

THE WINDS

August 2017 - The Voice of Twin Harbors POA

274 Valleyview Drive, Onalaska, Texas 77360-6011 936-646-2242

www.twinharborslakelivingston.com

twinharbors@eastex.net

ANNUAL MEETING EDITION ANNUAL MEETING TO BE HELD AT THE CLUBHOUSE SATURDAY, OCTOBER 21, 2017 - 10:00AM

**Coffee, donuts and kolaches will be available beginning at 9:00 AM.
Come early and mix and mingle with your fellow property owners.**

IMPORTANT ANNOUNCEMENT

Two Voting Actions for October 2017

All property owners are eligible to vote for all ballot initiatives presented for consideration at the annual meeting.

Voting for Twin Harbor Board Members

Five (5) candidates have filed to run for the Twin Harbors board. These candidates are (listed in alphabetical order) Chip Choate, Steve Eckert, Paul Laverty, Joseph Polizzi, and Debbie Tanner.

An official THPOA Board Member Ballot, which has been customized for each property owner, is enclosed with the August 2017 Winds and the September billing statement. All five (5) candidates are listed. You may vote for one (1) or up to four (4) candidates by placing a check mark or an X in the “yes” column adjacent to the name of the candidate. You do not have to vote for four (4) candidates but you may do so.

You must sign the ballot for the ballot to be valid.

Please place your completed Board Member Ballot in the enclosed pre-addressed envelope, affix the proper postage and mail. This special envelope is addressed to THPOA BALLOT BOX 2017, P. O. Box 1856, Onalaska, Texas 77360. Do not place payments in this envelope, as this will delay the processing of your payment.

Voting for Twin Harbors Special Assessment

Your board has recommended and approved a slight increase in the Special Assessment for 2017. The Special Assessment approved by the board is \$85.00 per improved lot per annum and \$60.00 per unimproved lot per annum. According to Twin Harbors by laws, the Special Assessment must be approved by a vote of property owners. This vote is scheduled for the October Annual Meeting.

An official THPOA Special Assessment Ballot, which has been customized for each property owner, is enclosed with the August 2017 Winds and the September billing statement. You may vote “yes” to approve the Special Assessment or “no” to disapprove the Special Assessment of \$85.00 per improved lot per annum and \$60.00 per unimproved lot per annum by placing a check mark or an X in the appropriate column adjacent to the Special Assessment information.

You must sign the ballot for the ballot to be valid.

Returning your Board Member & Special Assessment Ballots

Double check your ballots to make sure they have been properly completed and signed. After completing the Board Member Ballots and Special Assessment Ballots, place the ballots in the enclosed pre-addressed envelope marked “THPOA Ballot Box 2016”, affix the proper postage, and mail. Do not place payments in this envelope, as this will delay the processing of your payment.

This is very important so please pay attention. These ballots must be received by 4:30pm on Tuesday, October 17, 2017.

Ballots not signed cannot be counted and ballots not received on time cannot be counted.

The Board Member and Special Assessment Ballots will be collected by an Independent Vote Tabulator will hold the keys to the Twin Harbors special Post Office Box which is used only for voting purposes, P. O Box 1856. The Independent Vote Tabulator using a board supplied list of property owners will confirm that each ballot has been submitted by a property owner. An Independent Vote Tabulator is not a Twin Harbors property owner, not a relative to a Twin Harbors property owner within three generations, not a vendor to Twin Harbors, and not anyone who conducts any business with Twin Harbors. After the ballots have been collected, the ballots will be counted and the results will be

held in confidence until the results are announced by the Independent Vote Tabulator at the October 21, 2017 Annual Meeting.

PLEASE REMEMBER THAT NO BALLOTS WILL BE COLLECTED AND NO VOTE WILL BE TAKEN AT THE ANNUAL MEETING. RESULTS OF THE VOTING FOR BOARD CANDIDATES AND THE VOTING FOR THE SPECIAL ASSESSMENT WILL BE ANNOUNCED AT THE ANNUAL MEETING.

