

TABB LAKES NEWSLETTER

2023 FOURTH QUARTER

VOLUME 20, ISSUE 4

NOVEMBER

ANNUAL GENERAL MEMBERSHIP (AGM) MEETING — KEITH EBERT

Our AGM took place on October 24, 2023 at the Coventry Elementary School Library. Including Board Members (volunteers) and committee chairpersons (also volunteers), Thirty-six people attended in person or via Zoom. I will summarize the briefing slides that were presented at the AGM.

After the seven-point agenda was presented, your Board of Directors (BOD) was introduced along with our Community Association Manager.

TLHA, Inc. is a non-stock Corporation registered with the Virginia State Corporation Commission. It includes 446 homes, two 5-acre retention ponds (our Lakes) which we are responsible for maintaining their health. Annual assessment payment to the Association is required by the Code of Virginia. The BOD is tasked with managing the activities of the Corporation.

Your BOD meetings are held monthly (except December) and is open to all residents on the third Tuesday of each month at 7PM in the Poquoson Library. If you cannot attend in person, you can register at VictoryComMgt@gmail.com for the Zoom Link. Each meeting's minutes are recorded and are available on our website one month later after your BOD approves them.

In 2023, your BOD has accomplished many tasks. We completed additional tree removal at the Lake 1 outflow pipe area to reduce the flooding potential of resident's homes in the low-lying areas of Bridge Wood Drive. We repaired the dirt berm along the north end of Lake 1. We requested "No Thru Truck" restrictions and signs for Tabb Lakes Drive to prevent the SIMS Metal (on route 17) customers from cutting through TL. We contracted with DMS Reserves Company to have a professional Reserve Study completed and is currently in draft form. We will post a newsletter article when the Reserve Study is completed and will add it to our website. We continued to work with York County and VDOT (not an easy process) to install TLHA signs at our four secondary entrances. We are attempting to clarify SIMS Metal's intent when they purchased additional property adjacent to TL. We began the process of rewriting our 40+ year old governing documents to comply with Virginia state regulations. We participated in the Great American Cleanup in our neighborhood.

As a reminder, please inform VictoryComMgy@gmail.com if a watch light (streetlight) is either flickering or completely out.

Next came our annual Treasurer's Report provided by Charles Rossi, our volunteer Treasurer. Our 2022-2023 Actual Operational Expenses are as follows:
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Board of Directors

- President—Keith Ebert, 757-867-7133
- Vice President—Jennifer Kurr, 757-271-7864
- Members at Large—Tim Burke, 240-490-9302
Jim Cochran, 757-316-4558
Mary VanHouten, 530-217-9789

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

(contin. from page 1) **AGM MEETING**

Electricity (Watch Lights): \$16,365
 Association Management: \$16,150
 Lake's Management: \$10,900
 Ground's Maintenance: \$10,690
 Insurance: \$7,085
 Other: \$1,310
 Legal Fees: \$922
 Storage Space Annual Fee: \$896

The 2023-2044 Fiscal Year Budget will be similar with small increases (that chart can be viewed on our website). Next year's annual assessments will increase by the Consumer Price Index (which is allowed by our Covenants).

Lakeside homes (83): \$234.70
 Non-lakeside homes (363): \$208.70
 Our Reserve Fund (required by Virginia State Law) currently is \$326,680. At the end of Fiscal Year 2023-2024, it will increase to \$348,980 with the annual contribution of \$22,300. We can only use Reserve Fund money for major projects like lake dredging.

Next is our Committee Reports. Angela Hurst is our Beautification Committee Chairperson. The Committee selects "Yard of the Month" winners (May-Sept) and Holiday Décor daytime and nighttime winners. Also, the Committee participates in the Great American Cleanup in our neighborhood and occasional decorating at the two main TL entrances. Please email Beauty@tabblakes.org if you are interested in helping this Committee.

Our common Grounds Maintenance program is coordinated by Victory Community Management (VCM). The company oversees our landscape maintenance contractor, monitors the watch lights and irrigation system at the entryways, and takes action to have them repaired when necessary.

Our Lake Management Chairpersons are Tim Burke for Lake 1 and Jeff Payne for Lake 2.

