

THE WINDS

August 2011 - The Voice of Twin Harbors POA

274 Valleyview Drive, Onalaska, Texas 77360-6011 936-646-2242

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twinharbors@eastex.net

ANNUAL MEETING EDITION

**ANNUAL MEETING TO BE HELD AT THE CLUBHOUSE
SATURDAY, OCTOBER 15, 2011 - 10:00AM**

Association News

Deed Restrictions and Bylaws

At the October 2010 Annual Meeting, property owners authorized the creation of a committee charged with the responsibility of reviewing, rewriting and consolidating our multiple deed restrictions and reviewing and modifying association bylaws.

The committee is comprised of four non-board members and four board members. Non-board members are Pat Casey, Bill Belcher, Gerald Derouen, and Don Uptegraph. Board members are Fred Alderman, Jack Cumpton, Shana Derouen, and Robert Zbranek. Reworking of the deed restrictions and bylaws has proven to be a daunting and complicated undertaking. In addition, the Texas legislature passed new rules and regulations for HOA/POA's in the 2011 legislative session, which need to be approved by HOA/POA's and implemented no later than January 1, 2012.

The new rules and regulations may be addressed in bylaws or policy statements and for this reason the association board has determined it is appropriate to first address changing our bylaws and policy statements. The revision of deed restrictions has been deferred.

At the October 2011 Annual Meeting, the board will present new bylaws for discussion and to be voted upon by property owners. The proposed bylaws will be available online on or before October 1, 2011. If you are unable to access our website, please call the THPOA office, 936-646-2242 and we shall mail you a copy of the proposed bylaws.

Architectural Committee

Building permits for eight (8) new homes have been approved. Six (6) homes are being built by owners and two (2) homes are being built as spec homes.

The boat ramp area has seen some significant changes and improvement. A gate has been constructed across the ramp, which is utilized for loading and unloading boats. A lock has been attached to the gate to limit access exclusively to property owners. A new pier has replaced the old pier, which was rapidly falling apart. Our new bulkhead replaced a deteriorating fifteen (15) years old bulkhead and will insure a stable and safer lake front for our property owners.

A new building permit has been prepared and approved by the Architectural Committee and subsequently by the board. Major changes include implementing new deposit requirements. A \$2,000 deposit is now required for correcting any potential damage that may occur to roads during construction. If the roads have not been damaged, the deposit will be returned in full. A \$2,000 deposit is now required to guarantee the home is built in accordance to the plans submitted to and approved by the Architectural Committee. Upon final inspection, if the home is built in accordance to the plans submitted to and approved the Architectural Committee, the deposit will be returned in full. Failure to build in accordance to plans will forfeit the deposit. A \$2,000 deposit is required for correcting any potential damage that may occur to roads during clear cutting a lot. If the roads have not been damaged, the deposit will be returned in full.

Proposal to Deed Roads to City of Onalaska

During the year, your board investigated the question, "Is there a benefit to Twin Harbors deeding ownership our roads to the City of Onalaska?" The question is not easily answered and during the course of our investigation we developed a series of pros and cons to this intriguing question. At the Annual Meeting you will be furnished with the results of our investigation as well as, a cost analysis of retaining ownership and deeding ownership to the City of Onalaska. After a full discussion at the October 2011 Annual Meeting, the property owners will be asked to vote on this proposal.

Board Membership

If you are interested in becoming a board member you are invited to submit your name for board membership at the October 2011 Annual Meeting. Board members are elected for a two year term. Board members whose term of office expire in October 2011 are Jack Cumpston, Shana Derouen, Robert Zbranek and Chip Choate.

Daussin/Radloff Lawsuit

The board is pleased to announce that the association has received \$15,000 in full settlement of the Daussin/Radloff court awarded judgment for legal fees. We invite you to our July 9, 2011 board minutes (online) for a full and complete description.

Miscellaneous

Judy Jackson and a group of volunteers have completed work on an association property owners directory. The group spent hours putting the directory together and the

board expresses their appreciation for a great job. The directory will be available at the October 2011 Annual Meeting.

Within the past sixty (60) days, the association has received notification (confirmed by multiple witnesses) that a property owner approached young boys at the association pool and suggested they get on the internet and visit his pornographic website. A complaint was filed with the Onalaska Police Department. Please inform your family members to use caution around the pool and to notify the police immediately if approached by any individual. You may search the State of Texas website for a list of sexual offenders in your area. [https://records.txdps.state.tx.us/DPS WEB/SorNew/Index.aspx](https://records.txdps.state.tx.us/DPS_WEB/SorNew/Index.aspx).

