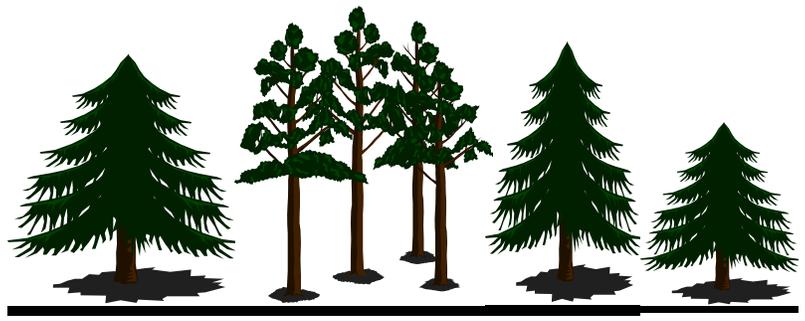


THE Woods OF Tabb



From the Board

Fellow Woods Of Tabb Neighbors,

May 2021

I enjoy Woods of Tabb in the Spring! I see residents working in their yards, taking walks through the neighborhood, and kids are out playing in droves! Congrats to those who have kids graduating this year. (Yes, I've seen the signs!) It may sound corny, but I believe Woods of Tabb is a great place to live and raise families.

I am thankful for the friendliness and support that I see around our neighborhood. Thanks again to those volunteers who came out and helped clear the vegetation from the riprap at the Wayne Lake outflow. That saved us over \$2K at a time when cost savings are critical (more on that later). And many thanks to Andrea Reichwald and all the volunteers that made the Easter Eggstravaganza such a huge success. We are still seeking someone to lead our Social Committee into the future or take on an individual event, like a summer ice cream social or other activity?

My goal for serving is to help preserve the special character of our neighborhood. Along with all the positives of living in Woods of Tabb, the board is dealing with several issues that are challenging our ability to keep it that way. I need to let you know some of the things we're addressing.

Recent inflation is putting pressure on our budget. We've had an unbudgeted \$4K increase in landscaping costs and \$600 increase (>30%) in pet waste station servicing. Increases in labor and gas are most often cited as the reasons. I realize that it's still relatively early in the year, but at the current rate, a larger increase to the HOA dues will be necessary next year. We are doing what we can to control costs including aggressively seeking better prices for the services we get, but this is a challenging time.

I'm asking for your help in controlling costs:

- Talk to your kids about being respectful of the park. Recently, several rocks from the top of the riprap around the pipes between Kenny and Wayne Lakes were thrown into the water. Replacing rocks is an unnecessary expense. Kids have also been tampering with the information board at the entrance to the park, which could necessitate repairs - another unnecessary expense. Being respectful of the equipment in the park will keep it lasting longer and lower our maintenance expenses.
- Do not rely on the bags from the waste stations as your primary source. As a responsible dog owner, you should generally have and use your own bags. Those provided in the park are to assist you in those cases where you forget your bags or run out.

In addition to cost pressures, we've had multiple homeowners allow construction or landscape companies to access their properties through HOA common areas. This is NOT allowed without express written permission of a member of the WOTHA board. We can then monitor to ensure that the responsible homeowner remediates any damage done to HOA property.

If you see something that needs addressing, say something. Fresh ideas are always welcome as we work to keep our neighborhood the best in York County. I look forward to seeing all of you around the neighborhood!

Angus McNeil
President, Woods of Tabb Homeowners Association

The next Board meeting is at 7:00 on June 11th and is an on-line meeting.

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 order, go to HomeWiseDocs.com and create an account. Then follow the instructions to place your order. If your agent is handling the Resale Disclosure Package request for you, please advise them to do the same.

More information is available on the Homeowner Info page of WoodsOfTabb.org. If you have additional questions please contact Sarah Knaub, our Community Association Manager, at 757-593-0166 or send an email to Sarah at VictoryComMgt@gmail.com.