A Twin Harbors property owner may vote for Board Members and the Special Assessment via email. In your email type-in the following email address, voting@twinharborlakelivingston.com. Place "Annual Meeting Vote 2017" in the subject line. The email message must include the name of the Twin Harbors property owner, number of lots owned, the section, block, and lot number(s). List your selection for board members [remember property owners may vote for up to four (4) candidates] and indicate if you are voting yes or no on the Special Assessment ballot initiative.

In order to vote via email, you must register your intention to vote via email by contacting the board secretary two (2) days prior to voting. Send your registration to mchoate@z-bizfirst.com. State that you will be voting via email. The Secretary will confirm. All email votes will be collected by the Independent Vote Tabulator on Tuesday, October 17, 2017. The email votes and mail votes will be combined by the Independent Vote Tabulators, counted and the results will be held in confidence until the results are announced by the Vote Tabulator at the October 21, 2017 Annual Meeting. Final time and day for email voting is 4:30 PM on Tuesday, October 17, 2017.

In previous years, a proxy was utilized when a property owner could not attend the annual meeting. This year the voting procedures have changed and a proxy is no longer used.

If you need information or clarification concerning voting, please call chip choate 281-685-3920 or email chip at mchoate@z-bizfirst.com.

PLEASE REMEMBER THAT NO BALLOTS WILL BE COLLECTED AND NO VOTE WILL BE TAKEN AT THE ANNUAL MEETING.

Twin Harbors association needs your email address.

If you have an email address and have not previously furnished the email address to the association, please furnish the address to the association by emailing mchoate@z-bizfirst.com and place "THPOA Request" in the subject line. In the body of your email, include the name of the property owner(s) and the email address where correspondence should be sent. Section 209.0051, Subjection (f) (2) (B) of the Texas Residential Property Owners Protection Act states that "It is the owner's duty to keep an updated e-mail address with the property owners' association under Subsection (e) (2) (B)". Simply stated, if a property owner has an e-mail address, the property owner is

required to provide that email address to the property owners association and to keep that email address current.

If you do not have an email address, you may provide a written statement to the association stating that you do not have an email address; however, when you obtain an e-mail address, that email address will be made available to the association. You may not state that you do not wish to provide your email address to the association. Those property owners without an email address will continue to receive their association documents via regular mail.

Association News

Twin Harbors Roads

Stage one of Twin Harbors road repairs was initiated in August of 2014 and included Twin Harbors Drive, Whisperwood Drive from Twin Harbors Drive to Parkview Drive, Lakefront Drive, and Creek Drive.

The second stage of Twin Harbors road repairs was initiated in July 2016 and concluded in September 2016. Stage two (2) repaired the following Twin Harbors roads, Arrowhead Drive from FM 3186 to Valleyview Drive, Valleyview Drive from Arrowhead Drive to Harbor Drive, and Harbor Drive from Valleyview Drive to Twin Magnolia Drive.

Major road repair work is not planned for 2017.

As the board has discussed on previous occasions, the process of converting all of Twin Harbors roads to Polk County roads will be done in stages based on two factors. On an annual basis, Polk County commits the funding for roads and then determines which roads will receive funding. Over 50 subdivisions in Precinct 2 vie for road funding. The next factor is the availability of funds from Twin Harbors. Twin Harbors Special Assessments provide Twin Harbors the funds for road repair and maintenance. All monies collected via the Special Assessment are deposited in a Special Assessment Maintenance Account and are used entirely for Twin Harbors roads.

At the June 2017 board meeting your board approved the 2018 Special Assessment at \$85.00 per improved lot per annum and \$60.00 per unimproved lot per annum. Included in this packet is the Special Assessment Ballot whereby property owners may vote to approve or disapprove the Special Assessment. Each Twin Harbors property owner is entitled to one vote for each lot owned. If a property owner owns three (3) lots then that property owners gets three (3) votes. The ballot must be signed by the property owner in order for the vote(s) to be counted. The signed ballot should then be inserted in the enclosed envelope (reflecting a mailing address of P. O. Box 1856, Onalaska, Texas 77360), affix the proper postage and mail. The signed ballot must be received by 4:30pm on Tuesday, October 11, 2017 to be counted in the voting, The

signed ballot, placed in the enclosed envelope, may also be dropped off at the clubhouse office anytime before 4:30pm on Tuesday, October 17, 2016.