Again this year, your board has chosen to provide donuts, kolaches and coffee beginning at 9:00AM Saturday morning. Come, mix and mingle with your fellow property owners. Our Annual Meeting will start at 10:00AM.

Annual Meeting Notice

The Annual Meeting for Twin Harbor Property Owners Association will be held Saturday, October 15, 2011, at the Clubhouse, 274 Valleyview, Onalaska, Texas. The meeting will begin promptly at 10:00 AM. Credentials will be validated beginning at 8:00 AM. All property owners must have their credentials validated in order to vote. **Please do not ask for an exception, because exceptions will not be allowed.** Ample time has been set aside for validating credentials. Included with this mailing are a meeting agenda and a proxy statement with instructions.

Approving the 2010 Annual Meeting Minutes will be addressed early in the meeting. Please visit our web site and read the draft of the 2010 Annual Meeting Minutes. Property owners without web access may request a copy of the 2010 Annual Meeting Minutes by calling our office.

Proxy and Instructions

Property owners unable to attend the Annual Meeting are encouraged to vote by proxy. A valid proxy must meet the following requirements.

Written Proxy

The property owner **MUST COMPLETE ALL BLANKS**. An incomplete proxy will be invalidated. If mailed, the proxy must be received in the THPOA office by 5:00 PM on Friday, October 14, 2011. A proxy hand carried to the THPOA office must be received at the office by 9:00 AM on Saturday, October 15, 2011.

E-Mail Proxy

Your email proxy MUST be sent from your home email address, which will be accepted as your electronic signature.

Your email MUST contain the following statement, word for word, with you providing the information required in the underline 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 Saturday, October 15, 2011. In the event I do attend this 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 email is my (YOUR NAME) valid proxy. Email to twinharbors@eastex.net.

Your email must be received at the THPOA office by 9:00 AM on Saturday, October 15, 2011.

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA
October 15, 2011

Dear Property Owner:

You are cordially invited to attend the 2011 Annual Meeting of the Twin Harbors Property Owners Association. If you are unable to attend the meeting, please return our proxy.

The meeting will be held Saturday, October 15, 2011 at 10:00 AM at the Clubhouse Pavilion. The Agenda is as follows:

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| 1. Call to Order | 9. Deeding Road Ownership to City |
| 2. Annual Meeting Committee | 10. Old Business |
| 3. Board and Staff Introduction | 11. New Business |
| 4. 2010 Annual Meeting Minutes | 12. Special Assessment Vote |
| 5. Financial Report | 13. Nomination of Board Members |
| 6. Architectural Committee Report | 14. Election of Board Members |
| 7. Open Forum | 15. Board Members Introduction |
| 8. Deed Restrictions & Bylaws | 16. Adjournment |

PROXY INSTRUCTIONS

ALL BLANKS ON THE PROXY MUST BE COMPLETED FOR THIS PROXY TO BE VALID.

THE PROPERTY OWNER COMPLETING THIS PROXY AND THE PROPERTY OWNER EXERCISING THIS PROXY MUST BE CURRENT FOR ALL MAINTENANCE FEES AND SPECIAL ASSESSMENT FEES. IF MAILED, THIS PROXY MUST BE RECEIVED AT THE THPOA OFFICE BY 5:00 PM ON FRIDAY, OCTOBER 14, 2011. IF HAND DELIVERED, THIS PROXY MUST BE RECEIVED AT THE THPOA OFFICE BY 9:00 AM ON SATURDAY, OCTOBER 15, 2011.

Cut at the lines below and return the completed proxy statement to the THPOA office (274 Valleyview, Onalaska, Texas 77360-6011) or you may give your proxy to the property owner who will exercise the proxy. You may also email the completed proxy statement to twinharbors@eastex.net. Please see page 3 of this newsletter for email instructions.

PROXY STATEMENT

I, _____ (Print your name) do hereby authorize

_____ (Print the name of the person who will exercise this proxy) to cast my vote on all matters brought up at the Annual Twin Harbors Property Owners meeting on October 15, 2011. In the event I do attend the October 15, 2011 meeting, I may revoke this proxy.

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

By: _____

Signature of Property Owner
