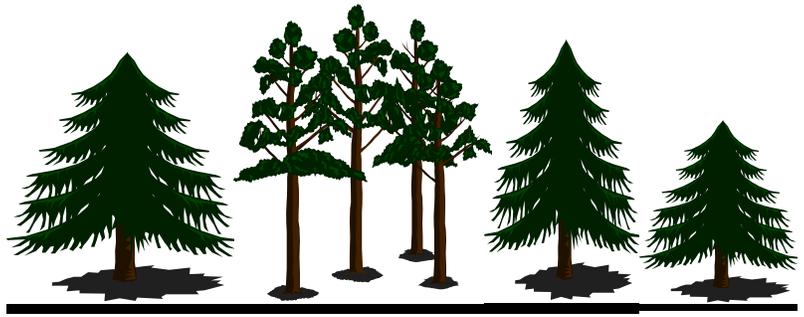




# THE Woods OF Tabb



**July 2020**

Fellow WOT Residents,

**From the Board**

We have entered the season of political activity and electioneering. Please remember our By-laws prohibit signs in yards with very few exceptions. We all thank you since we get so many “robo-calls”, both political and “cold call sales”. Let’s not have unwanted/unneeded visuals in our neighborhood.

I am sorry to mention that using bikes and skate-boards on the picnic tables in our park is deleterious to this equipment that we all pay to clean and repair. Please help us save these unnecessary costs. Also, as in most neighborhoods, commercial vehicles are not allowed to be parked/stored on our streets. Look for more specifics on our web site.

The Covid-19 pandemic continues, but some State-wide restrictions have been eased. Please continue to practice common sense safety and stay safe. Check the York County web site for more specific guidance on openings and restrictions.

We are conducting monthly Board meetings on-line. Residents may attend. Contact our site manager Sarah Knaub at Victory Mgt. for log on instructions. Also, watch for neighborhood announcements on Next Door and at woodsoftabb.org. We are still hopeful that we will be able to hold a neighborhood yard sale this fall, date to be determined.

Thankfully, “dog incidents” are down, but we still have concerns and ask owners to keep their dogs on leashes when out in the neighborhood, whether in the park, playground, walking path or soccer field areas. Dogs off leash can get, and have gotten, into altercations with other dogs, and may (have) scare or bite children or adults. We ask all owners to use leashes outside their fenced yards. Thank you for helping keep all of us safe.

Speaking of dogs, we have a new “pet waste” station at the Chris Slade entrance to the park area. Please do the right thing and use the several stations throughout the WOT to ensure we leave no free-ranging waste in our public areas or on neighbors’ lawns. Again, many thanks.

A list of items or projects requiring ARC approval is available on our web site or ask our site manager. Get ARC approval or advice before starting a project. All sheds/fences are not equal.

We have and expect more new residents this summer, please be proactive for your new neighbors. Introduce yourself and give them contact info for our Welcoming Committee (Bibi Laborte at [Labvafaf@icloud.com](mailto:Labvafaf@icloud.com)). Bibi welcomes any help delivering newcomer’s packets.

We always have room for more volunteers on all our Committees, with a commitment of only a few hours a year. Call or e-mail any Board member for more information or to volunteer.

Also, please keep the drains and drainage swales in our back yards clear as hurricanes and storms can be expected now through the fall. Also, standing water only helps mosquitoes breed. And we have enough mosquitoes already! York County is only responsible if not inside a fence.

The Board appreciates everyone’s efforts to keep our safe, friendly, and healthy neighborhood.

Thank you, Ron DeWitt, President, WOTHA

**The next Board meeting is at 7:00 on August 10th and is an on-line meeting.**

## WOTHA WEBSITE

[www.WoodsOfTabb.org](http://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](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](mailto:VictoryComMgt@gmail.com).



### ARC REQUEST REMINDER

As the spring and summer home improvement season gets going, remember that 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](http://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.

