

# *THE WINDS*

*January, 2008 - The Voice of Twin Harbors POA*

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## *2007 becomes 2008*

2007 is quickly drawing to a close. Our weather has been better than usual. The summer was not as hot as recent years and a bit shorter thanks to the spring rains and cool fronts. That rain gave a much needed lift to flowers, shrubbery and trees. Best of all it hastened the lake refill after a year at below normal levels. We had a good year in East Texas and a lot to be thankful for. The Board hopes everyone enjoyed a very good Thanksgiving and Christmas season. May everyone also enjoy a happy and prosperous new year in 2008.

## *Report of the Annual Meeting*

On Oct 20th, our annual meeting took place at the pool/club house. All in all, it was a pleasant morning with stray animals being the largest complaint. Some 35 property owners were in attendance. Two new members were elected to the board and are highlighted later in the newsletter. The special assessment for 2008 passed by a three to one vote. Committee reports were given concerning financial condition, 2007 accomplishments and plans for work in 2008. Following the meeting those that remained shared a BBQ meal. There were many excellent side dishes prepared by property owners. Thanks to all those who helped make the meal a huge success. Those who did not attend should re-think that decision next year. The board feels it was worth repeating in 2008. A representative from the Polk County Fresh Water Supply District gave a presentation of importance to all of us. It is recapped briefly in a later paragraph.

## *Loose or Stray animals*

THPOA has no authority to deal with stray animals. The city of Onalaska has ordinances about loose animals but no enforcement personnel. If we and other citizens complain enough perhaps city council will re-think that policy.

## *Local Utility Companies*

The Polk County FWSD mentioned earlier provides only sewer services to customers. Although three of the four utilities we deal with contain references to water in their names, only one actually provides drinking water. The reasons for the confusing names are probably even more confusing, so let's just identify them once and for all. Here are

the ones that service Twin Harbors. Sam Houston Electric Co-op (SHECO) actually lives up to its name.

**1) SHECO...Provides electric services. Telephone # 936  
327 5711**

**2) Polk County FWSD...Provides sewer services. Telephone # 936  
646 5977**

**3) Onalaska Water & Gas Supply..... Natural Gas Telephone # 936  
646 6660**

**4) Onalaska Water Supply Corp.....Water Service Telephone # 936  
646 5393**

*The New Board of Directors*

<b>President</b>	Fred Alderman
<b>Vice-President</b>	John Morse
<b>Secretary</b>	Cliff Budd
<b>Treasurer</b>	Don Harvey
<b>First Architect</b>	Floyd Schoonover
<b>Second Architect</b>	Ron Eddleman
<b>Third Architect</b>	Robert Zbranek
<b>Parliamentarian</b>	Jim Mason

These are your neighbors. Fellow property owners who have volunteered their time for the next year to tend to the business of our neighborhood, Twin Harbors. They are human and they will from time to time make mistakes. Be assured that, at all times, the present and future well being and survival of our sub-division is their first consideration. No one takes on these responsibilities with an eye to fame and fortune.

*Recap of Presentation by Polk County FWSD*

As our sewer services provider the district stressed the need for particular attention to what is introduced into the sewer lines. Please do not use drains or toilets for disposal of cooking grease or oils, sanitary napkins or wipes or large pieces of food. Some of these things can damage grinder pumps and others can clog the lines. In the event oil or grease is accidentally spilled into a drain, flush with cold water only. Cold water will cause the oil or grease to solidify and thus less likely to cling to pipe walls. Clogged lines or damaged pumps on private property are the landowner's responsibility. Cleaning, repairing or replacing are expensive options. Prevention is the key to lower costs. Local plumbing companies can provide quotes for the service.

### *Lots Available*

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 January 15<sup>th</sup>, 2008 and ending February 8<sup>th</sup>, 2008. Hand delivered bids will be accepted starting January 15<sup>th</sup> and ending at 8:59 AM Sat., February 9<sup>th</sup>. 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 January 12<sup>th</sup>. 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 \$100. 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.

Here are the lots available for auction from the Board;

Sec 2, Blk 1. Lots 19, 21, 22, & 153.

Sec 3, Blk 1, Lots 89, 93, 122 & 128.

Sec 5, Blk 1, Lots 63, 64, 65, 66, & 67.

### *Special Assessment Invoices*

Included in this mailing are is the invoice for your 2008 Special Assessment. This fee is due now with a December 31, 2008 deadline for payment. As part of the Associations new collection policy beginning in 2008, all past due accounts will be assessed 18% interest annually until paid in full.

### *Other Possible Activities*

On a social note, the board is interested in owner's interest in a spring picnic and perhaps a golf tournament. Please email or convey your interest in these activities to the office or a board member. How many would be interested? What dates are preferable? Would a small charge be acceptable? Who would be willing to serve on a committee to make it all happen? Etc, Etc..