

# TABB LAKES NEWSLETTER

2023 SECOND QUARTER

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## GOVERNING DOCUMENTS REWRITE—SARAH KNAUB

After several newsletter articles and discussions at the annual membership meetings since 2019, your Board has taken the first big step in having the TLHA Declaration and By Laws re-written! We have the first set of templates from the attorney and will be reviewing them over the next few months. For those who are new to the neighborhood, the main purpose of the document rewrite is to bring your documents in line with all the changes to the Code of Virginia that have been enacted over more than 30 years since the TLHA documents were first adopted. Changes in the Code, technology and best practices have greatly improved an HOA's ability to run efficiently and effectively while preserving property values and fostering a sense of community. In many cases, though, there needs to be certain language in an Association's governing documents in order to be able to take advantage of the improvements.

The goal of the Board in rewriting your governing documents is NOT to suddenly outlaw things that make living in Tabb Lakes enjoyable. There will not suddenly be a slew of new rules everyone has to follow. The new documents will give the Board the authority it *should* have to make and enforce rules that are in the best interest of the Association and to preserve the integrity of the Association. Once the documents are finalized, we will combine all the rules that have been passed over the years into one Rules & Regulations document. There will be a few tweaks to fix things that were overlooked in the original version of some of the rules, but you already have a good set of basic rules that help maintain property values and are not too restrictive.

So, what's next? We need YOU to get involved in this process. The ideal scenario would be to have a committee of homeowners work with the Board on the initial review of the new documents. If you are interested and available to help, please send an email to me at [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) or Keith Ebert at [President02@tabblakes.org](mailto:President02@tabblakes.org) by **Friday, May 12**.



There will be more communication about the document project as time goes on. Even if you are not available to help at this time, there will definitely be other opportunities for you to review the documents and provide input to the Board.

Continued on page 2

**Continued from page 1—from Sarah Knaub**

Watch your email and make sure to always read the newsletter when it comes out. In the meantime, if you have

any questions about the project don't hesitate to reach out to me or Keith Ebert.

**YARD OF THE MONTH CONTEST — ANGELA HURST**

Ready, set, grow! It's time once again to begin our Tabb Lakes "Yard of the Month" program, recognizing our homeowners who strive to beautifully maintain their property and add to the overall appeal of the Tabb Lakes community.

Each month between May and September, we will select one home to be featured as our "Yard of the Month." If selected, you will be awarded with a \$25 gift card and will have the honor of displaying the official Tabb Lakes "Yard of the Month" lawn sign in front of your home to share your achievement with



your neighbors. If you would like to nominate a neighbor for the award, please email [Beauty@TabbLakes.org](mailto:Beauty@TabbLakes.org).

**LAKES UPDATE — SARAH KNAUB**

It's spring! That means there is plenty of activity on and around your lakes. Here is some information for lakeside residents and others who are interested:

- ◆ There have been reports of kids/teenagers fishing from the shoreline in several different backyards. No one should be fishing from a shoreline that is on private property without permission from the homeowner. [If you find someone in your yard, please call the York-Poquoson Sheriff's Office's non-emergency line and place a report. That phone number is 757- 890-3621.](#)
- ◆ This is the time of year when we tend to have a lot of algae and vegetation on the lakes. Algae loves pollen, so it is especially happy right now! Our lakes maintenance contractor has treated the water and is monitoring the conditions. Please be aware that they usually cannot treat a whole lake at one time. The quantity of chemicals re-

quired would be harmful to fish and other wildlife. So, don't be surprised if you see different conditions in one half of the lake compared to the other.

- ◆ [THERE IS NO LONGER A NEED TO REFRAIN FROM USING LAKE WATER FOR IRRIGATION IN THE MONTH OF MAY.](#) Different chemicals are available now that treat the water without harming turf grass.
- ◆ The Lake 2 fountain has been removed and sent to the manufacturer for repairs. We do not yet have an estimate for when it will be reinstalled. Please know we are doing everything we can to get it back in operation.
- ◆ We recently replaced one of the compressors for the sub-surface aeration system on Lake 1. There is still one bubbler that does not appear to be working, and we have reported it to the lakes maintenance contractor.

- ◆ Now is the time to start working on your shoreline to bring it into compliance with the Shoreline Maintenance Regulations. We've posted the document and some resources on the [tabblakes.org](http://tabblakes.org) website. From the homepage, click on "Shoreline Maintenance Library" in the "What's New" box. You may also want to reference the article about the regulations published in the last issue of the newsletter.

As always, if you see something happening on the lakes that you don't think is right, please contact our Lake Coordinators at [LakeMaint1@tabblakes.org](mailto:LakeMaint1@tabblakes.org) and [LakeMaint2@tabblakes.org](mailto:LakeMaint2@tabblakes.org).



## YORK COUNTY SEMI-ANNUAL HOMEOWNER'S ASSOC. MTG — KEITH EBERT

On March 30, 2023, I attended the HOA meeting presented by York County (YC) Administrators. It was attended by representatives from 13 YC subdivisions. Five briefings were presented: Fiscal Year (FY) 2024 Proposed Budget, Fire Station 7 Update, Active Transportation Summary, York/Poquoson Sheriff's Office Update, and Cyber Security.

