

TABB LAKES NEWSLETTER

2023 THIRD QUARTER

VOLUME 20, ISSUE 3

AUGUST

STAY INFORMED ABOUT YOUR HOA BOARD'S DECISIONS—KEITH EBERT

A few months ago, two homeowners were upset about a decision your Board took to keep our streets free of stormwater flooding. Unfortunately, the contractor doing the work gave our management company and your Board two-day advanced notice when his company would start the project. As soon as he informed us, we sent out an Email to the affected homeowners the day before the work was to begin. This project was documented in the May, June, and July 2022 monthly Board meeting minutes before the contractor started and completed the project.

Your HOA Board meets the third Tuesday of each month (except December), 7PM at the Poquoson Library. Each meeting is open to all Tabblakes residents; in fact, the second meeting agenda item (after I call the meeting to order) is Open Forum, which is the time that any homeowner in attendance can speak about anything that they want to communicate to the Board. Your Board does not meet in secret.

More importantly, after approval of the Board's (president, vice president, and three members-at-large, all volunteers) decisions, meeting minutes are published in an Email to all five Board members. Each Board member reviews the minutes and at the following month's meeting, the Board approves the previous month's minutes to make them official. Finally, the minutes are sent to our Tabblakes Webmaster (another volunteer) who posts them on our website: <https://tabblakes.org>. Click on "Resources" and then click on BoD Minutes to review each month's minutes.

On our website, your Board's meeting minutes date back to January 2000. Each time, your Board spends money on a project, a Board member must make a motion; then, that motion has to be seconded by a different Board member; and finally, the motion gets approved by a majority vote. Every motion, that the Board approves or disapproves, will be recorded in the meeting minutes.

I've timed myself on reading one month's Board meeting minutes. It took me 5-6 minutes to read one month's meeting minutes. If you choose not to attend a monthly Board meeting, then please stay informed by reading each month's meeting minutes, once approved by the Board. Thank you.

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Board of Directors

- President—Keith Ebert, 757-867-7133
- Vice President—Jennifer Kurr, 757-271-7864
- Members at Large—Rob Cook, 757-254-2004
Jim Cochran, 757-316-4558
Mary VanHouten, 530-217-9789

Secretary/Treasurer—
Charles Rossi, 757-867-8322

HURRICANE AND STORM PREP FOR LAKESIDE HOMEOWNERS - LOU LAFRENAYE

Over the last year, our HOA lake managers have “rescued” or removed several items from our lakes such as canoes, logs, and yard debris after some of our more moderate rain storms. Items like these can and have blocked our stormwater pipes in the past. We ask lakeside homeowners to help us prevent this from happening.

We should also plan for our lakes to rise quickly during a major storm. We have documented that our lakes rose as much as 54” in previous storms (Tropical

Storm Ernesto, Sept 2006) washing away unsecure or poorly secured boats, footbridges, firewood, logs, and many other objects into the lakes. Please take the following precautions, especially before the arrival of any tropical storm. It will help us reduce the chance of neighborhood flooding.

- ◆ Pull all boats fully out and away from the water and double tie to a secure object.
- ◆ Remove all loose and floating objects away from the lake. Both the wind and rising wa-

ters can carry them into the lakes. Examples are firewood, lumber, lawn furniture, picnic tables/chairs, umbrellas, beach balls, trash barrels, buckets, i.e.. anything that can float away or be blown into the lake.

- ◆ Remove footbridges across drainage ditches/waterways and tie to a secure object away from the drainage system.
- ◆ Secure back yard shed doors that are close to the lakes.



May - 515 Bridge Wood

June - 110 Gardenville

July - 133 Gardenville

August - 915 Tabb Lakes

Sept - Have a YOTM nomination? Email Beauty@tabblakes.org

Congratulations!

GOVERNING DOCUMENTS REWRITE—JENNIFER KURR

It has been brought up in our past newsletter articles, discussions at the annual meeting, and at our monthly Board of Directors meetings that we are starting our review of the rewrite for our Governing Documents. As your Vice President, I will be heading up the committee of residents who have volunteered to participate. I will be reaching out to these residents to coordinate a time so we can meet to begin the process.

The document rewrite will provide a positive impact for our

community. This rewrite 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. It will also assure we are in compliance with all state laws and that we are following established best practices for community associations.

For all homeowners of Tabb Lakes, I ask that you read your email notifications and newsletters that are published so you

can be updated and stay involved.

If you have any questions, please email me at VicePresident@tabblakes.org, Keith Ebert at President02@tabblakes.org, or Sarah Knaub at VictoryComMgt@gmail.com.



