

TABB LAKES NEWSLETTER

2024 THIRD QUARTER

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AUGUST

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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

ELECTRONIC PAYMENT METHODS—SARAH KNAUB

COMING SOON!

Your Board of Directors has contracted with my company, Victory Community Management, to begin collecting your assessments. Invoices for 2025 assessments will look a lot different and will offer the following options for making payments:

- Mail a physical check with a payment coupon in the envelope provided with the invoice.
- Use your bank's online bill pay service .
- Deliver your payment in person to a Truist Bank branch along with the payment coupon.
- Pay online by eCheck with a one-time ACH debit from your personal bank account using Truist's website.
- Pay by debit or credit card through Truist's website (a Truist fee applies).
- Sign up for Truist's Association Pay service where your annual assessment payment will be automatically debited by Truist from your existing personal bank account each year. The amount debited is submitted by the management company; when assessments change, the correct amount is always debited.

Charles Rossi will continue to be your volunteer TLHA Treasurer and will take care of paying all TLHA bills. The new payment system serves to both lighten his load and provide the additional payment options homeowners have been requesting. I am excited to expand my role in your community by providing this service to you!

If you have any questions about the new payment system, please contact me at VictoryComMgt@gmail.com or 757-593-0166.



ANNUAL HOA MEETING FOR TABB LAKES
TUESDAY, OCTOBER 22, 7 PM
COVENTRY ELEMENTARY SCHOOL LIBRARY
Y'ALL COME! BE INFORMED OF WHAT YOUR BOARD OF DIRECTORS' PROJECTS HAVE BEEN AND WHAT YOUR COMMITTEES ARE ALL ABOUT!

CHILDREN IDENTIFICATION CARD – KEITH EBERT

During the last York County HOA semi-annual meeting on March 21, 2024, Deputy Kevin Taylor, Crime Prevention Specialist from the Community Services Division of the York-Poquoson County Sherriff's Office, was present and handed out a sample Children Identification Card. The card contains six sections: Fingerprints, How to fill out the card instructions, Photograph Page, Medical Information, Personal Information, and Physical Information.

Under Fingerprints, this section contains instructions on how you would print your child's fingerprints on the card. Under instructions, it lists how to fill the card out completely. Under Photograph, a big space is provided to attach a photograph of your child and list the photograph's date (recommend you use pencil on the date in case you upgrade the photo). Under Medical

Information, you can list your child's blood type, place of birth, medications, chronic illnesses, allergies, child's doctor's name and phone number. Under Personal Information, you list your child's contact information along with child nicknames, child's friends, child's parent's names and phone numbers, nearest relative name and phone number. On the same page, you can attach your child's DNA hair sample. Finally, on the Physical Information page, you can list your child's hair color, eye color, race, height, weight whether your child wears glasses and/or braces, and a place to list the location of birthmarks, scars, moles, broken bones, etc. on full frontal/rear body silhouette pictures.

They also have an electronic version that they just started doing, and

they have dates in August available for folks to sign up. The electronic version allows parents and guardians to receive their child's ID as well as fingerprints and other features such as a video of their child speaking and pictures.

You can obtain the card from the York-Poquoson Sherriff's Office. Deputy Taylor also told me to tell parents and guardians to keep a close eye on Facebook as that's where upcoming dates will be posted for child identification seminars. His contact information is as follows:

Deputy Kevin Taylor, Main Office: 757-890-3630/3639, Cell: 757-879-4708, Kevin.Taylor@yorkcounty.gov

Note: I received a quicker response from him sending an Email vs. leaving a voice mail message on his phone.



COMMON AREA IMPROVEMENTS – DANE ROYAL

Hello everyone, my name is Dane Royal, and I am a board member for your Tabb Lakes Homeowners Association.

While Tabb Lakes does not have much common area, I do believe we can utilize what area we have to make some small improvements that will benefit all residents. I have included a poll from Microsoft that we will review all positive and negative opinions and share the combined interest before making a decision or voting. Please submit your response and any other suggestions on another activity, idea, or improvement. Please fill out the suggestion section from the link or QR code.

