishes, and adhesives.
- ◆ Gasoline and other fuels, waxes, gas/oil mixtures, brake fluid, engine cleaner, and tar remover. Note: Motor oil and antifreeze are not accepted at most events since many communities already accept them at no charge. Call or check the website at www.vppsa.org for more information.
- ◆ Insecticides, weed killers, pesticides, fertilizers, and pest strips.
- ◆ Cleaners for ovens, drains, toilets, septic tank, etc., floor waxes, metal polishes, bleach, and degreasers.
- ◆ Charcoal fluids, dyes, kerosene, pool chemicals, fluorescent lights up to 8 feet, all compact fluorescents, and rechargeable batteries



(alkaline batteries are no longer accepted; please put in your regular trash).

The following items listed below are **not** accepted:

- ◆ Televisions
- ◆ Explosives
- ◆ Ammunition
- ◆ Gun powder
- ◆ Household trash
- ◆ Business or medical waste
- ◆ Radioactive products
- ◆ Large quantities of unknown materials.

Virginia Peninsula's Public Service Authority (VPPSA) does not have the ability to pump nor will they allow containers larger than 35 gallons.

If you have any questions, please call VPPSA at 757-259-9850 or go to their website at www.vppsa.org

The following locations are alternate recycling and disposal sites:

Best Buy: computer components at no charge (limit three per day), computer monitors, and televisions are accepted at a \$29.99 charge per item (limit two per day). TVs accepted are tube TVs smaller than 32 inches and flat-panel TVs – LCD, plasma, and LED – smaller than 50 inches. Mobile phones are accepted at

no charge (limit three per day). See

www.bestbuy.com/recycling for a complete list of acceptable and unacceptable items that Best Buy recycles.

Batteries + Bulbs accepts rechargeable and alkaline batteries at a charge of \$1.85 per pound. Compact Fluorescent Lamps (CFLs) are accepted at a charge of \$0.66 per bulb. Four-foot fluorescent tubes are accepted at a charge of \$0.53 per tube and eight-foot fluorescent tubes are accepted at a charge of \$0.93 per tube. Items should be loose when taken to the store as they will be weighed/counted to determine the total charge. Batteries + Bulbs accepts unlimited quantities.

Goodwill Industries: accepts computer components for recycling at no charge. Goodwill uses a U. S. Department of Defense-grade program on all donated devices to clean hard drives and erase personal and sensitive information.

Home Depot: accepts CFL bulbs and rechargeable batteries at no charge (fluorescent tubes are **not** accepted).

To learn more about all VPPSA programs, visit their website at www.vppsa.org or call them at 757-259-9850.

To stay informed on VPPSA programs, send your email address to them at curbsiderecycling@vppsa.org, and they will add you to their e-notification list.

RETENTION LAKES MAINTENANCE UPDATE—LOU LAFRENAYE

In 2005, Tabb Lakes HOA installed an aeration system in each lake to help improve lake health. Back then, there were numerous problems with our lakes which the systems have since helped moderate.

For those unfamiliar with the equipment, each system is comprised of three parts. There is an air compressor located on the edge of each lake, a series of thick rubber hoses that feed air from the compressor to underwater aerators, and six underwater dual diffuser aerators per lake. The compressor pushes air through the length of the hose, into the diffuser, and inflates the two rubber diaphragms. The diaphragm has very small holes in it so the air escapes under pressure as thousands of small bubbles. This simple process aerates the lakes. If you look at the lakes, you can see air bubbling up out of the water at six locations in each lake. The equipment selected is called the Vertex Lake Aeration System.

The systems have been operational for about 17 years and runs 24 hrs a day, 365 days a year. Over the years, the compressors have been repaired or replaced as they wear out. Recently, we had to replace the first of the twelve underwater aerators. Since

this is the first time anyone has seen what they look like, I've included a picture of the old aerator that was removed. What we found is that, over the years, a hard scale formed over the two diffuser's rubber diaphragms. This eventually restricted the air flow into the water, reducing their effectiveness and possibly putting a strain on the compressor.



The HOA Board is now evaluating the condition of the remaining eleven aerators and possibly replacing those that are near the end of their life cycles.

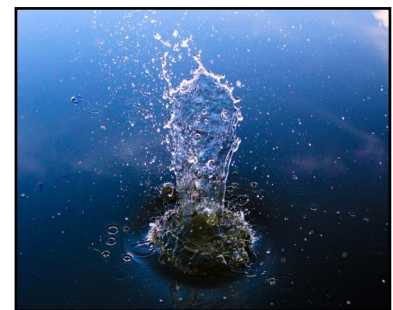
For an in-depth discussion on the background, problems, and why an aeration system

was chosen, read the three-page information paper the HOA Board published in 2005. You can find that paper within the Documents sections of our HOA website under the Lakes Information Library link, or use the following direct link to the document:

<http://tabblakes.org/documents/LakeInfo/OtherInfo/RetentionLakesMaintenanceProgram.pdf>

For more information on the locations of the compressors and aerators, go to the Documents section of our HOA website and click on the Maps and Utility Library link. You will find detailed maps of the north and south ends of our HOA that show their locations. The link is below.

