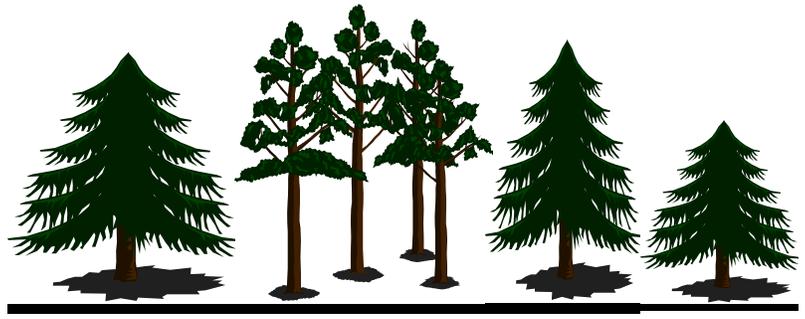


THE Woods OF Tabb



From the Board

Fellow Woods Of Tabb Neighbors,

March 2021

Spring is a great time to live in Woods of Tabb! We look forward to warmer weather and opportunities to take advantage of all that our neighborhood offers. We have parks, fields and courts that are ideal for Spring activities.

With that in mind, I'd like to point out some of the activities that are in the works.

We're planning to clear vegetation from the small peninsula in the lake near the basketball court. We got an estimate in excess of \$2K to have the work done professionally, but we believe we can handle this ourselves with the help of **volunteers**. We're shooting for **Saturday, March 20th at 9:00 am**. Please email me at wothapresident@gmail.com if you can help.

We'll be having an Spring Egg-stravaganza at the Champions Path Park on March 27th. Look for details here in the newsletter.

Speaking of volunteers, our HOA is primarily a volunteer organization, with some professional assistance from Victory Community Management. In order to keep our assessments under control, we need the assistance of our neighbors to support those events that keep our neighborhood special. Even if you can't volunteer for a long-term position, please consider helping with some of the individual events, such as the ones listed above. Our thanks to Andrea Reichwald for stepping up to run the Spring Egg-stravaganza.

For many of us, this Winter has been particularly long, so we're eager to get outside. As we venture out, we need to keep our neighbors in mind. Here are a few things to think about:

The neighborhood has many kids out playing and riding bikes. Unfortunately, they are not always aware of traffic. Please watch your speed while driving through our streets. I can't tell you how many times I've seen folks hurrying through the neighborhood, young and old alike. Neighborhood streets are not the place to make up time if you're running late.

Remember that our facilities are open to all of our members. We do not allow exclusive reservation of our facilities, with the exception of the picnic area in the park (reservation form is available on the Woods of Tabb web site). Please be mindful of others when using common facilities to ensure that our residents all get to share in our facilities fairly.

I look forward to seeing all of you around the neighborhood!

Sincerely,
Angus McNeil, President, Woods of Tabb Homes Association

The next Board meeting is at 7:00 on April 12th 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 — COVENANTS COMPLIANCE INSPECTIONS

Spring is almost here! It's hard to believe it has come back around...and we're still wearing masks! I hope you and yours have remained healthy and safe through these unprecedented times. Spring also means Covenants Compliance inspections are beginning again. The Board has a legal duty to uphold the rules and restrictions of the HOA as one of the methods of maintaining property values in the neighborhood. Help ensure your neighborhood remains an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home (that could be you!).

So, get out and take a look at your property from the street. Do you still have leaves piled up or branches strewn about that need to be removed? Is there mold on your siding or moss growing on your shed? Does repainting your trim, porch railings or gable vents need to go on your "to do" list? Check your mailbox—is the post leaning or in need of a fresh coat of paint? Now is the time to do some cleaning up so when the spring flowers start blooming THEY are the focal point of your yard and not some other overlooked exterior maintenance item.

Please see the Property Inspection Checklist included with this newsletter for the full list of items subject to the association's rules and restrictions. If you have any questions about the WOTHA Covenants Compliance Program, please do not hesitate to reach out to me.

