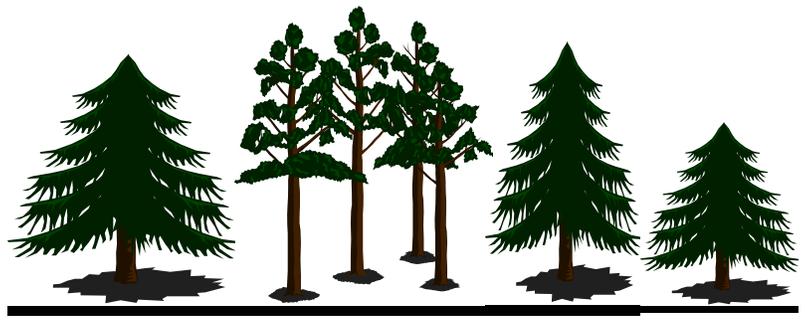


THE Woods OF Tabb



From the Board

Fellow Woods Of Tabb Neighbors,

July 2021

We have great neighbors in Woods of Tabb! When things need to happen, people step up. It was time to have an ice cream social to celebrate the end of the school year, and Katie Jacob stepped up to lead the way. And so did many other neighbors, working together to make it happen. And it was a huge success! Many thanks to all the volunteers who put on a fun celebration.

Speaking of the end of the school year, I want to congratulate all of the graduates from Woods of Tabb! Whether it's college, high school, or from any other level, it's a proud achievement that's worth celebrating, and we are happy to honor the graduates.

Recently, some neighbors have asked about using the park for various events. As a reminder, the HOA has a process for this. On the HOA website (www.woodsoftabb.org), hover over the For Homeowners tab then select Park Event Request. Print the form, fill it out and submit it to a board member. The board will review the request and provide our reply. As an aside, the electrical outlet in the park that is available for use for events has been repaired. Thanks to those who let us know it was out of commission.

News from the Board:

Since the start of the pandemic, the board has been meeting via zoom. We plan to transition back to meeting in person starting in September. Time and place will be announced in advance.

The board recently reviewed the Reserve Plan for the association. This plan is prepared every 5 years and reviewed annually. Our plan sets aside funds for expected future "big ticket" costs (e.g., playground equipment replacement), including the year we expect the cost to occur. I'm happy to report that our reserves are on track to support these expected costs.

As I'm sure you've seen in your personal budgets, we're still seeing higher costs this year. We are continuing to work to keep costs reined in, but some of the increases are beyond our control. This is just a heads up that we will likely need to increase assessments next year to cover our expected costs.

We are looking at several community projects intended to keep our neighborhood looking nice while controlling costs. Projects include:

- Replenish gravel at tennis court entrance
- Paint stop and speed limit sign posts
- Trim trees at park
- Clean up riprap around the pipes between Kenny and Wayne Lakes
- Fill holes near Champions Path entrance

We will request your help when the time comes to get these projects done.

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 Monday, August 9th and is an on-line meeting.

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.



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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.

About the Newsletter

We now have 89% of our community linked together on the **NEXTDOOR** application. Those few who have not yet chosen to get neighborhood information online are missing out. **NEXTDOOR** offers privacy that ensures your email address is safe. If a resident wishes to have a paper copy of the newsletter delivered to their newspaper box they merely need to send an email to the editor, David Pine at dpine2222@gmail.com.

Unfortunately, if you are not on **NEXTDOOR** and have not requested a paper copy of the newsletter, you have no way of seeing this notice! So, it would be appreciated if you showed this article to a neighbor that may be unaware of our efforts to communicate. Our neighbors currently not getting information are:

Abdelmalak, Samy	301 Coach Hovis Drive
Adcox, Steve & Ann	116 Zanca Turn
Ambachew, Soloman	304 Champions Path
Bauer, Tom & Sallie	109 Trei's Trail
Benner, Bill & Katherine	305 Champions Path
Boseman, Brian & Anita	109 Terry's Run
Carr, Glenn	201 Champions Path
Dallis, Dustin	110 Willards Way
Ellis, Matthew & Stacie (7/06/21)	211 Terry's Run
Elliot, Kenny	103 Melvins End
Eskarous, Michael & Mariann	104 Melvins End
Evans, Jerry & Linda	217 Champions Path
Garcia-Perez, Eduardo & Sarah	211 Champions Path
Green, Albert & Amy	311 Trei's Trail
Grondin, Brian & Kerri	403 Coach Hovis Drive
Gustafson, John & Marianne	309 Trei's Trail
Hughes, Bert & Tamla	108 Willards Way
Krist, Steve & Sherrie	308 Trei's Trail
Leon, Luis & Chris + Lulu Riddick	106 Chris Slade Chase
Senecal, Kevin	106 Coach Hovis Drive
Spencer, Steve	102 Kubesh Court
St. Pierre, Sherwin & Crystal	110 Zanca Turn
Vieth, Philip & Mary	200 Trei's Trail
Wemyss, Matthew & Danielle	107 Zanca Turn
Woodruff, Rachelle	200 Terry's Run
Yang, Richard	119 Zanca Turn
Zohn, Gretchen	103 Champions Path



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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>



How's the market doing overall?

The market continues to do well even into the summer months although typically the number of listings decreases by the end of the summer but the demand continues with no signs of decline! Not only is there a typical buyer but now we have the "second chance" buyers who might have lost out in the early spring when the market was so hot that they could not beat competition and multiple offer scenarios. According to REIN* there's 55% fewer homes on the market this year as compared to last year which means demand is still high as inventory is low.

How many homes have sold in 2021 in Woods of Tabb?

So far, a total of 10 homes have gone up for sale. Seven of the 10 have sold with an average number of days on market of 5. Two of the three other homes are under contract. The average sales price is \$468,000 and every home already sold got over the asking price with a range of \$5,000 to 35,000 over the listed price.

How long with this market last?

Experts in the housing industry expect that this market will last another 12-18 months. They do not think this is a bubble. There is still a huge demand and people have saved their money to put a down payment towards a home. There are lots of serious buyers out there looking for a home.

Finally, I just want everyone to know that I have sold my home in Woods of Tabb. I recognized that this market will not last forever and my husband and I thought it was a perfect time to downsize. We have absolutely loved living here for the past 14 years and I always tout how great our neighborhood is when talking to clients and perspective homeowners. I also want you to know that I'm still in the local area and only a phone call away and ready to help you with your real estate needs. Call me today for a free market analysis to see if this is the right time for you to sell!



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

Licensed in Virginia



Woods of Tabb New Residents

Matthew & Daniella Wemyss
Chris & Jessica Saunders

Welcome! Please see the NextDoor version for contact information.

Please help us welcome our new neighbors, those listed above and the ones still moving in. We have a great community and we want to share details about it as well as give some points of contact for our neighborhood. If you meet anyone who hasn't been officially welcomed to the neighborhood please contact our welcoming committee chairperson, Bibi Laborte at leximomdec@gmail.com.

BEAUTIFICATION COMMITTEE



May Yard of the Month
The Balakumar Family has been selected as the May WOTHA Yard of the Month winner!



June Yard of the Month
The Walker Family has been selected as the June WOTHA Yard of the Month winner!