

THE WINDS

February 2017 - The Voice of Twin Harbors POA

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IMPORTANT ANNOUNCEMENT

If you have an e-mail address and have not previously furnished the e-mail 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 e-mail, include the name of the property owner(s) and the e-mail address where correspondence should be sent. Section 209.0051, Subsection (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 e-mail address to the property owners' association and to keep that e-mail address current.

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

Posting of Address on the front of Twin Harbors Home

The Polk County of Emergency Management has notified your Twin Harbors board that there are numerous houses in Twin Harbors that do not have their street address posted on the front of the house. Posting of the 911 address, (more commonly known as the street address) helps to quickly identify the proper house in the event of an emergency, plus federal law requires the 911 address to be posted on the front of each house.

Your Twin Harbors board is requesting that each home owner, place their 911 address on the front of their home.

Annual Meeting Review

The 2016 Twin Harbors Annual Meeting was held Saturday, October 15, 2016. Coffee, donuts and kolaches were served. It was an absolutely beautiful fall day and we were pleased to have thirty-eight (38) property owners attend the meeting.

The minutes for the October 10, 2015 Annual Meeting were approved.

Paul Laverty presented the Treasurer's Financial Report and the Budget for the fiscal year ending August 31, 2016. Paul answered questions presented by property owners. The Treasurer's Financial Report and 2016-2017 Budget were approved.

Bill Belcher reported that property owners use of Twin Harbors swimming pool reached over a thousand visits in 2015. This level of usage is a record. A problem occurred with algae, which was corrected by our pool maintenance company, Backyard Oasis.

Cliff Budd announced that for the fiscal year ending August 31, 2016, the board approved nineteen (19) home improvement projects, one (1) new home, and four (4) bulkhead replacements.

Chip Choate read a letter, prepared by an independent vote tabulator, which gave the results of voting for two issues. Issue number 1 was a ballot initiative to authorize a special assessment fee of \$75.00 per lot per annum for improved lots and a special assessment fee of \$55.00 per lot per annum for unimproved lots. Issue number 2 was the results of voting for board members.

By a vote of 158.4 YES to 90 NO, the ballot initiative to authorize a special assessment fee of \$75.00 per lot per annum for improved lots and a special assessment fee of \$55.00 per lot per annum for unimproved lots passed. The special assessment will be billed in early 2017.

The results of the voting for board members is described in the next paragraph.

Board Members

At the October 15, 2016 Annual Meeting results of the voting were announced. Four (4) board members for two (2) year terms and one board member was elected for a one year term. The board is comprised of eight (8) board members who each serve two (2) year terms. Board members elected to two year terms are Michael Farr (141.9 votes), Don Wolf (133.9 votes), Paige Street (101.8 votes), and Rick Garlock (90.5 votes). Joseph Polizzi (81.4 votes) was elected to a one year term.

After the annual meeting, the board met and elected officers for the year 2016 to 2017.

Board Members for the year 2016 to 2017 are as follows:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Paul Laverty	October 2017
Vice President	Steve Eckert	October 2017
Treasurer	Paige Street	October 2018
1st Architect	Michael Farr	October 2018
2nd Architect	Joseph Polizzi	October 2017
3rd Architect	Rick Garlock	October 2018
4th Architect	Don Wolf	October 2018
Secretary & Parliamentarian	B. Milton (Chip) Choate	October 2017

Specific board members were assigned additional responsibilities: Michael Farr manages the field maintenance supervisor, Paul Laverty and Steve Eckert manage the swimming pool maintenance and security, Paige Street manages the Twin Harbors office, and Steve Eckert manages complaint compliance.

Association Membership

The board is required to remind all property owners that membership in the Twin Harbors Property Owners Association is mandatory for all property owners.

Nominating Board Members

A property owner may nominate himself/herself or any Twin Harbors property owner for board membership. Property owners must submit a board member nominee to the Association Secretary, no later than 5:00pm on Friday, August 11, 2017. This is the day before the August 2017 board meeting.

In addition to personal nominations, the Nominating Committee may also nominate Twin Harbors property owners for board membership.

All nominees for the board will be listed in the September 2017 Winds. Each nominee to the board will be afforded an opportunity to prepare a profile for inclusion in the September 2017 Winds.

Ballots for selecting board members and ballots for all other initiatives must be completed by the property owner(s) and returned to a special Twin Harbors Post Office Box. Details for voting will be provided in the September 2017 Winds.