ARC REQUEST REMINDER

Before starting any exterior project on your property you probably need to obtain approval from the Association through the ARC approval process. The request form can be found easily on WoodsOfTabb.org and doesn't take long to fill out. Make sure you talk to all of your adjacent neighbors and get their signature before you turn in your form—they are signing that they are AWARE of your proposed project, not that they approve of it. ***If you have a concern about a project that one of your neighbors has proposed and do not feel comfortable discussing it with them, please contact our Association Manager right away!***

Projects requiring ARC approval are:

- ◆ Sheds and other detached structures to be constructed on your lot
- ◆ Fences
- ◆ Decks, porches, sunrooms, room additions
- ◆ Solar panels
- ◆ Swimming pools and hottubs/spas
- ◆ Driveway, sidewalk and patio additions and extensions
- ◆ Dog houses/pens
- ◆ Any other structure or substantial change to the exterior of your home, your home's footprint, or your lot.

When in doubt, contact our Association Manager to discuss your project. Ms. Knaub is happy to discuss potential plans with you to make sure you are aware of relevant WOTHA guidelines and restrictions. All approval decisions are based on the Association's governing documents with emphasis on maintaining the aesthetic of the neighborhood and limiting visual impact and disturbance to neighbors.



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MANAGER'S MINUTE — NEIGHBORHOOD PRIDE

The Woods of Tabb is looking great! During our last drive-through inspection, we noted many fewer maintenance issues than we did at this time last year or the year before that. Hopefully, the board's focus on consistent and fair enforcement of the covenants has led to greater pride among residents in your community. You should be taking care of your property simply because it is the right thing to do, not just because you might get a notice about something you need to fix. You made a big investment when you purchased your home...take care of it and show it off!

By the same token, you have each invested in your neighborhood amenities—the park, lakes, entrances, tennis court, playground, and soccer field. The association has contracts with numerous providers of maintenance services to take care of these areas and, as we all know, the price of everything is going up. Therefore, it is up to each of you to show pride in your neighborhood by doing what you can to keep things looking nice. You recently spent several thousand dollars renovating the area between the two lakes at the park and I was saddened a few weeks ago to see how many of those large rocks have already been pushed into the water. There was a Nerf shooter near the playground that I picked up one day and left on a picnic table, hoping its young owner would come back to claim it. Later, as I was examining all the rip rap in the water near the pipes, I noticed that same Nerf shooter floating in the water. Neither animals nor nature is responsible for these items ending up in your lakes.

I'm sure you've noticed an increase in alligator weed growing in the lakes at the park. We will have your lakes maintenance contractors get that under control, but lakeside residents, in particular, have an obligation to do everything you can to help maintain the health of the lakes. That means making sure you use only lawn chemicals and fertilizers that are absolutely necessary, keeping trash and debris from blowing out of your yard, and making sure your grass clippings and leaves do not make it into the water. Growing a vegetative buffer of non-woody plants along the water's edge like you have at the park helps trap debris, filter nutrients, and can discourage the geese. There is a lot of information about shoreline buffers available online, or you can always contact me and I would be happy to provide some resources.

As always, if you have any questions or see something at the common areas that isn't working properly or needs to be taken care of, please reach out to me.

Sarah Knaub

WoTHA Community Association Manager
Victory Community Management, Inc.
757.593.0166 | VictoryComMgt@gmail.com



If you are a Woods of Tabb homeowner and would like a copy of the current Treasurer's Report, please contact Sarah Knaub at victorycommgt@gmail.com.



Is the spring market moving fast?

The real estate market is moving extremely fast this year. Last year at this time, Woods of Tabb had 7 homes on the market and the average number of days on the market (before there was a ratified contract) was 7. This year, homes are staying on the market an average of only 3 days! Once again, there is extremely limited inventory on the peninsula and as of this writing REIN* was reporting less than a one month supply of inventory. Agents are hustling to be the first one in the door to see a home and then put an offer in on it. Buyers are putting their best offers on the table as their “highest and best” just to win the bid.

What is happening in Woods of Tabb neighborhood?

