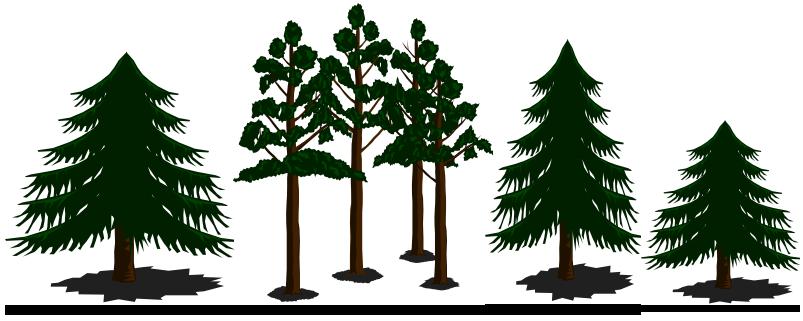


THE Woods OF Tabb



January 2020

From the Board

Fellow WOT Residents,

Is it winter yet? Many kids (and adults) are still waiting for snow, but this may be a year when we see none. Only rain, so far. But wait until February?

This year's assessment letters should be out before the end of January. The 2020 assessment is \$330.00. This will help restore our Reserve Funds which we have been drawing upon (and not funding) for several years. This year your Board plans to have a formal, comprehensive analysis of our current and projected assets, cost and replacement expectations, and reserve fund needs. This analysis will help the Board plan and budget for future major expenses and satisfy the requirement for a periodic formal Reserve Fund study. The Board has received several suggestions that "leaf sharing" by neighbors is not usually well received nor appreciated. We should all try to be responsible neighbors and take care of leaf removal from our own yards before they invade the yard next door or, just as importantly, blow into the lakes. The County does have a published leaf pick up schedule. Additionally, the County, for a small fee, will pick up tree/shrub branches and trimmings. Brush piles do tend to be unsightly.

Another "recurring situation," dog doo-doo has resurfaced! Our dog stations with bags and attached bins, frequently overflow. Please do not try to stuff more into a full bin. Carry to one of several of our other bins or carry home to your trash can. We are obtaining estimates from companies to collect the waste more than once a week at the park. If individuals disposed of the waste in their personal trash cans, we could avoid the expense of collection, shared by all of us. We all need to do our small parts to keep the neighborhood "looking/smelling good." Thanks in advance from all our/your neighbors!

Once again, as evidenced by several Next Door posts, speeding has been brought to the Board's attention. We truly do want to emphasize the very real safety issues caused by speeding in residential areas. Our children, and pets, are put at risk, unnecessarily. Please observe the **maximum** of 25 MPH throughout WOT streets. Thankfully, we have experienced no accidents and we have had no recent reports of vehicles passing stopped school buses.

Looking forward to warmer times, our next neighborhood garage sale will be 2 May. We all now have plenty of time to sift through our garages, attics, sheds and closets. Let's free up some space for our new purchases!

If you like to play pickle ball, let the Board know. We are considering adding pickle ball lines to our tennis court. Estimates range from \$400 to \$600.

We have had several new neighbors move into the neighborhood over the last couple of months. If you see someone you don't recognize, please introduce yourself and put them in touch with our Welcoming Committee (Bibi Laborte at Labvafaf@icloud.com) to receive more info about the neighborhood. Bibi welcomes all volunteers to help her deliver newcomer packets.

The need for volunteers continues for the Social and Beautification Committees and Block Captains for the middle section of Coach Hovis Dr. and the upper half of Trei's Trail. All these positions truly require only a few hours a year, even less if we have more than one or two members. Contacts, history, and funding are available. I am currently storing our WOT Christmas wreaths and yard-of-the-month sign. I would love to pass them on to you! Call/e-mail any Board member for more information and to volunteer your services.

Ron DeWitt, President, WOTHA

The next Board meeting is at 7:00 on February 10th 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.

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.



