

# TABB LAKES NEWSLETTER

2025 FIRST QUARTER

VOLUME 22, ISSUE 1

FEBRUARY

## CRIME PREVENTION IN YORK COUNTY— KEITH EBERT

I received the following information from the York County-Poquoson Sheriff's Office. It was sent to all the HOAs in York County.



My name is Kevin Taylor, and I am the Crime Prevention Specialist for the York-Poquoson Sheriff's Office. Some of you I have already had the opportunity to meet in person or work with on a project. In updating contacts for Neighborhoods and HOA's, I wanted to make sure that everyone had my information as well. As the Crime Prevention Specialist and Law Enforcement Practitioner my role is Crime Prevention Through Community Education.

I provide educational resources to all ages, businesses, schools, homeowners, as well as our faith-based community. These resources include but are not limited to teaching Crime Prevention Safety Classes such as Identity Thefts and Scams, Personal Safety, CRASE (Citizens Response to Active Shooter Events), Workplace Violence, Home Security, and Neighborhood Watch Training / Vulnerability Risk Assessments of Homes, Businesses, Schools, Faith-Based Organizations, and Neighborhoods / bringing our Crime Prevention and Community Engagement Trailer to events all over the community which has tons of resources / organizing National Night Out as well as many other well-known programs.

As classes or events are being organized, look for correspondence from me with details on the class or event. **The best part is that all of this is free.** If you have an event coming up and would like to check the availability of the Crime Prevention Trailer, please reach out to me. Furthermore, if you are interested in hosting a crime prevention class for your neighborhood, workplace, or church, reach out to me so that we can get that on the books. If you don't have a meeting space for your neighborhood but would like to schedule a class, let me know and we can get it set up to take place at the Sheriff's Office.

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### Board of Directors

- President—Keith Ebert, 757-867-7133
- Vice President—Jennifer Kurr, 757-271-7864
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Dane Royal, 757-802-6624  
Mary VanHouten, 530-217-9789

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Charles Rossi, 757-867-8322

## CRIME PREVENTION IN YORK COUNTY – KEITH EBERT

### [Sheriff's Business Academy | York County, VA](#)

The Sheriff's Office is currently accepting registrations for the Sheriff's Business Academy which is from February 4 to March 24, 2025. Classes are every Tuesday from 7pm to 9pm and students can expect to gain knowledge of Patrol Techniques in relation to Businesses, White Collar Crimes, Commonwealth Attorney, Chamber of Commerce, Workplace Violence, Business Watch, and an Introduction to Security Surveys. This academy is free and open to business owners, managers, or anyone who a business deems necessary to be at this academy. Students must be at least 18, and the business must be in York County or Poquoson or the student must live in York County or Poquoson.

### [Sheriff's Citizen Academy York County, VA](#)

We are also accepting applications for our Sheriff's Citizen Academy which is from March 31<sup>st</sup>, 2025 to June 17<sup>th</sup>, 2025. Classes are every Monday night from 7pm to 10pm with a few exceptions here and there for classes that will be from 6pm to 10pm. Students can expect to gain knowledge from each of our divisions within the Sheriff's Office for a better understanding of the responsibilities of law enforcement and this agency. There are a few field trips in which we go to the Hampton Roads

Criminal Justice Training Academy, Merrimac Detention Center, Virginia Peninsula Regional Jail, the York-Poquoson Courthouse, and the Firing Range. Yes, we actually take students to the firing range! The knowledge that you will learn from this academy will assist you in helping to make your home, neighborhood, workplace, school, or faith-based organization a much safer place. Students must be at least 21 and pass a criminal background check as well as either live or work in York County or Poquoson.



### [Neighborhood Watch](#)

Are you curious about starting a Neighborhood Watch or have questions about what it is? Or maybe you have one up and running for your neighborhood. Whatever the case may be, our agency does a phenomenal job at giving you the education and resources to set up and run a Neighborhood Watch Program. All too often we hear that it's not needed because there is little to no crime in a neighbor-

hood. That's great if a neighborhood is safe and has very little to no crime. However, we still recommend a Neighborhood Watch Program so that your neighborhood can stay vigilant and proactive. Being proactive and up-to-date with recent crime trends may help you to make your neighborhood a much more safer place and stop crime before it happens.

If you have questions pertaining to our programs and the crime prevention services that we offer please feel free to reach out to me.

