



From the Board

Fellow Woods Of Tabb Neighbors,

January 2021

As we bid goodbye (and good riddance?) to 2020, we say hello to 2021 and the hope of better times ahead. We look forward to life returning to normal. With the new year comes a new WOTHA board, with 3 new board members, including me. I'm Angus McNeil, and I am not only new to the board, but I'm the new WOTHA president. I'm humbled to be asked to serve in this way, and I pledge to do my best for our neighborhood.

A little about me: I'm 63, a recent retiree after over 30 years of civilian service to the Navy. I have a Finance background, ending my career as the Comptroller for the Navy Munitions Command (at the Naval Weapon Station Yorktown). I live at the corner of Champions Path and Terrys Run with my wife Jen and our 2 dogs (yes, they bark when you walk by – sorry!). We have 4 adult children, luckily all within driving distance. I have lived in Woods of Tabb since 2006.

Also new to the board are Michael Laborte and Walter Rader. Mike is the Secretary this year and Walt is the Treasurer. Continuing on the board are Michael Case (this year's Vice President) and Craig Nickol (Member-at-Large). Their prior knowledge of the board's work will be invaluable as we transition to the new board membership.

The board bids farewell to Ron DeWitt (outgoing president), Bonnie Woltman (outgoing Secretary), and Lynette Kirby (Member-at-Large). They have all worked exceptionally hard to keeping Woods of Tabb the exceptional neighborhood that it is, and I am very grateful for their service to our community.

As a retired Finance guy, I've been interested in how our association is financed and what our assessments cover. I'm still learning, but here are a couple of things I've learned:

We have assistance in running our association from Victory Community Management. Ms. Sarah Knaub helps us in a variety of ways, providing continuity to the association's operations and educating board members (including me) on the ever-increasing legal landscape that governs how homeowners' associations are run. Yes, we pay for her services, but they are very reasonable, and her knowledge & advice help us avoid potential litigation that could be far more costly.

Fun fact: The original HOA assessments in 1992 were \$240/year. With normal inflation, those assessments would be about \$450 today. I'm sure all of you have recently received your assessment letters and have seen that this year's assessment is \$337. In effect, your association has worked hard over the years to keep costs down while maintaining a neighborhood that I believe ranks with the best in the area.

I'll try to share more in future newsletters as I get smarter. OK, my wife may consider that a tall order, but I'll try to get smarter.

For those I have not yet met, I look forward to the opportunity to get to know each of you sometime in the coming year. Hopefully the pandemic will fade as the year progresses and we can resume social events where we can gather together.

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

The next Board meeting is at 7:00 on February 8th 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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Angie's list

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MANAGER'S MINUTE —

YCC §15-48 IS IN EFFECT!

Happy New Year! I hope this finds you safe, healthy and that your 2021 is off to a great start.

On December 15, 2020, a public hearing was held by the York County Board of Supervisors to solicit input about an amendment to add the Woods of Tabb to the list of neighborhoods listed in York County Code Section 15-48. As I explained in several newsletters last year, being included in Section 15-48 makes it a violation of York County Code to park certain vehicles such as large commercial vehicles, construction equipment, tractor trailers/semi-trailers, towing or recovery vehicles, RVs, motorhomes and large boat trailers on the street in the Woods of Tabb. 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.”

Several homeowners called in to the virtual meeting to lend their support for the amendment; no one called in to voice any objection. After the public hearing, the Board of Supervisors voted unanimously to add the Woods of Tabb to the neighborhoods listed in Section 15-48. The County has placed signs alerting drivers to these new restrictions on existing poles just inside each of your three entrances.

Parking any of these types of vehicles on your streets is already prohibited by the Association’s governing documents. Everyone was provided a copy of the documents prior to closing on your home. If you need a copy of any of the documents they can be found on your website, www.WoodsOfTabb.org.

Enforcement of vehicle parking regulations will continue to be initiated through the WOTHA covenants compliance process. Continued parking of a prohibited vehicle may then necessitate enforcement through the County, which is initiated through the Sheriff’s Office.

