



Tabb Lakes Homes Association  
P.O. Box 8088  
Yorktown, VA, 23693  
<http://www.tabblakes.org>

1. Mr. Otto convened the Tabb Lakes Homes Association Board of Directors meeting at 7:02 PM, September 18, 2008, in the Tabb Library - Meeting Room, Yorktown, VA. Personnel in attendance were:

President: Mr. Dave Otto  
Vice President: Mr. James Magnotta  
Secretary: Mr. Art Johnston  
Member-At-Large / Architectural Review Committee / Neighborhood Watch: Mrs. Christel Doucette  
Treasurer: Mr. Charles Rossi  
Lake Maintenance Committee: Lake#1: Mr. Bob Spell  
Lake#2: Mr. & Mrs. Dan Harrington  
Newsletter Editor: Mrs. Shirley Flanagan  
Website Manager: Mr. Clint Flanagan  
Lee Property Management: Mr. Robert Cox

Homeowners: Mr. Marc Okyen, 125 Leslie Lane (sitting in for Mr. Ellis Sharadin, Member-At-Large.

2. Review and approve the minutes from the August 21, 2008 Board meeting. The Board approved the minutes with one change.

3. Homeowner Issues: The Board discussed how geese are becoming a serious nuisance (droppings) in some lake homeowner yards. Board members recommended reading the Tabb Lakes newsletter. Mrs. Flanagan, Newsletter Editor, cited the 2nd Quarter 2007 as having suggestions and also provides a handy listing of websites that can assist homeowners to mitigate this problem without harming the geese.

4. Treasurer's Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report and briefed the TLHA financial status as of September 13, 2008. The BOD approved the report.

b. Mr. Rossi advised the Board he hadn't received a bill from Lee Property Management (LPM) for the month of July (no entry on the report). Mr. Cox, LPM, said he would look into the matter and contact Mr. Rossi offline.

c. Mr. Rossi also distributed a fiscal year 2009 budget proposal noting that the Consumer Price Index (CPI) was 5.6% that was reflected in the Annual Assessment.

d. Mr. Spell informed the Board that he had been coordinating with Virginia Lake Management (LPM) to come up with some proposals for a lake diffuser maintenance

contract. Mr. Spell said he would forward the proposals to the Board via email for consideration at the next Board meeting

e. Mr. Cox, Lee Property Management (LPM), informed the Board that Tabb Lakes would see a cost increase in the LPM contract for next year. The Board discussed this news and will consider cutting the number of inspections in order to keep contract costs down.

f. Mr. Otto asked Mr. Rossi to reassess future electrical expenses and recalculate for fiscal year 2009.

g. Mr. Otto also addressed the Grounds Maintenance contract stating the Board should review prior to renewal.

h. Mr. Otto recommended that the Board meet to refine the budget proposal for 2009 on September 29th at his Tabb Lakes Residence.

## 5. Committee Reports.

a. Activities Committee. Vacant

b. Architectural Review. Chairperson: Mrs. Christel Doucette. Mrs. Doucette advised the Board that she received and approved the following ARC requests:

- 2 driveway extensions -Tabb Lakes Drive
- 1 shed - Conway Court

c. Grounds Maintenance. Chairperson: Mr. David Batdorf. (Absent, no report submitted).

d. Helps Committee. Chairperson: Vacant

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell, Lake #2 Co-Chair: Mr. Dan Harrington.

(1) Mr. Spell advised the Board that the lakes were in good shape and provided the following maintenance report performed by VLM for the month of August:

- 1 August 2008 - Spot treated parrot feather, pennywort and smart weed.  
Decavitated fountain.

- 14 August 2008 - Lakes are looking good, no treatment necessary.

(2) Mr. Spell also informed the Board that he had asked VLM about maintaining vegetation along the shoreline of the lakes. Mr. Spell received guidance from VLM that stated, "It is best to maintain a vegetated shoreline with both "feet wet" and dry land plants. We typically shoot for a minimum of a 5 feet wide buffer strip that is lightly maintained, that allows means it is trimmed, thinned, or cut only a couple of times per year. You can pick and choose the plants you want to keep and the ones to cut as long as the goal is to have

a thick vegetative cover along the edges. This helps prevent erosion, sedimentation, filters fertilizer runoff which helps remove nutrients from the pond, which is the primary cause of nuisance algae and weed growth."

f. Neighborhood Watch. Chairperson: Mrs. Christel Doucette. Mrs. Doucette advised the board that the one report she received about a an attempted break-in was determined unfounded.

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan.

(1) The deadline for submission of newsletter article input is September 22, 2008.

(2) Mr. Otto asked that an article on household chemicals pick-up be included in the newsletter.