ANNUAL TABB LAKES HOMEOWNER MEETING

TUESDAY, OCTOBER 24, 7 P.M.

LOCATION TO BE DETERMINED. PLEASE WATCH OUR WEB SITE AND POSTERS ALONG OUR ENTRANCES. . At the meeting, we will present the budget and assessments for the next fiscal year and provide lots of neighborhood updates. There will also be a presentation about the governing documents revision, **So please mark your calendar and plan to attend!**

PHISHING FOR A BIG PAYOUT—MARY VAN HOUTEN

Last month, our Tabb Lakes HOA Board Members and Treasurer were all emailed by a scam artist impersonating our HOA President, Keith Ebert. The criminal was using names of other trusted board members to illicit payment to a “vendor” for services supposedly performed totaling \$997. Knowing it was a scam, yet prodding deeper, the criminal offered several options to accept payment and even gave a link to a PayPal account to submit the payment. It was street smarts, vigilance, and the “something isn’t right” feeling that led us all to NOT take the bait! Later, it was reported to the FBI Cyber Crimes division.

It's called “**phishing**”... where the rod is a criminal, the line is the computer, the hook is the web, and the bait is a somewhat believable story of a person you know in need - most times someone in an authoritative role in your life or business. In order to catch you, the internet “phisher man” only has to know key people in your life, make it appear “official”, and then wait for you to take the bait. This is known as the **imposter/impersonator scam**. You could be set up and convinced to provide pertinent banking information and/or money to a perfect stranger pretending to be a trusted friend or colleague.

Why do scammers operate in this manner? Well, because it

works; and it is lucrative income! According to the Federal Trade Commission, in 2022 consumers lost a record breaking \$8.8 billion dollars due to the 2.4 billion fraud and scams reported that year. Of that, \$2.2 billion of those losses were from imposter scams. The highest incidence of this occurs in younger groups, with the most amount of scammed money coming from those over 80 years of age, but all age brackets are affected and vulnerable to these scams. (<https://www.ftc.gov/business-guidance/blog/2023/02/ftc-crunches-2022-numbers-see-where-scammers-continue-crunch-consumers>)

Luckily, there are some steps to take if you find yourself being baited as the next victim of an imposter scam. First and foremost, do not let yourself be a victim. Knowledge is power. Never respond to a request for money online, even if you feel the request was from a trusted friend or family member. A quick phone call to the suspected friend in need is the best way to immediately know the truth. Plus, this alerts the friend that they are also being victimized by an impersonator. Be careful what you post on social media. The imposters are very clever in making you believe their lies by studying social media footprints. Stay vigilant to protect your finances from these cyber criminals. Do not

click on links provided in the email or text. As you click a link provided by a scammer, they could then have access to your personal files and information...literally in the click of a button.

Next, if you were the victim of an imposter scheme, you need to report it. Here are a few resources available from the Federal Trade Commission (FTC), the Federal Bureau of Investigation’s (FBI) Internet Crime Complaint Center, and of course, the York-Poquoson Sheriff’s Office (YPSO):

FTC: <https://reportfraud.ftc.gov/#/>

FBI: <https://www.ic3.gov/>

YPSO:

<https://www.yorkcounty.gov/FormCenter/Sheriffs-Office-6/Online-Crime-Report-109>

Remember the old saying, “There are more fish in the sea?” Keep that in mind with the other phish-ers. Reporting just one could prevent another from falling victim. Stay vigilant because there are many more out there looking for the perfect opportunity to cast their line waiting for the bite.



GRAFTON BAND MARCHES ON TABB LAKES—ROB COOK

Would you like to get a chance for a free concert right in our neighborhood and support an award-winning high school marching band at the same time? If you answered yes, then support the Grafton High School Band’s upcoming Tag Day. On

September 16th (rain date the 23rd), members of the band will be in Tabb Lakes (you can’t miss them in their uniforms), asking for support. If you are not home or busy, don’t worry, they will leave a tag on your door. If Tabb Lakes donates the most money,

the GHS marching band will perform for us right here in our neighborhood.



LESSONS LEARNED LIVING IN TABB LAKES FOR 30 YEARS—KEITH EBERT

The following events have happened to our house in the last 30 years, and I wanted to pass them on to the community as lessons learned. Some of these items may never happen to your house, but then again, maybe some of them will:

Brick Chimney Separating From Your House. This one is for homes that have an all-brick chimney. Ours started to pull away from the house to the point that we could see space gaps between the brick and the wooden walls inside our family room. I hired a contractor who attempted to force the chimney back to close those gaps on either side. He would only apply 800 pounds per square inch (PSI) pressure with his hydraulic lifts. Any more than 800 PSI could crack the chimney cement footing. The chimney moved back closer to the wall but not all the way. Then the contractor installed two steel anchors deep into the ground under the footing to prevent the chimney from moving away from the house anymore.