Thank you for your assistance in continuing to place a high priority on pedestrian and vehicular safety. The proper parking of vehicles helps protect and preserve the beautiful residential nature of your neighborhood.

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



TSP starting our WOTHA a playground improvement project

Visit your
playground and
see what has been
done!





Woods of Tabb New **Residents**

Thor & Katlyn Stensrud
Andrew & Jessie Garnett

Welcome Neighbors! 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.



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**

Envirowash Special — \$200



Envirowash is offering your neighborhood a special rate on their house washing service again this year. Their online special right now is a complete exterior soft-wash for \$250, but *anyone from the neighborhood who calls to schedule this service before March 1 will get it for \$200!* This includes a one-year guarantee on the service. Envirowash uses only soft wash techniques and environmentally sustainable cleaners.

Other services that Envirowash offers, including roof and window cleaning, require them to come to your house to give you a quote, but they will give you a "Woods of Tabb" discount on them, as well. Check out their website, Envirowash.com, for more information about the services they offer and the processes they use.

If you are interested, call the Envirowash office at (757) 599-3164 to set up an appointment or to ask for a quote. Tell them that you are a resident of the Woods of Tabb and would like the special "Neighborhood Rate." Remember that you need to call before March 1 because that is the start of their busy season.

Let me know if you have any questions!

Sarah Knaub
WOTHA Community Association Manager



How did WOT finish 2020 with regard to home sales?

Woods of Tabb homes sales for 2020 was a huge bright spot in an otherwise not so good year. There were a total of 16 homes that sold last year and the average sales price was \$449500.* Most notably, every home sold above its assessed value with a range of \$2600 up to \$73,500. It's clear to me that a home that has been updated and is in great condition will sell far above its assessed value.

What was the overall market performance on the Peninsula?

According to the Real Estate Information Network (REIN), the housing market remained strong through the end of December 2020 and there are no signs of it slowing down in the new year. Across the peninsula, pending sales were up 41% over 2019 and settled sales increased by 31.7%. Finally, the median sales price rose 11.8% (up to \$274,900 compared to \$246,000 the previous year).

What's your predictions for home sales in 2021?

I believe that 2021 will be the BEST year yet for home sales. Prices and sales are up while mortgage rates and inventory are extremely low so this may be the best time to sell a home over years past. Inventory declined in the past year and was down 40.5% from 2019 which has resulted in frustration from buyers looking for new homes without much to choose from. This scenario is allowing sellers to command price and better negotiate closing costs. Bidding wars have occurred and the result is that the seller can choose the best offer and negotiate terms that will work best for their personal situation.

How can I stay abreast of what's going on with home sales in Woods of Tabb? Do you want to see what's selling in our neighborhood?

I'm happy to put you on my free "first to know" email list...just send me your email address today...there's no obligation to be "in the know"!

If you—or someone you know—has been thinking about making a move, give me a call and let's discuss to see if the timing is right for you to enter the real estate marketplace. Timing is everything in this market. Give me a call today!

*According to the Real Estate Information Network (REIN).

A portrait of Angie Joseph, a woman with short blonde hair, smiling. To her right is her professional logo. The logo features the word "Angie" in a large, stylized red font with a blue bird graphic integrated into the letter "A". Below "Angie" is the name "JOSEPH" in a smaller, bold black font. Underneath "JOSEPH" is a horizontal bar containing the text "RETIRED COLONEL | REALTOR" and "MILITARY RELOCATION PROFESSIONAL". Below the bar, the words "Commitment. Professionalism. Dedication." are written in a smaller font. At the bottom of the logo, it says "Download my app".

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lizmoore.com/angiejoseph

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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.
dpine2222@gmail.com.

I will delete the last page of this newsletter starting with the March issue unless I hear from people that they want it to remain. I haven't heard from anyone yet.

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



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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>



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: 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.

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.

If you are a home owner in Woods of Tabb and would like a copy of the current Treasurer's Report, please contact Sarah Knaub at victorycommgt@gmail.com.