Sarah Knaub

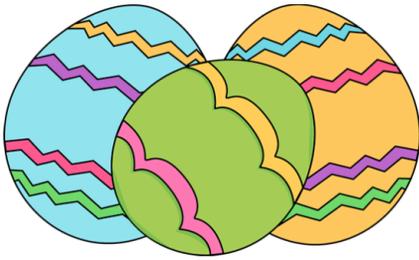
WoTHA Community Association Manager
Victory Community Management, Inc.
757.593.0166 | VictoryComMgt@gmail.com



Woods of Tabb Homes Association Property Inspection Checklist

Covenants Compliance inspections are conducted from outside the home, usually from the street. The intent is to ensure the house and property meet the maintenance, appearance, and Architectural Review guidelines established in the WOTHA Declaration, Article VI and the Bylaws, Article XV. The following are common items/areas to be checked:

1	Is the exterior (e.g., siding, window frames, trim) of the home or any other structure free of mold, mildew, or noticeable damage (cracked or melted siding)?	
2	Is the chimney cap or other exterior metal fixtures (e.g. vent caps) free of rust and in good condition?	
3	Is the mailbox and post in good condition and meet criteria in Article XV, Section 5?	
4	Are exterior handrails (incl. porch rails, if installed) in good condition and appearance?	
5	Is driveway free of large oil stains or grass growing between segments?	
6	Are rain gutters (if installed) in good appearance and free of growing plants?	
7	Are window shutters (if installed) in good condition and appearance?	
8	Is the roof free of large patches of mildew or stain?	
9	Is the house free of window air conditioning units? (see Article XV, Section 9)	
10	Is the front to the house free of window awnings? (See Article XV, Section 6)	
11	Is the property free of rubbish, garbage, or other items that take away from the overall appearance of the property or pose a safety hazard?	
12	If a shed, fence, swing set, swimming pool, dog house/pen and/or home addition has been installed, do they meet the criteria in Article XV? (If not, has an exemption been approved by the ARC?)	
13	If a deck, porch, or screen porch has been installed, is it in good condition, appearance, and free of safety hazards?	
14	Are window trim, attic vents, and/or wood trim in good condition (e.g., no rotten wood, peeling paint)?	
15	Are all vehicles (cars, boats, trailers, etc.) parked in accordance with Article XV, Section 15?	
16	Are the yard, flower bed(s), trees, and curb area maintained in good condition and appearance (e.g., grass cut, weeds cleared, bushes trimmed)?	



SPRING EGG-STRAVAGANZA

Egg Hunt Fun: Egg hunt sectioned off by age groups; games and activities

For: Event is open to Woods of Tabb children only

Date: Saturday 27 March**

Time: 2:00pm -3:30pm

Location: Champions Path Park

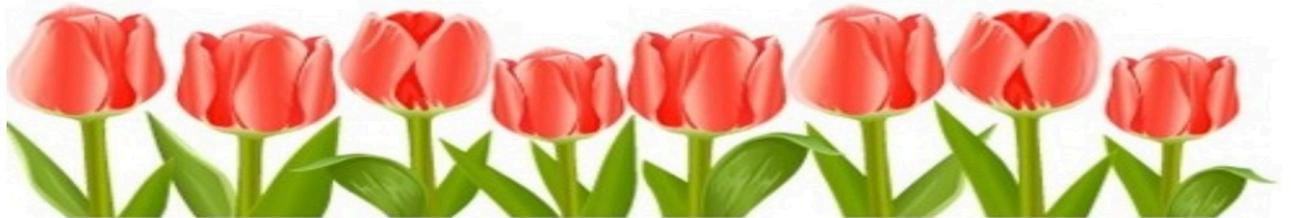
If interested, please:

Register your children by emailing Andrea at kimmer33@gmail.com with their names and ages no later than 19 March

Drop off 12 plastic eggs (per child participating) stuffed with wrapped candy between 11:00am and 12:00pm on 27 Mar

Bring a basket or bag for each child attending

Important: All attendees must observe current VA-mandated COVID-19 measures (masks, social distancing, if ill please stay home...).