Rain Downspout Water Away From Your Home's Foundation Footings: During our annual inspection by the company that encapsulated our crawl space, they discovered that a rear corner of our foundation was sinking, causing a space between the cement footings and the trust boards supporting the first story floor. Four steel anchors were installed below the foundation footings to stop the sinking. The company recommended that we funnel the downspout rainwater as far away from the house as possible to eliminate future sinking issues. We hired a company to install underground flex, hard rubber piping from the downspouts to both our front and

backyard ditches. If this idea is too expensive for your budget, then I recommend you go to Lowes or Home Depot and buy the six-foot downspout flex piping to get the water away from your foundation footings.

How to Rid Your Yard of Moles and Voles: My wife watched a Facebook video titled "How to Rid Your Yard of Moles and Voles" from McDonald's Nursery. We have seen results for a few months, but we will have to re-tack again in the fall. Google "McDonald Garden Center", Click on "Events", Click on "Private Group Workshops", Click on "Year-Round Classes", and finally, click on "How to Rid Your Yard of Moles and Voles". "The class will teach you the following: learn how to effectively rid your yard of these garden pests. Moles and voles can be a major nuisance causing damage as well as frustration to Hampton Roads' gardeners. Our experts will provide organic solutions that are safe for you and the environment." The Class costs \$10.00 per person for groups of less than 10 and free for groups of ten or more.

Water Copper Tubing Pin Hole Leaks: Our house has had three different areas where we detected pin holes in our water copper tubing. One leak area was in our crawl space; another was in our garage ceiling; and the third was behind the vertical wall board inside our walk-in kitchen pantry where the water pipe goes up to our second-floor bathroom. I attempted to find the plumbing contractor who installed all the tubing when the house was built; I discovered the plumbing company was no longer in the business. Just be on the lookout for any signs of water spots/wet sec-

tions on your ceiling and vertical wall boards.

Pour Clorox Bleach Down Air Conditioning Drains: Many years ago, my wife and I heard this ticking noise inside our kitchen. We finally went outside and discovered that water drops were coming out of a second story roof eave drain and striking our outside kitchen fan metal duct. I went up inside our second story attic and discovered that the metal pan underneath the air-conditioning air-handler was full of water. The pan was full of water because the primary water drain PVC pipe was plugged with algae and other debris. After I called our air-conditioning contractor, he recommended that we pour one cup of liquid bleach down each drain once a month during the air-conditioning season to keep the drains unclogged so the water can drain outside freely.

On Your Annual Termite Inspection, Ensure Technician Actually Crawls Through Your Entire Crawl Space Area: Everyone knows that termites love moisture. Since we both worked away from the house, we never saw the technician when he came to our house for the annual crawl space inspection. One of the copper water pipes in the crawl space had pin hole leaks. We only discovered the issue when a flooring contractor removed the floor tiles to install hardwood flooring. When he removed the tile around the bathroom floor air-conditioning vent, the whole vent fell down into the crawl space. Needless to say, we fired our original termite company and hired a new one.

(continued on page 5)

(continued from page 4) LESSONS LEARNED—KEITH EBERT

Water Leak in Garage Ceiling: I discovered a large wet area in our garage wall board ceiling. The wet area was caused by the shower drain from our fiberglass shower stall in the master bathroom.

Again, the plumber took a short cut and installed a hard drainpipe from the shower drain to the drain trap. He should have installed a flexible drainpipe so when a heavy person was in the shower, the flex-

ible drain would not break the connection between the drainpipe and the trap.

Hopefully, these lessons learned may be of use to you.

GRANULATE (ASIAN) AMBROSIA BEETLE—LOU LAFRENAYE**An Insect Pest in Tabb Lakes**

A destructive insect pest has been identified in Tabb Lakes. It is called the

Granulate (Asian) Ambrosia Beetle (*Xylosandrus cassiusculus*). A homeowner on Tiger Run notified us that her healthy, mature maple tree was killed by an infestation of these tiny beetles. She verified the insect with our local Virginia Cooperative Extension and asked us to pass this information on to everyone in the neighborhood. The homeowner is having that maple tree cut down since it is essentially dead and is close to her home.

