

THE WINDS

August, 2008 - The Voice of Twin Harbors POA

WebSite:www.TwinHarborsLakeLivingston.com e-mail: twinharbors@eastex.net

Alternate email address: info@TwinHarborsLakeLivingston.com

Office location: Clubhouse pavilion, 274 Valleyview. Office Manager: Laurie Schultz

ANNUAL MEETING EDITION

ANNUAL MEETING OCTOBER 18th, SATURDAY - 10:00 A.M.

RECREATION CLUB PAVILION

Latest News

This edition of the newsletter finds us sweltering in mid-summer heat. Summer arrived earlier than usual this year as higher temperatures beset Onalaska by late May and have been unrelenting since. Rains seem to pass by either to the east or west leaving the rest of us with higher water bills. To most everyone's credit, lawns and shrubbery seem to be well maintained throughout the hot and dry season. Remember, the pool will be open until Sept 30th and underwent extensive repair last winter. So when the heat gets unbearable, visit your neighborhood pool for a cool-down.

New Web Site

The board reached an agreement with a local web designer in June for a new web presence. Please take the time to visit WWW.TwinHarborsLakeLivingston.COM (caps are not necessary). The cost of building the site was more than acceptable given the results. It's an attractive set of web pages with Deed Restrictions, contact lists, maps, past minutes of both annual and board meetings, lots for sale and, well, it's very comprehensive. Have a look for yourselves. If anyone would like to list lots within Twin Harbors for sale, just contact the office.

Annual Meeting Notice

Our annual meeting will be held Saturday, October 18th, at the Clubhouse Pavilion, 274 Valleyview, Onalaska, TX. The meeting will begin promptly at 10:00 A.M. Credentials will be validated beginning at 8:00 A.M. Credentials will also be validated Friday the 17th at the Office (same location) between 1:00PM and 5:00 P.M. All voting members must have their credentials validated in order to vote. **NO EXCEPTIONS WILL BE MADE.** Ample time has been set aside for getting this done. Please comply. Included with this mailing are: 1) a meeting agenda, and 2) a proxy statement and instructions.

One of the first items to be addressed will be voting to accept the minutes from last year's annual meeting. Please visit our new web site and read the draft minutes of last year's meeting. If every one can do this, we can speed things along by dispensing of the reading during the meeting. Comments and corrections of

course are encouraged. All homeowners please remember that in order to be validated for voting, either in person or by proxy, all dues and fees must be paid in full. Payment can be made at any time prior to the start of the meeting.

Proxy and Instructions

If you cannot attend the ANNUAL MEETING, you are encouraged to exercise your voice through your proxy. Choose your proxy carefully. Choose someone who reflects your feelings on important issues. Remember, that person is voting for you.

This year, you can execute your proxy in three ways: 1) fill out the proxy statement and give it to the person who will execute the proxy; 2) fill out the proxy and deliver it in person, by U.S. Postal mail or 3) email to the THPOA office. A **valid proxy** must meet the following requirements.

Written Proxy

1. The property owner **MUST COMPLETE ALL THE BLANK SPACES**. This includes putting the name of the person who will exercise your proxy in the space provided.
2. If mailed, the completed proxy must be in the THPOA Office by 5:00 P.M. on Friday, October 17, 2008. Mail to:

Twin Harbors
274 Valleyview Drive, Onalaska, TX 77360-6011

3. Both the property owner and the person exercising the proxy must be in good standing for the PROXY to be valid.

E-Mail Proxy

The e-mail proxy MUST be sent from your e-mail address, which will be accepted as your electronic signature.

Your e-mail must contain the following statement with you providing the information required in the underlined blanks.

.....

I, (Your Name) do hereby authorize (Name of person who will execute your proxy) to cast my vote on all matters brought up at the Annual Twin Harbors Property Owners meeting on October 18, 2008. In the event I do attend said meeting, I may revoke this proxy. My lot is located at: Section Number (xx); Block Number (xx); and Lot number (xx). My home telephone number is (xxx xxx-xxxx). This e-mail is my (Your Name) valid proxy. Email to; info@twinharborslakelivingston.com or twinharbors@eastex.net.

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Email must be in the THPOA Office by 9:00 A.M. on Saturday, October 18, 2008.

Election of Board Members

The Twin Harbors Property Owners Association (THPOA) has a total of eight directors. Each is elected to a two-year term, with half being elected each year. Positions to be elected at this meeting and the current elected members are as follows:

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|------------------|---------------------------|
| Fred Alderman | President |
| John Morse | Vice President |
| Floyd Schoonover | 1 st Architect |
| Ron Eddleman | 2 nd Architect |

All of the incumbents, except Floyd, plan to run for re-election. Competition is good for our association; any property owner in good standing may toss his or her hat into the ring. We earnestly solicit homeowners to volunteer for a run at the board. The top four vote-getters will be elected and the new board will assign positions at the next board meeting.

