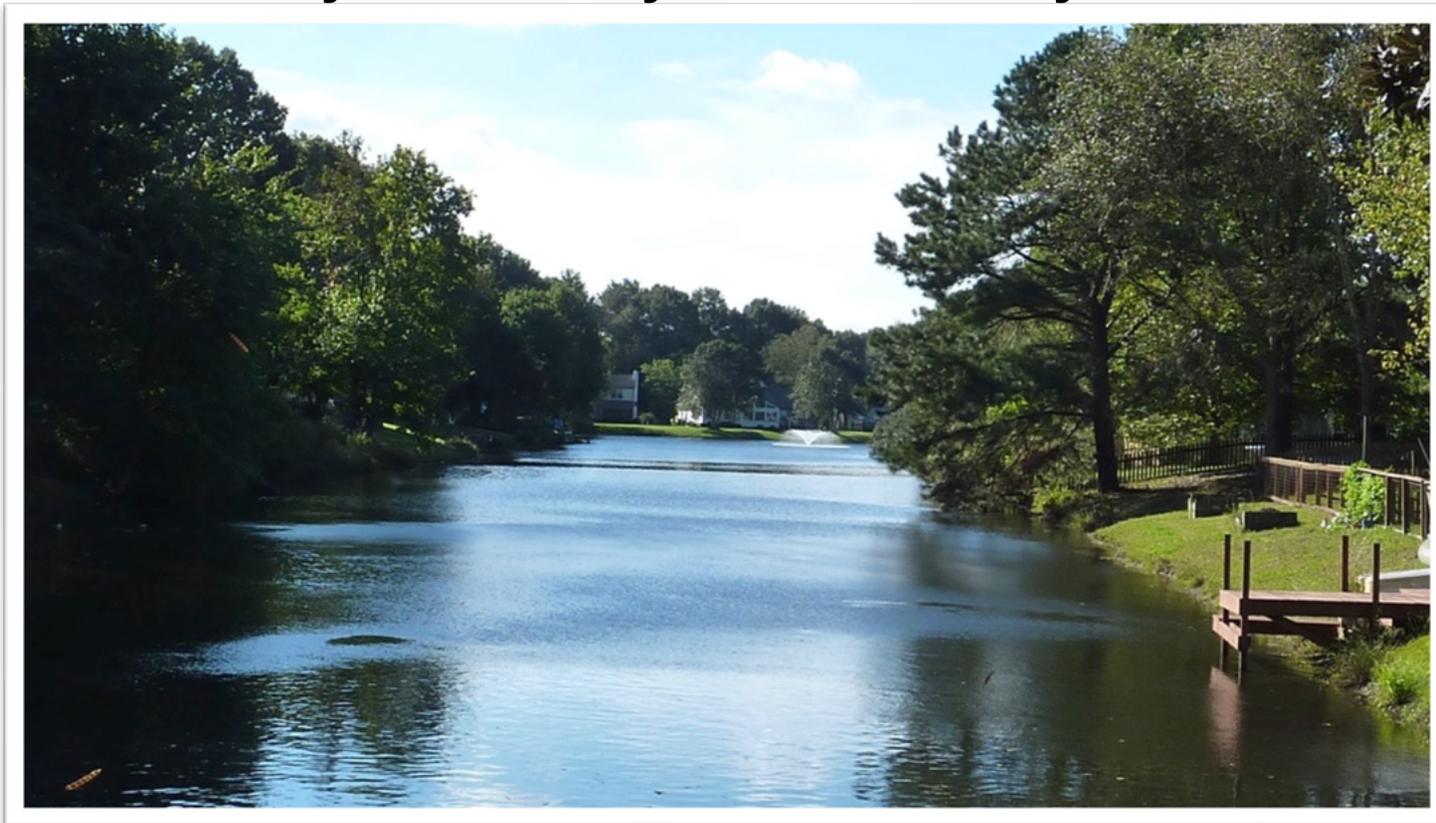


Tabb Lakes Annual General Meeting

Oct. 28, 2025 7:00 pm

Coventry Elementary School Library & Via Zoom



Agenda

- Attendance & Introductions
- Year in Review
- Treasurer's Report
- Committee Reports
- Old Business
- New Business
- Board Member Elections
- Questions from the Membership

Attendance & Introductions

- Need 45 households represented for a quorum
- Slides will be available on the TLHA website a few days after the meeting

