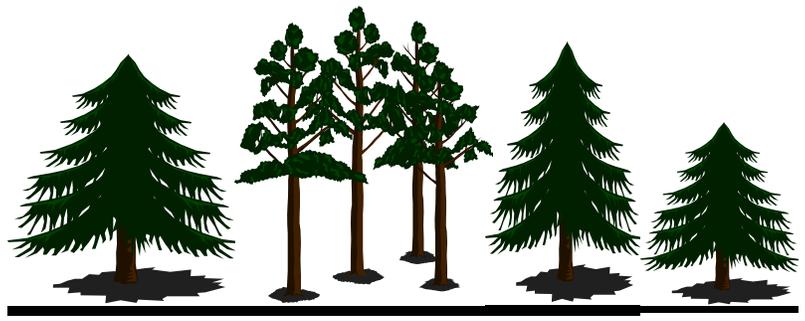


THE Woods OF Tabb



From the Board

Fellow Woods Of Tabb Neighbors,

November 2021

As 2021 comes to a close, we look forward to the upcoming holidays with family and friends, and we look with hope to 2022. With the new year, we see many changes ahead for the WOTHA board and our property management team.

We say goodbye to Sarah Knaub of Victory Community Management as our property manager. Sarah has been invaluable in advising us on the many regulatory issues surrounding HOA management, and she has been by our side helping us keep Woods of Tabb as a great place to live. Sarah has many neighborhoods that she supports, and she feels it best to cull that list to ensure that she has sufficient time to adequately support those remaining neighborhoods. We wish her well. We are actively working on a replacement property management company, and we will let you know when we complete the process.

We also say goodbye to 2 board members, Craig Nickol and Michael Case. Both are completing their current 3-year terms. Both have provided invaluable knowledge to the board, and their insights will be sorely missed. Thanks Craig and Michael!

We welcome 2 new board members, Jim Kirby and Kristin McManus. Both have served on the WOTHA board before, and we welcome the history and knowledge that they bring. Welcome back Jim and Kristin!

We recently held our Annual General Meeting (AGM) via zoom. It was a great opportunity to share our accomplishments over the past year and to present our plans for 2022. We experienced significant cost increases in 2021, and in order to cover these expenses, we are proposing an increase in the annual assessments to \$359. We did not come to this position lightly; rather, we believe this is the minimum amount necessary to keep our neighborhood properly maintained and financially stable.

In October, we conducted our first-ever Community Day! We hope to make this a regular event, where neighbors come out to take care of small, one-time jobs that save the neighborhood significant money and keep it beautiful. These jobs would likely have cost a few thousand dollars if contracted. Below is the list of jobs we accomplished this fall:

- Replenished gravel at tennis court and soccer field entrances
- Painted wooden sign posts (speed limit and stop signs)
- Trimmed trees at park
- Replaced riprap around the pipes between Kenny and Wayne Lakes
- Filled holes near Champions Path entrance

2021 saw the “rebirth” of the WOTHA Social Committee, led by Donna Victorio. Donna has joined with several neighbors to host several events this year, including the recent movies in the park and the Fall Scavenger Hunt. Thanks to the entire committee for helping to make Woods of Tabb the great neighborhood that it is. We look forward to seeing what the Committee has in store for us in 2022!

In the meantime, we’re getting ready for our annual community celebration of light, our Luminaries! Our thanks to Amy Nickol & Bonnie Woltman for leading this event. We hope to see folks out at Champions Park on December 5th at 1pm to build and distribute the luminary packages, and we hope those that can will display their luminaries on Christmas Eve.

If you have ideas that would benefit our neighborhood, please share them. I would be happy to discuss any neighborhood subject. I walk much of the neighborhood daily, so feel free to stop me if you have questions, or you can email me at WOTHApresident@gmail.com.

I pray that your holidays are filled with peace and joy, and I look forward to seeing you in the coming year.

Angus McNeil
President, Woods of Tabb Homeowners Association

Next meeting is December 6th and is an on-line meeting.



Woods of Tabb New Residents

Ryan Dutton and Andrea Avalos
Ms Tahara Johnson & Timothy Johnson
Steve and Katie Mehr

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 labvafaf@icloud.com.

We are so grateful for all of our Block Captain volunteers who help us welcome our new neighbors. So far, in 2020 we have welcomed over 25 new neighbors and hope they are enjoying living in our wonderful neighborhood.

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 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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VOLUNTEERS NEEDED FOR LUMINARIES

On **Sunday, December 5 starting at 1:00pm** 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. (Our rain date will be December 12 at 1:00pm.)

Our Luminary Event will be held Christmas Eve, December 24 at dusk. The rain date is Christmas Day, Dec. 25.



MANAGER'S MINUTE — FAREWELL!

Dear Woods of Tabb Residents,

I am writing this edition of the Manager's Minute to let you know that my last day as your Community Association Manager will be December 31. It's been a pleasure working with you over the last three years. I have enjoyed my time in your beautiful community and getting to know you.

Between now and the end of the year I will be working to assist in the transition and to tie up any loose ends. Please do not hesitate to reach out to me if you have any questions or concerns—I'm still here doing all my usual jobs until the end of the year.

I wish you and yours a very happy Thanksgiving. Stay safe!

All the best,

Sarah Knaub

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



Envirowash Special — \$200

Envirowash is again offering your neighborhood a special rate on their house washing service. Their online special right now is an exterior house wash for \$275, 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.

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.



How did Woods of Tabb do in terms of sales during the crazy summer market?

WOW! Woods of Tabb has had a fabulous year in terms of home sales! Currently, there are 12 homes that have sold over the past year and two more pending a sale. The average days on market was 13 and every home, with the exception of one, sold over the asking price. The number of days on market ranged from 2-58 days. For the homes that sold over asking price, the average was \$15,373.

Another interesting tidbit was the timing of home sales with regard to getting over the asking price so I did some analysis of that and here’s what I found:

<u>Month</u>	<u># of sales</u>	<u>Amount over ask price</u>
March	1	\$5,000
April	2	\$7,250
May	2	\$18,500
June	1	\$18,000
July	3	\$14,633
August	2	\$5,050
September	1	\$10,100

What are we likely to see in the coming year?

Interest rates continue to be low so that will encourage buyers to buy a home while rates are low. That, coupled with historically low inventory rates assures a continued seller’s market in the near term. Right now the months supply of inventory* is 1.8 both in York County as well as across the peninsula. We need more inventory—the buyers are out there! Call me for your free market analysis and let’s see if it’s a good time for you to sell!

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



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BIG Announcement **BIG**

With 90% of our Woods of Tabb households as members of NEXTDOOR, the Board voted as of May 2019 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

Filtering NEXTDOOR

Want NEXTDOOR but feel that you are getting too much information about news from other neighborhoods! Or is the sheer quantity of info drowning out local messages. Did you know that you can filter NEXTDOOR news. You may not be aware that you can limit which neighborhoods you hear from. You can make a choice stay in the know for our neighborhood, but block or filter distant news. Here is how:

- Open NEXTDOOR Application
- Tap bottom right — More menu button
- Tap settings button
- Tap newsfeed
- Choose between “top posts” or “recent posts”
- Toggle between “Beyond” - “Nearby”

After 60 days you may need to renew choices



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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>