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye. (Absent, submitted written report). No status on the additional for Lake #1. The project is on the EDS 2008 project list with two weeks allocated to complete the project.

i. Community Emergency Response Team (CERT). Chairperson: Mr. Lou Lafrenaye. (Absent, submitted written report).

(1) The CERT Committee held its fourth annual neighborhood safety training on September 13, 2008 from 10:00 – 11:00 AM on Adele Ct. The original date was September 6th however that date was rained out by Tropical Storm Hanna. This year's event focused on fire extinguisher use, reacting to kitchen fires, and disaster preparation. About 36 members of the Tabb Lakes Community attended the presentations. Mr. Lafrenaye said he will send out thank you letters to the York County Department of Fire and Life Safety (FLS) and the Boy Scouts / Cub Scouts thanking them for their assistance in making this event a success. The committee will probably not conduct this type of training event again because of the amount of preparation time and resources and not enough interest demonstrated by the community / too few participants. Mr. Lafrenaye said he is looking at another option and that is to conduct a hurricane / all hazards disaster preparation seminar at the start of the hurricane season. He also pointed out that we could conduct presentations in the Library and include lessons learned from Hurricane Ike. Additionally, he suggested that we could consider coordinating with another local Homeowner's Association to garner more interest / participants.

(2) The Emergency Response Committee and Stormwater Committee collaborated and took actions to mitigate the potential effects of TS Hanna that arrived on Saturday, September 6th. As part of this preparation, the committee coordinated with the York County Department of Fire and Life Safety Emergency Management Office, York County Environmental and Development Services Stormwater Drainage teams, York / Poquosen Amateur Radio Emergency Services members and the Hampton City Amateur Radio team. Although the "storm" did not have any impact on our neighborhood, it turned out to be a good exercise. It allowed the CERT to conduct a final exercise on Sunday to test our procedures to organize and assess our neighborhood after a major storm. The exercise went well and generated several ideas to improve our process. Mr. Lafrenaye said he

would submit a separate After Action Review report with lessons learned to the TLHA Board of Directors.

(3) Captain Paul Long (York County Deputy Emergency Manager) sent an e-mail to our committee thanking us for our participation in preparing for the storm along with our continued coordination with his office during the event.

j. Website Editor. Chairperson: Mr. Clint Flanagan. Mr. Flanagan advised the Board that he posted two months of Board Meeting Minutes to the Tabb Lakes website.

k. Welcome Committee. Chairperson: Mrs. Donna Clifton. (Absent, no report submitted).

l. Covenant Review Committee. Chairperson: Mr. James Magnotta. No significant activity to report.

m. Election Committee. Chairperson: Mr. Charles Rossi. No significant activity to report.

## 6. Old Business.

a. Agenda for the Annual Meeting. Mr. Otto presented the Annual Meeting agenda to the Board for review. The Board approved the agenda with a modification to add the Welcome Committee.

b. Annual Meeting Announcement Letter. Mr. Magnotta distributed a draft letter to the Board for review. After discussion and a few minor changes, the Board approved the letter for distribution / mailing. Mr. Otto also asked Mr. Flanagan, Tabb Lakes' website manager, to ensure the Annual Meeting was announced on the website.

c. Discussion on 2009 Budget. See Treasurer's report, paragraph 4. this report.

d. Newsletter Articles Due - September 22nd.

- Annual Meeting Announcement: Mr. Otto
- Results of Safety Day on September 13th: Mr. Lafrenaye
- Enforcement of Covenants Standards: Mr. Sharadin
- BOD Elections: Mr. Otto
- Neighborhood Watch: Mrs. Doucette
- Reminder on Hurricane Preparation: Mr. Lafrenaye
- County work on the lake drainage outflow pipes: Mr. Lafrenaye

## 7. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Rob Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2008-09-2: September 15, 2008, for review by the Board (Enclosure 2). Mr. Cox reported 39 citations open, 26 closed and 5 certified letters mailed this month. Citations being monitored are:

<b>Property</b>	<b>Violation</b>	<b>BOD Decision</b>
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301 Bridge Wood Drive	grass needs cutting and landscape beds need weeding	Issue BOD Hearing Letter.
119 Tiger Paw Path	12/6/07 roof vent broken, gable trim peeling + mold RHS	Owner contacted Mr. Otto. Extension granted until 9/20/08.
215 Tiger Run	grass needs cutting	LPM to re-inspect. If not corrected, issue BOD Hearing Letter.
510 Bridge Wood Drive	front fence extends beyond front of residence	No change. BOD reviewing fencing policy.
513 Bridge Wood Drive	front fence extends beyond front of residence	No change. BOD reviewing fencing policy.
119 Gardenville Drive	popup trailer in front driveway	Mr. Magnotta will contact the homeowner and report back next BOD meeting.
300 Gardenville Drive	grass needs cutting	Issue BOD Hearing Letter.
305 Heath Place	grass needs cutting; chimney cap rusty: needs repair / painting	9/15/08: grass cut; LPM to reinspect
126 Tiger Paw Path	mold on LHS siding; upper trim and windows need painting	9/15/08: Painting in progress. LPM to re-inspect.
507 Bridge Wood Drive	RHS gable vents broken; mold on LHS siding	Owner contacted BOD. Extension given until 9/15/08: Progress: mold gone. Vent still needs repair. LPM to re-inspect.
312 Bridge Wood Drive	excessive amount of staining on roof: needs cleaning	LPM to re-inspect after 60 days.
317 Bridge Wood Drive	chimney cap rusty; need repair/painting	LPM to re-inspect after 60 days.
500 Bridge Wood Drive	excessive amount of staining on roof: need cleaning	LPM to re-inspect after 60 days.
502 Bridge Wood Drive	gable roof vents paint peeling; need painting	LPM to re-inspect after 60 days.
106 Bridge Wood Drive	chimney cap rusty, needs repair/painting	LPM to re-inspect after 60 days
108 Bridge Wood Drive	chimney cap rusty, needs repair/painting	LPM to re-inspect after 60 days
110 Bridge Wood Drive	chimney cap rusty, needs repair/painting	LPM to re-inspect after 60 days
102 Elise Place	excessive amount of staining on roof: needs cleaning	LPM to re-inspect after 60 days
110 Elise Place	excessive amount of	LPM to re-inspect after 60 days

	staining on roof: needs cleaning	
300 Gardenville Drive	grass needs cutting	Issue BOD Hearing Letter
912 Tabb Lakes Drive	gable vents and roof vents paint peeling: needs painting	LPM to re-inspect after 60 days
113 Conway Court	bass boat on trailer in front yard; basket ball goal needs to be moved away from street	Boat remains. Issue BOD Hearing Letter.
106 Shallow Lagoon	lean-to / car port in back yard	Certified Letter with ARC Chair's letter as an attachment.
104 Leslie Lane	grass needs cutting and landscape beds need weeding; basketball hoop lying on side in front yard	Issue BOD Hearing Letter.
304 Tabb Lakes Drive	vehicle parked on grass; county code requires to park on driveway; grass needs cutting	Mrs. Doucette to send letter; LPM to contact County
206 Monty Manor	boat on trailer in driveway	Issue BOD Hearing Letter.
206 Gardenville Drive	grass needs cutting	Issue BOD Hearing Letter.
110 Leslie Lane	upper gable trim and vents paint peeling; need painting; gutters need cleaning: weeds growing in back gutters will cause roof damage; grass needs cutting; beds need weeding	8/11/08: No Change. Owner contacted Mr. Otto. Extension given until 10/30/08 for gutters / painting.
102 Monty Manor	rusty chimney cap & RHS gable vent broken - needs repair & painting	Issue BOD Hearing Letter.
103 Monty Manor	upper trim including gable vents and upper windows paint peeling; needs painting.	Owner contacted Mr. Otto. Extension granted until 11/21/08.
104 Monty Manor	upper trim paint peeling, needs painting; chimney cap rusty, needs paint/repair.	Owner contacted BOD. Extension granted until 10/30/08.
113 Richard Run	chimney cap rusty, needs repair/paint	LPM to re-inspect after 60 days from citation date.
205 Tabb Lakes Drive	excessive amount of staining on roof, roof needs cleaning	LPM to re-inspect after 60 days from citation date.

508 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning	LPM to re-inspect after 60 days from citation date.
806 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning; chimney cap rusty - needs repair or painting	No Change. Issue BOD Hearing Letter.
940 Tabb Lakes Drive	excessive amount of staining on roof - needs cleaning	Owner contacted Mr. Otto. Extension granted until 9/30/08.
106 Tiger Paw Path	boat on trailer in yard (venture trailer, boat VA 9293 AS)	Issue BOD Hearing Letter.

b. Yard of the Month of August: Nomination info was not available at this meeting.

8. New Business.

a. Political Signs for upcoming elections. After some discussion, the BOD advised LPM to issue citations to homeowners with political posted in their yards.

b. Disclosure Packets. The BOD advised LPM to increase the price of disclosure packets to \$180.00. This decision by the Board was made due to new Virginia State laws that require added functions and fees for real estate transactions.

9. Set the next two meetings date/time/location. The Board agreed to convene the next TLHA BOD meetings:

- October 16, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA
- October 23, 2008, 7:00 – 9:00 PM (Annual Tabb Lakes Homeowner’s Meeting), Tabb Library, 100 Long Green Blvd, Yorktown, VA
- November 13, 2008, 7:00 - 9:00 PM, location TBD

10. The meeting adjourned at 9:00 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report