The first suggestion is to install a dog waste bag dispenser by Lake 1. We would attach the bag dispenser to the light pole on HOA property or install a post for the dog bags. Most everyone who walks their dog in Tabb Lakes is courteous to pick up their dog's waste; however, even I have forgotten a dog bag while walking through the Greenland or Coventry and have snagged one of their

bags. The dog bags would be a small cost to the HOA, would benefit owners who have had pet waste complaints, and is an inexpensive feature we can easily add for the day we, or our neighboring communities, forget a dog bag. We will not be installing a trash can, so there will be no pet waste disposal costs or smell concerns.

Another suggestion is to reinstall a small pier formally located on lake 1.

The former pier was removed because its footing supports became a safety hazard, and it was never re-installed. Lake 1 is the deeper lake of the two in our community and has more public area with the trail access running alongside lake 1. The pier will allow kids to fish without fishing from the banks of lake 1 and the path, which is currently prohibited by the HOA rules. Having a place where anyone in the community can come and fish without aggravating residents or trespassing is a welcomed benefit. I have seen several kids fishing in the lakes and have even had kids walk into my backyard

uninvited to fish. We are lucky to have a healthy population of bass and other fish for catch-and-release. I believe it is important that if we have the space and capability to build a small safe platform for fishing or to stop and gaze, then we should. I personally would rather have an area where people can sit, talk, and fish instead of potentially having bored children checking if car doors are unlocked.

We would greatly appreciate any feedback on the suggestions for improvements you may have for Tabb Lakes. Thank you!

<https://forms.office.com/r/qbsiqTMK1T>



How Well Do You Know Your Association Standards?

ALL exterior modifications require an Architectural Review by the Association Manager (Victory Community Management, aka VCM). A copy of the ARC Request form is attached to every quarterly newsletter, or download from the tabblakes.org website.

Lawncare: Acceptable grass height is limited to 5" high. If you allow it to exceed 5", expect a notice from VCM. If you ignore this requirement and it gets to 12" or more in height, York County will cut the grass and bill YOU for the correction.

Lakeside Properties: Fences and other yard modifications (like gardens and gazebos) must be no closer to the water than 6 ft. Fence height adjacent to the lake, and for the first 65' between the lake and your house, must be 4 ft or less to ensure you don't obstruct your neighbors' views of the lake. The Association has a 15' maintenance easement in the event access is required, and homeowner bears sole responsibility if portions of the fence must be removed to perform the maintenance. Removal of dead limbs and trees from the lake is YOUR responsibility.

Sheds: Should not obstruct neighbors' lakeside views. Construction should remain 1-story and siding must match the type/color of the residence as closely as possible. Questions about outbuildings should be directed to the Association Manager (Victory Community Management) via the ARC request form BEFORE you commence construction.

Neighborhood Watch Lights: If you're fortunate to have a Watch Light in your yard, you have the responsibility to report outages to VCM, who will notify Dominion Energy. Shrubbery or trees near a Watch Light must not block light output over a 180 degree arc of the street, or (on corner light poles) a 270 degree arc to illuminate both intersecting streets.

Boats, RV's and Trailers: Must not be stored on front driveway. Preferred location is alongside your garage, on a prepared surface, and not projecting beyond the front plane of the house. You may also store them in your backyard, behind a fence. There is a 25 ft limit on all boats, RVs and trailers.

Garbage and Recycling Cans: Must be stored alongside the house and not in front of the garage. Cans should be placed on the grass on pickup days and not in the street. Remove your cans at the end of the pickup day.

Roofs and Chimney Caps: Ensure roof mold stains are removed and rusty chimney caps are either repainted or replaced with stainless steel caps.

Gravel Driveways: Keep gravel swept off the street. Better yet, have the end of the driveway paved to modernize your 30+ year old home!

Exterior Siding and Mailboxes: Need to be kept free of mold stains. Bleach spray or a product like "Wet & Forget" does wonders to keep your home looking new.

YORKTOWN EVENTS FOR SEPTEMBER-NOVEMBER

All events are FREE and take place at Riverwalk Landing, unless otherwise indicated.