Your TLHA Leadership

- Association President: Keith Ebert
- Association Vice-President: Jennifer Kurr*
- Members At Large: Dane Royal, Timothy Burke* & Anita Hensley*
- Secretary/Treasurer: Charles Rossi (Non-Board Member)
- Community Association Manager: Sarah Knaub

*Denotes members at the end of their 2-year term

Your Tabb Lakes

- Tabb Lakes Homes Association, Inc. is a non-stock corporation registered with the Virginia State Corporation Commission.
- 446 Homes, including 83 lakeside homes
- Two 5-acre storm water retention ponds that we are responsible for maintaining
- Membership in, and annual assessment payment to, the Association is required by the Code of Virginia
- The members of the Board of Directors are tasked with “managing the activities of the Corporation.”



Board Meetings

Board Meetings— Open to All Residents

- Schedule: Third Tuesday of each month, 7 PM
- Location: Coventry Elementary School Library, w/Zoom option
- No Meeting in December

Meeting Minutes

- Draft is available on the website approximately one week prior to the next meeting
- Approved minutes are available on website after the meeting at which they are approved

www.tabblakes.org

2025 Year in Review

- ✓ Implemented new assessment collection process – electronic payments!
- ✓ Continued the process of rewriting the governing documents
- ✓ New website host offering enhanced stability and security
- ✓ Kept in touch with York County staff about a CIP that involves our lake outflow area
- ✓ New aerator compressors and cabinet for Lake 1
- ✓ Struggled with the Lake 2 fountain and lights

Treasurer's Report

Charles Rossi, Treasurer



Copies of the Treasurer's Report
and 2026 Proposed Budget are
available by contacting Victory
Community Management at
VictoryComMgt@gmail.com or
757-593-0166.

Committee Reports



Beautification Committee

Dane Royal, Coordinator

- Yard of the Month (May-Sept)
- Holiday Decorations contests (Dec)
- Fall/Halloween decorating contest (Oct)?
- Great American Neighborhood Cleanup (Mar)
- Planting and decorating at the two main Tabb Lakes entrances.



We are in need of more members and ideas to enhance the beauty of our Tabb Lakes community!

If you're interested in helping, please email tabblakes.dr@outlook.com or attend the November board meeting!

Activities

Dane Royal, Coordinator

- Survey to gather suggestions for new events, improvements, etc. ...
- **New Additions:**
 - Dog waste bag dispenser
 - FALL community yard sale
- **Potential Project:**
 - Rebuild the pier/lake platform



Grounds Maintenance

Coordinated by Victory Community Mgt.

- Landscape maintenance contractor
- Lights and irrigation system at the entrances
- WatchLights



Lakes Management

Tim Burke (Lake 1) & Jeff Payne (Lake 2)

- Monitor condition of lakes, fountains & aerators
- Monthly “trash runs”
- Monitor contractor performance, Solitude Lake Management
 - Treats and controls algae & aquatic weeds twice a month
 - Monthly maintenance of fountains & aerators

