

THE WINDS

March 2016 - The Voice of Twin Harbors POA

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twinharbors@eastex.net

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.

Special Assessment

After an extended review and analysis, in January 2016, your THPOA board submitted to property owners a ballot initiative to establish the special assessment fee for 2016. The special assessment fee was proposed 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 150.3 to No 105. Billing accompanies the March 2016 Winds. This special assessment fee approved is only for 2016. 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.

As Twin Harbors property owners, you have previously been informed that your board is working with Polk County Precinct 2 Commissioner Ronnie Vincent to gradually place all Twin Harbors roads in the Polk County Road System. The first stage of road conversion was completed in August of 2014. The first stage included all of Twin Harbors Drive, Whisperwood Drive from Twin Harbors Drive to Parkview Drive, all of Lakefront Drive, and all of Creek Drive. The second stage will be initiated in the spring of 2016 and includes Arrowhead Drive from FM 3186 to Valleyview Drive, Valleyview Drive from Arrowhead Drive to Harbor Drive, and Harbor Drive from Valleyview Drive to Magnolia Drive.

Annual Meeting Review

The 2015 Twin Harbors Annual Meeting was held Saturday, October 17, 2015. Coffee, donuts and kolaches were served. It was an absolutely beautiful fall day and we were pleased to have ninety-eight (98) property owners representing two hundred, twelve and one-half (212.5) lots attend the meeting.

The Association was honored to have one (1) guest speaker, Ronnie Vincent, Precinct 2 Commissioner of Polk County.

The minutes for the October 19, 2014 Annual Meeting were approved.

In the absence of treasurer Paul Laverty, Chip Choate presented the Treasurer's Financial Report and the Budget for the fiscal year ending August 31, 2016. Chip answered questions presented by property owners. Property owners requested that when reporting financial information at the annual meeting, the association revert to the multiple year financial comparison which was presented in previous years. Financial information will be placed on the website. The Treasurer's Financial Report and 2015-2016 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.

Amy Casey announced that for the fiscal year ending August 31, 2015, the board approved thirteen (13) home improvement projects, two (2) new homes, and seven (7) bulkhead replacements.

Ronnie Vincent discussed transferring ownership of Twin Harbors roads to Polk County. A number of Twin Harbors roads have been worked on by the county. These roads were churned, and the mix was combined with portland cement. Over this mixture a layer of chip and seal was added by Pinto Construction, and over this one and one-half (1 1/2) inches of asphalt was applied.

Any road transferred to Polk County must be contiguous to an existing Polk County road. The board has approved working with Ronnie Vincent to transfer ownership. Transferring ownership will probably extend over an additional six (6) to eight (8) years.

Shirley Gilmore, an independent vote tabulator, gave the results of voting for three issues. Issue number 1 was a ballot initiative to authorize a special assessment fee of \$95.00 per lot per annum. Issue number 2 was a ballot initiative to approve the procedures for amending deed restrictions. Issue number 3 was the results of voting for board members.

By a vote of 136 NO to 65 YES, the ballot initiative to authorize a special assessment fee of \$95.00 per lot per annum failed. The ballot initiative to approve procedures for amending deed restrictions failed in voting from all five (5) Twin Harbors sections and also failed in voting from Reserves 2 and 3 Section 4 and Reserves 2 and 3 Section 5. The results of the voting for board members is described in the next paragraph.

Board Members

At the October 17, 2015 Annual Meeting the election of 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 Paul Laverty, Chip Choate, Ken Van Horn, and Steve Eckert. Cliff Budd was elected to a one year term.

After the annual meeting, the board met and elected officers for the year 2015 to 2016.

Board Members for the year 2015 to 2016 are as follows:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Joseph Polizzi	October 2016

Vice President	Ken Van Hook	October 2017
Board Member	Melvin Cassel	October 2016
Treasurer	Paul Laverty	October 2017
1st Architect	Cliff Budd	October 2016
2nd Architect	Steve Eckert	October 2017
3rd Architect	Bill Belcher	October 2016
4th Architect	Ken Van Hook	October 2017
Secretary & Parliamentarian	B. Milton (Chip) Choate	October 2017

Specific board members were assigned additional responsibilities: Cliff Budd manages the field maintenance supervisor, Bill Belcher and Melvin Cassel manage the swimming pool maintenance and security, Paul Laverty manages the Twin Harbors office, Steve Eckert manages complaint compliance, and Ken Van Hook manages special projects.

Special Projects incorporates numerous committees with coordinators. These committees and coordinators are described below.

