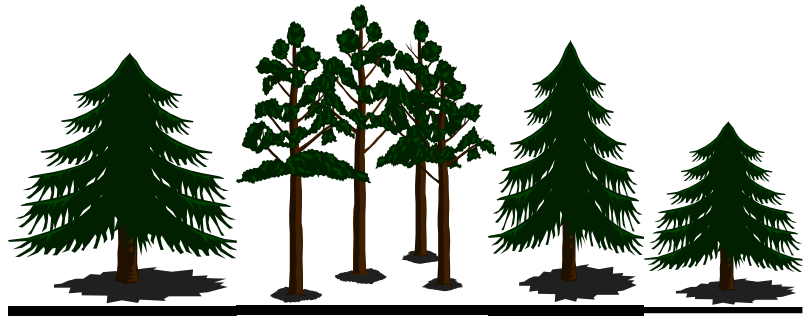


THE Woods OF Tabb



September 2023

Dear Neighbors,

Where did Summer go?! It's that time of year for folks to aerate and overseed their yards, rake leaves and enjoy the colors of Fall. I hope that everyone fared well with Tropical Storm Ophelia blowing through the area last week. Ophelia should serve as a warning for everyone that you need to be prepared for inclement weather on short notice and ensure you have plans in place.

With Fall also comes our annual Woods of Tabb Homes Association meeting in November. We will be sending out information related to the meeting's timing, location, and opportunities to participate. You will see our annual mailing notifying you of the annual meeting and providing information about volunteering within the community's management committees. Later in this newsletter you'll see additional information about the specific Board of Directors positions that are opening up this year. One position that directly supports our community's management and serves an absolutely vital function is the position of Treasurer. Our current Treasurer, Kyle Martin has served us dutifully but has notified us of his inability to continue on after this year. Therefore, I am personally asking you to consider volunteering for the role of WOTHA Treasurer beginning January 2024. Kyle has provided the following job description to provide some insight for anyone curious about the work load:

"This position tracks and receives the yearly dues, receives and makes payments throughout the month, checks the mail on a regular basis, and tracks our performance relative to budget on a monthly basis in preparation for our board meetings. The position comes with a laptop and software to keep track of our budget, deposits, and expenditures as well as a printer. Most activity occurs online for payments with a few vendors needing physical checks."

Kyle has stated that he will work with whoever volunteers to take over as Treasurer to make it an easy transition. This position is VITAL to Woods of Tabb Homes Association to function and meet the needs of our community. Please consider joining the management team and pitching in to better our neighborhood. Lastly on the subject of managing the community, we will also review the WOTHA 2024 Annual proposal and next year's projected annual assessment at the November Annual Meeting.

On the subject of managing the neighborhood, our Architectural Review Committee conducted a visual inspection of our community with the assistance of additional volunteers last month. The inspection was conducted using a standardized checklist and noncompliance notifications were sent out to individual residents for corrective actions. Based on observations, it is apparent that some residents need this impartial inspection as feedback and prompting to take corrective actions. Please take these inspection results as constructive criticism and do your part to maintain our collective property values.

Sincerely,

James E. Kirby

James "Jim" Kirby
President, Woods of Tabb Homeowners Association

Next meeting is October 10th at 7:00 and is an on-line meeting.

Your 2023 Woods of Tabb Leadership

Board Members:

James "Jim" Kirby, President	WOTHAPresident@gmail.com	251-6782
Kristin McManus, Vice-President,	kmcmanus2123@yahoo.com	344-3453
Michael Laborte, Secretary	WOTHASecretary@gmail.com	848-5225
Angus McNeil, Member At-Large	angusmcneil58@gmail.com	286-7969
Robert Keefer, Member At-Large	keeferrw@verizon.net	

Others:

Kyle Martin, Treasurer	WOTHATreasurer@yahoo.com	
Maryanne Gustafson, Welcoming Co-Chair	mngus74@gmail.com	618-5983
Teresa Mummert, Welcoming Co-Chair	teresa.mummert@gmail.com	570-3343
David Pine, Newsletter Editor	dpine2222@gmail.com	766-7931
James "Jim" Kirby, Beautification Chair	WOTHAPresident@gmail.com	251-6782
Robert "Bob" Keefer, Grounds Chair	keeferrw@verizon.net	
Donna Victorio, Social Chair	WOTEvents123@gmail.com	(215) 803-0747
Jerry Garrett, ARC Chair	jdgarrett1@cox.net	
Michael Laborte, Lakes Chair	WOTHASecretary@gmail.com	848-5225

BLOCK CAPTAINS

Champions Path:

100-220 Shirley Brown (101)	766-9303
300-403 Marley Keefer (315)	766-2207

Chris Slade Chase:

101-119 Gisela Harmatz (107)	865-8824
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Coach Hovis Drive:

100-204 Jennie Case (107)	865-0634
200-308 Sue Generazio (304)	508-5419
310-410 Lisa Barnum (404)	865-2320

Kubesh Court:

Debby Oakley (310 Willards Way)	846-7717
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Melvins End:

101-116 - Melody Haakenson (111)	865-8086
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Mitchell's Method:

102-106 Audra Simsic (102)	342-0367
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Terry's Run:

101-307 Maribel Berrios (107)	766-9375
Julianne Constantino (108)	865-2101

Treis Trail:

100-312 Barb Conley (202)	865-7135
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Walton's Approach:

102-111 Bonnie Woltman (105)	224-3854
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Willards Way:

101-115 Kurt Schueler (113)	224-6123
200-208 Debby Oakley (310)	846-7717
300-412 Tari Weber (307)	865-2444

Zanca Turn:

100-120 Robyn Overbey (115)	865-8686
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Know of potential advertisers for the Newsletter???

There are six issues per year and our per issue advertising rates are:

- \$60 full page;
- \$35 half page;
- \$20 Quarter page;
- \$10 for an eighth page (business card size).

Tear this information off and give it to a potential advertiser. Contact David Pine (newsletter editor)

WOTHA WEBSITE

www.WoodsOfTabb.org

Go to the website to find the governing documents, Architectural Review Request form, contact information for Board members/committee members/block captains, a convenient form to use to submit any questions you have about the neighborhood or the Association, and lots more!

Remember that the governing documents clearly define how we keep our neighborhood a place of pride for all of our residents. Please be cognizant of our do's and don'ts, especially when contemplating any changes to your property. Being familiar will help avoid potential issues and could even save you money if changes made to your property violate your agreed to covenants and must be redone.

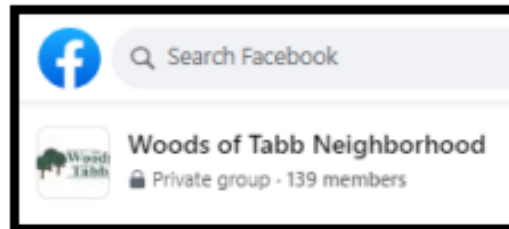


DISCLOSURE PACKAGE INFORMATION

If you are selling your home, you are required by law to get a Resale Disclosure Package from the Association. To request a package email us at wothainfo@gmail.com. If your agent is handling the Resale Disclosure Package request for you, please advise them to do the same.

**IMPORTANT
NOTICE**

Social Media Pages to follow Woods of Tabb



Did you know that Woods of Tabb (WOT) maintains a presence the social media sites of Facebook (www.facebook.com - Woods of Tabb Neighborhood) and Nextdoor (www.nextdoor.com).

On Facebook, it is a page for only Woods of Tabb verified residents. We do not allow non-residents to join this page – whether they are realtors, landscapers, etc. You **MUST** agree to the rules on the page and you **MUST** provide your address for the admin to verify who you are. There have been several non-residents trying to get on our page recently, and they have been denied access. Make the page one of your favorites to receive notifications from.

On Nextdoor, you can search for Woods of Tabb and join after verifying your address. If you are having any issues, please email Kristin McManus (Vice President) at kmcmanus2123@yahoo.com with your name, email and address in Woods of Tabb and an invite will be sent to you. Once on this site, you can control, under your settings, what neighborhoods you see posts from. You have also the option to make a post to just Woods of Tabb or the Nextdoor communities in the area. This page has become filled with more ads, so if you are on Facebook, that page may be more inviting.

If you have questions about either, please email Kristin at kmcmanus2123@yahoo.com and she will assist you in getting connected with either or both pages.

Vehicle/Trailer/Camper/Boat parking in WOT

Please be reminded that per the WOTHA governing documents, under Article XV, Architectural Review, Section 15 Recreational vehicles, trailers, motor homes, boats campers: the placement of all recreational vehicles, trailer, motor homes, boats, campers or other equipment which is temporary in nature shall be submitted to the ARC for approval. (see image below of Section 15).

Also please reference Article VI, Property Restrictions, Section 14 addresses Trailers, Boats, Campers & Mobile Equipment: No trailers, boats, campers or other mobile equipment, except passenger automobiles and small trucks, may be parked on the streets or on any lot within the front property set-back line (see image below).

Exceptions can be made, for no more than 48 hours at a time if you are actively loading/unloading, cleaning or repairing a recreational vehicle. Please be mindful of your fellow neighbors and residents to not abuse this ability by keeping these items at your house for 48 hours before and 48 hours after (total of 4 days) and only removing your items for 3 days at a time each week.

Trailers are allowed to remain visible on your lot while in ACTIVE use for the purpose of home repairs, landscaping projects, or moving.

If you have any questions, please contact the WOT ARC committee headed up by Jerry Garrett at jdgarrett1@cox.net or anyone on the WOT board.

Section 15. Recreational Vehicles, Trailers, Motor Homes, Boats, Campers. The placement of all recreational vehicles, trailers, motor homes, boats, campers or other equipment which is temporary in nature shall be submitted to the ARC for approval. In general, the ARC will not approve placement of such equipment on streets, corner lots or other lots with rear access to other owner's lots because of the negative visual impact. Special consideration may be made for placement behind the rear foundation line of a home when the rear of the home has or will be provided with special natural screening characteristics.

