

TABB LAKES NEWSLETTER

2025 SECOND QUARTER

VOLUME 22, ISSUE 2

APRIL

Inside this issue:

Our Newsletter	2
Market Days & Concerts	2
Fourth of July Schedule	2
Natural Weed Killer Recipe	2
Hurricane Season	3
Volunteers Needed	3
Squirrel Proof Bird Feeder	4
Yard Sale	4
Neighborhood Watch	4
Advertisements	5
ARC Form	6
Reminders & Yard Sale	7
Committees and Chairs	7

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

Outdoor Cleaning Checklist



N°	ACTIVITIES	<input checked="" type="checkbox"/>
1	• Clean gutters and downspouts: Remove accumulated debris and check for any damage.	<input type="checkbox"/>
2	• Wash house siding and exterior surfaces: Use a gentle cleaner and soft brush or pressure washer.	<input type="checkbox"/>
3	• Control weeds: Apply weed control then remove weeds from yards, flower beds, and driveway aprons.	<input type="checkbox"/>
4	• Clean and perform regular maintenance on mailboxes and posts; Use a mild cleaner and water to remove any dirt or growth. Repair, repaint, and straighten posts as necessary.	<input type="checkbox"/>
5	• Prune trees and shrubs: Remove dead or damaged branches.	<input type="checkbox"/>
6	• Prepare flower beds: Refresh soil and mulch, and remove dead or diseased plants.	<input type="checkbox"/>
7	• Remove loose debris: Rake up leaves and other accumulated materials, especially in drainage ditches.	<input type="checkbox"/>
8	• Inspect and repair outdoor structures: Check for damage to sheds, fences, and other structures.	<input type="checkbox"/>

YORKTOWN MARKET DAYS AND CONCERTS

OUR NEWSLETTER— SHIRLEY FLANAGAN

This newsletter is provided to you as homeowners and renters in Tabb Lakes subdivision. We have stopped printing it in hard copy and mailing it to each address for several years now in order to save our Association money. However, we have offered hard copy to those who do not have computer capabilities; and, therefore, do not have access to receiving it from our Web Chairperson via email or cannot go to our web page to view or print it. All newsletters are located on our web page. URL is on the last page of this newsletter.

Having said this, we do have a distribution list for hard copies that I have been using for a year or two now. If you are presently on this list and no longer need to receive the hard copy, please contact me to remove your name. My info is on the last page.



Yorktown Market Days
Saturdays,
April 12 to September 27,
(Except May 3)



Concerts and other info can be found at:

[https://
www.visityorktown.org/](https://www.visityorktown.org/)

2025 YORKTOWN
FOURTH
of July

- 8 AM Yorktown Independence Day 8K/5K Run/Walk - York High School
- 9 AM Parade on Water & Main Streets
- 11 AM-6 PM Family Games & Kids' Activities (sponsored by Riverwalk Landing Business Association) - Riverwalk Landing
- 1 PM Hot Dog Eating Contest (sponsored by Carrot Tree Kitchens)
- 2 PM Acoustical Guitarist Phil Poteat - Riverwalk Landing Stage
- 2 PM-6 PM Balloon Artist - Riverwalk Landing
- 4 PM Event Parking Opens - Corner of Cook Road and Ballard Street
- 7 PM The Fifes and Drums of York Town Performance
The Reading of the Declaration of Independence
Sounds of Liberty Bell Ringing Ceremony - Riverwalk Landing Stage
- 8 PM Super Jazz Band Concert featuring Conni Ironmonger - Riverwalk Landing Stage
- 9:15 PM FIREWORKS Display over the York River

Visit our website for important event details on parking, maps, street closures and other restrictions.

VISITYORKTOWN.ORG
YORKTOWN TROLLEY OPERATES 10 AM TO 5 PM
EVENT WEATHER HOTLINE: 757.890.3520

NATURAL WEED KILLER RECIPE

- 1 gallon white vinegar
- 1 cup salt
- 1 tablespoon liquid dish soap

Combine ingredients in a spray bottle and treat weeds at the sunniest time of day for best results.