They monitor the lakes' conditions, fountains, and aerators. They monitor Solitude Lake Management Company's performance per the contract. Solitude treats and controls algae and aquatic weed twice a month. This year, this committee revised their responsibilities. They had new LED lights installed on both fountains. Finally, they made improvements to the boxes covering the aeration compressors to increase cooling airflow and (hopefully) extend the life of the electric motors. All residents can help this committee with the health of the lakes:

- Keep foreign objects (grocery bags, land-scaping materials, kiddie pools, balls, etc.) out of the lakes.
- Do not feed geese, ducks, turtles and muskrats.
- Do not dump lawn clippings, sticks, or leaves into the lakes or ditches.

Contact a Lake Coordinator LakeMaint1@tabblakes.org LakeMaint2@tabblakes.org or Victory Community Management victorycommgt@gmail.com to report equipment malfunctions or sudden appearance of algae.

Our Stormwater Committee Chairperson, Lou Lafrenaye, and his team continues to remove debris, branches, and garbage from all Lake inflow and outflow pipes to ensure proper stormwater drainage flow and to minimize the chance of flooding in our neighborhood. Lou is working with York County Public Works, who is finishing their study of our Lake outflow area as part of Capital Improvement Program PW631. When the study is completed, we plan to meet

with Public Works staff to review their recommendations. We will provide the results of that meeting in a future newsletter. Future projects include maintaining access to our stormwater outflow pipe area at the north end of Lake 1 for County staff and HOA members.

Our Tabb Lakes Neighborhood Emergency Preparedness Committee is also chaired by Lou Lafrenaye.

This year, the committee provided preparedness and safety related information via our HOA Newsletter and through our Welcoming Committee handouts. The Committee conducted two Amateur Radio exercises with government agencies. The Committee is in the process of changing the committee name, mission statement, and duties because we no longer have the training or expertise to meet the intent of our committee. Our focus will be to provide information via newsletter articles and our website, along with messages to our committee members. We may provide limited neighborhood support and will publish a newsletter article explaining the final changes once approved by the BOD.

Our Newsletter Editor, Shirley Flanagan, continues to publish a first class, informative newsletter four times a year. Please see her article in this newsletter about the publication, both receiving and advertisement opportunities.

Our Tabb Lakes Web Services is managed by Clint Flanagan and Phil Hess. Our web page contains 22 years of BOD Meeting Minutes, 19 years of Newsletters and TL History, three Public and one Private Document Libraries. Also contained are

(contin. From page 2) **AGM MEETING**

Emergency Response Notifications and Pertinent Information Sharing. Website feedback is welcomed at webmaster@tabblakes.org

Our Welcoming Committee is chaired by myself. The committee welcomed 23 new families this year. Eleven handouts are given to each new household.

Our Neighborhood Watch Chair is currently vacant. Duties include keeping in touch with the Sheriff Department's Crime Prevention Unit and providing information for our newsletter or email list about topics relevant to TL residents.

[Please consider volunteering for this position.](#)

Our Architectural Review Committee (ARC) is managed by VCM. Per TLHA Bylaws, ARC review is required for all exterior property modifications. Examples: room additions, driveways, sheds, fences, pools, decks, patios, lake bulkheads, ditch modifications, and solar panels. The ARC application form can be found on our website and in the newsletter. The ARC should include supporting documents: plat, plans and specifications, photo or drawing showing style. Please allow up to three weeks to process.

Our Covenants Compliance Program is designed to protect property values, which will pay off when you desire to sell your home. Contact VCM if you have a question about a notice that you receive. Call 757-593-0166 or Email at VictoryComMgt@gmail.com

Housing values continue to rise in 2023. The 15 homes sold for an average of 26.8% above the assessed value. Cost per square

foot of the 2023 year-to-date sales is \$208.55. If you want a ballpark value of your home's value, take that amount and multiply it times your home's square footage.