Architectural Committee

As Twin Harbors grows it is important that we protect our subdivision by enforcing our Deed Restrictions. To aid in the enforcement of our Deed Restrictions, the THPOA requires a building permit for any construction project. Permit submission fee is \$25.00. Reminder, if your construction plans change you need to have your permit reviewed.

To protect our roads from damage a \$2,000 road deposit is required for commercial logging operations.

For several months the THPOA Architectural Committee has been working on a significant revision of its Building Application Permit and it's interpretation of the Deed Restrictions. When these have been completed, property owners will be provided with copies of these new documents.

Compliant and Compliance

The POA Board of Directors is charged with the responsibility of enforcing Deed Restrictions, rules, and standards by sending a notice to the property owner who has been reported as committing a violation. The notice states the nature of the violation in question, how to rectify the situation, and the legal recourse that may be taken by the POA if the violation isn't remedied within a certain time frame. Enforcing the rules amongst the homeowners helps to maintain our community as an upscale subdivision and protects property value.

Letters, which address violations, are intended to not only protect the spectacular views we all enjoy, the letters address other issues, such as the health, safety and welfare of residents. The Board works with the City of Onalaska and Polk County representatives with ordinance compliance such as pet rules.

Deed restriction violations include boats, trailers and recreational vehicles parked in front of homes. Vehicles that do not have current up to date licenses could be considered junk and are prohibited to be stored on lots.

Other violations include outside storage of appliances, metal, pallets, unused fencing, damaged skirting around the bottom of manufactured homes, lumber debris, homes which show signs of algae or mold contamination, and property which needs to be mowed or kept cleared of tree debris and cut underbrush.

Parking vehicles in open space areas, utility easements along the road, or drainage areas are not permitted. Illegal parking is not only unsightly, it is a safety risk, interferes with maintenances, and is a deed restriction violation. The association maintains a facility for the storage of boats and trailers.

The POA works to keep all open space and easement areas clean, free of debris and mowed.

Monthly E-mail Association Updates

In an effort to better serve property owners and to provide Association information to property owners on a more timely basis, the Association has started e-mailing monthly Association updates to property owners that have supplied their e-mail address to the board. If you would like to be added to our e-mail list, please send your name and e-mail address to Chip Choate whose e-mail address is mchoate@z-bizfirst.com and request to be added to the Twin Harbor e-mail list. Your e-mail address will never be sent to others.

Clean-Up and Trash Removal Day

Twice a year, once in the spring and once in the fall, Precinct 2 of Polk County sponsors a heavy trash collection day. Precinct 2 residents are invited to bring heavy trash, not garbage, to the storage lot behind the Sub-Court House in Onalaska.

Twin Harbors plans to offer its property owners a heavy trash pick up service on the morning of Saturday, April 22, 2017, which is the Precinct 2 heavy trash collection day.

The board needs the help of property owners on the morning of Saturday, April 18, 2015. Trucks with trailers are needed, as well as, volunteers to help the board members pick up the heavy trash. This will be our fourth time to provide this service, so please volunteer to help.

Special Assessment

The special assessment fee for 2017 was approved at \$55.00 per lot per annum for undeveloped lots and at \$75.00 per lot per annum for lots improved with a permanent residence. If a residence is built on two lots, one of the lots is considered as undeveloped for billing purposes. The special assessment ballot initiative was approved by property owners by a vote of Yes 158.4 to No 90. Billing accompanies the February 2017 Winds. This special assessment fee approved is only for 2017. Next year we will need to go through the submission and approval process. The board wishes to express their thanks and appreciation to property owners for approving the special assessment ballot initiative. The board feels the special assessment fee is warranted in order for the board to maintain the integrity of our road system.

Twin Harbor's Neighborhood Watch Program

Twin Harbors actively participates in the Neighborhood Watch program, as well as in the Polk County Wise Eyes and Polk County Crime Stoppers programs. Such programs encourage neighbors to work together to make their area of residence a better and safer place by increasing communication and neighborhood activities, by improving home and neighborhood security, and by deterring and preventing potential criminal activities.

Periodic Neighborhood Watch meetings bring subdivision residents together to learn about home safety, burglary prevention, observation skills, and crime reporting methods. The Watch meetings also help residents to get to know each other, as well as to connect with the local law enforcement officials and to learn about what is happening in the larger Onalaska and Polk County communities. The next Neighborhood Watch meeting will take place Saturday, March XX, 2017, at 4:00 p.m. in the Onalaska Library which is next to the Onalaska Police Department on FM 356 south of HWY 190.