HURRICANE SEASON – LOU LAFRENAYE

June 1 to November 30

Now is the time to look over your family plan, check your supplies, and ensure your home is ready for heavy winds and rain. The two websites listed in this article can provide you with useful information to help you and your family prepare for hurricane season.

Tabb Lakes HOA Emergency Preparedness Committee web site - hurricane preparedness information:
www.tabblakes.org/index.php?option=com_content&view=article&id=52&Itemid=167

At this site, we included links to the current Virginia Hurricane Evacuation Guide and the Hurricane Preparedness-*Inland Impacts Guide*.



The York County Fire and Life Safety web site:

www.yorkcounty.gov/268/Hurricane-Season-Preparedness

I highly recommend looking through this web site. It has been updated with a lot of useful information besides hurricane preparedness and has printable checklists such as their “Emergency Preparedness Kit”.

Hurricane Season Projections (Colorado State University and NOAA forecast)

Colorado State University recently published their first forecast for 2025. They anticipate the Atlantic basin hurricane season will have above-normal activity. Their full report can be found on our HOA Emergency Preparedness Committee web site at
www.tabblakes.org/index.php?option=com_content&view=article&id=51&Itemid=166

The NOAA 2025 hurricane forecast has not been released at this time. Their report should come out in mid-May and will be added to the above website link.

VOLUNTEERS NEEDED FOR 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.

If interested, please contact the President of our Board of Directors.



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 deco-

rating contests, while awarding prizes to the winning homeowners/renters. The judging season goes May-September; and then, of course, in December.

- They decorate the entrances for our daily enjoyment and for the holidays.
- They attend monthly HOA meetings, provide reports, newsletter articles, make suggestions, and share ideas with the Board of Directors.

SQUIRREL PROOF YOUR BIRD FEEDER—KEITH EBERT

For many years, my wife and I have had different bird feeders either mounted on a pole or suspended from a tree limb. During those years, the squirrels have always figured out a way to get to the bird seed on the feeders. My wife did some research online and ordered 19 Inch Two-In-One Squirrel Baffle For Bird Feeder Pole/ Shepherd's Hook, Raccoon Buster Set With Spikes. The spikes can be attached around the pole below the feeder and are secured with plastic zip ties, which are included with the order. Gloves are provided with the purchase because the spikes are VERY SHARP on two sides. The spikes come in long sections, which I cut to fit ex-

actly around the pole at different vertical levels. I attached the 19-inch diameter plastic baffle to the pole directly below the bird feeder. Before I added the spikes to the pole, the squirrels were climbing up the pole and started chewing on the Baffle edges. My wife ordered both items at Amazon.com for \$24.99. See picture.

Originally, I installed both items on a skinny pole which I quickly realized couldn't support the weight of the bird feeder full of bird seed. I then installed a heavier pole, attached the bird feeder, and added the spikes and the baffle to the new pole. To date, we have not seen one squirrel on

the bird feeder. Tip: make sure the pole and feeder are far away from tree branches and any other objects that a squirrel can climb up and then jump onto the feeder. If you want to keep squirrels away from your bird feeder mounted on a pole, I highly recommend using the spikes and the baffle system.



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 later.



Please contact the local police or our Neighborhood Watch Chairperson:
 Yousuf Mohammed
 757-581-0579
 watch@tabblakes.org

MANAGEMENT IS OUR ONLY BUSINESS



Lee 
PROPERTY MANAGEMENT

Specializing in upscale, single family homes, townhomes, and condos.

LET YOUR HOME WORK FOR YOU!
DON'T SELL IT! RENT IT!



SERVING:

- ✓ York
- ✓ Williamsburg
- ✓ Newport News
- ✓ Hampton
- ✓ Poquoson
- ✓ Carrollton

757-265-1525
 lpm@leepropmgt.com
 11847 Canon Blvd, Ste 4,
 Newport News, VA 23606
 www.leepropmgt.com

Your advertisement could have been here.

Your advertisement could have been here.

Your advertisement could have been here.

Your advertisement could have been here.

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

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