We are rewriting our Governing Documents, because they date back to the early 1980s. Our Association's attorney has provided a template example that is being reviewed by the BOD and the Governing Document Committee. Please email

VicePresident@tabblakes.org if

you are interested in serving on this committee. Requested revisions will be sent to the attorney, and the BOD will review the attorney's revised draft and will distribute it to homeowners. The BOD and attorney will conduct a Town Hall (non-voting meeting of

homeowners) and request input via email and the website. The attorney will provide the final revision which will be distributed to all homeowners. Then, 75% of homeowners' affirmative votes will be required to make the revisions official. As of July 2022, HOAs may now use absentee ballots for voting to approve changes to the recorded documents. The purpose of the update is the fact that current documents are based off ideas from the 1970's. Our goal is to make the new documents more user-friendly. Changes to the Virginia Property Owners Associations Act need to be updated. The BOD wants to improve covenant enforcement methods and allow the BOD to

increase annual assessments by more than the CPI. Our goal is to increase annual assessments by 10% each year to pay the Lake 2 south-end dredging project vs. a onetime BOD approved assessment of over \$1000 per household.

Our new Lake Shoreline Maintenance Regulations were approved by your BOD in November 2022. Homeowners were given one year to bring their lakeside property into compliance. Enforcement will begin November 1, 2023. The goal is to maximize the performance of our neighborhood drainage system and reduce costs associated with aeration equipment repairs and dredging operations. Small trees and woody vegetation growing within 10 feet of the shoreline need to be removed. Any larger trees left along the shoreline must be kept pruned to reduce branches and leaves from falling into the lakes. Trees that lean over the lake need to be removed. Please keep trees and bushes away from inlet and outflow lake pipes. A vegetative buffer 3-5 feet wide must be planted or allowed to grow naturally along the shoreline. A buffer helps prevent pollutants, tree debris, and trash from entering our lakes. There is a ton of information on the internet about beneficial shoreline buffers, and resources are also posted on the THLA Website.

[The entire 38 AGM slides can be found on our Website at https://tabblakes.org.](https://tabblakes.org)

Many thanks to all the homeowners that take personal pride in maintaining your property to or above our Covenant standards. You make the BOD job a whole lot easier.

Thank You!

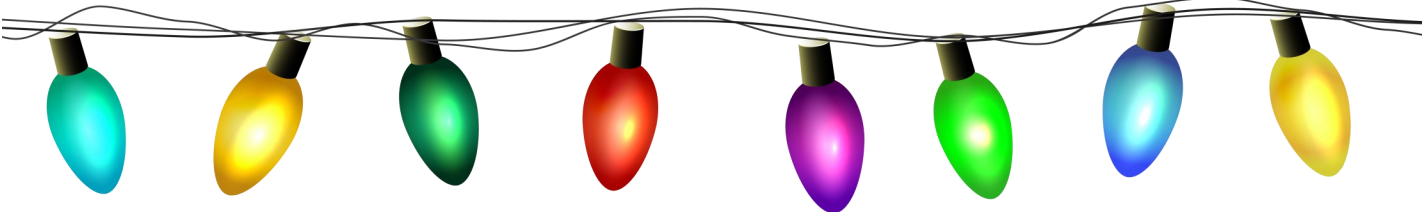


HOME APPLIANCE/COMPONENT LIFE EXPECTANCY — KEITH EBERT

The following number of years that home appliances/components will last comes from the National Association of Home Builder’s Study. Unfortunately, the study was conducted in February 2007 and has not been updated since that date. Even though the study is 16 plus years old, its life expectancy numbers will give homeowners a general idea of how long your appliances/components will last in your house. Listed are some of the major home appliances/components in your home and the number of years they can last before a replacement is required:

Air-Conditioners	15	Range, Electric	13
Asphalt Driveway	15-20	Range, Gas	15
Brick Siding	Lifetime	Range Oven Hood	14
Clothes Dryer, Electric	13	Refrigerator	13
Clothes Dryer, Gas	13	Shingles, Asphalt	20
Clothes Washer	10	Shutters, Wood	20
Dishwasher	9	Swimming Pool, Concrete	25+
Disposer, Food Waste	12	Underground PVC Piping	25
Exhaust Fan	10	Water Heaters, Electric	11
Faucets, Kitchen Sink	15	Water Heaters, Gas	10
Freezer, Chest	11	Wood Decks	20
Garage Door Openers	10-15		
Gutters, Aluminum	20		
Heat Pump	16		
Microwave Oven	9		

For additional life expectancy items not listed above, go to the National Association of Home Builders website.



