

THE WINDS

August 2014 - The Voice of Twin Harbors POA

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ANNUAL MEETING EDITION ANNUAL MEETING TO BE HELD AT THE CLUBHOUSE SATURDAY, OCTOBER 18, 2014 - 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.**

Association News

Twin Harbors Roads

Your board is pleased to announce great news, after years of waiting Polk County Precinct 2 Commissioner Ronnie Vincent has informed the association that road work on the first stage will begin in the month of August. Work actually started on Creek Drive on Monday, August 11th.

In June 2013, Polk County Commissioners Court approved the acceptance of four (4) Twin Harbor roads to Polk County roads. The roads accepted by Polk County are Twin Harbors Drive, Whisperwood Drive from Twin Harbors Drive to Parkview Drive, Lakefront Drive, and Creek Drive.

The acceptance of these four (4) roads is the first or initial stage of converting Twin Harbors roads to Polk County roads. Road work on the first stage of Twin Harbors roads had been expected to start in the summer of 2013; however, road work was delayed until 2014 because Polk County had already committed its road funds to other projects.

For the past three (3) years, your board has been accumulating the monies received as Special Assessment Fees. These funds have been safely deposited in a special account that is wholly dedicated to Twin Harbors roads.

The process of converting all of Twin Harbors roads to Polk County roads will be done in stages based on two factors. On an annual basis, Polk County commits the funding

for roads and then determines which roads will receive funding. Over 50 subdivisions in Precinct 2 vie for road funding. The next factor is the availability of funds from Twin Harbors. Annually, Twin Harbors Special Assessments provide between thirty-two (32) and thirty-four (34) thousand dollars for roads. The availability of funds is our biggest unknown. All monies collected via the Special Assessment are deposited in a Special Maintenance Account and are used entirely for Twin Harbors roads.

Tuesday, August 12th, Polk County Commissioners Court accepted Arrowhead Drive from FM 3186 to Valleyview Drive (220 linear feet), Valleyview Drive from Arrowhead Drive to Harbor Drive (500 linear feet), and Harbor Drive from Valleyview Drive to The Point. The board has received a bid of \$26,473 for Arrowhead and Valleyview and hopes these roads can be worked in 2014.

Commissioner Ronnie Vincent has provided an estimate of \$85,000 (association cost) for the Harbor Drive road work. The \$85,000 estimate is in current dollars but we can probably expect the cost to increase by the time the association has accumulated the funds necessary to complete the road work on Harbor Drive. With the current \$60.00 per lot per annum assessment for Special Assessments the board acknowledges it will be three (3) years before the association accumulates the funds to perform the road work on Harbor Drive. Increasing the Special Assessment will have a material affect on the amount of road funds available.

A subdivision near Twin Harbors, Inglewilde, has good roads and has for several years been on Polk County program on which Twin Harbors is entering. Completion of converting Twin Harbors roads to Polk County roads will not be accomplished overnight; however, when the road conversion project has been completed, we will have roads of which we can be proud and will last for years.

THPOA Announces New Office Days and Hours

The THPOA board is pleased to announce new office days and hours. In our desire to be more accommodating to property owners, the THPOA office is now open on Friday and Saturday, from Noon to 5:00 PM. These new days and hours will make accessing the office easier for property owners.

Architectural Committee

Building permits for fourteen (14) new homes and fifteen (15) home improvements projects have been approved in the last year. Seven (7) of the new homes are owner construction projects and seven (7) of the new homes are being built on speculation.

The association bulkheads that were repaired in 2012 and 2013 are holding strong. The association does not anticipate additional bulkhead repairs for at least eight (8) to ten (10) years.

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. The \$2,000 road deposit has been an unqualified success in significantly reducing damage to Twin Harbors roads during logging operations and during new home construction.

In the last year, the Twin Harbors swimming pool required numerous small repairs, plus it was discovered that the filter sand had not been replaced for eight (8) years; therefore, all of the sand used in the filtering process was replaced.

Other Association News

Building activity has sharply increased in Twin Harbors in the past twelve (12) months. More homes were started in Twin Harbors than in the city of Livingston, plus more homes were started in the City of Onalaska than in the cities of Livingston and Corrigan, combined. The lake area of Polk County is Polk County's growth area.

