

THE WINDS

August, 2009 - The Voice of Twin Harbors POA

WebSite: www.twinharborslakelivingston.com

e-mail: twinharbors@eastex.net

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

ANNUAL MEETING EDITION

ANNUAL MEETING OCTOBER 17th, SATURDAY, - 10:00 A.M.

Clubhouse

News

Before we get into the Annual Meeting material, the Board requests that you read this newsletter as there are many property owners who call our Office Manager or come to the monthly meetings or stop Board members and ask questions which are often answered here in the Winds or by visiting our website.

Remember that the Board members are all volunteers who are trying to do the best for all the property owners of the subdivision. We represent you and our decisions reflect what we think the majority of property owners would like done. We also realize that we cannot please everyone as we wish we had the money to upgrade all the roads in the subdivision. Our largest expenses are the roads and the upkeep of the roads. Some of the Board members attend a monthly meeting of all POA's in Polk County and the biggest problem with every subdivision is the same - upkeep of the roads and not enough money to upkeep the roads. Some of the subdivisions collect \$30 per year per lot and their roads are nothing but a series of potholes. At the Annual Meeting last October, a property owner (not a Board member) recommended that the Special Assessment, which can only be used for the roads, be increased to \$50 per lot per year. It was approved by a 5 to 1 vote which surprised many of the Board members. The Board gets phone calls and emails from individuals who are going to buy properties in Twin Harbors and the consensus among them is that our subdivision is one of the best in this area. And we also get nasty notes and comments that nothing has been done to improve the roads in front of their lot(s). Often, the complainers have property on roads very seldom used. To fix all of our roads in the subdivision to be perfect would cost us over \$600,000. We are doing our best and if we are not doing a good job, please volunteer and get enough votes to be on the Board.

Now, let's get to some of the news:

1. Due to the structural damage of the old main sign, a new entrance sign had to be built.
2. The following roads have been repaired or had asphalt applied in the last year: Sunset Drive, a portion of Valleyview, Magnolia Bend, a portion of Arrowhead, Harbor Circle, Deer Harbor Trail, and Creekside Harbors. Various patches have been done on other roads.
3. Various signs have been placed at the subdivision entrances, swimming pool and clubhouse and at the boat ramp. Remember, trespassers can be arrested with the new signs stating that. All missing street signs have been replaced.

4. Dogs roaming freely throughout the subdivision. The City of Onalaska requires all dogs be registered and none can roam freely. This is a serious situation in some areas of our subdivision. Please build a fence or keep your dogs on a lease. The Polk County Commissioners recently voted to build an SPCA center in the town of Leggett, which is just north of Livingston. The procedure for roaming dogs is to call the SPCA center at 327-6803 for stray dogs. It would better for you to wait until the new center is finished before calling this number as the current facilities are not in good shape. The new facilities should be finished in 6 months.
5. Swimming Pool: This has been a tough year on the Board as property owners are reporting to us that there are lot of persons (mainly teenagers and young adults) who are causing lots of problems. There has been fowl language, drunkenness, obscene gestures, rudeness, etc. The Board has talked to the Chief of Police and the Sheriff and they said to CALL 911 for any such behavior and request to the 911 operator that the Onalaska Police come to the Twin Harbors swimming pool. You must stay there and point out the troublemakers. If they were using fowl language, drunken behavior, etc., the Police have the power to issue them a misdemeanor, but you as a citizen have to go into the County Clerks office in the substation in Onalaska to sign a notarized statement for the Police to follow up on this rule. If you don't want to go through that trouble, then have the troublemakers leave the clubhouse area. In either case, tell the policeman to confiscate their key and then you or the policeman can drop them in the mail slot at the office door.
6. After the close of the pool this September, the Board will update the bathrooms at the clubhouse to make them look cleaner and nicer. We have had to install burglar bars on both bathrooms as vandals have smashed the toilets, thrown toilet paper all over the wall, and on and on. Please report this to us by either telling us their names or write down the license number of the vehicle they came in.
7. If you have a guest that wants to go to the pool, remember, a property owner must accompany them.
8. If you do not have a sticker on your vehicle, please get one from our Office Manager. Our new office hours are: Monday and Saturday, 8:00 am to noon. If you can't make it here for those hours, please call the office and leave a message and Laurie Schultz will mail one to you. Please affix it so it is clearly visible. Dashboard passes for guests' vehicles are also available. If you have a guest, they may also place a note on the dashboard indicating the vehicle belongs to a guest of (your name).
9. Remember, if you haven't paid your maintenance and special assessment fees, you cannot use the boat ramps or the pool.
10. Be observant while walking or driving through the neighborhood. Make notes of suspicious autos or activities. Call 911 if the situation warrants.
11. 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. Remember, you need the Office Manager's permission to park there. There are some trailers there now that we don't know who they belong to and The Board has the authority to confiscate and sell any trailer who doesn't register it with the Office Manager. Also, please put a lock on your trailer(s) as two have been stolen in the last eight years. The police department also recommends putting chains on the wheels if possible. If anyone has seen a vehicle hitching up to a new aluminum trailer in the middle of the front row in or around June, please notify the Onalaska Police Department. The stolen trailer did not have a lock on it.
12. The Board is now charging 12% interest on all past due accounts.

