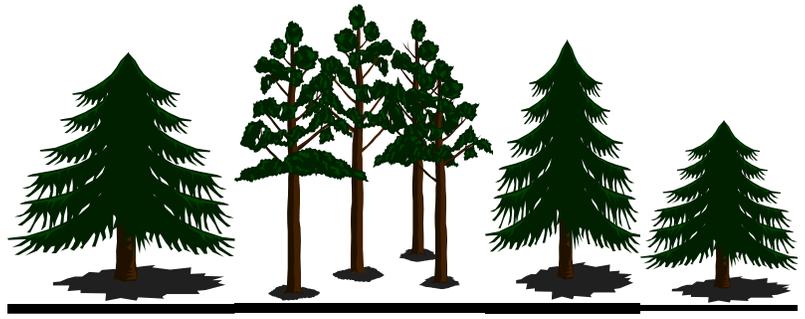




THE Woods OF Tabb



January 2023

Dear Neighbors,

Happy New Year!!!

I hope that everyone had a joyous Holiday Season filled with fun, laughter, good food and lasting memories. The first order of business is to inform you that at the December Board of Directors Monthly Meeting we decided on the positions each member will serve in for 2023. The positions of President, Vice President, Secretary and a member-at-large remained unchanged from last year. We did say goodbye to Walter Rader as his elected Board term expired and we welcomed Bob Keefer to the team as a member-at-large. Additionally, we welcomed Kyle Martin to the team as he was appointed the community's Treasurer following Walter's departure. Once again, I want to express my sincere appreciate for all that Walter did for our community while serving as its Treasurer and a Board of Directors member. His selfless dedication was truly noteworthy and deserving of a hearty public THANK YOU. In expressing thanks for our volunteers, I'd like to specifically recognize Alison Schorr and her team for coordinating this year's community luminaries event on Christmas Day.

You should have received your Woods of Tabb Homes Association Annual Dues notification letter from Kyle stating that your payment of \$376 is due by February 28th. This is a small increase from last year's annual dues amount and reflects the decision made by the Board of Directors to remain a self-managed organization based on the tremendous level of volunteerism exhibited by our residents. Over the coming weeks we will conduct turnovers with new committee chair volunteers and you'll see this reflected in the next newsletter. Additionally, be on the lookout for assistance calls from these folks as they take over and direct these critical elements of our community. I am positive that our community will be well served by this renewed effort and its associated increase in capacity to get things done.

Please pay attention to several of the informational notes contained within this edition of our newsletter. Specifically, the Treasurer's Report reflects the status of our account and the health of our Capital Reserve . As part of our Capital Reserve Study, we will explore options for painting the tennis courts this year. Another note talks about our community's policy on parking of trailers, boats, campers and other mobile equipment. The ARC has also provided some information on ARC requests and cleanliness of homes within our community. Lastly, Kristin is collecting feedback on this year's luminaries event with specific questions we'd like to hear back from you on.

In closing, let's make 2023 a great year for the Woods of Tabb by looking for opportunities to pitch in and make lasting improvements to our community. Your positive actions will make the Woods of Tabb an even better place to live and raise our families.

Sincerely,

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

If you are a Woods of Tabb Homeowner and would like a copy of the current Treasurer's report, please contact the WOTHA Treasurer at WOTHATreasurer@yahoo.com.

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**

Vehicle Parking

Just a reminder that per the WOTHA governing documents, no trailers, boats, campers or other mobile equipment except automobiles and small trucks may be parked on the streets or on front driveways in the neighborhood. Parking of these types of vehicles in any other location on lots requires ARC approval. Exceptions are made for no more than 48 hours at a time if you are actively loading/unloading, cleaning or repairing a recreational vehicle. Trailers are allowed to remain in a visible area on your lot while in active use for the purpose of home repairs, landscaping projects, or moving.

If you have any questions, please contact Jerry Garrett, WOTHA Community ARC Chair, at jdgarrett1@cox.net.





Woods of Tabb Welcoming Committee

Greeting from the Woods of Tabb Welcoming Committee! We are excited for the New Year and the opportunity to recruit any interested people who would like to join this committee as additional members to help welcome new neighbors to our community. Please contact Marianne Gustafson at mgus74@gmail.com or Teresa Mummert at teresa.mummert@gmail.com if you are interested in participating as a block captain or assistant block captain on your street!



