

THE WINDS

August 2012 - The Voice of Twin Harbors POA

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

www.twinharborslakelivingston.com

twinharbors@eastex.net

ANNUAL MEETING EDITION ANNUAL MEETING TO BE HELD AT THE CLUBHOUSE SATURDAY, OCTOBER 20, 2012 - 10:00AM

**Coffee, donuts and kolaches will be available beginning at 9:00 AM.
Come early and mix and mingle with your fellow property owners.**

Special Annual Meeting Guests

Roy Newport, Mayor, Onalaska, Texas

Ron Gilbert, Police Chief, Onalaska, Texas

Ronnie Vincent, Precinct 2 Commissioner, Polk County, Texas

J. R. Jones, Captain, Sheriff's Department, Polk County, Texas

Association News

Architectural Committee

The cost of repairing and maintaining Twin Harbors roads has become the largest single expenditure of funds available to your association. After considerable debate and discussion, a plan has been formulated that will promote the long term health and viability of Twin Harbors roads. A meeting was held with Polk County Precinct 2 Commissioner Ronnie Vincent and it was jointly decided to (over a period of years) transform Twin Harbors roads to Polk County roads. Roads which are contiguous to existing Polk County roads will be eligible to become Polk County roads. For an approved Twin Harbors road, the cost of materials for the base will be paid by Twin Harbors and the Polk County will provide labor. After completion, an approved road will become a Polk County road. Your board has agreed to convert Twin Harbors roads to Polk County roads. It is acknowledged that Twin Harbors roads will be converted in stages over a period of time that should approximate eight (8) to ten (10) years.

Building permits for one (1) new home and three (3) home enlargement projects have been approved. The two (2) spec homes started in 2011 have been sold and the new property owners have moved in.

Architectural Committee members, Jim Wilder, Jim Wyckoff and Jack Cumpton, installed a flag pole at the main entrance on Twin Harbors Drive at the corner of FM 3186. We are now proudly displaying the U S Flag.

A sinkhole in the ditch on Parkview Drive has been filled and stabilized.

As reported last year, a new bulkhead has been installed on the boat ramp lot. During the drought at the end of 2011, a section of the bulkhead bulged slightly due to the absence of water. Our bulkhead contractor, Vincent Construction, corrected the bulge and stabilized the remainder of the bulkhead to prevent further bulging in the event the lake recedes again.

Under the direction of Architect Committee member, Jim Wyckoff, the Association received eighteen (18) written complaints and resolved seventeen (17) written complaints.

A study is being prepared by Jim Wyckoff to determine the feasibility of converting a portion of the property at the clubhouse (the back tennis court and adjacent green space) to an enclosed boat and trailer storage area.

Your board instituted a new permit requirement for cutting trees when a logging truck is used to remove the cut timber. A \$2,000 road deposit, same for home construction, to pay for any roads damaged during the logging operation.

Other Association News

The drought of 2011 resulted in the death of many Twin Harbors trees. In early 2012, Sam Houston Electrical Cooperative, electric provider for Twin Harbors, cut down dead trees that endangered power lines; however, a large number of dead trees remain in Twin Harbors. A number of these remaining dead trees, if fallen, would cause damage to the homes of adjacent property owners. As a property owner in Twin Harbors, you are responsible for any damage that may occur due to your dead trees falling on the property of others. Please make sure your property is clear of dead trees.

During the past year, two board members resigned, Fred Alderman whose term of office expires in October of 2012 and Don Uptegraph whose term of office expires in October of 2013. Your board chose to allow these offices to be filled by a vote of property owners at the 2012 Annual Meeting.

Your board has increased the annual fee to rent a slot in the boat and trailer storage area from \$25.00 to \$50.00 effective September 1, 2012.

New rules for the Recreational Areas have been prepared, approved by the board, published and posted on our website. These rules are designed to protect and provide safety to our property owners and guests. Please take a few minutes to visit the website and review these rules.

During the past year, your board has approved and installed traffic speed limit signs within the boundaries of Twin Harbors. The speed limit in Twin Harbors has been set at a maximum of 25 MPH. Please observe the speed limit and all traffic signs.

