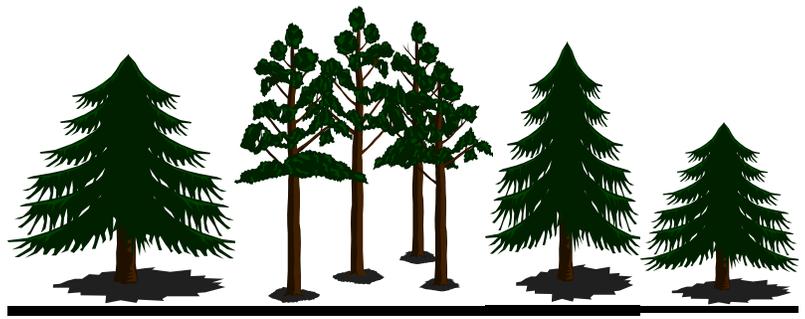


THE Woods OF Tabb



November 2019

From the Board

Well as we hear so often in Virginia, if you do not like the weather today, wait until tomorrow. We (at least I) complained about the heat wave in Aug./Sept. and now we can complain about the unseasonably cold wave this past week. Looks like winter arrived a little earlier than usual! The Board extends its heart-felt condolences to the families of the three Tabb high schoolers who recently were in a fatal car accident. Words are so inadequate but we hope their families find some solace in our thoughts and prayers. Tabb Strong!

I would be remiss in not thanking our Vice-president, Craig Nickol, for writing the President's letter for the Sept. Newsletter while I was visiting family in Australia. Good job Craig!

The Annual Meeting convened 6 November with 29 households in attendance. We reviewed the benefits of employing a management company, explained the depletion of the Reserves over the last several years, and the proposed 2020 Budget with a 9.5% increase (to \$335) in annual assessments to help replenish the Reserves. As explained, the Reserves are maintained to preclude future one-time special assessments to fund major asset replacements, such as lake and playground equipment, entrance signs, fences and other high value items. We have used over \$20,000 from the Reserves over the past 5 years.

There was discussion if annual raises in assessments was a trend. Considering the 15 - 20 years of no change in annual assessments and only 1 or 2 years of increases, there appears to have been more of a trend of rising costs (inflation), repairing/replacing old (26+ years) equipment, and budget short falls. The past couple of Boards have been faced with these realities and hence, the increase in annual assessments last year and this year to start replenishing the Reserves and to stave off special assessments.

The Board welcomes two volunteers who stepped up to take the non-voting positions of Treasurer and Secretary, Walter Rader and Kristin McManus, respectively. Thank you for your commitment.

The Board continues the search for volunteers especially for the Welcoming, Social and Beautification Committees. Our latest need is to replace the Christmas decorations volunteer, Kim Miller, who is stepping down after many years decorating our entrance signs with wreaths. These committees truly require only a few hours a year. Contacts, previous examples and funding are available. Call any Board member to offer your services. If you have any "news" articles, please contact David Pine, the newsletter editor.

Ron DeWitt, President, WOTHA

The next Board meeting is at 7:00 on December 9th at the Poquoson Library.

For 2020, Board meetings will be on the second Monday of the month.

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.

READY TO SELL? CONTEMPLATING TRANSITIONING YOUR HOME FOR YOUR NEXT MOVE?

The Yorktown market and more specifically Tabb (23693) is **VERY HOT**. Hot markets favor sellers and prompt buyers to move quickly often driving sales above listing prices. As a member of the Woods of Tabb community myself I consider it my obligation to give my neighbors the real estate knowledge they need to list and sell their home quickly. Put my expertise to work!

CALL ME TODAY FOR A COMPARATIVE MARKET ANALYSIS



Julie T. Crist

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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 DP 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 VictoryComMgt@gmail.com.

A Block Captain is
STILL needed for
205-312 Treis Trail





VOLUNTEERS NEEDED FOR LUMINARIES

On **Sunday, December 15 starting at 12:30pm** in Champions Path Park we will be assembling luminary kits with sand, candles, and bags. We will then distribute the kits to all homeowners in WOT. We are **looking for teenagers and adults** to help with this event. Snacks will be provided!

Our Luminary Event will be held **Christmas Eve, December 24 at dusk**. The rain date is **Christmas Day, Dec. 25**.



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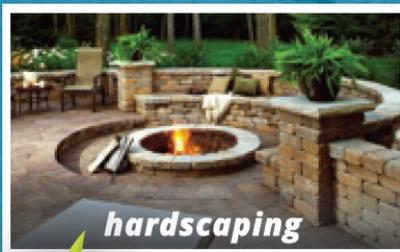
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Brian Martin — (757) 310-2926

email: brian@powerhouseservices.biz

About Brian Martin

I am the owner of Power House Painting LLC, Power House Home Improvement and Power House Pressure Washing. I am a 2005 graduate of Tabb High School and a 2009 graduate of George Mason University. Our company continues to set high expectations to ensure your 100% satisfaction. Our commitment to quality craftsmanship, excellent customer service, and punctuality sets us apart from other companies. Power House truly thanks you for trusting us with your home.

Please visit us at:

www.powerhousehomeimprovement.com



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MANAGER'S MINUTE — UPCOMING RESERVE STUDY

Your Board of Directors has hired a professional reserve study provider to conduct a reserve study for the Association. A reserve study is a complex document that projects when numerous major components—like the lake equipment, playground or tennis court—will need to be replaced, what they will cost and how much you need to set aside each year to pay for the various components at the necessary time. Preparing it requires a unique combination of specialized engineering knowledge, a keen understanding of financial projecting and an ability to prioritize capital projects and funding needs based on your Association's individual goals. Virginia homeowner's associations are required to conduct a reserve study at least once every five years to determine the amount of reserves necessary to maintain capital components.