So far this year, there have been 7 homes on the market. Three of them have sold and four are still pending. Not only has the number of days on the market gone down but the number of days from when a home went on the market to the time it was sold was an average of just 38 days. That means lenders are working quickly to process loans and buyers want to move into their new home fast! What does that mean for you if you want to sell? Make sure you have a back up plan, a place to move, or a temporary place to go knowing your home will likely sell fast.

What’s the buyer profile for WOT?

Of the three homes sold so far, all of them have been conventional loans. Buyers realize that they need to have money in their pocket to be able to compete in this market. Many are bidding over the list price, waiving home inspections (or limiting them to “information only”), paying their own closing costs and offering to pay seller’s closing costs (yes, you read that correctly!). In each of the homes sold in WOT, every home sold over their list price. See below:

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>
200 Willards Way	\$385,000	\$390,000
103 Champions Path	\$420,000	\$431,000
107 Treis Trail	\$440,000	\$475,000

Has there ever been a better time to sell?

Agents who remember the market boom of 2003-2006 say that this market is similar in many ways and some say it’s even better than before in terms of sales. This market will not stay this way forever and if you are thinking about selling it is definitely a great time to do so. Possibly getting your home sold at over the list price, making minimal, if any, repairs, and the assurance that a buyer will quickly want to buy your home are very attractive reasons for selling now. Call me today for a free market analysis to see if this is the right time for you to sell!



757-746-0606
angiejoseph@lizmoore.com



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11801 Canon Boulevard, Suite 100, Newport News, VA 23606

Licensed in Virginia



Woods of Tabb New Residents

Guy & Autumn Mitchell
Viral & Bhavnti (Bobbie) Patel
Luis & Chris Leon & Lula Riddick

Welcome! Please see NextDoor version for contact details.

We know there are new residents in our neighborhood we haven't formally welcomed. If you are new to the Woods of Tabb or you didn't receive an official Welcome Packet with our neighborhood directory inside, please contact our Welcoming Committee Chairperson, Bibi Laborte (848-5225 or labvafaf@icloud.com). We have a great community and we want to share details about it with you as well as give you some points of contact in our neighborhood.

BEAUTIFICATION COMMITTEE



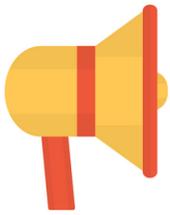
WOTHA - MARCH 2021 - YARD OF THE MONTH WINNER. On behalf of the WOTHA Beautification Committee, we would like to congratulate the Constantino Family for being selected as the March WOTHA Yard of the Month winner!



WOTHA -APRIL 2021 - YARD OF THE MONTH WINNER. On behalf of the WOTHA Beautification Committee, we would like to congratulate the McCarley Family for being selected as the April WOTHA Yard of the Month winner!



Want an Ice Cream Social?
Volunteer to help make it happen. These events don't come off by themselves!



BIG
Announcement
BIG

With 90% of our Woods of Tabb households as members of NEXTDOOR, the Board voted as of May 2018 to publish the Woods of Tabb newsletter online. Residents will receive the newsletter via NEXTDOOR. The newsletter will also be available in paper, but only for those homes that notify the editor (ME) to tell me that they still want a paper copy delivered to their home. For a paper copy provide your name and address to me at:

dpine2222@gmail.com or you can call me at 766-7931. If I am not notified my assumption is that you will be getting the electronic version of the Woods of Tabb newsletter via NEXTDOOR. **Please be sure to remove yourself from NEXTDOOR when you move out of your home as it makes it easier for the new owner to sign on.** Editor



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Have Road Issues?

If residents have any issues with the roads in our subdivision, remember that our roads are the property of the Virginia Department of Transportation. Please use the VDOT website or call or write VDOT to make them aware of any issues in our Woods of Tabb neighborhood. Unfortunately, it is the squeaky wheel that gets the grease. The more that we make VDOT aware of problem areas, the closer we get to having VDOT address neighborhood issues.

800-367-7623

<https://my.vdot.virginia.gov>