To assist new Twin Harbors residents, in April 2013, the board approved the creation of the Twin Harbors Welcoming Committee. Nita Uptegraph and Bonnie Laverty are committee members. Nita and Bonnie have been very active distributing welcoming packets on Twin Harbors to new property owners. Please contact Nita or Bonnie if you are new to Twin Harbors and would like a Welcoming Packet.

The swimming pool is open Tuesday thru Sunday, 10:00 AM to 9:00 PM, May 1st through September 30th. The swimming pool is closed on Monday for maintenance and cleaning. Property owners are encouraged to take advantage of the pool. Please remember to sign in. The board is updating pool maintenance procedures.

April 2014, the board hosted its second annual 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 and Amy Casey, Joseph Polizzi, Don Uptegraph, Paul Laverty, Barry Pounds and Chip Choate for picking up the heavy trash.

Anyone using a copied key to enter the Clubhouse/pool area will immediately removed. The property owner who has allowed their key to be copied will be permanently disallowed from all Twin Harbor amenities, including but limited to the clubhouse/swimming pool area and the boat ramp area.

Voting for Twin Harbor Board Members

Under previous conditions, property owners would be voting on board members for the upcoming two year period. This year, as in most years, there are four positions available; however, this year we only have four candidates for the four positions available.

Candidates for two (2) year terms expiring in October 2016 are Bill Belcher, Melvin Cassel, Joseph Polizzi, and Russell Robertson.

Since there are four candidates for the four positions, the race is considered as uncontested and there will not be a vote. Along with the Winds, you have received a short bio for each of the four candidates.

If you need information or clarification concerning voting, please call chip choate 281-685-3920 or email chip at mchoate@z-bizfirst.com.

Complaints

The board received eleven (11) deed restriction complaints related to property. Eight (8) of 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 continues to receive many 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.

Lots owned by Twin Harbors Property Owners Association

The association owns sixteen (16) Twin Harbors lots. These lots are identified in the chart at the end of the Winds. If you are interested in purchasing a lot, please make an offer.

Special Assessment

The Twin Harbors board has determined the Special Assessment Fee of \$60.00 per lot per annum will remain the same for the year 2014-2015. The Special Assessment will be billed January 1, 2015 and due January 31, 2015.

Annual Meeting Notice

The Annual Meeting for Twin Harbor Property Owners Association will be held Saturday, October 18, 2014, at the Clubhouse, 274 Valleyview, Onalaska, Texas. The meeting will begin promptly at 10:00 AM. Refreshments will be served beginning at 9:00 AM.

Annual Meeting Agenda

You are cordially invited to attend the 2014 Annual Meeting of the Twin Harbors Property Owners Association.

The meeting will be held Saturday, October 18, 2014 at 10:00 AM at the Clubhouse Pavilion. The Agenda is included as a separate item with this Newsletter.

Voting

There is no voting this year because there are only four board candidates for the four positions available. If there were to be an election, the following would have been followed.

All property owners are eligible to vote for board members and for all issues under consideration.

Mail-In Ballot

Ballots for voting for board members and the special assessment were mailed to property owners in mid-August. Ballots should be completed, placed in the pre-addressed return envelope that has been provided, and mailed. The results of the voting will be announced near the beginning of the Annual Meeting. No ballots will be collected and no vote will be taken at the Annual Meeting.

Email Voting

You may vote for board members and other ballot initiatives via email. Access the following email address, voting@twinharborlakelivingston.com. The email must include your name, number of lots owned, the section, block, and lot number(s). List your selection for board members and vote yes or no on other ballot initiatives. In order to vote via email, you must register your email address with the board secretary two (2) days prior to voting. Send your registration to mchoate@z-bizfirst.com.

Written Proxy

In previous years, a proxy was utilized when a property owner could not attend the annual meeting. This year the voting procedures have changed and a proxy is no longer used.

The original ballot mailed to property owners in mid-August must be utilized for voting. The completed board member ballot and special assessment ballot must be returned or

the property owner may vote via email. Please see email voting above or review the THPOA Voting Guide and Instructions.

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.

Lots for Sale by THPOA

August 2014

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
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