Rhythms on the Riverwalk Concert Series

Thursdays, September 5-October 10, 6:30-8:30 PM

Yorktown Market Days - First Responders Market

Saturday, September 7, 8 AM-noon

Yorktown Art Stroll

Sunday, September 29, 10 AM-5 PM, Freight Shed & Riverwalk Landing

Yorktown Wine Festival

Saturday, October 5, 12-6 PM, \$
Rain Date: Sunday, October 6

Yorktown Market Days - Fall Festival

Saturday, October 12, 9 AM-3 PM

Lafayette Grand Tour 1824 - 200th Anniversary

Thursday-Sunday, October 17-20, Various locations in Historic Yorktown

Yorktown Day

Saturday, October 19, 9 AM-5 PM, Victory Monument & Historic Main Street

Yorktown Market Days - Yorktown Victory Market

Saturday, October 19, 9 AM-3 PM

Yorktown Market Days - Paws at the River

Saturday, October 26, 9 AM-3 PM

Yorktoberfest

Sunday, October 27, 12-5:30 PM, \$

Rain Date: Sunday, November 3

York County Vintage Market

Saturday, November 2, 9 AM-3 PM, McReynolds Athletic Complex

Rain Date: Sunday, November 3

250th Yorktown Tea Party Anniversary

Thursday-Sunday, November 7-10, 10 AM-4 PM, Various locations in Historic Yorktown

Yorktown Tea Festival

Wednesday-Friday, November 6-8, 10 AM-3 PM, Historic Main Street, the Watermen's Museum, and the American Revolution Museum at Yorktown

UPDATE: TABB LAKES/KING'S BOTTOM STORMWATER IMPROVEMENT PROJECT— LOU LAFRENAYE

The following is an update to the ongoing Tabb Lakes/King's Bottom Capitol Improvement Program (PW-631). This project included stormwater drainage improvements within our HOA based on our request to help mitigate previous street flooding, fix degraded drainage, and mitigate the impact of additional stormwater into our lakes from surrounding areas.

York County Dept. of Public Works recently completed the Tabb Lakes Watershed engineering study for our HOA as part of the project. The County provided our HOA board members a list of the recommended improvements based on the study. Below are the four recommendations that were agreed to and which would be paid for

by the County's Capitol Improvement Program funds.

- Replace the two aging 24-inch outflow pipes at the outflow area of Lake 1 with a single comparably-sized elliptical pipe. The lake height will remain at the same height.
- Regrading the outfall ditch area between our Lake 1 outfall and emergency spillway to the 48 inch culvert crossing under Route 171 to improve water flow out of our lakes.
- Replace the underground stormwater pipe between 206 and 208 Monty Manor (draining water from the street to Lake 2) with a larger

capacity elliptical pipe to mitigate flooding in this area.

- Clean out the significant amount of sediment currently in the twin pipes under Bridge Wood Dr. connecting Lake 2 and Lake 1. This will help stormwater move from Lake 2 into Lake 1.

The County staff believe that some of the work may begin within a year. The County will notify and work with the homeowners who are directly impacted by any construction on their property.

We will provide more information to our HOA members in the Annual Homeowners Association presentation on October 22nd.

NEW ENTRYWAY SIGNS

Due to a homeowner's suggestion on the annual assessment form, Tabb Lakes now has four new entryway signs into the neighborhood on Bridge Wood Drive and Gardenville Drive by Coventry Boulevard and Jonathan Junction and Hilda Hollow coming in from Greenlands. This process started in April 2021, and your Board wants to thank Sarah Knaub at Victory Community Management for all her hard and persistent work to overcome many obstacles (to include York County and VDoT) to make the sign installation a reality.

Thank You, Sarah.

WE WELCOME A NEW VOLUNTEER!

We want to welcome Yousuf Mohamed, who is our new Neighborhood Watch Chairman. You will find his contact info on the last page of this newsletter. Please contact him if you are interested in assisting him with our Neighborhood Watch program. I'm sure he will appreciate the help.



'TIS THE SEASON...

For hurricanes! Be prepared!

Here are some websites you might visit:

CDC Hurricane and Other Tropical Storm Preparations:

<https://www.cdc.gov/disasters/hurricanes/index.html>

Ready.Gov Hurricane Preparedness:

<https://www.ready.gov/hurricanes>

FEMA – How to Prepare for a Hurricane:

https://www.ready.gov/sites/default/files/2020-03/fema_how-to-prepare-for-hurricane.pdf

Virginia Department of Emergency

Management (VDEM) – Hurricane:

Also contains a link to the VDEM Hurricane Evacuation Guide for Hampton Roads.

<https://www.vaemergency.gov/threats/hurricanes/>

YARD OF THE MONTH WINNERS FOR SUMMER 2024 CONGRATULATIONS!

