

# TABB LAKES NEWSLETTER

2023 FIRST QUARTER

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FEBRUARY

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## Board of Directors

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

(All numbers are 757)

Secretary/Treasurer—  
Charles Rossi, 867-8322

## A NOTE FROM THE PRES — KEITH EBERT

### A Board Member-At-Large Is Stepping Down

Samuel Ray, one of the Tabb Lakes Homeowner Association Board Member-At Large is stepping down from Board activities. Sam started out on the Board in November 2018 and has served honorably for over four years. One of his many outstanding accomplishments was his volunteering to repair a single homeowner's fence in desperate need of repair. His selfless accomplishment of this job over many days was above the volunteer call of duty. He has been an active asset to the Board, and his inputs to Board discussions and decisions have improved the quality of life in our neighborhood. I and the remaining Board members thank him for his four-plus years of dedicated volunteer service to our community. Sam, you will be missed!

How about you? Would you step up and fill this vacant position on your Board of Directors? If you're interested, please contact me or anyone listed to the right of this column. We'd be glad to talk with you about this very-much needed volunteer position.



**YARD  
SALE**



**Annual  
Tabb Lakes  
Yard Sale  
Saturday  
May 20, 2023  
8 AM — ?**

## HOME ROOF INSPECTIONS – KEITH EBERT

Due to water condensation drops on the metal air conditioning vent in our upstairs small bathroom, we hired a roofing contractor to inspect the seal around that bathroom's skylight for any leaks. Since he had to gain access to the second story roof, the contractor told us that while he was up on the roof, he would do a full roof inspection. It had been many years since the roof shingles were replaced by his company. He discovered the following and made repairs:

1. Sealed and refastened pipe collars;
2. Repaired four shingle nail pop throughs;
3. Resealed the flashing around the brick chimney;
4. Sealed face nails as needed.

The cost of these repairs was included in the inspection price.

Regular roof inspections can help identify issues before they become potentially major problems. It may be easier to fix these smaller issues now, which may save you time and money in the future. Keep in mind, always hire a professional to inspect



and maintain your roof. Our inspection cost \$250.00; and in my opinion, it was well worth the cost and probably saved us a higher repair bill down the road.

Following is a list of potential problems that a professional will inspect. Not all of them may be discovered by a homeowner:

- ◆ Metal flashings for openings to prevent water leaks around the metal edges
- ◆ Asphalt shingle pieces or grains of the shingles in the gutters. A little amount of grains is normal over the life of your roof; a lot of granules can be a sign of shingle damage.
- ◆ A sagging roof for moisture or rotting that indicates it needs to be replaced
- ◆ Broken or missing shingles
- ◆ Cracked or curling caulk and sealant
- ◆ Patches of moss and lichen
- ◆ Worn, peeling, or cracked plastic rubber boots around pipes or other roof projections.
- ◆ Cracked or rusted spots on metal flashings
- ◆ Loose, cracked, or rusted gutters
- ◆ Crumbling or missing chimney mortar
- ◆ Tree branches or other large debris on the roof
- ◆ Condition of soffits and fascia
- ◆ Masonry chimneys for cracks, crumbling grout, and damage to chimney caps
- ◆ Improper attic venting which can lead to heat and moisture buildup that reduces roof life
- ◆ Loose, missing, or curling shingles
- ◆ Any shingle nail pop throughs

When our contractor completed the work, we asked him how often we should have our roof inspected. His recommendation was every five years.

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

**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.**

## THE GREAT AMERICAN CLEANUP – ANGELA HURST

Everyone has a role to play in keeping Hampton Roads beautiful. YOU can make a difference in your community.

The Great American Cleanup is a nationwide initiative to transform neighborhoods while promoting litter awareness and empowering people to keep their communities clean.

Join Tabb Lakes Beautification Committee on Saturday, March 25, from 9-11 AM to clean the roadsides, entrance ways, and the Lake 1 Trail. Please contact [beauty@tabblakes.org](mailto:beauty@tabblakes.org) by Saturday, March 19, if you have questions or would like to participate in the March 25 clean up.

The Great American Cleanup is a great way for school kids to earn some volunteer hours! All children under 12 must participate with an adult.

### GOOD TO KNOW

- Most littering is intentional, and there is no such thing as a little litter.
- Cigarette butts are consistently the most littered item and, according to research, 65 percent of smokers litter.
- Other frequently littered items are food remnants, food wrappers, food containers, beverage containers, napkins, and paper.
- Discarded biodegradable items are still litter. A banana peel can take up to two years to biodegrade.
- Litter is often found in roadways, storm drains, construction sites, and any transition point where people are moving from one space to another (such as retail entrances/exits, parking lots, loading docks, and along walkways).
- Storm drains and ditches clogged with litter can lead to localized street flooding and prevent the stormwater system from operating efficiently.