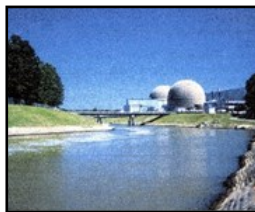
Kevin Taylor Unit No. 361  
Deputy / Law Enforcement Practitioner / Crime Prevention Specialist / NCPS II  
Community Services Division  
York-Poquoson Sheriff's Office  
757-890-3639 – Office  
757-879-4708 – Cell



## SURRY NUCLEAR POWER STATION – LOU LAFRENAYE

### Emergency Preparedness Information

In 2024, Dominion Energy updated the Surry Power Station’s emergency preparedness information for individuals who work or live in a 10-mile radius of the power station. That information and a link to their latest booklet (in PDF format) can be found on their website at [www.dominionenergy.com/safety/nuclear-safety/surry-preparedness](http://www.dominionenergy.com/safety/nuclear-safety/surry-preparedness)



also nine designated Evacuation Assembly Areas (EAC) outside of the 10-mile radius that people within the PAZ could evacuate to, if directed. All

assembly areas are Middle or High schools. The PDF document on the above web site has a detailed map showing the locations of both the PAZ’s and EAC’s along with some initial instructions.

So, why is this important to our homeowners?

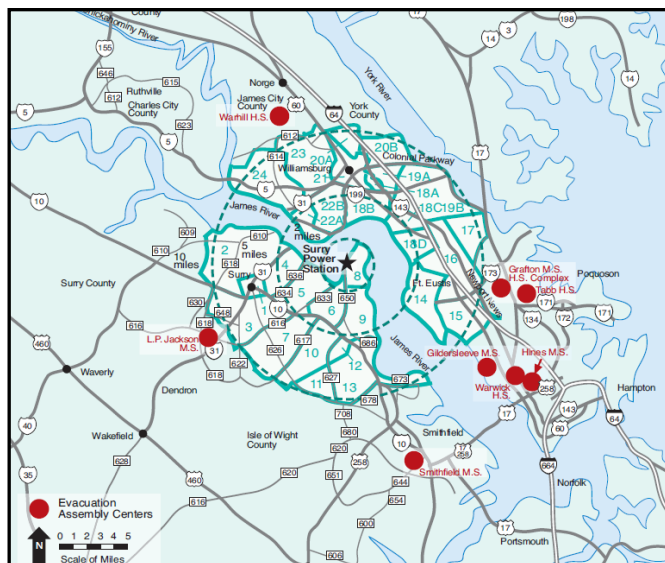
**First**, the good news is Tabb Lakes is roughly 14 miles from the power plant, so we are **NOT** located in a planned PAZ. The bad news is we are only 4 miles outside the PAZ, considering we are talking about a possible radioactive leak.

**Second**, two of the evacuation assembly areas (EAC) are nearby. Grafton Middle/High School and Tabb High School are designated assembly areas for five of the thirty protective action zones (PAZ).

As part of Dominion Energy emergency plans, there is a 10-mile area around the Surry Power Station that is divided into thirty zones called Protective Actions Zones (PAZ). In the event of an accident at the nuclear power plant, emergency officials would provide instructions to those individuals who work and/or live in these designated zones. Emergency instructions could be very specific for each zone based on the type of accident, wind direction, wind speed, etc. There are

**Third**, and most importantly, Tabb Lakes HOA children attend Grafton Middle/High School. In an emergency, parents of school children attending Grafton need to listen to local TV and/or radio stations for updates on the school status and instructions. Emergency officials will advise schools on what actions to take. The website lists the radio and TV stations that would broadcast information. Examples are radio stations WGH-1310 AM, WHRO-90.3 FM, WGH 97.3 FM, and TV stations WTKR Ch.3, WAVY Ch. 10, WVEC Ch. 13.

I recommend parents of students who attend Grafton Middle/High School and interested individuals check out the Dominion Energy website and read through the plan. Just remember that our Tabb Lakes HOA is only 4 miles outside of the protective action zones and near two evacuation centers.



## COVENANTS COMPLIANCE INSPECTIONS — SARAH KNAUB

Spring is almost here! My daffodils were poking up through the snow just a little while ago! Spring also means Covenants Compliance inspections are beginning again. The Board has a legal duty to uphold the rules and restrictions of the HOA as one of the methods of maintaining property values in the neighborhood. Help ensure your neighborhood remains an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home (that could be you!).

So, get out and take a look at your property from the street.

- ◆ Lots of you still have leaves and branches all over your yard and in your ditch that need to be removed.
- ◆ There is also plenty of mold on siding, trim, sheds, and roofs around the neighborhood.
- ◆ Does repainting your trim, porch railings, or gable vents need to go on your “to do” list?
- ◆ Check your mailbox: is the post leaning or in need of a fresh coat of paint? If you are one of the many people who has raised your mailbox up to comply with USPS regulations, please make sure your modification is neat and has been painted to match your post or your mailbox, as appropriate.
- ◆ If you are still storing your trash and recycling cans on your driveway, now is the time to plan a little project to store them on the side of your house where they won't be seen quite so easily from the street.
- ◆ Those gravel driveway aprons are going to start turning green with grass and weeds soon; so be ready to pounce with some herbicide or good old-fashioned elbow grease.

Compliance notices will be in the mail soon. If you have any questions about the Covenants Compliance Program please do not hesitate to call or email me!

