

TABB LAKES NEWSLETTER

2022 FOURTH QUARTER

VOLUME 19, ISSUE 4

NOVEMBER 2022

A NOTE FROM THE PRES—KEITH EBERT

Greetings to all Tabb Lakes Residents. During 2022, your **volunteer** Board of Directors has accomplished many things to make Tabb Lakes a more attractive and safer neighborhood. I have served on the Board for over eight years and have been reelected again as your Homeowner Association Board President. Ellis Sharadin, your previous Board Vice President, who has been involved on the Tabb Lakes Board for over 20 years, is stepping down; and **I and the board members thank him** for his many years of dedicated service to our community. He has made a positive impact to Tabb Lakes. During our November Board Meeting, Jennifer Kurr was elected to replace Ellis as Vice President. Samuel Ray and Rob Cook have been reelected to be the Board Member-at-Large for another year, and they both are a valuable asset to our Board's discussions and decisions. Jim Cochran has volunteered and has been elected to be our new board member-at-large; we always like having "new blood", with new ideas, on the Board. **As always, any resident is welcome to attend a monthly Board Meeting, which is held on the third Tuesday of every month at the Poquoson Library at 7 PM, except December.**

All our Committee **volunteer** chairpersons are back for another year. They have accomplished outstanding 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 monitors our lakes to keep them in working order which has resulted in no recent street flooding in our community. He routinely checks the Lake 1 outflow area for blockages, inspects our street ditches, and opens manhole covers to look for any hint of an upcoming problem. Shirley Flanagan continues her outstanding work as our Newsletter Editor gathering articles, adding clip art, and ensures our newsletters are always published on time. Not all York County HOAs publish a newsletter; we are very happy to have her. Clint Flanagan continues his outstanding work managing the Tabb Lakes website and keeps it current with new monthly board meeting minutes and all the latest informational 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. Jeff Payne is our Lake 2 monitor who periodically patrols the lake in his small boat. Jeff, along with Victory Community Management, monitors Lake 1. A new resident to our community, Brian Forbes, has volunteered to manage our Neighborhood Watch Program. **Many thanks to all our volunteers who provide services to our Tabb Lakes community!**

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Board of Directors

- President—Keith Ebert, 867-7133
- Vice President—Jennifer Kurr, 271-7864
- Members at Large—
Sam Ray, 240-3613
Rob Cook, 254-2004
Jim Cochran, 316-4558

(All numbers are 757)

Secretary/Treasurer—
Charles Rossi, 867-8322

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Victory Community Management's Sarah Knaub is in charge of our common grounds maintenance, architectural review, and covenants compliance program. She is also our Board's paid secretary who takes minutes during each Board Meeting, which are voted on during the following month's Board meeting.

During 2022, your Board and Committees have accomplished the following tasks:

- Negotiated a new common area grounds maintenance contract to include maintenance of landscaping at the entrance to the trail along the western side of Lake One.
- Continued to add new residents' email addresses to our Newsletter Distribution List.
- Participated in the Great American Cleanup. One dozen Tabb Lakes residents, including some middle and high school students showing concern for their neighborhood and community, walked the streets and the entire path on the west side of Lake 1 all the way to the north end of the lake picking up trash, etc.
- Changed the process to report a Watch Light outage to ensure timely repair and to follow up if a credit to our account is warranted. The **new procedure** is to contact Sarah Knaub at Victory Community Management (757) 593-0166 or VictoryCommunityMgt@gmail.com with the Watch Light pole number and street address, and she will contact Dominion Energy Virginia.
- Replaced all the Lake 1 and 2 aerator diffusers for the sub-surface aeration system.
- Worked with York County to correct a neighborhood drainage problem between the 400 block of Bridge Wood Drive and the Mid Atlantic building.
- Continued to build up the Reserve Fund, required by the Virginia Law Homeowner Association Act, to pay for future dredging projects. Raising the annual assessment by the Consumer Price Index, which is allowed by the Covenants, will help to pay for these projects. Assessments for 2023 will be as follows: lakeside residents: \$226.35; non-lakeside residents: \$201.25. Tabb Lakes has one of the lowest homeowner association fees on the Peninsula.
- We continue to work with York County to get a sidewalk installed along Mid Atlantic Place.
- Submitted seven work order requests to have potholes patched with new asphalt on our community roads. Any homeowner can report a pothole; just Google "Report a Road Problem - Virginia Department of Transportation" (VDOT) and follow the instructions.
- Obtained the necessary permits to allow us to "addle" goose eggs in the 2023 spring season. We need residents to identify nest locations next to the lakes so the eggs can be treated to prevent an increase in the geese population. We do treat nests along the Lake 1 path as that is part of the Association's common area. Please remember, **do not feed the geese** because they will keep coming back to our neighborhood dropping bacterial infected feces on our streets, driveways, and lawns.
- Completed tree removal as a follow-up to the dredging project at the outflow pipes at the northern end of Lake 1. This is another step to ensure that Tabb Lakes' roads will not flood during a hurricane or heavy rainfall event.
- Two volunteers (Phil Hess and Lou Lafrenaye) developed a comprehensive map showing all Tabb Lakes' utilities to include the location of Watch Lights, transformers, storm drains, fire hydrants, sewer station pump, entrance lights, main entrance sprinkler system, lake fountains, aerator compressors, aerator diffusers, lake inlet/outlet structures, storm water drainage pipes, and electric meters. The two maps can be found on our web site; click Resources, Document Library, Map and Utility Library.
- Our Stormwater Committee and Lake Coordinators continued to inspect the lakes and outflow areas before and after storms. They removed debris, branches, balls, plastic bags, kiddie pools, and garbage to ensure proper stormwater drainage flow which will minimize the chance of street flooding in our neighborhood. **Remember: do not dump lawn clippings, sticks, or leaves into the lakes or ditches.**
- Continued to maintain liaison with York County Emergency Management Planner (Captain Sean Segerblom) and the Fire and Life Safety Educator (Jennifer Overbay).
- Provided relevant emergency preparedness information from numerous local, state, and national agencies via the community email list.
- The Welcome Committee greeted 28 new families to our neighborhood; and handed out 12 hardcopy pamphlets to include York County New Resident Information Package, the latest TL Newsletter, Virginia Hurricane Evacuation Guide, TL Emergency Response Committee Information, Preparing Your House for Hurricane Checklist, and seven other handouts.
- Approved 28 Architectural Requests.
- Installed York County Sheriff Department signs to remind residents to take your keys, lock your vehicles, and remove valuables.

CONTINUED FROM PAGE 2 — A NOTE FROM THE PRES

- Obtained quotes and started the process of working with the County to install Tabb Lakes vinyl signs at our secondary entrances from the Greenlands and Coventry Boulevard.
- Represented our residents in the efforts to obtain noise mitigation for Sims Metal Management operations.

VDoT is working to reform front yard ditches by the street so the water will flow as it was intended. To date, they have worked on Cub Court, Heath Place, Leslie Lane, and recently Tiger Paw Path. Culvert pipes under driveways will be cleaned out as part of this project. If your front ditch does not get reformed, you can still have VDoT clean out the storm water pipe underneath your driveway.

Our Annual General Membership (AGM) meeting was held via Zoom

on October 25, 2022 at 7 PM. You can view the entire AGM meeting slides by going to our website, click What's New Items, then click on the 2022 AGM Presentation.

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 value for their home. During 2022, thirteen homes were sold in Tabb Lakes for an average of 22.7% above the assessed value. That's an impressive number! Thank you to the majority of residents who constantly maintain their properties up to or beyond our Covenant requirements. Your hard work is greatly appreciated by the Board and makes our job a lot easier!

REMEMBER, if you park vehicles in your driveway, take your keys, lock your vehicles, and remove all valuables that can be seen with a flashlight through the windows. If you notice any change to your vehicles even if nothing was stolen, please report it to the York County Sheriff's Department. If you have an external light above your garage door, we recommend you turn it on every night to help deter potential thieves. **According to the York County Sheriff's Department, property theft is the number one crime in York County.**

BEAUTIFICATION COMMITTEE— ANGELA HURST



Sept- 516 Bridge Wood Drive

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

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.

This is a contest for two winners. We are looking for best holiday 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 2022 Holiday Decora-

tions Contest Winner. Each winner will receive a \$50.00 gift card and be recognized in the Tabb Lakes Newsletter. 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.

YORK COUNTY SEMI-ANNUAL HOMEOWNER'S ASSOCIATION MEETING – KEITH EBERT

On November 10, 2022, I attended the meeting presented by York County (YC) Administrators. It was attended by representatives from 22 YC subdivisions.

Five briefings were presented: York County School Division (YCSD) Update, Capital Projects Update, Planning and Development Services "Ask The Expert," York County Sheriff's Department Community Policing, and York-Poquoson Social Services.

