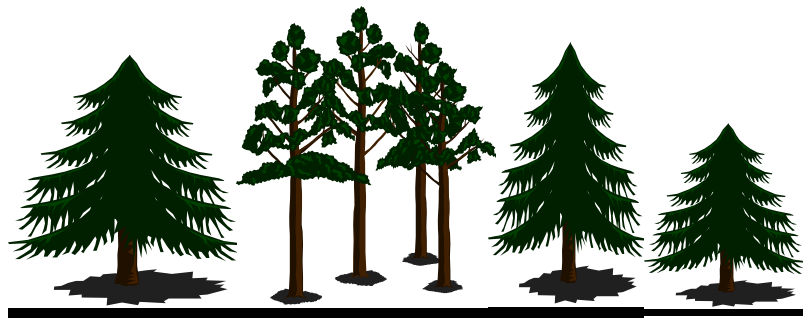


THE Woods OF Tabb



January 2022

Dear Woods of Tabb Neighbors,

Happy New Year to everyone! I hope this newsletter finds you and your families doing well during this challenging time of COVID-19. We can only hope that this virus's current surge is our last one and that everyone stays as safe as they can.

I'm not too sure that all of our neighbors read the November '21 WOTHA Newsletter and its BIG news regarding management of our community after talking to some people in the neighborhood. As Angus stated last newsletter, our relationship with Victory Community Management ended December 31st. The Board of Directors is actively seeking a replacement management company to service our community, but have asked for volunteers to serve key positions in the interim. The timeline is uncertain as we continue the search and ask for your patience in your engagements with the Board of Directors, Architectural Review Committee, Grounds Committee and Lakes Committee. Additionally, please continue your personal efforts in maintaining Woods of Tabb as a great place to live by maintaining our standards—we shouldn't need a management company to tell us things requiring corrections.

Regarding the newly appointed positions on the Board of Directors, I have taken over for Angus in the WOTHA President capacity and Kristin McManus has assumed the position of WOTHA Vice President. Angus is continuing on the Board as a Member-at-Large with Mike Laborte and Walter Rader continuing on in their positions. I do want to reiterate Angus' thank you to Craig Nickol and Michael Case for their dedicated service to our neighborhood.

At the December Board of Directors meeting we did our final review of the 2022 WOTHA Financial Budget and had to adjust the 2022 Annual Assessment to \$365 from the previously advertised \$359. This item was discussed at length and wasn't reached easily. Ultimately, we had to account for additional projected operating cost increases to include acquiring a new management company.

I would be remised if I didn't thank Bonnie Woltman and all the volunteers that help plan and coordinate this year's Christmas Luminaries. They battled through some supply chain issues and achieved success. Obviously this event wouldn't have been such a success without homeowner participation. Thank you to everyone that played a role in demonstrating our neighborhood's holiday spirit.

Lastly, we are looking forward to a much better year and wish everyone the best in the coming year.

Sincerely,
James "Jim" Kirby
President, Woods of Tabb Homes Association

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 request a package email us at wothainfo@gmail.com. If your agent is handling the Resale Disclosure Package request for you, please advise them to do the same.

**IMPORTANT
NOTICE**

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 the Association President @ wothapresident@gmail.com 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 Architectural Review Committee to discuss your project. The ARC 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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Our bimonthly newsletter is published on NEXTDOOR and our woodsoftabb.org website. A printed version is available, but only for those homes that notify the editor (ME) to tell me that they want a printed 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.

Editor

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.

Upcoming Events

- **York County Household Chemical Collection/Paper Shredding Events** Begin in March. Additional York County events are held in May, July, September and November. Visit the Waste Management Center website for full details.
- **Woods of Tabb Spring Community Yard Sale.** Planning is underway for our annual Spring Yard Sale and we are looking at April or May to conduct this event.
- **Woods of Tabb Community Day.** Following our recently successful Community Day, we are developing a plan for another one in the April timeframe.



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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>