

THE WINDS

September, 2007 - The Only Voice of Twin Harbors

ANNUAL MEETING EDITION

ANNUAL MEETING OCTOBER 20th - 10:00 A.M to 12:00 NOON RECREATION CLUB PAVILION

274 Valleyview, Onalaska, TX 77360-6011

ANNUAL MEETING

The annual meeting will be held at the Recreation Club on October 20, 2007, and will begin promptly at 10:00 A.M. **Please arrive by 9:30 AM to receive your voting credentials.** The Association Office at the clubhouse will be open Friday, October 19, from 2:00 PM to 5:00 PM for the convenience of property owners whose dues and fees are in arrears and for validating proxies. Under the new by-laws, proxies must be presented for recording by 5:00 PM Friday. Dues and fees may be paid Saturday morning between 8:00 and 9:00 AM. Voting credentials will not be processed on Friday. **To review; Friday, Oct. 19th, payments and proxies will be accepted between 2:00 and 5: PM. Saturday, Oct. 20th, Payments will be accepted from 8:00 to 9:00 AM and voting credentials will be verified from 8:00 to 9:30 AM.**

Property owners with unpaid dues or fees will not be certified for voting.

Voting rights as defined by the new by-laws are explained later in the Winds

Meeting Decorum

The Board feels last year's rules of decorum produced satisfactory results and will again ask property owners in attendance to approve the following procedures to govern the meeting:

- *Property owners will raise a hand to be recognized prior to speaking and, when recognized, stand to address the meeting.*
- *During the discussion of a business item, a property owner will be allowed to address the meeting for a period no longer than two (2) minutes.*
- *During Open Forum, a property owner will be allowed to address the meeting for a period no longer than three (3) minutes.*
- *A property owner may not yield his or her time to anyone else.*

- *During discussion of business, a property owner will be ruled out of order if their comments do not pertain to the business at hand or exceed their allotted time.*
- *Anyone disrupting the proceedings will be asked to leave.*

Agenda and Proxy

The AGENDA and PROXY STATEMENT are in this mailing along with your dues statement. Please pay promptly to insure your voting rights. Following the ANNUAL MEETING we will have a BBQ lunch prepared by board members. The Association will provide meat and property owners are asked to bring their drinks and favorite BBQ side dish to share. While most of the meeting will consist of committee reports and discussions, an important agenda item is the nomination and election of directors. The Twin Harbors Property Association (THPOA) has a total of eight directors. Each is elected to a two-year term with half being elected each year. The members with one year remaining on their term are;

Fred Alderman, President
John Morse, Vice-President
Floyd Schoonover, 1st Arc.
Ron Eddleman, 2nd Arc

Positions to be elected at this meeting and the current elected members are as follows;

Cliff Budd, Secretary
Jeff Gilliland, Parliamentarian
Robert Zbranek, 3rd Arc.
Vacant, Treasurer

Two of the three incumbents plan to run for re-election and any property owner in good standing may toss his or her hat into the ring. The top four vote getters will be elected and the new board will assign positions at the next board meeting. The Treasurer's position is very important. Hopefully someone with accounting or bookkeeping experience still stand for election.

Our Treasurer for the past several years has been Ken Rychlik. Ken has decided to sell his Twin Harbors property and will no longer qualify to serve on the board. He has kindly agreed to offer his assistance as needed during and after this ANNUAL MEETING. His service is greatly appreciated and he will be missed. Good luck, Ken!

The only requirement to be a Board member is to be a property owner in good standing. The democratic way to promote change in the administration of the subdivision is to get elected to the Board. We need candidates who are representative of the entire subdivision. Please consider running for the Board.

PROXY

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 US Postal mail or 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 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 19, 2007. Mail to: **Twin Harbors, 274 Valleyview, Onalaska, TX 77360**
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 20, 2007. 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.

.....
The e-mail must be in the THPOA Office by 5:00 P.M. on Friday, October 19, 2007.