FY2024 Proposed Budget: Neil Morgan, York County Administrator, gave a very detailed briefing on the FY 2024 Proposed Budget. On one bar graph showing eight localities, York County has the second lowest tax rates; only Williamsburg is lower than York County. Six localities had higher tax rates than York County. Some good news on taxes: real estate tax rate is going down by one penny (from \$0.78 to \$0.77) per \$100.00 of your home's worth. **BUT**, the 2024 assessments may be higher than the 2022 assessment rate. Bottomline: the one cent drop may not show a lower real estate tax bill. The car property tax rate will drop by ten cents (from \$4.00 to \$3.90) per \$100.00 of your vehicle's worth, which is good news. I asked Neil what determines the value of new/used cars and whether those values will go up or down this year; he couldn't answer either question. The FY 2024 Proposed Budget is 262 pages long and can be found at the following link:

<https://www.yorkcounty.gov/DocumentCenter/View/48808/FY2024-Proposed-Budget>

York County Fire Station 7/Fire and Safety Update briefing was presented by Fire Chief Stephen P. Kopczynski. The new Station is located in the most northern part of the County and will open in April 2023. The Chief also gave a briefing on Take 3 Steps to Save a Life. See the slide below:



Finally, the Chief informed everyone to know your Flood Zone and Hurricane Storm Surge Zone; all of Tabb Lakes is not in a flood/hurricane storm surge zone but our area could have localized flooding. That is why it's very important to keep our drainage ditches free of leaves and other items that could potentially block the flow of storm water after a heavy downpour or hurricane.

Mark L. Bellamy, Jr., Deputy County Administrator, gave a briefing on Active Transportation Projects Sidewalk Projects. He listed the completed Crosswalk Projects, which include the crosswalks on Route 134. He gave an update on pending sidewalk projects.

Our new Sheriff, Ron Montgomery, was to give us a briefing on York County Policing Update; but he was unable to attend due to a higher priority tasker. Neil Morgan

relayed information from the Sheriff about the new program which will help identify and alert York Poquoson Sheriff's Office to special needs residents, especially autistic residents. He noted that there was more information available on the County's website at: <https://yorkcounty.gov/359/Sheriffs-Office>

The final briefing, Cybersecurity Efforts and Resident Information, was conducted by Timothy Wyatt, Director of Information Technology. Mr. Wyatt spoke regarding the dedication and investment of the County in keeping our network safe, and he wanted to make sure the residents protect them-

selves against various cybersecurity scams and issues. He noted that his department was offering work sessions at HOA meetings to give presentations and answer questions. Mr. Wyatt shared stories of York County residents that have been victims of very sophisticated scams. In closing, he provided information on how to view all the workshop sessions and other Frequently Asked Questions on the following link:

<https://www.yorkcounty.gov/2006/Citizen-IT-Resources>

For more information about this HOA meeting, please click on the following link:

<https://www.yorkcounty.gov/DocumentCenter/View/49046/HOA-Meeting-Minutes--March-30-2023>



## RETENTION LAKES OUTFLOW AREA UPDATE – LOU LAFRENAYE

During the 25 October, 2022 Annual HOA general meeting, I discussed what York County Public Works was doing to analyze our stormwater system to improve our drainage capacity. At that time, they were in the initial engineering phase of their study of our retention lakes, outflow capacity, and downstream capacity. Their work is part of a York County Stormwater Capital Improvement Program (CIP) (PW-631) called TABB LAKES/KING'S BOTTOM. The project is to improve the drainage downstream from Tabb Lakes and hopefully include modifications to our current outflow pipes/spillway area.

The study is still in progress. York County Public Works recently conducted survey measurements along Lake 1 and at the outflow area. You will see pink flags with a stake in the ground

along Lake 1. Please do not remove them if you walk along the path on the side of Lake 1.

The study has not been completed, so we do not know what exactly will be done to our outflow area. The York County staff will provide our HOA Board with more information once the study is complete; so, look for more updates in future newsletters.

Homeowners should be aware that there is a possibility that the County will use heavy construction equipment in the general area of the outflow pipes/spillway to repair erosion damage (see photos), improve downstream water flow, and possibly do some modifications to our outflow system. I estimate that it could be as soon as the end of 2023 or early 2024.



## CLOTHES DRYER SAFETY TIPS – KEITH EBERT

The following words came from an online article titled: “ 5 Reasons To Get Your Dryer Vent Cleaned” by Fresh Aire Duct Cleaning.

Listed below are the top five reasons why it's important to clean your dryer vent of clogs and lint:

**Safety:** Clothes dryers run hot and lint is highly flammable, which makes for a dangerous combination if you don't clean your dryer vent. According to the US Fire Administration, clothes dryers are responsible for more than 15,000 structure fires each year and 80 percent of those are due to clogged dryer vents. This is a preventable problem. Additionally, there is also a possibility of fumes backing up into your home through clogged vents. The gases and carbon monoxide

that should be released outside could potentially back up into your home causing an air quality issue for you and your family.