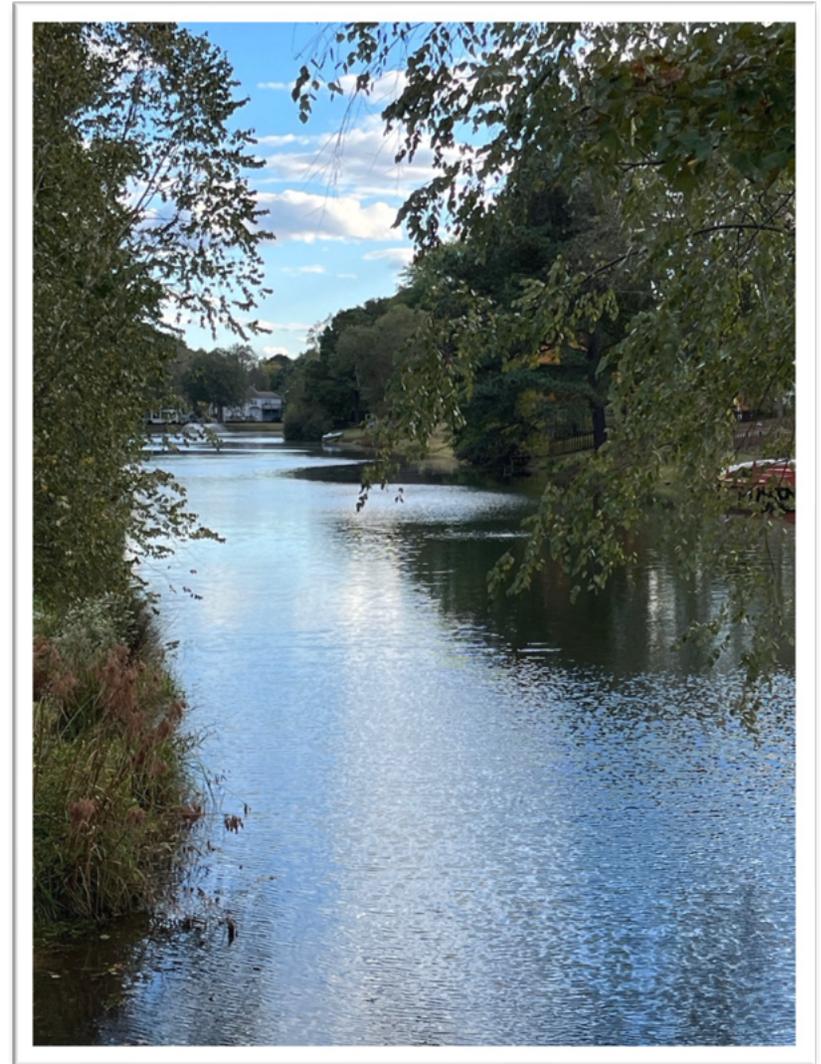
Current Status of Lake 1

- Lake 1 facilities continue to operate normally with an occasional aerator (bubbler) outage.
- Recently have been finding junk yard items strewn about the trail along with some rather interesting but unsafe constructs (forts, lean-tos).
- The sporadic rains have caused algae blooms to occur more frequently.
- Several improvements for Lake 1 have been approved with planning to start this fall into winter.

Lakes Management

How Residents Can Help

- Keep foreign objects out of the lakes!
(Recent offenders: Plastic bags, Toys)
- Be aware of wildlife near your shoreline. Turtles often will come into your yard to lay eggs.
- Prevent sediment: Minimize yard debris entering the lakes. The drainage canals are not for disposing of yard waste. (Specifically, the one that runs behind Adelle court and Bridge Wood).
- Allow a natural vegetation barrier to grow along your lake shore or plant vegetation that thrives along waterways. This will help keep geese from entering your yard.
- Contact a Lake Coordinator or Victory Community Management to report equipment malfunctions or sudden appearance of algae



LakeMaint1@tabblakes.org
LakeMaint2@tabblakes.org

Lake Wildlife

I often get asked about what types of wildlife live in our lakes. My sons and I have gone out and documented the following (besides rats and geese):

Snapping Turtles – some very large

Yellow Belly and Red Belly Slider turtles

Yellow Perch

Small Mouth Bass (and rumored Large Mouth)

Eel (caused a L1 fountain outage last year!)

Bluegill

Crappie

Minnows

Frogs (several species)

Red Banded Water Snakes

Earth Snakes, Water Snakes, Eastern King Snakes, Ring Neck Snakes, Black Snakes

Green Egret, Blue Egret, White Egret

Two species of Duck

Crawfish and mussels



Lake 1 Projects



GOALS: Sitting area and improved trail



Add a bench and possibly other items for resident use.



Overgrowth at the entrance was removed to allow fishing access at the trail entrance.



Clearing and adding a semi-permanent trail base to improve the look and feel of the existing trail.



Other areas of the trail to be cleared of overgrowth and evaluated for expanded use.