Voting Rights

Voting rights as defined by Section 2.05 of the new by-laws; Each Regular member (in good standing) shall have one vote per lot owned. Commercial/Business members shall have one vote per lot owned up to a maximum of three (3) votes. In order to vote, your association dues and fees must be current. If you plan to pay at the annual meeting, please arrive no later than 9:00 AM on Saturday to allow for processing your payment. Once again, the clubhouse will be open Friday 2:00 PM to 5:00 PM for this purpose. However, voting credentials will not be processed until Saturday morning October 20, 2007.

This land is your land; this land is my land.....

Your board has worked hard this year in your service. Remember board members receive no compensation and sometimes face angry residents. It leads to frustration on both sides. Everyone who owns property in Twin Harbors should consider offering their time in some capacity. The board has unfilled committees, the work days are scarcely attended and almost no one attends monthly board meetings. It implies a non-caring residency. Stop for a moment and consider this scenario; at a regular monthly board meeting the entire board resigns in frustration. There is no one to sign checks for utility bills or for paid employees. The water and electricity are cut off. Someone decides to build in violation of the deed restrictions because there is no one to stop it. Very soon temporary homes are sprouting up in all sections. Those lake-front and lake view lots start decreasing in value along with all the other lots in the sub-division. The area sinks into ruin in the tall grass and the roads eventually crumble into potholes and mud. Is this where you want to live? Not this board member and not any of the others either. Well, we're not considering quitting the board and we hope our neighborhood steadily improves. But all of the above can easily happen if enough residents simply do not care. We really need your help making Twin Harbors what it should be.

2007 in review

2007 has seen improvements on several fronts. Our collections are up but still need improvement. Pool repairs this year came to a whopping \$25,000. Please come and enjoy the pool before it closes this year. In

addition, we have spent approx, \$27,000 on roads including a culvert replacement at the boat launch and chip & seal on several streets. We've had several new homes started or completed during the year. We have coordinated with city/county officials to install street signs at the main entrances warning drivers to drive slowly and watch for children at play. At the suggestion of Robert Zbranek and under his direction, we had two neighborhood cleanup days. Weather and poor participation hampered their success. We did get the entrances cleaned up. Once again our success as an attractive neighborhood requires your support and your efforts as well.

New Crime Watch Program –“Wise Eyes”

Polk County Sheriff Hammack has started a new Crime Watch Program for the County. It is important that all citizens help in this endeavor. The program is simple: You see something suspicious in the your neighborhood or the county, your write down a description of the car or description of the person(s), take the license number, write down anything unusual about the car, person(s), etc., note the date, time, etc. and then get on your computer and type in: www.polkcountyso.net - go to Wise Eyes Program and fill in the details that you know and "submit" to the Sheriff. Please do this now and save the Polk County site as a "Favorite" on your computer as you may forget it in the future. If you saw the statistics in the United States on concerned citizens who wrote down a license # and then maybe three days later read something in the newspaper on the crime in that area. A telephone call to the police with the license # or a description of the person has solved many, many crimes. Please do you part! We expect to have flyers about this program at the meeting

A peek at 2008

We are looking as some inexpensive alternatives to collect past due accounts including the use of small claims court. Through small claims court we can attach liens to property here and in other counties. This year brought some vandalism and the board has begun to weigh several security ideas. Lighting and a fence are needed around the trailer storage area. Security cameras for that area and the pool/clubhouse have been suggested. These and/or other solutions will be considered by the board during the next term. The boat ramp needs some attention as do the tennis courts and pavilion. Before spending Association money we intend to once again ask for property owners to pitch in on planned workdays. A little exercise won't hurt!

One Last pitch.....

Again, we could use assistance from bored residents with the small claims actions. We intend to be aggressive in collecting past due accounts. It's only fair to those who faithfully pay. Some volunteers to serve on committees as well.

Pot Luck.....

Don't forget the BBQ meal after the meeting. We're asking folks to bring a traditional BBQ side dish. We will need potato and macaroni salads, cole slaw, beans (baked, Pinto, Lima, etc.), and deserts. *Don't forget the dessert!* Please bring folding chairs also.

See you Saturday, October 20!!