Potholes? Or other 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 (VDOT). Please notify VDOT of the issues via their website, hotline number, or regular mail. Our roads have taken a beating and the only way for us to influence repaving/repair decisions is by being the squeaky wheel. The VDOT contact information is as follows:

**<https://my.vdot.virginia.gov>
800-367-7623**



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) at 757-766-7931 or send an email to dpine2222@gmail.com.



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Architectural Review Committee Corner

Woods of Tabb residents! Your friendly neighborhood ARC would like to draw your attention to the siding of your homes. As we mentioned back in November, Fall brought out some incredible colors during peak foliage and unfortunately the ugly green that comes from mold and mildew on the exterior of many homes in our subdivision. The mild winter and weather conditions experienced thus far have promoted further mold and mildew growth. So take a stroll around the outside of your home when the weather permits and pay particular attention to the sides of your house facing north and south. Also check the shaded areas and those sections not benefiting from direct sunlight. Yep, do you the green? No worries! Many of the local home improvement businesses carry a DITY spray-ready, bleach-free home wash product. You simply attach the spray bottle to your garden hose and quickly wash away that mold and mildew. Most sprayers also have the ability to reach up to the second story, 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. Once complete, you and your neighbors can once again enjoy the beauty of our community, minus the ugly green on your home. P.S. Don't let your home look like the below pictures.



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 the Association President @ wothapresident@gmail.com 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 Architectural Review Committee to discuss your project. The ARC 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.

LUMINARY EVENT FOR DECEMBER 2023



The Woods of Tabb HOA Board of Directors met Tuesday, January 10, 2023 and discussed the luminary event for Dec 2023. We are grateful for everything that Alison Schorr did to step up and take over as the volunteer for luminaries, and we are also grateful to all who volunteered to prepare all the bags for luminary delivery in December 2022.

Due to weather conditions, the luminary event was pushed forward from Christmas Eve to Christmas day (evening). Many houses throughout the neighborhood did not participate. We do not know if lack of participation was due to families being away from WOT for the holiday or other reasons.

So, moving forward, to plan for 2023, we are asking several questions:

1. If you did not participate in December 2022, AND you still have your luminary kit, could you email kmcmanus2123@yahoo.com with LUMINARY for subject title. Please provide your name/address so we can log how many people still have kits, and can set them aside for Dec 2023. This will offset costs for this year if you hang on to your unused kit. Once we have a number, we can adjust our ordering for this years supplies.
2. Looking for WOT residents thoughts - would this event be better on a different December weekend. This year (2023) Hanukkah is Thurs, Dec 7 - Fri, Dec 15, which would allow for Saturday December 16 as one option.

Christmas Eve (12/24) in 2023 is on a Sunday, and Christmas Day is on a Monday (12/25) - which leaves Saturday, December 23rd as an option.

Then New Year's Eve (12/31) is on a Sunday, leaving Saturday, December 30 as an option.

Looking for your opinions:

Saturday, December 16, bad weather day Sunday, December 17
Saturday, December 16, bad weather day Saturday, December 23

Saturday, December 23, bad weather day Sunday, December 24
Saturday, December 23, bad weather day Saturday, December 30

Saturday, December 30, bad weather day Sunday, December 31
Saturday, December 30, bad weather day Monday, January 1

Please send an email to Kristin McManus at kmcmanus2123@yahoo.com with Subject line LUMINARY to advise if you still have luminary kit AND what date set you prefer. Thanks!

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For the next several editions of the WOTHA Bimonthly Newsletter I will be serving as the interim Editor. Our regular editor is unavailable and I ask that you send any of your concerns regarding the Newsletter to me at wothapresident@gmail.com. Historically, we have published our Newsletter on the NextDoor website and our woodsoftabb.org website, but have had technical difficulties with the NextDoor website. Please be on the lookout for our Newsletter and tell your neighbors about its publication. A printed version is available upon written request. For a paper copy, provide your name and address to me at: wothapresident@gmail.com or you can call me at 660-0087.

Jim Kirby, Interim Editor