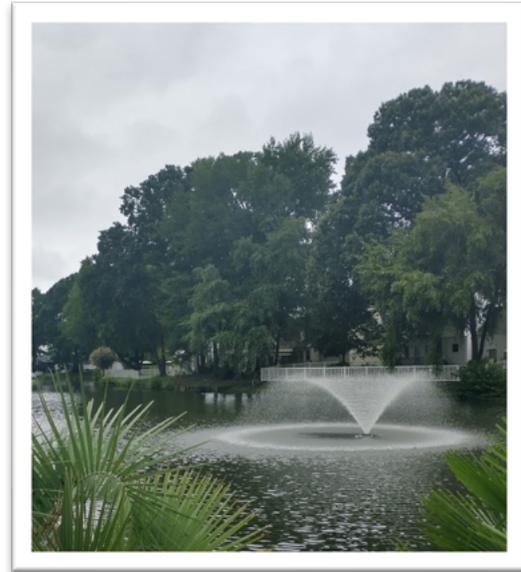
Lake 1 Projects



Lake 2 Fountain/Lights Challenges

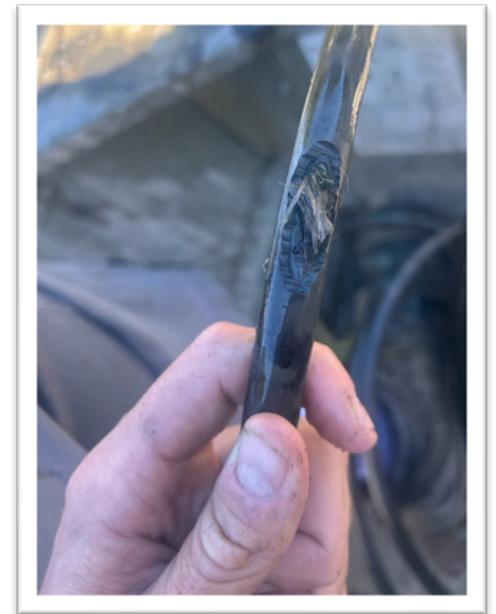
- 💧 Lights were replaced July 2023
- 💧 Fountain replaced late last year
- 💧 5-year warranty
- 💧 Worked for a while!

Between April and August, the fountain was returned to the manufacturer twice, and eventually they sent a new one.



Lake 2 Fountain/Lights Challenges

- 😬 Fountain power cable chewed through by muskrats.
- ✂️ Techs cut out the damaged pieces and spliced the cable in two places.
- 😊 The spliced cable and 2nd fountain, installed slightly differently, seem to be working!
- 😬 Light cable also chewed on!
- 👩 Unsure whether the lights of the old brand work very well with the new fountain.
- 👉 Board received quotes last night for replacing the power cable or the whole light system.



Stormwater Committee

Lou Lafrenaye, Coordinator

- Continue to remove debris, branches, and garbage to ensure proper stormwater drainage flow and to minimize the chance of flooding in our neighborhood.
 - This has been a joint effort with assistance from Tim Burke (Lake 1 – Lake Coordinator) and Jeff Payne (Lake 2 – Lake Coordinator).
- Maintain access to our stormwater outflow pipes area at the north end of Lake 1 for County staff and HOA members.
- York County Public Works is working on the engineering plans to complete the work in our watershed area as part of CIP- PW631 (see 3rd quarter 2024 HOA newsletter article).



York County Public Works CIP- PW631



- Regrading the outfall ditch area between our Lake 1 outfall and emergency spillway to the 48-inch culvert crossing under Route 171.
- Replace the two aging 24-inch outflow pipes with a single comparably sized elliptical pipe. *The lake height will remain at the same height.*
- Clean out sediment currently in the twin pipes under Bridge Wood Dr. connecting Lake 2 and Lake 1.
- Replace the underground stormwater pipe between 206 and 208 Monty Manor with a larger capacity elliptical pipe to mitigate flooding in this area.

Paid for by Public Works using CIP funds.

Tabb Lakes Neighborhood Emergency Preparedness Committee*



Lou Lafrenaye, Coordinator

Activities this year:

- Provided preparedness and safety related information via our HOA newsletter and through our Welcoming Committee handouts.
 - Example: Next Generation 9-1-1 (NG9-1-1) to be completed in October 2025.
- Participated in the York County 2025 VOPEX exercise (22 July)
 - FEMA exercise conducted every other year to test local communities' response to a Surry Nuclear Power Station emergency. York, James City, Williamsburg, Surry, Isle of Wight, Newport News, and James City are within the 10-mile Protective Action Zone,
 - Amateur radio support to the York County EOC.
 - Grafton M.S./H.S., Tabb H.S., and Poquoson H.S. are 3 of the 10 Evacuation Assembly Centers.
- York County reestablished their CERT training program (see 1st quarter 2024 HOA newsletter for details and contact information).

For more info, contact Lou Lafrenaye at TLERT@tabblakes.org

The logo for the Tabb Lakes Newsletter features the text "TABB LAKES NEWSLETTER" in white, bold, uppercase letters on a black, tilted rectangular background. This background is overlaid on a white background with several semi-transparent grey squares and a thin black vertical line.