**Low-Efficiency:** A clogged dryer vent could mean your clothes will need multiple cycles before drying correctly or will need to run longer. This is because the proper amount of hot air is not reaching your dryer. Multiple cycles and extended drying times mean additional energy spent and could lead to an increase in your electrical bill.

**A Clean Dryer Vent Means a Longer Life For Your Dryer:** If your dryer is running longer than normal or more than one cycle per load, you're slowly decreasing the life of your dryer. It's essentially working double-time.

**Mold:** The purpose of the dryer vent is to release moisture and

hot air outside. The moisture can sometimes create wet spots inside the tube. Built-up lint can get caught in these wet spots and create mold. This wet lint can also stick to the inside of the vent's tube making dryer vent cleaning more difficult.

**Less Maintenance:** Like any other appliance or machine, your dryer will last longer and work better if it's properly cared for. Cleaning the dryer vent regularly will help ensure that your clothes are being dried in a timely manner, and you aren't wasting unnecessary energy. This means more money for you.

Your dryer vent should be cleaned once a year. If you're unsure of how to clean your dryer vent or want professional assistance, contact a cleaning specialist today!

## HURRICANE SEASON IS JUNE 1-NOVEMBER 30 — LOU LAFRENAYE

Now is the time to look over your family plan, check your supplies, and ensure your home is ready for heavy winds and rain. You can find several articles to help you and your family at both our HOA Emergency Response Committee web site at

[www.tabblakes.org/index.php?option=com\\_content&view=article&id=52&Itemid=167](http://www.tabblakes.org/index.php?option=com_content&view=article&id=52&Itemid=167)

or the York County Fire and Life Safety web site at

[www.yorkcounty.gov/258/Get-Prepared](http://www.yorkcounty.gov/258/Get-Prepared)

I highly recommend looking through the Fire and Life Safety web site. It has been updated with a lot of useful information besides hurricane preparedness and has printable checklists such as their “Emergency Preparedness Kit” that you can use.

### Hurricane Season Projections

Colorado State University recently published their first forecast for 2023. Their current projection for the season will be for a slightly below-average activity. Their information and full report can be

found on our HOA Emergency Response Committee web site at [www.tabblakes.org/index.php?option=com\\_content&view=article&id=51&Itemid=166](http://www.tabblakes.org/index.php?option=com_content&view=article&id=51&Itemid=166)



As always, I want to thank our HOA webmasters, Clint and Phil, for updating our web site with the new data.

## SAFETY TOWN — KEITH EBERT

The following information was obtained from the York County Camp & Activity Guide:

The Safety Town Program gives rising Kindergarten children and their parents important life safety information to help children avoid dangers and develop safe practices. Each day of the week features a different safety topic, including vehicle/pedestrian, fire, home, and personal safety. Each topic, in turn, is divided into five enjoyable 20-minute interactive sessions that the children rotate through that day. A mini-town with traffic signs, roadways, and tricycles is

set up indoors at the site for teaching traffic and pedestrian safety. Classroom rotations include guest speakers, real life props, and instructive puppet shows.

Children who are preparing to enter Kindergarten in the Fall of 2023 are eligible to attend Safety Town, which means they must be five years of age by September 30, 2023. Registration starts May 1 for county residents and May 8 for non-county residents for all sessions until full. Look for a Safety Town flyer in your child’s Kindergarten Registration Packet OR reg-

ister online at:

[www.yorkcounty.gov/parksandrec](http://www.yorkcounty.gov/parksandrec)

You may also register at the Parks and Recreation Office from 8:15am to 5:00pm Monday-Friday.

The sessions are scheduled from 9:00-11:30am at the following locations:

- Mt Vernon Elementary School: July 10-14; July 17-21; and July 24-28
- Queens Lakes Middle School: July 31-August 4

Cost: Resident; \$40; Nonresident; \$55.

## YORKTOWN EVENTS

All events are free admission and are held at Riverwalk Landing, unless otherwise indicated.

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

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

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

**June 1, 8, 15, 22 & 29**, Thursdays, 6:30 to 9PM, Sounds of Summer Concert Series

**June, July, Aug, & Sept.**, Saturdays, 8AM to 12PM, Yorktown Market Days

**July 4**, Tuesday, 9AM to 9:30PM, Independence Day Celebration, Historic Yorktown, Fireworks at 9:15PM

**July 13, 20 & 27**, Thursdays, 6:30 to 9PM, Sounds of Summer Concert Series

**July 15**, Saturday, 8AM to 12PM, Market Days, Fun in the Sun Market

**August 3 & 10**, Thursdays, 6:30 to 9PM, Sounds of Summer Concert Series

**August 5 & 12**, Saturdays, 8AM to 12PM, Market Days – National Farmers Market Week

**August 5 & 6**, Saturday & Sunday, 4 to 10PM, Colonial Cobia Classic Fishing Tournament

**September 2**, Saturday, 7:30PM, Virginia Symphony Concert, Pre-Concert Fun 6PM



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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.

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



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**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.**

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

**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.**



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

COMMITTEE CHAIRPERSONS AND MANAGERS			
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