### GOOD TO DO

- If you see trash around the neighborhood, pick it up. Be a good neighbor and set an example.
- Keep litter and other debris off your streets where it can easily enter storm drains and ditches.
- Be sure your trash and recycling containers stay covered to prevent trash from spilling or blowing out.



## HOLIDAY LIGHTS CONTEST WINNERS – BEAUTIFICATION COMM.



Nighttime Winners:

Rob & Karen Self, 401 Bridge Wood Dr.



Daytime Winners:

Clint & Shirley Flanagan, 504 Tabb Lakes Dr.

*Congratulations!*

## UPDATE #2 RETENTION LAKES MAINTENANCE — LOU LAFRENAYE

We recently published an article about our HOA aerations system in our 3<sup>rd</sup> Quarter (Aug 2022) HOA newsletter. The article explained the history and why they were installed in our two lakes and how they operate. We also explained the problems we were having with the diffusers and why we were planning to replace them. The information below is a follow-up to that article and provides you with details on the completed upgrades.

The HOA Board approved replacing all 12 diffusers (6 in each lake) since the original diffusers were becoming clogged after 17 years of continuous operation. On October 2022, SOLitude Lake Management completed the replacement of the diffusers along with some additional maintenance on the air supply hoses. The cost of replacement was about \$6000. In the next column are pictures of the old and new diffusers.



Since this is the first time we replaced our diffusers, we now have a timeline for future repairs that we can calculate into our HOA planning and budget. We can plan for a life expectancy between 15-20 years. We know these new diffusers are easy to “hook and capture” to pull up to the surface for inspection and possible repairs. The rubber diaphragm (2 per diffuser) is replaceable; so, the costs of

future repairs should be reduced.

We plan to add these two recent newsletter articles to our HOA library as an addendum to the original Tabb Lakes “Retention Lakes Maintenance Program” document written in 2005 when the system was installed. That way, future HOA Board members and Committee Lake Managers will know what they look like and how and why they were replaced in 2022.

The diffusers play an important part in maintaining the health of our lakes. For more information on the benefits of our lake aerator system, read the following document located on our Tabb Lakes HOA website at:

<https://www.tabblakes.org/lakemgmt/LakeInfo/OtherInfo/RetentionLakesMaintenance-Program.pdf>

## CANADA GEESE POPULATION CONTROL — LOU LAFRENAYE



In April, our Tabb Lakes HOA will restart our egg addling program to help control the Canada geese population in the neighborhood. “Addling” is a method used to prevent the eggs from hatching. It involves oiling the egg with corn oil. This method conforms to the U.S. Dept. of Fish and Wildlife rules and meets the

Humane Society guidelines in limiting goose flock growth.

*We need the assistance of all lakefront property owners.* Beginning in April, the start of their nesting season, we ask that all lake front homeowners notify the listed POC’s if they observe any nest being built and/or eggs on their property. This will help us locate active nests. We will, in turn, ask for your permission to enter your property in order to addle the eggs at the appropriate time. Our HOA obtained a U.S.

Fish and Wildlife federal permit allowing us to do this within the current laws. We will only have a short period of time to do this so timing is important. The nesting season to do this is roughly in the months of April and May.

Please contact Lou Lafrenaye (757-867-8333) ([TLERT@TABBLAKES.ORG](mailto:TLERT@TABBLAKES.ORG)) or Keith Ebert (757-867-7133) ([President02@TABBLAKES.ORG](mailto:President02@TABBLAKES.ORG)) regarding the location of any nest/eggs on your property or if you have any questions.

## FIRE PREVENTION INFO — LOU LAFRENAYE

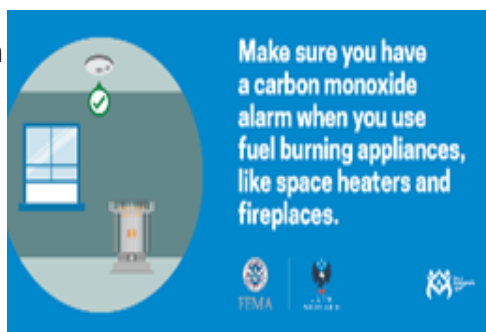
### Home Heating Fires and other Fire Prevention Information

The U.S. Fire Administration publishes a lot of information on fire prevention. Below are some of the things they want you to know about heating fires and how you can prevent them.