757-593-0166 or

VictoryComMgt@gmail.com

## YARD SALE — DANE ROYAL



Our annual yard sale is coming up this year on **Saturday, May 17**. This is a great time to start thinking about your spring cleaning and saving some items to put up for sale or donate.

Additionally, the Board has received some feedback that a second yard sale in the fall might be a good idea before the winter weather settles in. The Board is looking into some dates that don't conflict with holidays and school/county events and will post more information in the next newsletter.

## 53 STORAGE SOLUTIONS — DANE ROYAL

An email was sent out to residents last month about the new proposed storage facility that would replace the existing Doody's Used Auto Parts, Inc. off route 17. Andy Bilmanis contacted Victory property Management as well as neighboring homeowners about the possible development and hosted a meeting at the Tabb Library to answer questions and take feedback. York County Supervisor Sheila Noll along with several Tabb Lakes Board members were in attendance, and the overall consensus was a storage facility is a better alternative for the use of the land and has a minimal impact on the Tabb Lakes Community.

Andy mentioned several key points that are important to homeowners such as: keeping all lights shining down onto the property, having equal or less water runoff, creating a water retention pond, repairing the wooden fence, installing a new plastic-coated fence, making all buildings one story, and planting additional trees. Andy has welcomed any feedback, and the Board would be happy to voice any concerns of residents or have any questions answered. The Board of Supervisors' meeting to discuss this project is tentatively scheduled in mid-April and is open to the public.

## HOLIDAY DECORATING CONTEST WINNERS



Nighttime-515 Bridge Wood Dr  
Daytime-205 Heath Place

**CONGRATULATIONS!**

Please note that there has been no change in the officers of the Board of Directors for Tabb Lakes.

## VOLUNTEERS NEEDED – BEAUTIFICATION COMMITTEE



Do you have what it takes to be the next Beautification Committee Chair or helper?

The Beautification Committee works in conjunction with the HOA Board of Directors and is responsible for the beautification of our community common areas.

The Beautification Committee is made up of members who are willing to volunteer their time to keep our community common areas beautiful for all to enjoy.

What does the Committee Chair/helpers do?

- They may organize cleanup days, such as the Great American Cleanup, or other improvement activities.
- They may implement community awareness activities such as yard of the month and holiday decorating contests, while awarding prizes to the winning homeowners/renters.
- They decorate the entrances for our daily enjoyment and for the holidays.
- They attend monthly HOA meetings, provides reports, newsletter articles, make suggestions, and share ideas with the Board of Directors.

## YORKTOWN MARKET DAYS AND CONCERTS UNTIL MAY

Yorktown Market Days

Saturday, 10 a.m. to 2 p.m.. Riverwalk Landing



Saturdays, April 12 to September 27, (Except May 3.)

- Saturday, March 15 - St. Patrick's Day Winter Market
- Saturday, March 22 - Winter Market
- Saturday, March 29 - Winter Market

- April 12 – Go Green Market/Opening Market (8 a.m. to 12 p.m.)
- April 19 – Sister Cities French Market (8 a.m. to 3 p.m.)
- April 26 – Pirate Invasion Market (8 a.m. to 3 p.m.)
- April 27 – Pirate Invasion Market (9 a.m. to 3 p.m.)



CABIN FEVER CONCERT—The last one is:

[Poisoned Dwarf](#) – Thursday, March 20 , 6:30-8:30, Riverwalk Landing

More concerts and other info can be found at:

<https://www.visitryorktown.org/>

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*Lee* 

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**WANNA ADVERTISE IN OUR NEWSLETTER?**

Just a reminder that we have begun a new year; and if you want to advertise your business, you need to follow the procedure on our website.

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](http://www.tabblakes.org/arc.php)**

**Committee Action**

Date of receipt: \_\_\_\_\_

\_\_\_\_ Approved as submitted

\_\_\_\_ Approved subject to modifications as required by covenants

\_\_\_\_ Disapproved for reason listed on reverse side

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**JUST SOME REMINDERS:**

- **Be kind to your neighbors and pick up your dog’s poop.**
- **When walking or jogging, do so going against traffic, and PLEASE wear something reflective when there’s no sunlight.**
- **Ride bikes flowing with traffic.**
- **Do not feed the geese or ducks.**
- **This newsletter is only produced in soft copy. If we don’t have your email address, you can always find the newsletter (past and present) on our webpage. Those who don’t have computer capabilities, may request a hard copy. Contact editor. Keep in mind these will be hand delivered, which is much slower, at the convenience of the deliverer. They will NOT be mailed. This saves us dollars!**
- **PLEASE DO NOT PUT YOUR LEAVES INTO THE LAKE OR THE DITCHES.**



**SATURDAY, MAY 17**  
**8:00 am– NOON**

**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	VACANT		
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
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