

TABB LAKES NEWSLETTER

2024 SECOND QUARTER

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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
Dane Royal, 757-802-6624
Mary VanHouten, 530-217-9789

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

CURRENT HOA BOARD PROJECTS — KEITH EBERT

Currently, your HOA Board has a few projects that we are working on to better our community.

After months of working with York County and VDOT, Victory Community Management has obtained the VDOT permit required to install a Tabb Lakes sign on the corner of Bridge Wood Drive and Coventry Boulevard. The other three entrances to Tabb Lakes that do not have signs should not require a VDOT permit. We have received a quote from the sign vendor for the construction and installation of the four signs, and that quote was approved by the Board during the April meeting.

A professional Reserve Study was completed to serve as a baseline study in hopes the Board can update it in the future without paying a company. An HOA Reserve Study is required by Virginia state rules governing HOAs. The Study covers 30 items that the HOA is responsible to maintain in our neighborhood and identifies their estimate service life and future replacement costs. The study covers the dates from 2024 to 2053. The Board is required to review the Study and related reserve funding every year and to update the Study at least every five years.

Our Governing Documents are dated back to 1985 when Tabb Lakes was established as a neighborhood. They are in desperate need of a rewrite, because Virginia State rules governing HOAs have changed since the original Documents were written. A committee of volunteers has been established and will meet periodically to review the draft Documents provided by the Association's attorney. After the first revision is completed, we will hold one or more town hall meetings for residents to voice their inputs and opinions on the rewrite. After we revise the Documents again based on resident inputs, we will require 75% of homeowners to approve the rewrite before the revised Documents go into effect.

Due to input from several homeowners, your Board is working on finding an online payment system for homeowners to use to pay their annual assessment via credit or debit card. There is also an e-Check option that could be added. The Board will continue researching various options.

Finally, the Board has changed the location of the monthly meetings from the Poquoson Library to the Coventry Elementary School Library to make it more convenient for residents to attend the monthly meetings in person.

YORK COUNTY HOA MEETING — KEITH EBERT

On March 21, 2024, Lou Lafrenaye and I represented Tabb Lakes at the semi-annual York County Homeowners Association Meeting conducted at the York County Library. Mr. Mark Bellamy, Interim County Administrator, gave opening remarks and presented seven agenda items: York-Poquoson Sheriff's Office, Treasurer's Office, Commissioner of the Revenue's Office, Commonwealth's Attorney's Office, Clerk of Circuit's Office, FY25 Proposed Budget, and Ask The Assessor Expert.

Sheriff Ron Montgomery covered a few topics. Vehicle larceny, including firearms, is still the number one crime in York County. Make sure you lock your vehicles in your driveway and remove all valuables, including firearms, that can be seen through the windows. Number two crime is scams. Last year, York County residents lost over \$1 million dollars to scams, either over the phone or online. Make sure you NEVER give out your personal information to people you do not know without verifying the authenticity of the phone call or email. The Sheriff's Office will be moving into their new York County-Poquoson Law Enforcement Building starting on April 15, and they will hold a grand opening of their facility on May 21, 2024 at 159 Goodwin Neck Road.

The Honorable Candice Kelly provided an overview of the Treasurer's Office and its responsibilities to the County and its citizens. Her presentation highlighted the office's commitment to efficient service delivery, transparency, and modernization through the implementation of new software and user-friendly, online portals for residents. The following question was asked in

response to her presentation: Did the Personal Property Tax go away? Answer: No, in the FY2025 Budget, the County has proposed eliminating the vehicle registration fee, not the entire tax.

The Honorable Sarah Webb, Commissioner of the Revenue Office, gave highlights of the services provided by the Commissioner of the Revenue's Office and emphasized the staff's dedication to assisting taxpayers and ensuring efficient revenue management for the County.