Professional reserve study providers are extensively trained before they are considered qualified to perform competent reserve studies tailored for each community. These professionals have met stringent requirements and are held to high standards. They have a thorough knowledge of common interest developments, HOAs, and community associations, and can provide the Board with sound guidance. They do not provide design or project management services, nor do they profit from your capital projects in any way.

The reserve study must conform to the National Reserve Study Standards of the Community Associations Institute and Virginia state law. The company we will be using is called Reserve Advisors and we are on their schedule to get started in January 2020.

The Board takes its fiduciary responsibility very seriously—they want to be good stewards of your money. By hiring these professionals they're doing what is in the best interest of every member—both current and future—of WOTHA. If you have any questions about the reserve study please do not hesitate to reach out to me.

Stay warm!

Sarah Knaub

WoTHA Community Association Manager

Victory Community Management, Inc.

757.593.0166 | VictoryComMgt@gmail.com



THE WOODS OF TABB HOMES ASSOCIATION

ARCHITECTURAL REVIEW REQUEST FORM

Name: _____ Address: _____

Email: _____ Phone: _____

I hereby acknowledge that the activities described herein will not begin until this request has been reviewed and approved in writing by the Association Manager or Board of Directors. I understand that it can take up to 30 days for requests to be processed. In addition, I understand that when the project is completed 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. Projects found to have deviated from the specifications of the approved request will be cited through the Association's Covenants Compliance Program. I will notify the Association Manager when the work is finished.

Homeowner Signature: _____ Date: _____

To Submit: Send form and attachments to VictoryComMgt@gmail.com or WOTHA ARC, c/o Victory Community Management, Inc., 5007C Victory Blvd. #240, Yorktown, VA 23693.

Project Description: Include description of size, shape, style, color, and building materials to be used. **You must attach a copy of survey plat or drawing indicating the planned location of the proposed project.** You may also include photos or product literature detailing the work to be done. *Use additional pages as necessary.*

IMPORTANT NOTICE TO HOMEOWNER AND ADJOINING NEIGHBORS

Signatures/addresses of adjoining neighbors are required. The purpose of this action is to inform neighbors of the proposed project and encourage a dialogue should there be concerns or objections. **A detailed explanation of objections must be provided to the Association Manager, Sarah Knaub, within five (5) days. Ms. Knaub can be reached at (757) 593-0166, VictoryComMgt@gmail.com, or the Contact Us form on the WoodsOfTabb.org website.**

Signatures do not indicate approval or disapproval, they simply indicate awareness of the application and potential project.

WOTHA Covenants and By-Laws are the guiding documents for the approval/disapproval of ARC requests.

Signature	Address	Phone Number	Date



Woods of Tabb New Residents

We've had many new neighbors join our community recently and are very pleased to welcome them. If you see some new faces around the neighborhood, be sure to introduce yourself. If you are a new resident, and would like to receive a "Welcoming Packet", please contact our Welcoming Committee Chairperson, Bibi Laborte, email address labvafaf@icloud.com and provide your name and address.



BIG Announcement **BIG**

With 89% 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.



As 2019 winds down people are asking how did the market do this year? It's been another fantastic year for real estate and especially in York County! The inventory has been low and homes have been selling very quickly. Specifically, in Woods of Tabb, the average number of days on the market has been 20 and the average sales price has gone up to \$436,700 for the 11 homes that sold this year (this average sales price excludes the one foreclosure sale and one pending sale). The price range for this past year is \$418,000 to \$455,000.*

*According to the Real Estate Information Network (REIN).

If I decide to do renovations on my home, which ones will give me the best return on my investment when I sell? This is a question I frequently get asked as I meet with clients to talk about getting their homes ready for the market. Here are the top five things you can do to help you get top dollar when selling your home:

1. Kitchen remodel (about 81% return on investment)
2. Add a deck (about 75% return on investment)
3. New siding (about 75% return on investment)
4. Replace windows (about 73% return on investment)
5. Bathroom remodel (about 60% return on investment)

What will be the trending paint colors for 2020? Every year there are predictions about paint color trends and 2020 will be no exception. I was recently reading that Benjamin Moore is predicting that the color palette for 2020 will contain fresh, light tints and dark contrasting shades. A few of their most popular colors include: White Heron (OC-57), Crystalline (AF-485), Buxton Blue (HC149). Golden Straw (2152-50). Thunder (AF685) and Oxford Gray (2128-40).

If you're thinking about updating your home, painting, renovating, etc. I would be glad to help. I'm certified in staging and also have many resources (contractors, plumbers, electricians, etc.) who I can recommend for all of these types of projects. Give me a call and I can stop by to assess your needs/advise you.



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lizmoore.com/angiejoseph



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Neighborhood Information - David Pine - Editor

If you have information that you would like included in this section of the newsletter or if you want a paper copy of this newsletter, please contact me at 766-7931 or email me at dpine2222@gmail.com. Personal notices/ads, etc. will be run in the next newsletter space permitting.

Art Classes: Private, small group art classes for adults and children ages 9 and up in my Woods of Tabb Home. Karen Woodward, former Tabb Middle School art teacher, certified K-12 in Virginia. Also now offering Painting Parties for Adults and older teens at your location or in my home. Call Karen for information: 757-865-4779 or call or text 757- 810-0982. e-mail: artlady8@cox.net

Honey - raw/unfiltered for sale. Contact Ron Davis, 406 Willards Way; 757-865-7641

Tutoring: Private math and science tutoring for middle and elementary school students. Noah Simsic a ninth grader at Tabb High School, with a history of straight As and experience helping younger siblings and classmates. Call Noah for information: [904-755-2152](tel:904-755-2152), or email at noah.simsic1@gmail.com.

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