The board plans to continue the process of gradually bringing all of Twin Harbors roads into the Polk County Synch. Twin Harbors roads are the single largest expense of the association. A five year road plan was approved in 2015. The plan identifies which roads will be the next for repairs; however, the timing has not been determined.

The board feels that it will be at least 2018 and possibly 2019 before sufficient Special Assessment funds have been accumulated to authorize additional road repair work.

Without the Special Assessment, Twin Harbors will not have funds to repair and maintain our roads.

Better roads will bring in more homes and will assist in making our whole community more attractive.

THPOA Office Days and Hours

In 2014 the THPOA board announced new office days and hours. In 2015 the board modified the days and hours the office is open. THPOA office is now open on Friday and Saturday, from Noon to 5:00pm May through October. The office is open on Saturday from Noon to 5:00pm November through April.

Architectural Committee

Through July 31st, Michael Farr, 1st Architect, reports nineteen (19) building permits have been received and approved. Eighteen (18) permits were for home improvement projects and one (1) permit was for a new home. The new home is an owner occupied construction project.

Michael also reports that the Kubota tractor has been operated for two hundred twelve (212) hours and all required maintenance is current.

Complaints

Steve Eckert reports that the current year has produced more complaints than we normally receive. Twenty-seven (27) complaints have been received. Complaints range from yards which needed mowing, boats or trailers parked in front of the building line of a home or parked on the street, camping material left on a property, and dogs allowed to run loose. Letters were mailed to all property owners who were the subject of a complaint. Four (4) of the complaints remain outstanding and are in the process of being resolved.

Your board takes all complaints seriously. Please take precautions to maintain your property and obtain permits before projects are undertaken.

The board continues to receive many verbal complaints about dogs running loose and being a threat and nuisance to walkers, runners, and property owners enjoying their yards. The City of Onalaska has a leash law requiring dogs to be on a leash when outside of the yard of the property owner. In addition, the City of Onalaska has an ordinance limiting the maximum of four (4) dogs/cats in a household. If you see a dog running loose or if you know of a situation where a household keeps more than four (4) dogs/cats or to report a dog running loose, Call 936-646-5376.

Swimming Pool

The swimming pool is open Tuesday thru Sunday, 10:00 AM to 9:00 PM, May 1st through September 30th. The swimming pool is closed on Monday for routine maintenance and cleaning. Property owners are encouraged to take advantage of the pool. Please remember to sign in.

The Aqua Nuts, Twin Harbors aerobic exercise group, has announced a garage/yard sale to be held on Saturday, October 28, 2017 from 8:00 AM to 2:00 PM. Set up for the garage/yard sale will be Friday, October 27, 2017 from Noon to 4:00 PM. Contact Judy Jackson at grandmajudy@mac.com, Bonnie Laverty at blaverty@suddenlink.com, or Nita Uptegraph at 936-646-3136 if you would like to volunteer or if you need additional information. You may bring items for the garage/yard sale to the clubhouse on any Saturday from noon to 4:00pm. Items will be stored in the new storage building pending the sale.

On September 30th, the swimming pool will close for the year. The pool has been actively utilized by property owners and outsiders (not guests of property owners). Twin Harbors security patrol has found it necessary to ask swimmers, who have gained access to the pool using illegal keys, to surrender the keys and leave the property. In addition swimmers (the majority of which are believed to be non-property owners) have been caught smoking in the pool, eating and drinking in the pool, drinking beer in the clubhouse/pavilion area, and sun bathing in the nude.

The board has approved new security measures for the pool.

First, a new camera surveillance system has been purchased and installed. This is an eight (8) camera system that fully covers the swimming pool, pavilion, storage building, trailer/boat storage area, and parking area, 24/7.