- ◆ Heating is the second leading cause of home fires.
- ◆ Half of all home heating fires occur in December, January, and February.
- ◆ One in every seven home fires and one in every five home fire deaths involves heating equipment.
- ◆ Keep anything that burns at least three feet from any heat source like fireplaces, stoves, or space heaters.
- ◆ Never use an oven or stove to heat your home.
- ◆ Have your furnace inspected each year. Keep flammable material away from the furnace.
- ◆ Carefully read and follow the safety instructions on all portable heating appliances like electric and fuel powered heaters.
- ◆ Plug only one heat-producing appliance (like a space heater) into an electrical outlet at a time.
- ◆ Keep portable generators outside and away from windows and as far away from your home as possible when in use during power outages.
- ◆ Install and test carbon monoxide alarms at least once a month.
- ◆ Test home smoke detectors once a month. Replace bat-

tery and hard-wired smoke detectors after 10 years of the manufacturing date. The internal sensor lifespan is 10 years.

For more information on home heating safety and other fire safety measures you can take to protect you and your family, go to <https://www.usfa.fema.gov/prevention/outreach/>



All events are free admission and are held at Riverwalk Landing, unless otherwise indicated. In case of inclement weather, call the Weather Hotline: 757-890-3520. Listed below are the dates of various activities sponsored by York County:

**March 18**, Saturday, 10 AM to 2 PM, St. Patrick Day Winter Market

**April 1**, Saturday, 8 AM to 12 PM, \$, 10K and 5K Victory YMCA Race/Family Fun Run

**April 8 to Sept. 30**, Saturdays, 8 AM to 12 PM, unless other-

## YORKTOWN EVENTS

wise noted (excluding May 6 & Oct 7), Market Days

**April 8**, Saturday, 8 AM to 12 PM, Go Green Market Days

**April 15**, Saturday, 8 AM to 3 PM, Sister Cities French Market

**April 29**, Saturday, 8 AM to 3 PM, Market Days, Pirate Invasion Market

**April 29 & 30**, Saturday & Sunday, 10 AM to 5 PM, Pirates Invade Yorktown Weekend, Riverwalk Landing & Waterman's Museum

**May 6**, Saturday, 12 to 6 PM, \$, Blues, Brews, & BBQ Festival

**May 7**, Sunday, 10 AM to 4 PM, Art At The River Juried Art Show

**May 13**, Saturday, 8 AM to 12 PM, Market Days, Vintage Market/Car Show on Main Street



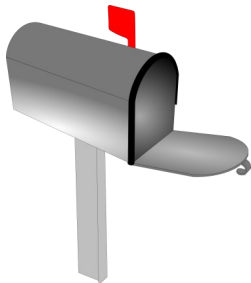
Watch the next newsletter for the summer music festival listings!

## COMPLIANCE INSPECTIONS – SARAH KNAUB

Happy almost-spring, Tabb Lakes! Another inspection year has taken off, so I have a few reminders.

On our first inspection, we identified more than 60 homes with enough mold on the siding and roof shingles to warrant receiving a Covenants Compliance Notice. We didn't send all those notices, and I am hopeful that the number will be much lower when we complete our March inspection. On the next cloudy day, step outside and take a look at your siding and roof shingles. Many contractors and lots of do-it-yourself remedies are available to get the mold and dirt cleaned off properly.

Another area in which I hope to see an improvement is in mailboxes and mailbox posts. Your mailbox and mailbox post are not difficult to maintain, but they can have a big impact on someone's first impression of the neighborhood. You are not required to have any specif-



ic color or design of mailbox or post, but you are required to keep it well maintained. So, if your mailbox has faded to be two entirely different colors or is covered with rust, it needs to be replaced. If there is lichen or green mold growing on your mailbox post or plastic newspaper box, it needs to be cleaned off. If your post is no longer sturdy, is leaning over in any direction, or has peeling paint, it needs some maintenance.

For a good list of all the items that can be included in our monthly inspections, please see the Covenants/Architectural Review Guidelines Table found on the Documents

page of your website, TabbLakes.org. In that document there is also a column that tells you whether a project or improvement to your property needs ARC approval. Just about anything that changes the footprint of your home or

is constructed on your property needs to be approved through the Architectural Review process before you get started. Even if you are replacing something like a fence or shed, you need to contact us about approval; because the rules may be different now than they were when the first version was constructed. It's better to be safe than sorry, and we are happy to answer any questions you may have.

If you do get a Covenants Compliance Notice, remember that the Board is required to enforce the

governing documents of the association. We aim to be reasonable, and covenants compliance is not intended to be punitive. The goal is to make your neighborhood look its best and get top dollar for your home when you decide to sell!



### 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.**

# 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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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; however, advertisements may be submitted anytime after that date for future publications.

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; however, advertisements may be submitted anytime after that date for future publications.

Please see our web-site for instructions and forms. <https://tabblakes.org>.

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

### 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