HOLIDAY DÉCOR CONTEST — ANGELA HURST

The Holidays are upon us. What could be more fun than decorating your home and bringing smiles to those who pass by? Get out those lights, wreaths, and other festive decorations and brighten up our neighborhood for all to enjoy.

Judges are needed.

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 a best holiday daytime and a best nighttime 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 2023 Holiday Decorations Contest Winner. Each winner will receive a \$50.00 gift card to Lowes, a "winner" yard sign to display on their property for two weeks, 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.



HOLIDAY FIRE SAFETY – LOU LAFRENAYE

The U.S. Fire Administration (USFA) advise families to take precautions to minimize the risks of a home fire during the holiday season. Below are some things we can all do to ensure our families safety during the winter holidays.

Winter Holiday Fire Safety:

⊗ Never leave a burning candle unattended. Consider using battery-operated flameless candles. Keep candles at least 12 inches away from anything that burns. The top three days of the year for home candle fires are Christmas, New Year’s Day, and New Year’s Eve.

⊗ More than 1 in 5 Christmas tree fires were caused by a heat source too close to the tree. Keep your live Christmas tree away from heat sources and room exits. Water your live Christmas tree daily to keep it from becoming more flammable.

⊗ Check holiday lights each year for frayed wires or excessive wear.
⊗ Don’t link more than three strands of holiday lights. Read manufacturer’s instructions for the number of light strands to connect.



For more information on holiday and winter fire safety, go to the USFA website below: <https://www.nfpa.org/education-and-research/home-fire-safety/winter-holidays>

NEWSLETTERS – SHIRLEY FLANAGAN

We have not mailed our newsletters via USPS for several years now in order to save our Association money. It is now sent out mostly via email, and is posted on our webpage <https://tabblakes.org> under the Resources/Newsletter tab. If you are not presently receiving the newsletter via email and would like to, there is a form on the webpage that you can fill out; or you may do so on your assessment slip in January.

We do maintain a small distribution list which we’d like to keep for

those who do not have computers. Persons on this list will get a hand-delivered hard copy of the newsletter, which will be delivered AFTER the email-linked newsletters are sent out. If you would like to remain on this list, please make a note to that effect on your assessment slip in January. This list is made up from those slips or from your personal contact to the editor...me. My phone number and email is listed on the back page of this newsletter.

2024 TLHA ASSESSMENTS

\$

Assessments for next year will be \$208.70 for non-lakeside properties and \$234.70 for those who live on a lake. Notices will be mailed in January and payments are due no later than February 28th. **It is very important that you update the association if your mailing address changes**—please send contact information changes to VictoryComMgt@gmail.com.

YOUR 2024 BOARD OF DIRECTORS – KEITH EBERT

These are your Board of Directors (BOD) elected during the November 2023 Monthly Board Meeting,

- ◆ Keith Ebert was again nominated and approved as your BOD President.
- ◆ Jennifer Kurr was again nominated and approved as your BOD Vice President.

- ◆ Mary Van Houten and Jim Cochran were also nominated and approved as BOD Members-at large.
- ◆ Tim Burke, our Lake One monitor, was nominated and approved as our new BOD member-at-large, taking Rob Cook’s place. Like a few others, Tim is now pulling

double duty to serve our community.

Rob Cook stepped down from the BOD, and our community wants to thank him for his solid input to BOD discussions and decisions.

THANKS!

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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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Got Mold?

Envirowash is again offering Tabb Lakes a special rate on their soft-wash cleaning services. This year's special is \$50 off any service of \$350 or more when you schedule by March 1st and mention our neighborhood. Their siding and gutter cleaning includes a one-year guarantee. If you are interested, call the Envirowash office at (757) 599-3164 to ask for a quote. Tell them that you are a resident of Tabb Lakes to get the discount. You can also get a quote on their website, Envirowash.com. In the Additional Notes box, write a note that you live in Tabb Lakes and would like the neighborhood discount. Remember that you need to call before March 1, because that is the start of their busy season.

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.**



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
Neighborhood Watch Committee	VACANT		
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