Next, the board has approved replacing our present entrance method (key and lock) with an electronic entrance system. Instead of a key, property owners will use a fob to gain entrance. Unlike a key, the fob cannot be copied. The fob will also allow the association to restrict entrance to property owners who are current in the payment of association fees. This change has been delayed because of a problem with the manufacture of a new iron gate. Current property owners who have already paid for their swimming pool key will not be charged for a fob. New property owners will be

charged \$50.00 for their fob. All property owners will be notified when they may exchange their key for a fob.

Neighborhood Watch Committee

Property owners Barbara Dickens and Don LeRoux coordinate the Twin Harbors Neighborhood Watch Committee. Each of the five (5) sections of Twin Harbors have two designated block captains who work with property owners in their section to help monitor unusual activity. Polk County Sheriff Kenneth Hammack, Onalaska Police Chief Ron Gilbert, former Polk County Sheriff's Captain J. R. Jones, Onalaska Fire Chief Jay Stutts, and Onalaska Police Officer Ryan Vasquez have been guest speakers at the quarterly meeting of the Twin Harbors Neighborhood Watch Group.

The next meeting of the Twin Harbors Neighborhood Watch Committee will be held on Saturday, October 14, 2017, in the City of Onalaska conference room at 11:00am, immediately after the October board meeting. The meeting will last about an hour. This organization is very important to Twin Harbors and everyone is encouraged to attend and participate.

Other Association News

On Sunday, May 28th, Twin Harbors held its second annual Memorial Weekend Picnic. Hard working volunteers from the Neighborhood Watch coordinators and block captains, and volunteers from the Aqua-Nuts, and board members served hot dogs, hamburgers, chips, nachos, watermelon, cookies, lemonade, and iced tea to attendees. Over one hundred (100) property owners, guests, and children met in the waterfront lot adjacent to the main boat ramp. A special thanks is extended to Michael Farr, Steve Eckert, and Paul Laverty who cooked the hamburger patties and grilled the hot dogs at the home of Michael Farr prior to the picnic.

We received many favorable comments on the picnic and plans are already underway for another picnic next Memorial weekend. Thanks to everyone for all of your hard work.

April 2017, the board hosted its fifth annual Twin Harbors Heavy Trash Pick Up Day. The board thanks all of the board members and property owners who volunteered their time and trucks to pick up the heavy trash. Many favorable comments were received from property owners.

In 2015 the board approved the acquisition of a fully enclosed storage building for the new Kubota tractor. This year a storage building was constructed on one of the old tennis courts. This storage building is twenty (20) feet wide and fifty-one (51) feet in length, and the sides are eleven (11) feet in height. One overhead door and two 36X80 doors are included. Cost of the building is \$8,886.94. A wooded floor has been added to approximately one-third of the building and shelving has also been added. Board

member Michael Farr oversaw purchase of the building, construction of the building, and headed up the construction of the flooring and shelving.

Property owners should be especially attentive to look out for bicycle riders and golf carts on the streets of Twin Harbors. As a board we are all concerned for the health and well being of our property owners and are asking that everyone be very attentive when driving in Twin Harbors, observe the 25 MPH speed limit, drive in your lane, turn into your lane, and stop when the signs say STOP. Bicycle riders and drivers of golf carts must also drive in your lane, turn into your lane and stop when the signs say STOP.

Anyone using a copied key to enter the Clubhouse/pool area will immediately be removed. The property owner who has allowed their key to be copied will be permanently disallowed from all Twin Harbor amenities; including, but not limited to the clubhouse/swimming pool area and the boat ramp area.

Michael Farr oversaw the construction of fencing the boat ramp and green recreational area located on Waterfront Drive. Fencing became necessary because of damage inflicted on this area plus the increased use of the green recreational area by non-property owners. In addition to the fencing, new signage was erected.

The board finds it necessary to advise property owners that it is their responsibility to have dead trees on their property cut down. Over the past year, a number of dead trees have fallen on one of Twin Harbors roads and in one instance, a dead tree narrowly missed falling on a vehicle traveling on a Twin Harbors road. Be a responsible property owner and take construction action by having your dead trees cut down.