



### From the Board

Fellow WOT Residents,

**November 2020**

The Annual General Meeting (AGM) went off without a hitch on the 9<sup>th</sup> via Zoom on-line. The slides will be posted on our web site, [woodsoftabb.org](http://woodsoftabb.org). The three new Board members elected are Angus McNeil, Michael Laborte and Walter Rader. They will take their positions at the Dec. 14 Board meeting, replacing Bonnie Woltman, Linette Kirby and myself. Be sure to watch for neighborhood announcements in the bi-monthly Newsletters and at [woodsoftabb.org](http://woodsoftabb.org). The Board needs volunteers for Committee and Block Captain positions. Please submit your name to any Board member who will answer any questions you may have.

### **Highlights from 2020:**

- ◆ Landscaping projects (tree care, new rip rap in park)
- ◆ Electrical projects (watch lights now work)
- ◆ Playground inspection & maintenance (pressure washing, minor repairs)
- ◆ Lakes (equipment repair/maintenance), (chemical treatment contract)
- ◆ Social – luminaries & park library
- ◆ Professional Reserve study (first ever)
- ◆ New pet waste contract
- ◆ Neighborhood garage sale - 24 Oct.

### **Future Projects:**

- ◆ Adjustments to playground (recommendations in the playground inspection report)
- ◆ Repairs to the BMP outflow and inlet areas
- ◆ Maintenance to the Wayne Lake outflow “island”
- ◆ Clean & repaint signs and entrance monuments
- ◆ Refresh stone pathways to tennis court & soccer field
- ◆ Neighborhood yard sales in May and Sept.
- ◆ Update Resident Directory

The Board appreciates and applauds everyone’s efforts to maintain our safe, friendly, and healthy neighborhood. And my new heart-felt thanks to the Board and volunteers who supported our efforts the last two years while I was President: Craig and Amy Nickol, Bonnie Woltman,, Linette and Jim Kirby, Michael Case, Walter Rader, David and Randy Pine, Bibi Laborte, Jen McNeil, Kristen and Patrick McManus, Doug King and our many other volunteers. A special shout out to Sarah Knaub, site manager, who provided professional advice and effort above and beyond her contract.

Thank you all, Ron DeWitt, WOTHA President (until 14 December)

**The next Board meeting is at 7:00 on December 14th and is an on-line meeting.**

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.

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](http://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](http://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.

## **Excerpts from Tom Sheppard's Update to residents of the 5<sup>th</sup> District:**

### **Road maintenance and major ditch work:**

a. Wythe Creek Farms and Running Man Path - The contract work being done on the path between the two areas is designed to bring the entire right of way into the VDOT Secondary Road System. Originally, the right of way was to be a street connection. Due to requests from the neighborhood the right of way was restricted for use as a bike/walking path and emergency vehicles only. The original path created by the developer was not built to VDOT road standards. The work that is being done now will correct the situation. The turnaround area will be extended eight feet into the path so that larger vehicles can turnaround. The crepe myrtles will be replaced with new one. New signage will be installed to clarify that the path is not a cut through. The area will receive a new overlay of asphalt.

b. Kiskiack Turn in Running Man – This street leads to the new 14-unit subdivision called Tequesta Village. As we expected, Kiskiack Turn did not hold up well under all the heavy construction traffic and as a result the residents were living with some pretty rough road conditions. None of the attempts to patch the street worked. Finally the DOT Resident Manager in W-burg required the developer to do a curb to curb patching. The street is now in much better shape. However, I anticipate that when the streets are finished in Tequesta Village, Kiskiack will need to be completely repaved.

c. Meadowlake Farms – The stormwater ditch repair behind the homes on Kyle Circle is still ongoing. The ditch is about six feet deep and runs to the large lake in Woodlake Crossing. The project was originally estimated to cost around \$40,000. Unfortunately, the first repair work did not hold up due to the sandy soil composition. The revised estimated cost now stands at approximately \$150,000. The current effort includes the installation of Flexmat, which is a mat composed of netting interwoven with concrete blocks. If the weather stays good, the project should be completed in three to four weeks.

d. Hampton Highway - Estimated completion date for the bridge repair and replacement is Dec. 2020.

e. Wythe Creek Bridge - The project to widen and elevate the bridge between the cities of Poquoson and Hampton was rescoped and is now back on track. The project will include a traffic light at the intersection of Carys Chapel Road and Wythe Creek. The project should go to bid in about six months.

**Recycling and trash-** Just as a reminder, not all #1 and #2 plastics are recyclable. If the plastic container does not have a neck, it is not recyclable. Aerosol cans and any paper product that have been in contact with food are not recyclable. Do not crush cans. If you do, the real-time camera used in sorting recyclables will identify the crushed cans as paper. Metals found in the paper bins at the factory are discarded as trash, which is a very expensive way to dump trash. Finally, if you want to keep the trash down in your neighborhood, please put your trash in a bag before putting it in the trash bin. Light and loose items such as paper, plastic bags, and Styrofoam will often blow free during the weekly trash collection process.



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# MANAGER'S MINUTE —

## PARKING IN THE NEIGHBORHOOD (UPDATE)

In your July newsletter I encouraged you to take a look at York County Code Section 15-48. This section of the Code prohibits the parking of trailers, boats, campers and mobile equipment of certain sizes in specific residential areas of York County. Already listed in this section are Running Man, Sherwood Forest, Tabb Meadows, The Greenlands, Woodlake Crossing, Wythe Creek Farms, Yorkshire Downs, etc. You were asked to contact WOTHA President Ron DeWitt if you had any feedback that might influence the board's decision to request having the Woods of Tabb added to this regulation.