For information, the 2016 Twin Harbors Neighborhood Watch contact team members are as follows:

Overall Coordinators:

- Barbara Dickens – 681 Lakefront Drive; 281-630-5120; whama@swbell.net
- Kyle Kelly – 320 Lakefront Drive; 512-799-6953; kkelly33@rocketmail.com

For additional information on the Neighborhood Watch program, go to <http://www.nnw.org/>.

For additional information on the Polk County Wise Eyes program, go to the Polk County Sheriff's Office webpage at www.polkcountysos.net and click on the Wise Eyes tab at the top of the page.

For additional information on the Polk County Crime Stoppers program, go to <http://www.polkcountycs.org/>.

Thank you from the THPOA Board

The board wishes to express a special THANK YOU to several board members and others for their contributions.

The Aqua-Nauts held a very successful garage sale with all proceeds directed to provide improvement for the swimming pool and clubhouse area.

Property owner Sandra Jaynes accepted the responsibility for developing and constructing the Christmas/Holiday displays at entrance number one (1) and entrance two (2). Bonnie Laverty accepted the responsibility for developing and constructing the Christmas/Holiday display at entrance number three (3). Many property owners assisted in preparing the displays at all entrances. All three (3) Twin Harbors entrances were judged excellent by a group of judges. Together these entrances won first place in the Christmas display contest sponsored by the City of Onalaska. James and Susan Mitchell, Twin Harbors residents won first place for their residential display.

Onalaska Volunteer Fire Department Annual BBQ and Auction Fundraiser

The Fire Department for the City of Onalaska is a 100% volunteer organization, from the Fire Chief, to the assistant Chiefs, to the firemen on the front line. No salaries, de nada, nothing in the form of pay.

The Fire Department lives and breathes on donations, proceeds from BBQ sales and proceeds from the annual auction.

Wednesday, April 26, 2017 through Friday, April 28, 2017, the Fire Department will sell BBQ dinners and sandwiches at the Volunteer Fire Department.

Saturday, April 29, 2017, the Fire Department will sell BBQ dinners and sandwiches from 10:30 AM to Noon. The auction will begin at noon. Please plan to attend and bid on an item up for auction.

The Fire Department needs items to be donated for the auction. If you have items to donate, please call Angela Stutts at 936-646-5376.

Twin Harbors Memorial Weekend Picnic

The THPOA Board and the Neighborhood Watch team will be co-hosting an appreciation picnic for property owners and their accompanying guests on Sunday, May 28, 2017 from 1:00 - 3:00 p.m. There will be hamburgers, hotdogs, chips, tea, lemonade, and dessert, as well as games for adults and kids. Come join in and get to know your Board members, the Neighborhood Watch contact team, and your neighbors.

There will also be information shared about the Neighborhood Watch program and about several volunteer opportunities available for participating in neighborhood improvement activities.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
February 1, 2017 through March 31, 2017	Crappie Rock Fishing Tournament, Cash prizes for catching tagged crappies anywhere in Lake Livingston, register at any marina near Onalaska
Saturday, March XX, 2016	Twin Harbors Neighborhood Watch Meeting, 4:00pm at the Onalaska Library
Saturday, April 15, 2017	Onalaska Easter Parade and Egg Hunt, Parade begins at Fire Department at 10:00am, Egg hunt begins at 11:00am at Bonner Park
Saturday, April 22, 2017	Twin Harbors Annual Heavy Trash Pick Up Day, Trash Pick Up begins at 8:00am. Place heavy trash items on the curb and items will be picked up and taken to collection point. No garbage, electronics, or chemicals of any kind.
Saturday, April 29, 2017	Onalaska Volunteer Fire Department BBQ Sale and Auction, the Fire Department is wholly dependent on donations and the annual BBA sale and auction to provide funds for fighting fires in the Onalaska area. Sale of BBQ dinners and sandwiches begins at 10:30am and the auction begins at Noon. If you have items to donate for the auction, contact Angela Stutts 936-646-5f376
Sunday, May 28, 2017	The 2nd Annual Twin Harbors Memorial Day Weekend Picnic will be held at the clubhouse/swimming pool from 1:00pm to 3:00pm. There will be hamburgers, hotdogs, chips, tea, lemonade, and dessert.
Friday, August 11, 2017	Last day to register to become a candidate for the Twin Harbors board for the October 2017 election. Nominations must be received no later than 5:00pm. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920.