

THE WINDS

August 2013 - 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 19, 2013 - 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.**

President's Report...

By Jim Wyckoff – THPOA Board President

Greetings Neighbors,

I hope everyone is having a great summer and have had a chance to take some vacation or just get some R&R. This is the time of year to just “go jump in the lake” or relax by the pool. Please make sure you take advantage of our pool. It will be open until September 30th, 10:00AM until 9:00 PM daily. All property owners and their guests are welcome. Please pick up a copy of the pool rules in the office or go to the website if you don't have a copy of them.

I would like to thank the Aqua – Nuts for their generous contribution of four benches to the pool area. They look great and are very useful. For those that don't know, the Aqua – Nuts are a water exercise group that meets at the pool Monday - Friday from 8:00 AM to 9:00AM. All property owners are welcome to join. Again their contribution is greatly appreciated.

For those of us that have golf carts and 4 wheelers please be careful and considerate when riding on Twin Harbor roads. Please obey all traffic signs and speed limits, as well as, looking out for pedestrians walking. We have had a few near misses because of not stopping at posted stop signs. For those in cars please

be aware that a 4 wheeler or golf cart could be just around the corner. Let's all be safe out there.

The THPOA board of directors has approved the repair of the bulkhead at the boat ramp. It should be finished by the time this newsletter comes out, but if it is not, please be careful and considerate when launching your boat.

Finally, hurricane season has arrived. We haven't had one in a few years but we still must prepare. Make sure you have plenty of batteries, water, gasoline and canned goods to last for three or four days. Let's all be prepared.

See you around the neighborhood,

Jim

Association News

Architectural Committee

In June 2013, Polk County Commissioners Court approved the first stage of converting Twin Harbors roads to Polk County roads. Work on the first stage of Twin Harbors Roads will begin in 2014, after which the roads approved in the first stage will become Polk County roads. Converting all of Twin Harbors roads to Polk County roads will be done in stages and will require approximately eight (8) to ten (10) years. The association will pay for road paving materials after converting Twin Harbors roads to Polk and this funding will come from the special assessment.

Building permits for eight (8) new homes and four (4) home improvements projects have been approved in the last year. Two (2) of the new homes are owner construction projects and six (6) of the new homes are being built on speculation.

The board has approved repairing the association owned bulkheads that were not repaired in 2012. Our bulkhead contractor, Vincent Construction, anticipates completing the bulkhead repairs no later than September 1st.

In 2012, the board instituted a new permit requirement (including a \$2,000 road deposit) for cutting trees when a logging truck is used to remove the cut timber. A \$2,000 road deposit is also required for new home construction and major home improvement projects, to pay for any roads damaged during construction.

In the last year, the Twin Harbors swimming pool required a new pump, an electrical repair, and new lights.

Other Association News

In April 2013, the board approved the creation of the Twin Harbors Welcoming Committee. Nita Uptegraph and Bonnie Laverty are committee members. Information on Twin Harbors is provided to new property owners. Please contact Nita or Bonnie if you are new to Twin Harbors and would like a Welcoming Packet.

The board wishes to express its gratitude and appreciation to the Auqa-Nuts for purchasing, assembling, and installing four (4) new benches at the Twin Harbors swimming pool. The benches are a great addition to our swimming pool area.

The swimming pool is open daily, 10:00 AM to 9:00 PM, through, Monday, September 30th. Property owners are encouraged to take advantage of the pool. Please remember to sign in. The board is updating maintenance procedures for the pool.

April 2013, the board hosted a Twin Harbors Heavy Trash Pick Up Day. The board thanks Curtis Dickens, Michael Farr, and Jim Wyckoff for driving their trucks through the subdivision. The board also thanks Jim Wilder, Pat Casey, Joseph Polizzi, Dyana Babik, Paul Laverty, Barry Pounds and Chip Choate for picking up the heavy trash.

During the past year, your board has approved and installed one (1) traffic speed limit sign 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.

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".

The board received fourteen (14) deed restriction complaints related to property. These complaints have been resolved.

Your board takes all complaints seriously. Please take precautions to maintain your property and obtain permits before projects are undertaken. The board received several complaints about dogs running loose and being a threat and nuisance to walkers, runners, and property owners enjoying their yards. A sign has been installed at the boat ramp advising property owners to keep their dog on a leash. The City of Onalaska has a leash law requiring dogs to be on a leash when outside of the yard of the property owner. Call 936-646-5376 to report a dog running loose.

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

The association owns eighteen (18) Twin Harbors lots. These lots are identified in the chart at the end of the Winds. If you are interested in a lot, please make an offer.

Ballot Issues

Board Members

Property owners are asked to elect property owners to fill four (4) board positions.

There are four (4) board positions to be filled at the Annual Meeting. These four (4) positions are for two (2) year terms.

Candidates for two (2) year terms expiring October 2015 are Michael Farr, Paul Laverty, Bill Belcher, Bubba Vanlangendonck, Amy Casey, and Chip Choate.

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, 2014 and due January 31, 2014.

Annual Meeting Notice

The Annual Meeting for Twin Harbor Property Owners Association will be held Saturday, October 19, 2013, 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 2012 Annual Meeting Minutes will be addressed early in the meeting. Please visit our web site and read the draft of the 2012 Annual Meeting Minutes. Property owners without web access may request a copy of the 2012 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, 2013 Annual Meeting Ballot, 274 Valleyview Drive, Onalaska, Texas 77360. Ballot must be received at the THPOA office by 5:00 PM on Friday, October 18, 2013.

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 18, 2013. A proxy hand carried to the THPOA office must be received at the office by 9:00 AM on Saturday, October 19, 2013.

The proxy form and instructions are attached to this newsletter.

Email 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 19, 2013. 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 19, 2013.

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA
October 19, 2013

Dear Property Owner:

You are cordially invited to attend the 2013 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 19, 2013 at 10:00 AM at the Clubhouse Pavilion. The Agenda is as follows:

- | | |
|--|------------------------------------|
| 1. Call to Order | 8. Architectural Committee Report |
| 2. Annual Meeting Committee Introduction | 9. Open Forum |
| 3. Welcoming Committee Introduction | 10. Special Assessment Vote |
| 4. Board and Staff Introduction | 11. Other Business |
| 5. 2012 Annual Meeting Minutes | 12. Announcement of Voting Results |
| 6. Financial Report | 13. Board Member Introduction |
| 7. Election of Board Members | 14. 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
MICHAEL FARR		
PAUL LAVERTY		
BILL BELCHER		
BUBBA VANLANGENDONCK		
AMY CASEY		
CHIP CHOATE		

OTHER BALLOT ISSUES

BALLOT ISSUE	YES	NO
SPECIAL ASSESSMENT		

Mail completed ballot to Twin Harbors Property Owners Association, 2013 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 18, 2013. IF HAND DELIVERED, THIS PROXY MUST BE RECEIVED AT THE THPOA OFFICE BY 9:00 AM ON SATURDAY, OCTOBER 19, 2013.

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 19, 2013. In the event I do attend the October 19, 2013 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 19, 2013.

Address your email ballot to voting@twinharborlakelivingston.com. This is a special address that will only be active from October 1, 2013 to 9:00 AM Saturday, October 19, 2013.

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

Other ballot issues.

Special Assessment - \$60.00 per annum per lot. 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 2013

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