YARD DEBRIS PICKUP

In addition to the free Fall Leaf Collection efforts, York County residents may request yard debris pickups throughout the year by calling 757-890-3780 or through the [online Customer Service Request System](#) at <https://www.yorkcounty.gov/813/Customer-Service-Request>. Please note, online requests will be verified by phone before being scheduled. If you are not provided with confirmation about when your pickup is scheduled within a few days of making the [request](#) you need to resubmit your request.



- Items collected include clear bags of natural yard waste, limbs & branches no more than 8" in diameter and 10' in length stacked in neat piles.
- Residents subscribing to trash service may request two collections per month (approximately 24 cu yds) for \$25 per collection, non-subscribers pay \$75 per collection.
- The VPPSA Facility at 145 Goodwin Neck Road also accepts residential and commercial yard debris deliveries of material up to a 24" diameter and 10' length, as well as recycling and bulk trash items any Monday - Saturday 8AM-4PM. Refer to their website, <https://www.yorkcounty.gov/578/Waste-Management>, for additional information.

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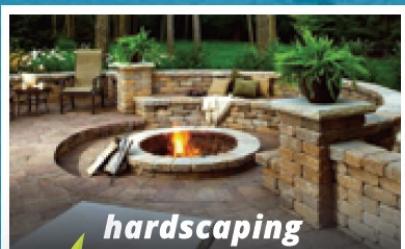
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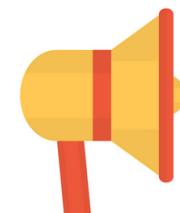
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Woods of Tabb New Residents

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.



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It's a new year, a new decade, and a new brand for Liz Moore & Associates! Our mantra of "Real Estate Reinvented" just got a facelift and is one of the reasons that I love working for this company. Since the beginning of January when our new website lizmoore.com went live, we've doubled the traffic to our site (go take a look)! Not only did we create a new brand which has been extremely well received, we are also introducing several new services to assist our clients with buying and selling. I want to highlight a few:

Sell For More Program (Update Now, Pay Later) has been unveiled to help homeowners whose homes need updates but don't want to (or don't have the time) take on the projects to get it ready to sell. We have a team of experts who come in to assess the needs (new flooring/carpets, paint, new appliances, etc.), get estimates for the work to be done, and provide licensed contractors to do the work. The best part of this program is that Liz Moore & Associates pays for the renovations until your home sells (certain restrictions apply).

More for Military is a rebate program for our military/veteran buyers. Our company gives one half percent of the sales price back to the service member/veteran upon buying a home. For example, if they purchased a \$400,000 home the rebate would be \$2,000. It's never been a better time for our military buyers. The interest rate for a VA loan is 3.25% (as of this writing) and the VA recently changed their entitlement and there is now NO loan cap. Also, I recently got my Military Relocation Professional (MRP) real estate designation. The MRP designation, along with my 30 years of military service, definitely qualifies me to work with military families relocating to our area.

Liz Moore & Associates App We now have our own app that our clients can use on their mobile devices. They can set up searches using the app and can get the data when it becomes available on our MLS (Multiple Listing Service). Due to recent changes, the internet search engines such as Zillow, realtor.com, etc. cannot pull the data for 72 hours so our app is more up to date than those sites.

2020 Paint Colors If you're thinking about a quick update to your home, here's the new trend in paint colors:

- First Light (Benjamin Moore)
- Sun Gold (Kelly-Moore)
- Back to Nature (Behr)
- Minty Fresh (Dunn-Edwards)
- Songbird (Pratt & Lambert)
- Whirlwind (Glidden)
- Chinese Porcelain (PPG Paints)
- Naval (Sherwin-Williams)

My real estate crystal ball for 2020 is that the market will continue to be a strong especially as we move into the spring selling season. Give me a call if you would like more information regarding our new programs or would like a complimentary market analysis.



Download my app

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

757-746-0606

angiejoseph@lizmoore.com

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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

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Baby Sitting

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Lawn Care Services Available:

See NextDoor version of newsletter for names and contact details.