** Rain date will be 3 Apr

-Volunteers needed to hide eggs, run games and help cleaning up. Contact Andrea if willing to help.



What's the latest trend in the market so far this year? As many realtors who were in the industry in 2005 have told me, they are seeing a repeat in terms of multiple offers, buyers waiving home inspections and repairs, buyers will pay over the asking price (and in some cases over appraised price) just to compete with other potential buyers. Sellers are happy—they are dominating the market and commanding price and terms of sale. Buyers on the other hand, are somewhat frustrated that they are competing and losing out if their offer is not strong enough since there is still a huge shortage of inventory to choose from.

Is now a good time to sell my house? The answer is a resounding YES! I've never seen the market move so fast in the nine years I've been in real estate. Many homeowners have had the ability to ride out the recession of the housing market and are positioned well in terms of equity in their homes so it puts you in a favorable position in this seller's market. Also, if you are planning to buy a new home, you have leverage to put the proceeds of the sale of your home into another one especially when you are competing in a multiple offer situation.

What's the average days on market for Woods of Tabb in 2021? Only one home has closed since the beginning of the year and it was only on the market for 2 days, had multiple offers, and sold for \$5,000 over the original asking price. That's the beauty of this market, the competition is driving up the sales prices which will net you more as you position yourself to sell.

How long will this trend last? Who knows...As long as the interest rates stay low, buyers have a lot of buying power and want to buy since it's cheaper to buy than to rent. Also, if the inventory shortage continues, there will still be competition for the homes on the market. It is still unlikely that a flood of homes coming on the market will hugely impact the price and fluidity of the market this spring but as more homes go on the market there could be a flattening of the market for sellers.

What should I be doing now to prepare my home for selling this spring? Now that the weather has finally warmed up it's a great time to spruce up the curb appeal of your home. Rake and mulch the garden beds, prune/trim trees and bushes and power wash your home. First impressions truly do make a difference. Now is the time to clean inside your home as well. I have written a guide that can help you prepare your home. Call or email me and I'll send you a copy.

What's the first step in selling my home? Call me for a free home evaluation and market analysis. I can tell you the historical trends in Woods of Tabb as well as give you an accurate assessment of what your home will sell for in this spring market. Give me a call today!



📞 757-746-0606

✉️ angiejoseph@lizmoore.com



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Woods of Tabb New Residents

Sara Gentiline

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



With the arrival of Spring also comes the Woods of Tabb Yard of the Month recognition program. Starting in March, our Beautification Committee volunteers will walk the neighborhood throughout the month and select one neighbor's yard that clearly represents the best of the best. We strive to recognize hard work and creativity in determining the winners. In the end, we all win through a little friendly competition amongst neighbors that improves the overall Committee efforts.

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.



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

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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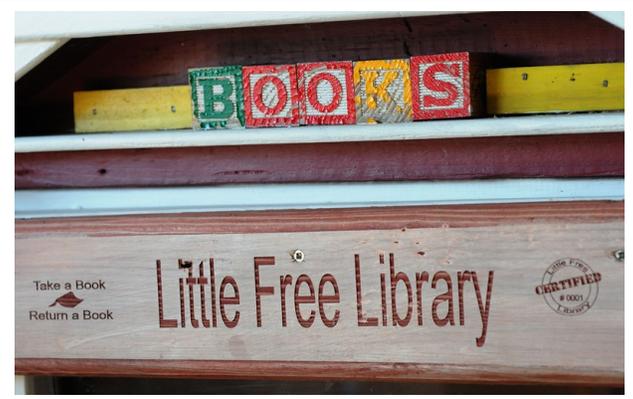
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