The corner of Twin Harbors Drive and FM 3186 has long been a traffic conundrum to Twin Harbors property owners and to others entering Twin Harbors Drive from FM 3186. Numerous individuals have complained of having to dodge vehicles as drivers exit Nanny's Day Care Center. Leaving the parking lot at Nanny's, drivers will often turn left onto Twin Harbors Drive directly in the path of drivers entering Twin Harbors Drive from FM 3186. In conjunction and with the support of the Onalaska Police, your board has approved the installation of traffic barricades and one way traffic signs at the corner of Twin Harbors Drive and FM 3186.

One (1) lot owned by the Association was sold during the past year.

Voting for all issues, including board members shall be by mail-in ballots, by proxy, via an electronic "voting" or in person at the annual meeting. Details on voting is provided in the section titled Voting.

Paying Electronically

The Association is now accepting payments of Maintenance Fees and Special Assessment Fees electronically. Fill out a form that you will find online and mail the completed form and your voided personal check to our Association offices and we will set up an automatic debit of your account with our bank, The First National Bank of Livingston. This needs to be done only once and from then on, your fees will be automatically deducted from your account on the due date. If you have any questions, please email or call Chip Choate, Secretary/Treasurer at mchoate@z-bizfirst.com or 281-685-3920.

Lots owned by Twin Harbors Property Owners Association

Your board has approved conducting a silent auction for lots owned by the Association, with the exception of Section 5, Block 2, Lot 10.

A list of lots owned by the Association is attached to this newsletter. Minimum bid for each lot is \$500. Your bid must be in writing, contain your name, address and phone number, must be for a specific dollar amount ,(not something that says you will pay a certain dollar amount above the highest bid) and must specifically identify the lot upon which you are bidding. All bids must be received at the Twin Harbors office, 274 Valleyview Drive, Onalaska, Texas 77360, by 5:00 PM on Friday, November 9, 2012. Clearly mark the outside of the envelope "Auction Bid" so the envelope will be handled appropriately and will remain unopened until all bids are opened. All "Auction Bid" envelopes will be opened at the board meeting on Saturday morning, November 10, 2012 and the winning bidder will be notified by phone.

Ballot Issues

Board Members

Property owners are asked to elect property owners to fill five (5) board positions.

There are five (5) board positions to be filled at the Annual Meeting. Four (4) of the positions are for two (2) year terms and one position is for a one (1) year term to fill out the remaining term of a board member who resigned during the year.

Candidates for two (2) year terms expiring October 2014 are Jim Wilder, Jim Wyckoff, Joseph Polizzi and Dyana Babik. Candidate for one (1) year term expiring October 2013 is Michael Farr.

Special Assessment

Property owners are asked to approve a Special Assessment Fee to be utilized entirely for Twin Harbors roads. The Special Assessment Fee recommended by the board is \$60.00 per lot, to be billed January 1, 2013 and due January 31, 2013.

Sale of unused Boat Ramp Lot

Property owners are asked to approve the sale of an unused boat ramp lot. This lot is located on Harbor Drive and is further identified as Section 4, Block 2, Lot 10. 100% of the net proceeds from the sale of this lot are entirely dedicated to Twin Harbors roads.

Clarification of Intent

Property owners are asked to approve a proposition stating the Twin Harbors property owners declare and affirm it was the intent of Twin Harbors Developers to allow the Architectural Committee to approve all Twin Harbors structures; including, but not limited to homes, garages and outbuildings. The approved proposition will be added to Association By-Laws.

Annual Meeting Notice

The Annual Meeting for Twin Harbor Property Owners Association will be held Saturday, October 20, 2012, 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 is a meeting agenda and a proxy statement with instructions.

Approving the 2011 Annual Meeting Minutes will be addressed early in the meeting. Please visit our web site and read the draft of the 2011 Annual Meeting Minutes. Property owners without web access may request a copy of the 2011 Annual Meeting Minutes by calling our office.

Voting

All property owners are eligible to vote for board members and for all issues under consideration at the Annual Meeting. If you are unable to attend the Annual Meeting you may vote by mail-in ballot, by proxy, and by electronic ballot.

Mail-In Ballot

A mail-in ballot is attached to this newsletter. Please fill-in all appropriate items and mail the completed ballot to Twin Harbors Property Owners Association, 2012 Annual Meeting Ballot, 274 Valleyview Drive, Onalaska, Texas 77360. Ballot must be received at the THPOA office by 5:00 PM on Friday, October 19, 2012.