Doctor Vic Shandor, YC School Superintendent, gave a briefing on current status of the 19 schools in the County. YCSD is rated #1 in Hampton Roads for the best school division and the best qualified teachers. The most impressive statistic is that the Division is the #3 best school division in the state. The County received \$3 million dollars from the federal government to update school buildings. The money funded a new roof coating on one school that had leaks, an extra wing to Seaford Elementary, and completed security vestibules to all YC school buildings. To give you an example of today's construction costs facing YCSD, a new roof on Seaford Elementary cost \$20 million dollars. The Division's graduation rate is 97.54% which is above the state average of 92%. Due to a full-time teacher shortage, 38% of the teacher subs are teaching full time. The Division is always looking for more full time and substitute teachers.

York County School Division is rated #1 in Hampton Roads for the best school division and the best qualified teachers!

Mark Bellamy, Deputy County Administrator for Sidewalks, Recreation Projects, and County Buildings/Facilities updated the group on capital projects. The Yorktown Library expansion to 22,000 square feet is nearing completion as is Fire Station #7 which has been in the planning stages for 15 years. The new Law Enforcement Building, on Goodwin Neck Road, will have 52,000 square

feet and is scheduled to be completed in 2023 unless a materials supply problem occurs in the future. Twelve new sidewalk projects are in the works in YC. The one closest to Tabb Lakes is sidewalk/crosswalk construction on Hampton Highway (Route 134).

Susan Kassel, Director of Permits, Codes, Zoning, and Customer Service Portal gave us a briefing. The county is in progress to convert all of the streetlights (not our Watch Lights) to LED bulbs which will decrease electricity costs and will increase the clarity of security camera photos/recordings. Our Watch Light bulbs will be replaced by Dominion Energy Virginia only after each old bulb fails. Susan is the person to call if you have any question about YC government operations. An HOA representative asked her why YC doesn't have any rules covering abandoned homes like Hampton, Newport News, and other localities have. Unfortunately, her only answer was that YC has chosen not to adopt abandoned home rules at this time.

Major Ron Montgomery, the next YC Sheriff beginning January 1, 2023, gave a briefing on community policing. Property theft is the **NUMBER ONE CRIME** in YC. The Sheriff's Department is always willing to bring their Mobile Command Post vehicle out to any subdivision that requests it. The YC Sheriff's Department has answered over 9,000 calls for speeding in subdivisions. They are always willing to come out and install one of their speed recording devices in a neighborhood. In the past, Tabb Lakes has had one installed; but the results did not show that an increased sheriff patrol was required in Tabb Lakes.

Carolyn Miller, from York-Poquoson Social Services gave a briefing on adult and family services' current

issues. Her office instructs older adults on how to avoid scamming texts, phone calls, and emails. She mentioned that the AARP website has a briefing on how to prevent you from losing money to scammers. Her phone number is 757-890-3960 or 757-890-3787.

A separate handout was given to



outline the Curbside Leaf Collection Program. An unlimited number of clear leaf bags can be placed at your street side. Tabb Lakes is in the southern Zone and the collection days remaining in this season are: December 5 and 19 and January 2 and 16. One final sweep of the entire county will occur on January 30. Clear bags can be purchased at local hardware, grocery, and department stores. Bags must be at the front roadside by 7 AM on the Monday of your collection week. Pickup will be completed by the end of the week.

If you would like additional information about the HOA meeting, please look at the briefing slides using the following link:

<https://www.yorkcounty.gov/DocumentCenter/View/46365/HOA-Meeting-Notes--November-10-2022>

TLHA RULES REMINDER—SARAH KNAUB

The formal Covenants Compliance Inspection season has come to an end for the year. Here is a reminder of the compliance issues we are having to cite most often:

- RVs, boats, and trailers may only be stored on a proper parking pad alongside the garage—they may not be stored on your driveway in front of your home.
- If you park your RV, boat, or trailer in your driveway, it may be for no more than 2 weeks; and it must



be because you are actively cleaning, repairing, or in some way using it. *The privilege of keeping this type of vehicle on the driveway is expected to only be needed on an occasional basis.*

- All hard and gravel surfaces shall be kept in good repair, clean and free from weeds.
- Mailboxes and stands must be kept free of mold and mildew and kept in good repair. Plastic mailboxes that have faded to a different color are not considered well-maintained.



If you have received multiple notices over the past year reminding you that you need to correct one of the issues above, I recommend you spend some time this winter coming up with a plan for a more permanent fix.

Also, please remember that trash cans are not to be stored on driveways and need to be brought in from the street by the end of the day on Tuesdays. If you do not have a designated area for your trash cans on the side of your house or behind your fence, this is another project worth doing this winter.



SHORELINE MAINTENANCE—SARAH KNAUB

New rules are in effect!