<http://tabblakes.org/index.php/tlha-documents/2-uncategorised/137-maps-library>



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

CURB APPEAL—SARAH KNAUB

The curb appeal of any community depends on each resident maintaining his or her property as completely as possible. Two items that have come up repeatedly during our monthly compliance inspections this summer are mailboxes/posts and driveways. Mailboxes, mailbox posts, and driveways that are not properly maintained detract from not just the curb appeal of your property, but the curb appeal of the entire neighborhood. Your governing documents include some very specific regulations enacted in 2007:

- Mailboxes and their stands must not be allowed to accumulate mold or mildew and must be kept in good repair.

- All hard and gravel landscape surfaces shall be kept in good repair, clean and free from weeds, vehicle fluid residues, stains, debris, etc.
- Loose gravel that migrates into the street from a driveway shall be promptly swept back into the driveway or otherwise removed.

My company issues dozens of notices each month for non-compliance with these fairly simple rules. If you receive a notice that your property is out of compliance, put a plan in place to **actually** solve the problem so we do not have to continue sending you notices. Better yet, take a look at your driveway and mailbox areas

and see what you need to do **before** we have to spend your Association's funds to send you a letter!

Throwing a little Round-Up on weeds that have been establishing themselves in your driveway stones for the entire summer is not a real solution. Stuffing a rock in the ground to prop up a mailbox post that started leaning several years ago is not a long-term solution. As the weather cools, take some time to address these issues once and for all. If you don't know where to start, the internet holds a wealth of information about strategies for solving almost any problem.

TRASH TALK—SARAH KNAUB

Trash isn't something we like to think about very much, but the cumulative effect of trash and recycling cans out in front of the 446 homes in Tabb Lakes on Tuesdays is hard not to notice! Your streets are very narrow; so, place your cans on the end of your driveway or on the grass in front of your property and not in the street. Cans need to be at least three feet from obstacles (other cans, your mailbox, parked cars, etc.) in order to avoid damage. Make sure there are no loose, lightweight materials in your cans to help minimize litter—anything that may blow out when the can is dumped should be put in a trash bag with your regular

household trash. Bring your trashcans in from the street as soon as you can and on the day of collection. When you bring your cans in, they need to be stored somewhere out of view from the street. Per your TLHA governing documents, trash and recycling cans may not be stored on your driveway or in front of your garage.

If you have large furniture or appliances that are in no shape to be donated to a charity, you can schedule a bulk pickup through York County's Waste Management program for free. You can also schedule a pickup of large quantities of yard waste in clear bags or limbs and branches that are less than

8" in diameter and 10' in length for only \$25.

York County utilizes contractors for trash and recycling pickups. The County Waste Management staff are very responsive whenever an issue arises with service, but you have to let them know about it. If you have any issues with the trash or recycling pickup service, please contact the Waste Management Office at 757-890-3780. You can also find lots of information and submit requests on the York County website. From the homepage look under the "How Do I..." menu.

HURRICANES AND TROPICAL STORMS—LOU LAFRENAYE

September and October are the peak months of hurricane and tropical storm activity. Take the time to prepare. Know what to do to keep you and your family safe before, during, and after a storm. There is a lot of information out there to help you prepare. Below are some links that you may find useful.

- ◇ The latest NOAA and Colorado State University Hurricane Seasonal Forecast (updated on our Tabb Lakes Emergency Response Committee Website)




<http://tabblakes.org/index.php/emer-response/2-uncategorised/116-tlert-hurricane>

- ◇ CDC Hurricane and Other Tropical Storm Preparations: <https://www.cdc.gov/disasters/hurricanes/index.html>
- ◇ Ready.Gov Hurricane Preparedness: <https://www.ready.gov/hurricanes>

- ◇ FEMA – How to Prepare for a Hurricane: https://www.ready.gov/sites/default/files/2020-03/fema_how-to-prepare-for-hurricane.pdf
- ◇ Virginia Department of Emergency Management (VDEM) – Hurricane: Also contains a link to the VDEM Hurricane Evacuation Guide for Hampton Roads. <https://www.vaemergency.gov/threats/hurricanes/>

VOLUNTEER NEEDED AS NEIGHBORHOOD WATCH CHAIRPERSON

Due to unforeseen circumstances and higher priority family issues, our current neighborhood watch chairperson must step down. We are in need of a replacement. If interested, please contact any Board member listed in the newsletter.

We need YOU! 




YES! YES!
YES! YES!
YES!
YES!
YES! YES!
YES! YES!

ANNUAL TABB LAKES HOMEOWNER MEETING

Please watch our webpage and your email inbox for an upcoming notice about our annual meeting which is usually held in late October. We've had some difficulty finding a place this year. Be aware that it may have to be via ZOOM if all else fails.

You'll find out what the HOA has been doing all year for YOU! You can also nominate and vote for someone to become a new Board member.



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

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 Tabblakes Homes Association.

If you are a Tabblakes **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
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