13. If your fees and dues are past due and you don't want to keep your lot(s), the association will accept your lots in lieu of past due payments, but taxes and sewer fees must be current and no existing liens on the lots.

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

15. There is rumor that the TRA is going to lower the lake when the hydroelectric generators will be installed. A call to the TRA revealed that this is not true.

Web Site

Please take the time to visit our website: www.twinharborlakelivingston.com. 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 and doesn't have a computer, just contact the office.

Annual Meeting Notice

Our annual meeting will be held Saturday, October 17th 2009, 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 16th 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 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. You can also call the office ahead of the meeting and leave your name to request a copy of last year's Annual meeting minutes, and the Office Manager will mail one to you. 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, or by U.S. Postal mail or 3) email it 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 16, 2009. Mail to:

Twin Harbors POA, 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 17, 2009. 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; twinharbors@eastex.net.

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E-mail must be in the THPOA Office by 9:00 A.M. on Saturday, October 17, 2009.

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. There are four positions to be elected at this meeting and the current elected members are as follows:

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|----------------|--|
| Jim Mason | President |
| Robert Zbranek | 3 rd Architect |
| Cliff Budd | Secretary |
| Don Harvey | Treasurer (who recently resigned for personal reasons) |

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 12th, 2009, and ending October 10th, 2009. MARK ON THE ENVELOPE: "BID", so we don't open it early. Hand-delivered bids will be accepted starting September 12th and ending at 8:59 A.M. Saturday, October 10th. Remember, hand delivery of bids can only be accomplished on Saturdays or Mondays when the office is open or can be dropped in the mail slot at the office anytime. Submitted bids will be opened and reviewed during the regular board meeting on 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 \$1,000. 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 Monday mornings, or call us and we will mail you a map, and also on the web site, www.twinharborslakelivingston.com.

If one of these lots is adjacent to your existing lot(s), it is a heck of a deal!!!!

The four lots available for auction from the Board are:

Sec 2, Blk 1, Lots 4, 7, 26 and 45.

The following lots will come up for sale in a few months. These lots are:

Sec 2, Blk 1, Lots 90, 91, 94, 173, and 176; Sec 5, Blk 1, Lots 4, 5, 33, 34, 35, 103 & 104

HARBORS PROPERTY OWNERS ASSOCIATION, INC.

TWIN Annual Meeting Agenda

October 17, 2009

Visit our new website: www.twinharborslakelivingston.com

Dear Property Owner:

You are cordially invited to attend the 2009 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 17, 2009** 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 - 2008 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: 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 17, 2009. 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)