Section 14. Trailers, Boats, Campers & Mobile Equipment: No trailers, boats, campers, or other mobile equipment except passenger automobiles and small trucks may be parked on the streets or on any lot within the front property set-back line.





Woods of Tabb Welcoming Committee

The Woods of Tabb Welcoming Committee would love to have more help welcoming our new neighbors to our community! Several of our members have moved and we are in need of new people to help make our neighborhood a friendly place. Please consider becoming a block captain on your street. For more information please contact Ms. Marianne Gustafson at mgus74@gmail.com or Teresa Mummert at teresa.mummert@gmail.com.

NEW RESIDENTS

Laura Kueny 703 819-6148 & Patrick Burke 203 710-4041	403 Coach Hovis Dr.
Shally Ackerman Arms 757 927-8706 & Jon-Alberet Arms Duhon 757 597-8547	409 Coach Hovis Dr.
Jonathan Malone 757 355-1025 & Lauren Malone 757-814-1937	310 Willards Way
James McDaniel 217 377-7334 & Lauren McDaniel 630 290-9130	201 Treis Trail
David Jimenez 757 766-0372 (home) 702 755-3530 cell & Cheryl Jimenez 575 644-8482 cell	102 Melvins End

***** Call for Volunteers *****

The **Woods of Tabb Homeowners Association (WOTHA)** is an **all-volunteer organization**. Our volunteers provide support in various ways, all with the goal of making our neighborhood a great place to live. We are seeking those that share this goal.

Board Members

At the end of this year, 2 WOTHA board members' terms will end – Mike Laborte and Angus McNeil. We are seeking individuals willing to step up and serve on our all-volunteer board. Service on the board involves attendance (usually via Zoom) at monthly board meetings and general involvement/awareness of the goings-on of our community.

WOTHA has 5 voting board members. The term for each board member is 3 years, although internal selection of officers (president, vice president, secretary) changes annually.

Send your inquiries/statements of interest to Angus McNeil at wotaha.angusmcneil@gmail.com. Thanks in advance for your interest in supporting the Woods of Tabb community.

Block Captains & Committees

In addition to board members, we are in need of volunteers for the many Block Captains and committees that support our neighborhood.

Block Captains - to help liaison between the WOTHA and with some of the homes on their street. Many of our Block Captains moved recently, so the remaining Captains have been stretched thin making sure our neighbors have a point of contact on their street.

Committees (Chairperson)

Welcoming (*Marianne Gustafson*)
Beautification Committee (*Jim Kirby*)
Social Committee (*Donna Victorio*)
Newsletter (*David Pine*)
Architectural Review (ARC) (*Jerry Garrett*)
Grounds (*Bob Keefer*)
Lakes (*Mike Laborte*)
Website (*Tari Weber*)

These committees are generally self-explanatory, but if you have any questions or want more info about what each does, you can contact the chairperson or any board member.



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- Drywall Repairs
- Handyman Services
- Railing Installation
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Woods of Tabb Fall Celebration

Saturday, October 14th @ 2pm

🎃 Mini pumpkin decoration & a treat hunt for elementary & younger children at the park!

🎃 Middle & high school age children are invited to make teams of 2 for a neighborhood scavenger hunt.

Contact Donna Victorio, wotevents123@gmail.com for registration, volunteer info or to donate craft materials.



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Architectural Review Committee Corner



Have you noticed the cooler temps starting to creep in. Certainly, an early sign of fall with all the beautiful yellow, brown, and gold colors soon to follow! The transition of colors will be gorgeous if not majestic.

But there is still plenty of green, the ugly green that comes from the mold and mildew on the exterior of many homes in our subdivision. And the Fall cooler temps, and early morning dew only promotes the mold/mildew growth.

So, take a stroll around the outside of your home. Pay particular attention to the sides of your house facing towards and away from Victory Blvd). Also check out the shaded areas and those sections not benefiting from direct sunlight. Yep, do you see the green?

No worries! Many of the local home improvement businesses carry a DITY spray-ready, low-bleach home wash product that is also safe for plants. You simply attach the spray bottle to your garden hose and quickly wash away the ugly mold and mildew. Best of all, most sprayers have the ability to reach to the upper floors, so no need for a ladder. No mixing, no ladders and in less than 20 minutes you can wash and restore the beauty of one side of your home and move to the next.

Afterwards, you and your neighbors can once again enjoy the beauty of the fall colors, minus the ugly green on your home.



Hair Services for the whole Family



August Winner!
The Michaud Family



September Winner!
The Haakenson Family

Be on the lookout for the Annual Meeting Mailing



**Meeting
Announcement,
Ballots and
Proxy Forms**



**ANNUAL
H.O.A. MEETING**

NOVEMBER
(Date—TBD)
(Location—TBD)