After nearly two years of work, your Board of Directors approved the Shoreline Maintenance Resolution at their November meeting. Information about the new rules had been printed in the newsletter numerous times and the topic was briefed at both last year's and this year's annual meeting. In addition to doing a lot of research, the Board solicited homeowner input and the input of local experts in the area of stormwater and lake maintenance as they crafted the resolution.

Lakeside homeowners will have until November 1, 2023 to bring their property into compliance with the new rules. This winter, start by evaluating



the need for tree removal along your shoreline. All small trees should be removed, and any trees that are within ten feet of any stormwater pipe or other concrete structure must be removed. Large trees should be evaluated by a professional to determine if they can be removed without damaging the shoreline or if they need to be properly pruned and cut back instead.

Once you have your trees taken care of, you can work on establishing your vegetative buffer. If you do not already have some controlled growth along your shoreline, the easiest thing to do is to just wait and see what native species come up naturally in the spring. Small saplings can be pulled before they develop a strong root system and won't do any damage. You'll probably be surprised by the variety of grasses and flowering



plants that emerge when given a little time and space!

The full text of the approved resolution is on the Documents page of the website and will be sent out via regular mail early in 2023. If you have any questions about what steps you need to take to bring your shoreline into compliance with the new standards, please contact our Community Association Manager, Sarah Knaub, at 757-593-0166 or VictoryComMgt@gmail.com.

NEW NEIGHBORHOOD WATCH CHAIR – BRIAN FORBES

Hello Tabb Lakes Neighbors!

I'd like to take this opportunity to introduce myself, Brian Forbes, as the new Neighborhood Watch Chair. Elaine and I just moved into the neighborhood last month and have been blown away by how welcoming our neighbors have been! We moved up to the Hampton Roads area from Warner Robins, Georgia; but our hometown is Las Vegas, Nevada. We had the awesome opportunity to serve in the USAF over the past 10+ years and are excited to settle into a more stable civilian life here in beautiful Yorktown.

Elaine and I were instantly attracted to the Tabb Lakes neighborhood based on how well the neighborhood is maintained and the sterling reputation that this area has for being a great place to live. So, I am looking forward to the opportunity to make



this an even safer and better area. That's where I need your help.

Since I am so new to the area, I am seeking input from all the neighbors as to what you are seeing in the neighborhood, both good and bad, as far as crime/safety issues go. Do you have any ideas on how we can make this an even safer and well-looked after-place to live? I'm all ears!

To collect feedback, ideas, and to report incidents (break-ins, Ring videos, pictures, etc.), we have established a neighborhood watch email. tabblakes.watch.reports@gmail.com. This is not a substitute to reporting the issue/incident to local Police. This inbox enables us to compile data and identify trends/problem areas so that we can keep the HOA Board & residents informed as well as liaise with local law enforcement. Please do not hesitate to use it as a primary

means for you to communicate with the Neighborhood Watch!



Finally, I'll leave you with a reminder that car and home break-ins tend to spike around the holidays. Please remember to remove all valuables and lock your vehicles. Additionally, if you are going out of town, I highly recommend having a neighbor bring in mail/newspapers and putting at least one light on a timer that is visible from the street. This will give the impression someone is home.

We are over at 303 Monty Manor, so feel free to swing by and we can chat in person!



Visit <https://visityorktown.org/>

For free events during December.



Got Mold? Get the Enviowash Special – \$275!



Enviowash is again offering Tabb Lakes a special rate on their house washing service. Anyone who calls to schedule siding and gutter cleaning before March 1 will get it for \$275. Their regular prices start at \$325. This includes a one-year guarantee on the service.

Other services offered by Enviowash, including roof and window cleaning, require them to come to your house to give you a quote; but they will give you a discount on them, as well. Check out their website, Enviowash.com, for more information about the services they offer and the processes they use.

If you are interested, call the Enviowash 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.

Sarah Knaub
TLHA Community Association Manager

Neither Tabb Lakes HOA nor Victory Community Management, Inc. endorse or warranty any particular contractor or service. The Enviowash special is provided as a courtesy to homeowners because of your affiliation with Victory Community Management. Nothing is provided to Victory or to TLHA in exchange for advertising this special rate.

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 Tabb Lakes Homes Association.

If you are a Tabb Lakes **homeowner** who owns your own business, you must fill out a homeowner's form each year 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 each year 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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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	Sarah Knaub (temporary)	757-593-0166	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	Jeffery Payne	804-815-3140	lakemaint2@tabblakes.org
Neighborhood Watch Committee	Brian Forbes	702-277-6967	watch@tabblakes.org
Newsletter Editor/Manager	Shirley Flanagan	757-876-1156	news@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