Having received no feedback from any residents of the neighborhood, in August the board formally requested that the Woods of Tabb be listed in Section 15-48 of the York County Code. Over the next few months, the County's Department of Planning and Development Services studied the request and made a recommendation to County Administrator, Mr. Neil Morgan. On October 21, 2020, Mr. Morgan sent a memorandum to the York County Board of Supervisors recommending that they authorize a public hearing and formally consider approving your request. We are hopeful that the public hearing will be held at a Board of Supervisors meeting in January of 2021.

The text of Section 15-48 can be found at <https://www.ecode360.com/35434883>. Scroll down to "(c) Parking of certain classifications of vehicles in certain designated areas." If you have any questions, please do not hesitate to contact me or to use the Contact Us form found on your website, [www.WoodsOfTabb.org](http://www.WoodsOfTabb.org).

*Sarah Knaub*

WoTHA Community Association Manager  
Victory Community Management, Inc.  
757.593.0166 | [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)







## **Woods of Tabb New Residents**

Sami Abdelmalak & Hanan Tawadros

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.

### **Little Free Library.**

A "Little Free Library" has been installed near the playground at the Champion's Path Park. This project was completed by the WOT Beautification committee. The library will be a place to share both adult and children's books within our community! Be sure to also check out the really creative and unique rocks that kids (or maybe even adults!) have created to share joy with others. They are a fun addition to the WOT Little Free Library. A Little Free Library is a free book-sharing box where anyone may take a book or share a book. They function on the honor system. You do not need to share a book in order to take one. We have recently had some vandalism of signs and playground equipment, so this is a great time to reinforce with your kids and teens good stewardship of our neighborhood.



We are in need of a block captain, and a social committee and a welcoming committee chairperson.

Remember that Woods of Tabb operates as a **VOLUNTEER**

# VOLUNTEERS NEEDED FOR LUMINARIES

On **Sunday, December 12 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.





### **What trends are you seeing in the market this fall?**

The good news is that the interest rates are still low so buyers are capitalizing on their buying power with the low rates. I'm still seeing an influx of buyers who want to get into a new home by the holidays and agents are still busy. We are continuing to experience low inventory on the Peninsula. As a homeowner, it is still a great time to sell! As of the first week of November, there were 130 homes listed across the peninsula and 165 under contract (according to VPAR)\* which means there is still a lack of inventory.

### **What are the local and national trends in home sales?**

After a sluggish spring market due to COVID, the market has bounced back over the past two quarters. According to the National Association of Realtors (NAR), nationally sales are up over 18% from last year and the average sales price has increased by 14%. Additionally, there was a sense of urgency for buyers to find multi-generational homes so that they could be closer to family and a sense of immediacy to get a home listed and sold to move. Also, an all-time high percentage of people started their search online (97%) and then used a realtor after narrowing their search. Another trend was that agents were their "eyes" to preview a home and make recommendations to a buyer who, in many cases, would purchase it sight unseen.

### **What does Liz Moore & Associates do to help the military in their transitions/moves?**

Our company has a strong presence and passion to support our military active duty members and veterans during the home buying/selling process. We offer a rebate at closing to them as a thank you for using our agents to help them buy/sell a home. Also, we support local non-profits through various fundraising activities and most recently donated \$600 to Veterans Pathways House in Williamsburg.

### **What's the overall trend in Woods of Tabb?**

There have been 12 homes sold so far in 2020 and 3 under contract pending the sale. The average number of days on the market was 8 with a range of 1 day on the market up to 55. Six homes sold over the list price, one under list price, and five at the listed price. Of the two listings I've had in WOT this year, both had multiple offers, were under contract in less than 4 days, and were sold above asking price.

Homes in York County are still in high demand. If you are thinking about selling, remember I am your "resident expert" and I'm available to give you a free market analysis on your home! Give me a call today!



📞 757-746-0606

✉️ [angiejoseph@lizmoore.com](mailto:angiejoseph@lizmoore.com)



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## Updating the last page of the newsletter!

The newsletter provides a space for residents to place FREE ads for their neighbors to see. However the ads are aging out. Baby sitters are getting married themselves, etc., so I would like to update the page. Please update your current ads, or anyone can send me a new one so I can have a fresh page. This includes the 3 sales ads which will be deleted unless I am instructed otherwise. Email your response to [dpine2222@gmail.com](mailto:dpine2222@gmail.com). The next newsletter will be in January.



## **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](mailto: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.

**800-367-7623**

**<https://my.vdot.virginia.gov>**

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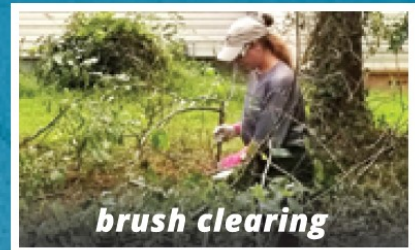
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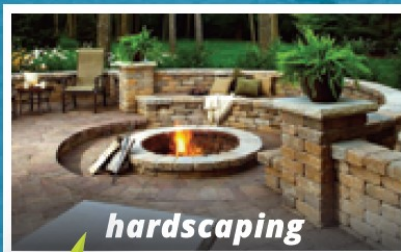
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## ***Neighborhood Information – David Pine - Editor***

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](mailto: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: [Artladykaren8@gmail.com](mailto:Artladykaren8@gmail.com)

**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:

Please see NextDoor version for contact details.

### **Pet Sitting**

Please see NextDoor version for contact details.

### **Baby Sitting**

Please see NextDoor version for contact details.

### **Lawn Care Services Available:**

Please see NextDoor version for contact details.