

THE WINDS

February 2018 - The Voice of Twin Harbors POA

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Annual Meeting Review

The 2017 Twin Harbors Annual Meeting was held Saturday, October 21, 2017. Coffee, donuts and kolaches were served. It was a warm, beautiful, fall day, and we were pleased to have thirty-seven (37) property owners attend the meeting.

Don Wolf gave the invocation and Paul Laverty led the Pledge of Allegiance.

President Paul Laverty introduced four (4) guest speakers.

Ken Baker, General Manager for Eastex Telephone Cooperative, provided attendees with the status of the fiber optics cable project slated to install fiber optics cable in the Twin Harbors subdivision. Ken provided the time schedule for installation. Property owners were furnished a form for applying for Eastex to place fiber optics cable to their home.

City of Onalaska Mayor Roy Newport reported on the City of Onalaska reviewing achievements and upcoming events.

City of Onalaska Police Chief Ron Gilbert provided an update on law enforcement actions in the Twin Harbors subdivision and in the City of Onalaska.

Polk County Precinct 2 Commissioner Ronnie Vincent reported on the state of Polk County Precinct 2 and the status of maintaining Twin Harbors roads.

The minutes for the October 10, 2016 Annual Meeting were approved.

Treasurer Debbi Roberts presented the Treasurer's Financial Report for the fiscal year ending August 31, 2017 and the Budget for the fiscal year ending August 31, 2018. Debbi answered questions presented by property owners. The Treasurer's Financial Report and 2017-2018 Budget were approved.

Paul Laverty and Steve Eckert reported heavy use of Twin Harbors swimming pool in 2017. A major leak caused the pool opening to be delayed for a week. Two pumps experienced problems and costly repairs were necessitated.

Michael Farr informed property owners that for the fiscal year ending August 31, 2017, the board approved twenty-one (21) home improvement projects, four (4) new homes, and three (3) bulkhead replacements.

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 notified the 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.

Results of Ballot Initiatives

Chip Choate read a letter, prepared by an independent vote tabulator, which gave the results of voting for two issues.

Fee Increase Ballot Initiative

Issue number 1 was a ballot initiative to increase the special assessment fee from \$75.00 to \$95.00 per lot per annum for improved lots and to increase special assessment fee from \$55.00 to \$60.00 per lot per annum for unimproved lots.

By a vote of 136.4 YES to 137.9 NO, the ballot initiative to increase the special assessment fee from \$75.00 to \$95.00 per lot per annum for improved lots and to increase the special assessment fee from \$55.00 to \$60.00 per lot per annum for unimproved lots failed.

The Twin Harbors Special Assessment will be billed to property owners February 1, 2018 and will be due the last day of February.

Board Members Ballot Initiative

At the October 21, 2017 Annual Meeting results of the voting were announced. Four (4) board members were elected for two (2) year terms. The board is comprised of eight (8) board members who each serve two (2) year terms. Board members elected to two year terms are Chip Choate (208.4 votes), Steve Eckert (155.4 votes), Paul Laverty (154.3 votes), and Liz Segrest (113.0 votes).

After the annual meeting, the board met and elected officers for the year 2017 to 2018.

Board Members for the year 2017 to 2018 are as follows:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Paul Laverty	October 2019
Vice President	Steve Eckert	October 2019
Treasurer	Debbi Roberts	October 2018
1st Architect	Steve Eckert	October 2019
2nd Architect	Rick Garlock	October 2018
3rd Architect	Don Wolf	October 2018
4th Architect	Michael Farr	October 2018
Parliamentarian & Asst. Secretary	Liz Segrest	October 2019
Secretary	B. Milton (Chip) Choate	October 2019

Specific board members were assigned additional responsibilities: Chip Choate manages the field maintenance supervisor, Paul Lavery and Steve Eckert manage the swimming pool maintenance and security, Debbi Roberts manages the Twin Harbors office, and Liz Segrest 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 10, 2018, which is the day before the August 2018 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 2018 Winds. Each nominee to the board will be afforded an opportunity to prepare a profile for inclusion in the September 2018 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 2018 Winds.

Architectural Committee

A new Twin Harbors Building Permit has been approved by the board. The permit is posted on the Twin Harbors website.

The new building permit has new requirements and property owners are urged to review the building permit.

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.

Twin Harbors Boat and Trailer Storage Area

Board Members Rick Garlock and Don Wolf are spearheading work on the Twin Harbors Boat and Trailer Storage Area. Bushes and other growth have been removed from the back of the lot and the chain link fence at the back of the lot has been replaced. The area is being marked to properly display unique parking spaces. A lease agreement has been prepared for all new renters to sign.

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 at 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.

Barbara Dickens is chairman of the 2018 Twin Harbors Heavy Trash Pickup Day. Twin Harbors plans to offer its property owners a heavy trash pick up service on the morning of Saturday, April 21, 2018, which is the Precinct 2 heavy trash collection day.

Barbara is requesting volunteers to drive trucks and trailers and to help board members pick up the heavy trash. This will be our fifth time to provide this service, so please volunteer to help. Barbara may be reached at 281-630-5120 or whama@swbell.net.

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 is scheduled for Saturday, April 14, 2018, at the Twin Harbors clubhouse, at 11:00am, immediately after the April board meeting.

For information on the Twin Harbors Neighborhood Watch contact Coordinators below:

- Barbara Dickens – 681 Lakefront Drive; 281-630-5120; whama@swbell.net
- Don LeRoux – 131 Wildwood Harbor Circle; 832-771-3622; d.leroux@hotmail.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.polkcountyso.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

Twin Harbors property owners held a very successful garage sale with all proceeds directed to provide improvement for the swimming pool and clubhouse area.

Property owner and Twin Harbors Treasurer Debbi Roberts 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. Once again, 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.

Twin Harbors MEGA GARAGE SALE

Did you know you can donate items to the Twin Harbors annual garage sale year-round? Simply drop off your item(s) any Saturday from 12:00 pm until 4:00 pm at the club house. FYI: 100% of the proceeds go to neighborhood amenities. For more information or to volunteer please send an email to: twinharbors@yahoo.com

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 25, 2018 through Friday, April 27, 2018, the Fire Department will sell BBQ dinners and sandwiches at the Volunteer Fire Department.

Saturday, April 28, 2018, 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 co-host an appreciation picnic for property owners and their accompanying guests on Sunday, May 27, 2018 from 1:00 - 3:00 p.m. There will be 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, 2018 through March 31, 2018	Crappie Rock Fishing Tournament. Cash prizes for catching tagged crappies anywhere in Lake Livingston. Register at any marina near Onalaska
Tuesday, March 6, 2018	Primary Election Day for the State of Texas. Onalaska residents will vote at the Polk County Onalaska Sub-Court House from 7:00am to 7:00pm.
Saturday, March 31, 2018	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 14, 2018	Twin Harbors Neighborhood Watch Meeting, 4:00pm at the Onalaska Library

DATE	EVENT
Saturday, April 21, 2018	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 28, 2018	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 27, 2018	The 3rd 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 10, 2018	Last day to register to become a candidate for the Twin Harbors board for the October 2018 election. Nominations must be received no later than 5:00pm. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920.