The Honorable Krystyn Reid, from the Commonwealth Attorney's Office, provided an overview of her role as the elected chief prosecutor for York County and Poquoson. Her duties include prosecuting felony, misdemeanor, and juvenile cases, as well as providing legal advice to law enforcement agencies and training sessions to ensure that law enforcement officers are informed about legal procedures and rights. The Commonwealth Attorney's Office also works closely with victims, witnesses, and their advocates throughout the legal process. Ms. Reid stated that overall, her office plays a crucial role in upholding the law, protecting the rights of victims and witnesses, while ensuring that offenders are held accountable for their actions.

The Honorable Kristen Nelson gave a historical background of the Circuit Court's Office as it dates back to 1619. Her presentation highlighted the vital role of the Clerk of Circuit Court's office in record-keeping, case management, and records preservation within the County. The following questions were asked in response to her presentation: Have there been recent fraudulent

documents submitted to the Clerk's Office for recording? Answer: Yes, there have been two incidents of fraudulent documents submitted. In one case, the fraudulent document was reported, and the situation was subsequently resolved. In the other case, the Clerk's Office caught the fraudulent document and reached out to the attorney who filed it. The attorney investigated further and chose not to submit the document. What role do you play with DD 214 forms, Military Services Records? Answer: The Circuit Court Clerk's Office files and maintains these discharge papers on record, which are kept confidential. Individuals or their family members can request certified copies of these papers in the future by completing an affidavit. How are people selected for Jury Duty? Answer: Jury questionnaires are sent out annually, and three commissioners review them to determine eligibility for jury service. The jury program selects individuals for each jury, and those selected are notified to appear for jury duty. What other things should people bring to the Clerk's Office to be recorded? Answer: Some important documents recorded by the Clerk's Office are DD214 forms and marriage licenses. HOA records, bylaws, or neighborhood covenants can be accessed. While they may not be available online, Indexes are accessible online. Wills are not filed with the Clerk's Office during a person's lifetime but may be filed by family members after their passing.

Mr. Mark Bellamy, Interim County Administrator, presented the proposed Fiscal Year 2025 budget, which includes a

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(CONTINUED FROM PAGE 2) YORK COUNTY HOA MEETING

three-cent reduction in the real estate tax rate and the elimination of the vehicle license fee. York County has the third lowest real estate tax of the eight locations closest to us. The following questions were asked in response to his presentation: With the National Parks instituting a cost to go onto their land, have you looked at the impact of not having as many people come to Yorktown, because they have to pay? Answer: Deputy County Administrator Brian Fuller stated that the County staff has given that a lot of consideration and the data indicates that since COVID, the numbers are still going up. People are traveling and going to national parks...ours included. Where do you go to find updates to see if a project is still on target or has changed to something else? Answer: On our website: www.yorkcounty.gov/ Proceed to the link for "Planning and Development Services." The Development Activity Report provides a variety of updated information. Individuals with specific questions can call Planning and

Development Services or County Administration, and someone would be happy to answer your question or find an answer for you. How many new deputies are proposed for the next fiscal year? Eight are recommended, with four hired July 1, 2024 and the other four hired January 1, 2025. If the County did not propose the three-cent reduction in the real estate tax rate, would we be able to pay for 11 deputies, the Sheriff's full request? Answer: Yes, if we did not recommend a reduction of three cents on the real estate tax rate, we would be able to hire 11 deputies.

Finally, Ms. Maria Kattmann, Real Estate Assessor, gave a presentation highlighting the dynamics of the real estate market, including trends in property values, population growth, market dynamics, and affordability considerations for homebuyers. The following comments were made in response to her presentation. Citizen Comment: Everyone needs to look at the houses around them that have sold, as our house assessed at

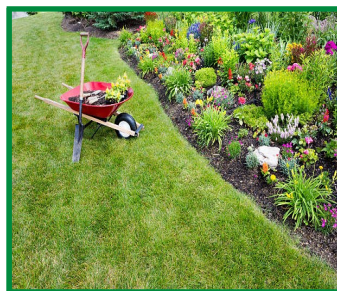
\$260,700, which we thought was kind of low, a house across the street with less square feet sold for \$425,000. Ms. Kattmann highlighted the significant increase in property values and appreciation in recent years, noting that such rapid appreciation has not been seen since the years leading up to 2008. Additionally, she mentioned differences in market practices and interest rates between then and now. Mr. Bellamy pointed out that the population of York County has not increased significantly over the past few years, which indicates we have not experienced the growth that some have expected.