TABB LAKES NEWSLETTER

Shirley Flanagan, Editor

- Objective – Be as informative as possible about Tabb Lakes
- Produced quarterly
- Advertisement Policies are on the TLHA website

NOTE:

In order to save money, the newsletter is no longer sent via hardcopy but via email instead. **IF you are not already receiving it via email**, please fill out the [Email Signup Form](#) on our webpage to receive each issue. If you know of someone in Tabb Lakes who has no internet capability and needs to receive a hardcopy, please contact me at news@tabblakes.org or 757-876-1156. These will be hand delivered and, of course in a slower time frame. We will continue to post the newsletter on the website, as in the past.

Tabb Lakes Web Services

For Homeowners, Residents & Potential Buyers

❖ Web Site <https://www.tabblakes.org/>

- Contains Historical Archives
 - BOD Meeting Minutes (24 yrs)
 - Newsletters (21 yrs)
- NEPC Information & Storm Forecasts
- Site is mapped and is Search Capable

❖ Increased Use of E-mailings

- Emergency Response Notifications
- All Newsletters
- Pertinent Information Sharing, e.g. the new storage facility

Feedback Welcomed!

webmaster@tabblakes.org



Clint Flanagan & Phil Hess
Webmasters

Welcome Committee

- Welcomed 27 new families this year
- Handouts given to new TL residents
 - YC New Resident Info Package ordering info
 - Latest TLHA Newsletter
 - VA Hurricane Evacuation Guide
 - TLHA Emergency Response Committee Info
 - Prep Your House for Hurricane Checklist
 - Seven additional informational handouts

Keith Ebert, Coordinator

Neighborhood Watch

Yousuf Mohammed, Chair

Contact Info: ysm116@gmail.com



What we do:

- Keep in touch with the Sheriff Department's Crime Prevention Unit.
- Provide information for the newsletter or email list about topics relevant to Tabb Lakes residents
- Provide monthly report to the board about any incidents reported to the YPSO from Tabb Lakes or the surrounding area



Neighborhood Watch

What else can we do:

- Neighborhood Watch volunteers could distribute crime prevention information to residents
- Organize events to encourage social interaction, such as cookouts, block parties, and game nights
- Neighborhood Watch volunteers can report neighborhood needs, such as burned-out Watch Lights, damaged road signs, and abandoned cars etc.
- Neighborhood Watch members can keep up to date with police notifications



Neighborhood Watch

Need to spread awareness among residents about most common crimes in our area and how to prevent them.

- Auto theft
 - Do not leave cars unlocked.
 - Avoid leaving valuables in the car in your driveway.
- Identity thefts are also on the rise in our area
 - Shred important documents before discarding
 - Avoid oversharing online
 - Strong password, 2-factor authentication
 - Use antivirus and firewall protection

The YPSO is willing to hold a seminar on safety and security in the neighborhood.

Architectural Review Committee (ARC)

Per TLHA Bylaws, ARC review is required for all exterior property modifications

- Examples: Room Additions, Driveways, Sheds, Fences, Pools, Decks, Patios, Bulkheads, Ditch modifications, Solar Panels
- Application form on website and in newsletter, need to include supporting documents with your application
- No construction should start until you have received approval!
- Allow up to 3 weeks to process

Coordinated by Victory Community Mgt.

Covenants Compliance

- Program is designed to:
 - Protect property values
 - Head off maintenance problems
 - Maintain good relations between neighbors
 - Encourage community pride
 - Pay off when you go to sell your home
- Contact Victory Community Management at any time if you have a question about a notice that you receive

(757) 593-0166 or VictoryComMgt@gmail.com

2025 Housing Values

	2023	2024	YTD 2025
Homes Sold	19	18	18
Avg. Sale Price	\$432,966	\$466,861	\$494,934
Avg. YC Assmt.**	\$351,742	\$449,339	\$464,367
Diff. Sale to Assmt.	\$81,224	\$17,522	\$30,568
% Diff.	23.1%	3.9%	6.6%

***YC assessments went up in 2024*

Old Business

TLHA Documents Rewrite

Current Status:

- The Governing Docs Committee is finished
- Revised drafts are almost ready to go back to the attorney

Next Steps:

- Revised drafts sent to homeowners and feedback gathered
- Attorney provides final revision, if necessary
- Final version distributed to homeowners
- VOTE! 335 households (75%) needed to pass