COMMITTEE	COORDINATORS
NEIGHBORHOOD WATCH COMMITTEE	KYLE KELLY AND BARBARA DICKENS
HOLIDAY DECORATING COMMITTEE	SANDRA JAYNES, ENTRANCES 1 AND 2 BONNIE LAVERTY, ENTRANCE 3
AQUA NUTS COMMITTEE	JUDY JACKSON, NITA UPTGRAPH. AND BONNIE LAVERTY
ANNUAL HOA MEETING COMMITTEE	LINDA VAN HOOK AND NANETTE FANJOY
WELCOMING COMMITTEE	BONNIE LAVERTY AND NITA UPTGRAPH

COMMITTEE	COORDINATORS
ROADWAY BEAUTIFICATION COMMITTEE	CHIP CHOATE AND CLIFF BUDD
HOA PROPERTY IMPROVEMENT COMMITTEE	KENNY HOLDER AND HAZEN FANJOY
SOCIAL ACTIVITIES COMMITTEE	TO BE NAMED

The board is soliciting property owners to serve as participants on the various committees. If you would like to participate on any of the committees, please contact the coordinators or Ken Van Hook.

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 Friday, August 12, 2016. This is the day before the August 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 2016 Winds. Each nominee to the board will be afforded an opportunity to prepare a profile for inclusion in the September 2016 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 2016 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 18, 2015, which is the Precinct 2 heavy trash collection day.

For 2015, Chip Choate is managing our Clean-Up and Trash Removal Day. If you have questions, Chip Choate, 281-685-3920, will gladly provide an answer.

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 third time to provide this service, so please volunteer to help.

Highway Construction on U S Highway 190

Construction is scheduled to begin in coming days on U.S. 190 in Polk County that will add passing lanes, drainage structures and metal beam guard fencing. Smith & Co., contractors for the project that totals \$13.9 million, will begin setting signs and barricades next week for the work that is scheduled to be completed in about 15 months, weather permitting, according to the Texas Department of Transportation (TxDOT). Construction of the passing lanes will consist of 6.2 miles from the city of Onalaska to FM 2457 and an additional 15.7 miles where drainage structures and metal guard fencing will be added and safety treated. The work will extend on U.S. 190 from the San Jacinto County line to US 59.

During construction, motorists could experience delays and lane closures. Motorists should be prepared to obey all signage and flaggers warning of slower or halted traffic and workers and equipment in the area. Traffic fines double through construction zones when workers are present.

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 19, 2016, 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

Points-of-Contact by Subdivision Section:

Section 1

- Barry Pounds – 758 Whisperwood Drive; 936-646-6829; bearlbs1944@yahoo.com

Section 2

- Linda Van Hook – 548 Lakefront Drive; 281-507-1605; linda@stsp.com
- Greg Yost – 116 E. Moonlight Drive; 407-399-1852; gregpyost@gmail.com

Section 3

- Bill Belcher – 211 Twin Harbors Drive; 936-239-1974; billbelcher100@yahoo.com
- Sandra Jaynes – 336 Whisperwood Drive; 713-578-0931; redfishgirl@att.net

Section 4

- Nanette & Hazen Fanjoy – 138 Point Drive; 713-899-1695; nanfanjoy@aol.com
- Don LeRoux – 131 Wildwood Harbor Circle; 832-771-3622; d.leroux@hotmail.com

Section 5

- Steve Eckert – 270 Harbor Drive; 281-732-4819; stevee112@aol.com
- Paul Laverty – 287 Arrowhead Drive; 713-557-2094; plaverty@suddenlink.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.

Former board member, Michael Farr has contributed a new flag pole and United States Flag for the clubhouse.

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. The display at entrance number two (2), Twin Harbors Drive, won first place in the Christmas display contest sponsored by the City of Onalaska. James and Susan Mitchell won first place for the 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, 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 22, 2015 through Friday, April 24, 2015, the Fire Department will sell BBQ dinners and sandwiches at the Volunteer Fire Department.

Saturday, April 25, 2015, 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 a 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 29th 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, 2016 through March 31, 2016	Crappie Rock Fishing Tournament, Cash prizes for catching tagged crappies anywhere in Lake Livingston, register at any marina near Onalaska
Saturday, March 5, 2016	Volunteers are needed. Twin Harbors is participating with the Idlewilde and Impala Woods Subdivisions to pick up trash along FM 3186, from Highway 190 to the end of the Idlewilde Subdivision. We are meeting at the Idlewilde clubhouse at 8:30am. Trash bags will be furnished. Boots and gloves are recommended.
Saturday, March 12, 2016	Twin Harbors Board Meeting, 9:00am at the Twin Harbors Clubhouse. Our special guest will be Polk County Precinct 2 Commissioner, Ronnie Vincent.
Saturday, March 19, 2016	Twin Harbors Neighborhood Watch Meeting, 4:00pm at the Onalaska Library
Saturday, March 26, 2016	Onalaska Easter Parade and Egg Hunt, Parade begins at Fire Department at 10:00am, Egg hunt begins at 11:00am at Bonner Park

DATE	EVENT
Saturday, April 9, 2016	3rd Annual Wildcat Fun Run 8:00am to Noon, Onalaska Junior/ Senior High School, To register call Angela Stutts 936-646-5376
Saturday, April 23, 2016	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 30, 2016	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 29, 2016	Twin Harbors Memorial Day Weekend Picnic, Details will be forthcoming
Friday, August 12, 2016	Last day to register to become a candidate for the Twin Harbors board for the October 2016 election. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920