

THE WINDS

April, 2008 - The Voice of Twin Harbors POA

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Another Spring Season

The arrival of Spring brings good and bad. Cool nights and warm days are a blessing to enjoy before the hot summer days come. Spring fishing was hard to come by last year but many folks are enjoying the lake again and early catch totals indicate a good year. The bad includes all those chores put off during the cold, wet winter and the dreaded green pollen that covers everything in sight and sends us to CVS for allergy relief. Here's hoping you and yours breathe easier this spring. The THPOA Board of Directors hopes everyone enjoyed a good winter season here in East Texas and hope your Easter celebration went well.

Pool Opening

The pool will open for your enjoyment May 1st and close for the year on September 30th. Hours of operation will be 10:00 AM to 9:00 PM daily, Monday through Sunday. The clubhouse locks have been changed and new keys can be obtained at the office any Saturday. Simply bring your old key and exchange it for a new one with no deposit necessary. If you have lost your old key, your old deposit will be forfeited and a new deposit will be required for a new key. Remember only property owners in good standing and their guests (4 maximum) may use the pool. If you want, mail us your old key and a new one will be mailed to you. Please help us keep expenses low by reporting vandalism and unruly patrons using the pool. Phone numbers are posted on the clubhouse door. NO lifeguard is on duty, so try to avoid swimming alone. Always go with a group and keep a watchful eye on younger children. A complete list of Pool Rules is available at the clubhouse. For those unaware, a group of residents meet regularly at the pool. Known as the Aqua-nuts, they invite prospective members to join the group for exercise and fun. Call Judy Jackson for information. (936 646 2225)

Stray Dogs

We still hear complaints from residents about too many stray dogs and cats. These animals can put an abrupt end to a peaceful stroll almost anywhere in our neighborhood. There is more potential for danger if the stroller has another dog on a leash. We recognize the problem with stray dogs but only the police can handle the situation. That's not to say one cannot protect one's self. Carrying a large walking stick or pepper spray are good options. Almost everyone has cell phones these days. Take one with you and call Onalaska Police if dogs are spotted during normal business hours. At other times call Polk County 911.

Use of Twin Harbors Boat Ramp

The use of the boat ramp at the intersection of Whisperwood and Lake Front is reserved for Twin Harbors property owners and their guests. Property owners must be in good standing and have a THPOA boat ramp decal affixed to the window glass of the tow vehicle. Temporary passes are

available at the office for guests' vehicles. Unauthorized vehicles are subject to tow at the owner's expense. The decals are available at the clubhouse on Saturdays or you can request one via email or U S mail. It has come to the board's attention that due to non-enforcement, our boat ramp is used quite a lot by local fishermen and boaters. We want to place more emphasis on enforcement this year and we ask for homeowners support and assistance in this effort. If you observe someone who appears to be trespassing at the boat ramp, please call a board member. We have discussed the situation with Onalaska Police and received instructions on procedure to follow. Even if you are certain a trespasser is using the ramp, don't call for a tow. Just call a board member with the information. The police and two board members must be present before any vehicle is towed. Together we can stop most of the unauthorized activity. If you must use the boat ramp and do not have a sticker, place a legible note on your dashboard with your name and address. Again, special temporary passed are available for your guests at the clubhouse on Saturdays.

Trailer Parking Area

Trailer parking is available for Twin Harbors property owners' use. Located adjacent to the clubhouse, there are certain procedures to follow. As with other amenities, you must be current with all fees and dues and you must register at the office prior to parking your trailer. A nominal annual fee is charged per parking spot. Currently we have three unauthorized trailers parked. If you have a trailer at the subdivision parking area and have not contacted the office, please do so. These trailers and anything on them (such as boats), are subject to being towed away at owners' expense. Even if you are uncertain about whether your trailer is registered with the office, please call or email us. The Onalaska Police request all trailers have locks on them.

Other Unusual Activities

In line with watching the boat ramp, homeowners can help keep their neighborhood safer by being observant for any suspicious or unusual activity or behavior. Loud parties in undeveloped areas should be reported to local Police or County 911. Vehicles slowly cruising our streets may be a sign of impending trouble. Or they could be someone interested in making a home here. In these cases, try to jot down a license number and vehicle and occupant descriptions. Get as much as you can. Just keep the information for later use in the event of burglaries or break-ins. If you are noticed writing down information, it might discourage any planned property crimes. All this parallels the same theme we bring up time and time again. Neighbors helping neighbors. You watch my back, I'll watch yours, etc. That's what being a good neighbor is all about.

Facilities

The Board has spent \$66,000 on the asphaltting the roads in the past month. Most of this money came from the special assessment fund. It's important to understand the process of good road construction and maintenance. For those unfamiliar, the process begins with a good base; the second phase is to apply a "chip & seal" layer; and the last phase is to put an asphalt top to the chip & seal within one year. This ensures that the road will last a long time. The Board is working with Lew Vail, our mayor, and Ronnie Vincent, out county commissioner, to replace all weathered and missing street signs.

By-Laws Committee

The board is considering additional changes to the Association by-laws. This is always a controversial subject. Property owners are being asked to volunteer to serve on a committee to evaluate recommendations and draft any proposed amendments to the current by-laws. Please be an active part

of the association and give a little time toward this effort. Contact the office or a board member to submit your name.

In conclusion

Contact information for the office is in the header of this newsletter. Please note there are some small changes. Information can also be obtained from our website. We realize it is often not up to date. We are discussing various ideas to improve that. It's very likely we'll have to engage a consultant to develop and maintain a new web site, an expense we would like to avoid if possible. Here's an area someone might be able to help. Any retired information technology experts out there? After the initial setup, it would only require a few hours a month to maintain.