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 19, 2012. A proxy hand carried to the THPOA office must be received at the office by 9:00 AM on Saturday, October 20, 2012.

The proxy form and instructions are attached to this newsletter.

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 winharbors@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 20, 2012

Dear Property Owner:

You are cordially invited to attend the 2012 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 20, 2012 at 10:00 AM at the Clubhouse Pavilion. The Agenda is as follows:

- | | |
|-----------------------------------|------------------------------------|
| 1. Call to Order | 9. Open Form |
| 2. Introduction of Guests | 10. Special Assessment Vote |
| 3. Annual Meeting Committee | 11. Sale of Boat Ramp Lot Vote |
| 4. Board and Staff Introduction | 12. Clarification of Intent Vote |
| 5. 2011 Annual Meeting Minutes | 13. Other Business |
| 6. Financial Report | 14. Announcement of Voting Results |
| 7. Election of Board Members | 15. Board Members Introduction |
| 8. Architectural Committee Report | 16. Adjournment |

THPOA MAIL-IN BALLOT

PLEASE COMPLETE ALL BLANKS

PROPERTY OWNER INFORMATION

	PLEASE FILL-IN
Name of Property Owner	
Address of Property Owner	
City, State and Zip	
Identification of Property, Section, Block and Lot numbers	
Number of Twin Harbor Lots Owned	
Signature of Property Owner	

VOTING FOR BOARD POSITIONS

If you prefer you may write-in a candidate of your choice.

TWO YEAR BOARD POSITION - VOTE FOR A MAXIMUM OF FOUR INDIVIDUALS

CANDIDATE	YES	NO
JIM WILDER		
JIM WYCKOFF		
JOSEPH POLIZZI		
DYANA BABIK		

ONE YEAR BOARD POSITION - VOTE FOR A MAXIMUM OF ONE INDIVIDUAL

CANDIDATE	YES	NO
MICHAEL FARR		

OTHER BALLOT ISSUES

BALLOT ISSUE	YES	NO
SPECIAL ASSESSMENT		
SALE OF BOAT RAMP LOT		
CLARIFICATION OF INTENT		

Mail completed ballot to Twin Harbors Property Owners Association, 2012 Annual Meeting Ballot, 274 Valleyview Drive, Onalaska, Texas 77360.

Call Chip Choate 281-685-3920 or email mchoate@z-bizfirst.com if you have questions or need clarification.

WRITTEN AND EMAIL 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 19, 2012. IF HAND DELIVERED, THIS PROXY MUST BE RECEIVED AT THE THPOA OFFICE BY 9:00 AM ON SATURDAY, OCTOBER 20, 2012.

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.

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 20, 2012. In the event I do attend the October 20, 2012 meeting, I may revoke this proxy.

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

By: _____

Signature of Property Owner

Call Chip Choate 281-685-3920 or email mchoate@z-bizfirst.com if you have questions or need clarification.

THPOA VOTING ELECTRONICALLY VIA EMAIL

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

Your email must be received at the THPOA office by 9:00 AM on Saturday, October 20, 2012.

Address your email ballot to voting@twinharborlakelivingston.com. This is a special address that will only be active from October 1, 2012 to 9:00 AM Saturday, October 20, 2012.

Your mail should clearly show the individuals for whom you are voting for board members for two year terms and for one year terms.

Other ballot issues.

Special Assessment - \$60.00 per annum per lot. YES OR NO

Sale of Unused Boat Ramp Lot - YES OR NO

Clarification of Intent - YES OR NO

Call Chip Choate 281-685-3920 or email mchoate@z-bizfirst.com if you have questions or need clarification.

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.

Lots for Sale by THPOA

August 2012

Polk County ID Number	Twin Harbors, Section, Block, Lot
T1200005100	2-1-4
T1200005400	2-1-7
T1200007300	2-1-26
T1200013700	2-1-90
T1200013800	2-1-91
T1200013900	2-1-92
T1200014000	2-1-93
T1200014100	2-1-94
T1200022000	2-1-173
T1200022300	2-1-176
T1200052100	4-1-69
T1200055600	5-1-4
T1200058500	5-1-33
T1200058600	5-1-34
T1200058700	5-1-35
T1200062700	5-1-75
T1200065500	5-1-103
T1200065600	5-1-104