MAY	109 JONATHAN JUNCTION
JUNE	106 HEATH PLACE
JULY	102 TABB LAKES DRIVE
AUGUST	137 LESLIE LANE



SEPTEMBER ?? YET TO BE AWARDED—WILL IT BE YOU?

PREPARE FOR ELECTRICAL POWER OUTAGES—LOU LAFRENAYE

In less than a year, our HOA was impacted by three electrical power outages. Considering the frequency of these events, I opted to write an article about some common-sense things we can do to prepare for an extended power outage. My sources are from the Virginia Department of Emergency Management (VDEM) and the Dominion Power Company. I only cover some of their recommendations, so I highly recommend you visit their web sites listed below and familiarize yourself with their more detailed recommendations.

First, consider the impact that an extended power outage would have on you and your family. Among many things, it will disrupt communications (including cell phones after a few days), water, and transportation. It will shut down retail businesses, grocery stores, gas stations, ATMs, banks, and many other services we take for granted. It will cause food spoilage in retail stores and in your home and cause public water contamination. It will disrupt your home heating, cooling, and for some, the use of personal medical devices.

There are many things you can do to protect yourself and your family. Some things to consider are:

- Keep freezers and refrigerators closed.
- Only use generators outdoors and away from windows.
- Do not use a gas stove to heat your home.
- Disconnect appliances and electronics to avoid damage from electrical surges.
- Have alternate plans for refrigerating critical medicines and using power-dependent medical devices.

- If safe, plan to go to an alternate location for heat or cooling.

The proper use of a portable generator is especially important if you plan to use one. Below are tips from Dominion Power. Their website (listed below) explains in detail why each of these recommendations are important.

- Follow the generator manufacturer's instructions for safe operation and proper grounding.
- Do not connect your generator directly to your home's wiring. Have a licensed electrician install a transfer switch.
- Never plug a portable generator into a regular household outlet.
- Do not overload the generator.
- Never use a generator indoors or in an attached garage.
- Use extension cords safely. Use the proper size/gage extension cord.
- Do not store fuel indoors or try to refuel a generator while it is running.



In our neighborhood, safety around pad-mounted transformers is important. A damaged transformer could be dangerous. Report any damaged transformers to either the Dominion Power and/or call 911. Although most of our major electrical lines are

underground, they are accessible above ground via these devices. They are those big green metal boxes found either in front, side, or behind numerous homes in Tabb Lakes. These transformers change (step down) high electrical voltage to a lower voltage that is then routed underground to several homes around it. One is needed for about every six houses; so, there is one near you. In Tabb Lakes, we probably have over 70 of these transformers.

You can notify Dominion Power that you have a power outage by calling **866-366-4357** or by downloading their mobile app and reporting the outage. Their app is on both Google Play and the Apple Store. If you use their app, they can text you with updates to the repairs if you request it. I included the website below with more information on reporting power outages.

For a consolidated list of Emergency Contact Numbers, go to our HOA website's popular items list and click on "Contact Numbers", or go to www.tabblakes.org/documents/TLHA_CONTACT_NUMBERS.pdf This is a handy list of important numbers (Sherriff/Fire Emergency and Non-emergency, Dominion Power, Newport News Waterworks, Virginia Poison Center, Animal Control, etc.) and is designed to be printed for you and your family's immediate use.

Websites with more information:
www.vaemergency.gov/threats/power-outages
www.dominionenergy.com/our-stories/generator-safety
www.dominionenergy.com/virginia/report-outage-or-emergency

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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 along with a business card-sized advertisement in order for your ad to appear in our newsletter.

If you are a **business in our community**, you must fill out the business form each year and submit it with your check.

All ads are subject to approval or disapproval by our Board of Directors.

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

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 hand delivered, which is much slower, at the convenience of the deliverer. They will NOT be mailed. This saves us dollars!**



ANNUAL HOA MEETING FOR TABB LAKES
TUESDAY, OCTOBER 22, 7 PM
COVENTRY ELEMENTARY SCHOOL LIBRARY
Y'ALL COME! BE INFORMED OF WHAT YOUR BOARD OF DIRECTORS' PROJECTS HAVE BEEN AND WHAT YOUR COMMITTEES ARE ALL ABOUT!

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	Yousuf Mohammed	757-581-0579	watch@tabblakes.org
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Welcome Committee	Keith Ebert	757-867-7133	welcome@tabblakes.org