You can also view the meeting notes and the presentation slides online at <https://www.yorkcounty.gov/340/Homeowner-Associations>. Under Meeting Notes, click on March 2024.

A NOTE FROM THE BOARD

We would like to welcome Dane Royal as our newest Board member. We thank Dane for volunteering to be a Member-at-Large on the Tabb Lakes Board of Directors. Dane is filling the vacancy left by Jim Cochran, who recently passed away.

We also would like to convey our sympathies to Jim's family and friends. We are very appreciative of Jim's volunteer service to the TLHA Board. He will be missed.



Yard of the Month judging is from May until September.



YORKTOWN EVENTS FOR REMAINDER OF 2024

All events are FREE and take place at Riverwalk Landing, unless otherwise indicated. Grab your calendar to save the dates for Yorktown's family-friendly events!

Blues, Brews and BBQ Festival

Saturday, May 4, 12 to 6 p.m. | \$

Rain Date: Sunday, May 19

Art at the River Juried Art Show

Sunday, May 5 | 10 a.m. to 4 p.m. |

Yorktown Market Days - Vintage Market / Car Show on Main Street

Saturday, May 11 | 8 a.m. to 12 p.m. | Riverwalk Landing & Historic Main Street

Sounds of Summer Concert Series

Thursdays, June 6, 13, 20 & 27; July 11, 18 & 25; August 1, 8 & 15 | 6:30 to 9 p.m.

Military Appreciation Weekend

Saturday, June 8 | 10 a.m. to 4 p.m. | Historic Main Street, York Hall & the Watermen's Museum

Sunday, June 9 | 12 to 4 p.m. | Historic Main Street, York Hall & the Watermen's Museum

Independence Day Celebration

Thursday, July 4 | 9 a.m. to 9:30 p.m. | Historic Yorktown
Fireworks start at 9:15 p.m.

Yorktown Market Days - Fun in the Sun Market

Saturday, July 13 | 8 a.m. to 12 p.m.

Yorktown Market Days - National Farmers Market Week

Saturday, August 3 & Saturday, August 10 | 8 a.m. to 12 p.m.

Virginia Symphony Concert

Saturday, August 31 | 7:30 p.m. (Pre-concert fun starts at 6 p.m.)

Rhythms on the Riverwalk Concert Series

Thursdays, September 5, 12, 19 & 26; October 3 & 10 | 6:30 to 8:30 p.m.

Yorktown Market Days - First Responders Market

Saturday, September 7 | 8 a.m. to 12 p.m.

Yorktown Art Stroll

Sunday, September 29 | 10 a.m. to 5 p.m. | Freight Shed & Riverwalk Landing

Yorktown Wine Festival

Saturday, October 5 | 12 to 6 p.m. | \$

Rain Date: Sunday, October 6

Yorktown Market Days - Fall Festival

Saturday, October 12 | 9 a.m. to 3 p.m.

Lafayette Grand Tour 1824 - 200th Anniversary

Thursday, October 17 to Sunday, October 20 | Various Locations in Historic Yorktown

Yorktown Day

Saturday, October 19 | 9 a.m. to 5 p.m. | Victory Monument & Historic Main Street

Yorktown Market Days - Yorktown Victory Market

Saturday, October 19 | 9 a.m. to 3 p.m.

Yorktown Market Days - Paws at the River

Saturday, October 26 | 9 a.m. to 3 p.m.