# MANAGER'S MINUTE —

## PARKING IN THE NEIGHBORHOOD

In response to continuing concern about the safety of the streets in Woods of Tabb, and to protect and preserve the public investment in your streets, the Board of Directors is considering submitting a request for your streets to be designated as subject to the restrictions of York County Code Section 15-48. Your Declaration already prohibits the parking of trailers, boats, campers and mobile equipment on the neighborhood's streets. Being included in Section 15-48 would make it a violation of County Code, in addition to a violation of the Association's governing documents, to park many of these same vehicles on the streets. Many similar neighborhoods are already on this list: Running Man, Sherwood Forest, Tabb Meadows, The Greenlands, Woodlake Crossing, Wythe Creek Farms, Yorkshire Downs, etc.

The Board is interested in feedback from homeowners about making this request. 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." Please submit any comments that you have through the Contact Us form on your website ([www.WoodsOfTabb.org](http://www.WoodsOfTabb.org)) or to Ron DeWitt at [WOTHAPresident@gmail.com](mailto:WOTHAPresident@gmail.com) by August 1.

*Sarah Knaub*

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

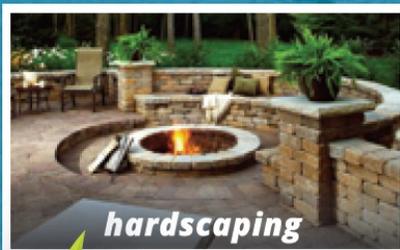


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**Ask Angie:**

**What trends are you seeing in the market right now?**

Stock market is on an upswing, Military moves are beginning again and there are active buyers out looking for homes. According to REIN (Real Estate Information Network) the inventory of active homes on the market is down 37.2% year-over-year in June. The biggest obstacle for a home buyer right now is lack of inventory. In addition to that, when they find a great home, they are experiencing multiple offers and get disappointed when they lose to the highest bidder.

**Is now a good time to list a home?** This year the market has been unpredictable with a downturn in April and May but has rebounded over the past six weeks. Normally, I would tell a homeowner to have their home on the market by March 1st to hit the spring market but this year is different. We are still short of inventory—the month’s supply of inventory in this region was 2.33 months in June which is a decline of 41% year over-year. Buyers are hungry to find good homes and lack of inventory is making the house hunting process very frustrating. I predict that homeowners are going to continue to list their homes and the August/September timeframe in which there is usually a downturn in sales will continue to be strong. There may not be a lull in the market this year. This is great news if you are planning to sell your home in the near future.

**Have home prices increased?**

Over the past year, we’ve seen an increase of 2.9% in median sales price and the average sales price in our region is \$262,599. All four homes listed in Woods of Tabb have sold at or above asking price.

**What’s the trend in Woods of Tabb?**

Four homes have sold so far this year in our neighborhood. Despite COVID, the number of days on the market averaged 7 and the average sales price was \$446,100. Currently there are four homes that are under contract and have an average days on the market of 18. The number of sales is down from previous years which averaged between 12-15.

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!

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## SIGNS...OF THE TIMES

From the Declaration of Covenants, Conditions and Restrictions of the Woods of Tabb, Article VI, Section 10:

*“No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, or a sign advertising the property for sale or rent of no more than three square feet, or a sign used by a builder to advertise the property during the construction*



### **Woods of Tabb New Residents**



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](mailto: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.

**Shortly we will begin updating our Woods of Tabb directory. Please give your information to our block captains when requested.**

When walking your dog in our parks, please make sure that they remain on their leash. This is a York County requirement and carries a fine for noncompliance.

Also it is a courtesy to those neighbors that are not comfortable with a strange dog approaching them, especially children using our playground equipment.

**Attention potential volunteers:**  
**The Welcoming Committee has two Block Captain Openings. Block Captains primarily welcome new residents to the neighborhood and provide a friendly first contact. It only takes a little bit of time. When a new resident moves in, WOT ensures we set a friendly tone. Please email Bibi Laborte**



**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>**



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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. 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

## A PET [FRIENDLY] REMINDER

From the Declaration of Covenants, Conditions and Restrictions of the Woods of Tabb, Article VI, Section 9:

*“No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other similar household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and do not constitute a nuisance to their neighbors.”*