This is a serious pest that can attack and damage over an estimated 100 species of trees. Some are common to our HOA like maple, cherry, and crepe myrtle. Severely infected trees may show symptoms of stunting, delayed leaf emergence in the spring, and premature defoliation. Symptoms of an active infestation include small “toothpicks” or strings of sawdust pushed out of tiny pinholes bored into the bark. The “toothpicks” are delicate and can easily break apart to dust and dissolve with wind or rain. The photo, taken on Tiger Run, shows the sawdust on the bark. One picture shows the broken toothpick strand sticking to the bark. The third photo is a stock photo that shows an example of multiple tubules extending out of the bark before they



break apart. The beetles are very small (1/8 inches long) and bore through the bark and into the heartwood of the

tree.

Controlling these insects is difficult. The North Carolina Cooperative Extension recommends a preventative application of permethrin or bifenthrin (two common insecticides) to reduce the ambrosia beetle attacks. These insecticides should be applied when the beetles emerge and spread in late winter/early spring to prevent them from boring into the tree. Once they have bored into the tree, they cannot be killed with topical insecticides. Systemic insecticides (insecticides that are absorbed through the roots) are ineffective because the beetles do not feed on vascular plant tissue. Branches that have been attacked should be pruned off and immediately destroyed. Young and stressed trees/shrubs are the most susceptible to attack. Keep trees and shrubs healthy and avoid any unnecessary tree stress (drought, injury, nutrition, etc.).

For more detailed information about the lifecycle of these beetles, including what trees and shrubs they attack, go to the web sites listed below to the North Carolina and Georgia Cooperative Extensions and download their brochures. If you believe you have an infestation, I recommend you con-

tact our local Virginia Cooperative Extension to confirm and get the latest advice on how to treat or dispose of the tree or shrub.

University of North Carolina Cooperative Extension

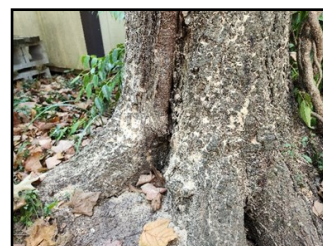
<https://content.ces.ncsu.edu/granulate-asian-ambrosia-beetle>

University of Georgia Extension

<https://extension.uga.edu/publications/detail.html?number=C1160&title=granulate-ambrosia-beetle-biology-and-management>

Virginia Cooperative Extension local office

<https://www.yorkcounty.gov/1015/Virginia-Cooperative-Extension>



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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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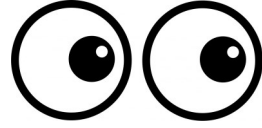
 First Responder

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We need YOU! 

Do you want to help keep our neighborhood safe? Then volunteer for the Neighborhood Watch Committee. We need a chairperson as well as committee members.

 **If you see something,
Say something!**

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

Committee Action

Date of receipt: _____

____ Approved as submitted

____ Approved subject to modifications as required by covenants

____ Disapproved for reason listed on reverse side

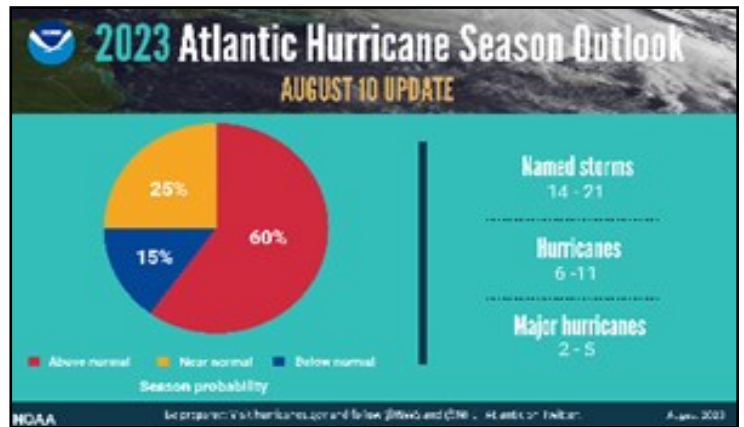
Signed: _____ Date: _____

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.**

2023 Atlantic Hurricane Season Outlook

Our webmasters have updated our Tabb Lakes Emergency Response Committee website with the latest hurricane projections from NOAA (10 Aug) and the Colorado State University (3 Aug). To view both reports, go to our HOA website at <https://tabblakes.org>. From there, **click** on the down arrow next to TLERT on the subject line then **click** on Hurricanes. You will find both agency reports along with links to their detailed analysis. *Note: Thank you to our HOA webmasters Clint Flanagan and Phil Hess for updating this information throughout the hurricane season.*



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	Timothy Burke	240-490-9302	lakemaint1@tabblakes.org
Lake Maintenance (Lake 2) Manager	Jeffery Payne	804-815-3140	lakemaint2@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