Auction of Lots

The following lots, listed below and owned by the Assn., are to be sold to the highest bidder. Bids will be accepted by regular mail beginning September 15th, 2008, and ending October 10th, 2008. **MARK ON THE ENVELOPE: "BID"**, so we don't open it early. Hand-delivered bids will be accepted starting September 15th and ending at 8:59 A.M. Saturday, October 11th. Remember, hand delivery of bids can only be accomplished on Saturdays when the office is open. Submitted bids will be opened and reviewed during the regular board meeting October 11th. Bids must be single figure offers by lot. No bids conditional on other bids will be accepted. No bids worded by design to supersede other bids are allowed. Determine the maximum you are prepared to pay for each lot and submit that figure only. The minimum bid for each lot is \$300. In order to maintain bid secrecy, email bids cannot be accepted. Multiple offers must clearly indicate each lot by legal description and amount offered. A lot map is available for review at the office on Saturdays and on the web site, www.twinharborslakelivingston.com.

Here are the lots available for auction from the Board:

Sec 3, Blk 1, Lots 75 & 76 Sec 4, Blk 1, Lot 67.

In addition, we have a used tractor, 1982 Massey Ferguson, Mod 2300. For more information contact Jim Mason @ 254 366 1019. Same dates and bidding rules as for the lots, with no minimum bid.

Misc. Reminders And Notes

The Board is now charging 18% interest on all past due accounts.

If your fees and dues are past due, the association will accept your lots in lieu of payment but taxes and sewer fees must be current and no existing liens.

If you want to sell your lot(s), you may list them on our web site. Simply send us the lot description, price, your name, address, phone # and email address either by mail or email.

Remember, if you are not paid in full on all your fees, you cannot use the boat landing, swimming pool, etc. In addition, use of the boat ramp requires a window decal available at the office. Please affix it so it is clearly visible. Dashboard passes for guests' vehicles are also available. You may also place a note on the dashboard indicating the vehicle belongs to a guest and write the homeowner's name, lot # , or address.

During routine police patrols in the subdivision, some drivers have been ticketed for failure to make a complete stop at stop signs. Please observe traffic laws completely.

Be observant while walking or driving through the neighborhood. Make notes of suspicious autos or activities. Call 911 if the situation warrants.

The Property Owner's Assn maintains a storage lot for RVs, boat trailers, etc. in front of the clubhouse. However the POA is not liable for damages to items stored there.

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.
Annual Meeting Agenda
October 18, 2008

Visit our new website: www.twinharborslakelivingston.com

Dear Property Owner:

You are cordially invited to attend the 2008 Annual Meeting of the Twin Harbors Property Owners Association. If you are unable to attend the meeting, **Please Return Your Proxy.**

The meeting will be held Saturday, **October 18, 2008** at 10:00 A.M. at the Recreation Club Pavilion. The agenda is as follows:

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|---|--|
| 1. Call to Order | 9. THPOA Bylaws & Deed Restrictions |
| 2. Appointment of Tellers | 10. Old Business |
| 3. Introduction of Officers and Employees | 11. New Business |
| 4. Minutes - 2007 Annual Meeting | 12. Nominations for Board of Directors |
| 5. Financial Report | 13. Election of Board of Directors |
| 6. Architectural Report | 14. Open Forum |
| 7. Facilities Committee Reports | 15. Introduction of elected Directors |
| 8. Special Assessment | 16. Adjournment |

One hour after the close of the Annual Meeting there will be a potluck lunch at the Club Pavilion. The THPOA will furnish the meat. Please bring your chairs, drinks and your favorite dish.

PROXY INSTRUCTIONS

The following items must be met in order for this proxy to be valid: 1) The property owner must fill in all blank spaces; 2) The property owner's dues and fees must be paid current; 3) The person exercising this proxy must also have their dues and fees paid, and 4) The proxy must be in the THPOA Office by 9:00 AM on the day of the meeting. If you wish to give your proxy to the Board of Directors, please enter THPOA Board of Directors as the person who will use the Proxy.

Cut at the line below and return the completed proxy statement to the office (274 Valleyview, Onalaska TX 77360-6011) or you may give your proxy to the person who will exercise it. You may also email the completed statement to info@twinharborslakelivingston.com or twinharbors@eastex.net . See the newsletter for proxy by email instructions.

PROXY STATEMENT

I, _____ (Print your name) do hereby authorize

_____ (Print the name of the person who will use the Proxy) to cast my vote on all matters brought up at the Annual Twin Harbors Property Owners Association meeting on October 18, 2008. In the event I do attend said meeting, I may revoke this proxy.

Section No. _____, Block No. _____, Lot(s) No. _____ By: _____

(P.S. If you don't know Section, Block, & Lot #, the Secretary (Signature of Property Owner) Will fill that in before the meeting)