Yorktoberfest

Sunday, October 27 | 12 to 5:30 p.m. | \$

Rain Date: Sunday, November 3

York County Vintage Market

Saturday, November 2 | 9 a.m. to 3 p.m. | McReynolds Athletic Complex

Rain Date: Sunday, November 3

250th Yorktown Tea Party Anniversary

Thursday, November 7 to Sunday, November 10 | 10 a.m. to 4 p.m. | Various Locations in Historic Yorktown

Yorktown Tea Festival

Wednesday, November 6 to Friday, November 8 | 10 a.m. to 3 p.m. | Historic Main Street, the Watermen's Museum, and the American Revolution Museum at Yorktown

Yorktown Market Days - Maritime Festival

Saturday & Sunday, November 9 & 10 | 9 a.m. to 3 p.m.

Yorktown Market Days - Harvest Festival

Saturday, November 16 | 9 a.m. to 3 p.m.

Christmas Tree Lighting

Friday, December 6 | 7:30 p.m. | Victory Monument & Riverwalk Landing

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GOT MOSQUITOES? WHO YOU GONNA CALL? – SARAH KNAUB

York County is committed to managing the mosquito population and educating the public to help keep our area safe and enjoyable. Mosquitoes grow in water, so reducing the mosquito population is done by removing their breeding habitat - standing water.



identify areas of standing water or prime habitats where mosquitoes may be breeding. Mosquito

York County residents can contact [Mosquito Control](#) to request a free yard inspection to

Control staff will discuss findings with the residents and make recommendations to eliminate the breeding locations. Residents may call [Mosquito Control at 757-890-3790](#) to request an inspection.

Request your Free Inspection Today!

PLEASE DON'T – SARAH KNAUB

Did you know that by feeding the geese, ducks, cats and other wildlife found here in Tabb Lakes you are actually harming them? Wildlife that rely on humans for food lose their natural fear and may place themselves in dangerous situations, such as crossing roads in search of food. They also become aggressive toward humans.

Here are some other reasons not to feed the wildlife:



- Their droppings contain bacteria that pollutes the lakes.
- Their droppings contain bacteria and parasites that are harmful to people – especially young children.
- Geese damage the grass along the shorelines which leads to erosion.
- By not sticking to their natural diet, they will suffer from poor nutrition and disease.
- Feeding encourages them to stick around and will eventually lead to overpopulation.

(CONTINUED FROM PAGE 4) YORKTOWN EVENTS FOR REMAINDER OF 2024

Christmas Market on Main

Saturday, December 7 | 10 a.m. to 3 p.m. | Historic Main Street

Sunday, December 8 | 11 a.m. to 3 p.m. | Historic Main Street

Yorktown Lighted Boat Parade

Saturday, December 7 | 7 p.m. | Yorktown Waterfront

Cookies with Santa

Sunday, December 8 | 1 to 4 p.m. | York Hall, Historic Main Street

An Enchanted Evening on Main Street

Friday, December 13 | 5 to 9 p.m. | Historic Main Street

Yorktown Market Days - Mistletoe Market

Saturday, December 14 | 9 a.m. to 3 p.m. | Toyland Parade at 1:30 p.m.

For more information on these and our partner events at attractions, museums, and restaurants, visit www.visitYorktown.org/events, or call Visit Yorktown at 757-890-5900. Events are subject to

change without notice. For inclement weather updates, please call the Event Weather Hotline at 757-890-3520.

A variety of photos depicting events scheduled in Yorktown throughout the year are available at <https://bit.ly/3SDogJO>. The file names represent the name of the event. To request other images, please contact [Deirdre Roesch](#), Marketing and Communications Manager, York County Economic and Tourism Development.

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TRAVEL ADVISOR

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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.**



Do you want to help keep our neighborhood safe? Then volunteer for the Neighborhood Watch Committee.

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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Welcome Committee	Keith Ebert	757-867-7133	welcome@tabblakes.org