

THE WINDS

January 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 Review

The 2011 Annual Meeting for Twin Harbors was held Saturday October 15th. Coffee, donuts and kolaches were served. Fifty-one (51) property owners representing 104.5 lots attended the meeting.

Board Members

At the Annual Meeting four (4) board members were elected for two year terms. The board is comprised of eight (8) board members who each serve two (2) year terms.

Your officers for the next year are as follows:

President	Jim Wilder
Vice President	Jim Wyckoff
Parliamentarian	Rosemary Covalt
Secretary	B. Milton (Chip) Choate
Assistant Secretary	Fred Alderman
Treasurer	B. Milton (Chip) Choate
Assistant Treasurer	Joseph Polizzi
1st Architect	Jack Cumpton
2nd Architect	Jim Wyckoff
3rd Architect	Don Uptegraph

Association Membership

The Board is required to remind all property owners that membership in the Twin Harbors Property Owners Association is mandatory.

Re-writing the Deed Restrictions

At the October 2010 Annual Meeting, the members approved establishing a committee to re-write the Deed Restrictions for Twin Harbors. The committee met several times in 2011 and while in the process of finalizing the re-writing the Deed Restrictions, the Texas Legislature enacted over fifty (50) changes and modification to the laws and regulations that govern HOA/POA's. At that time the board shifted its emphasis to updating our Bylaws. The Deed Restrictions Committee will re-activate the process of re-writing the Deed Restrictions in January 2012.

8th Amended Bylaws

The Twin Harbor Bylaws have been changed and modified to comply with the Texas Property Code requirements. The 8th Amended Bylaws for Twin Harbors may be viewed by visiting our website www.twinharborlakelivingston.com and accessing the link to the Bylaws.

Summary of Changes and Modifications Made to Laws and Regulations that Govern HOA/POA's.

Please see the enclosed "Summary of Changes . . ."

Nominating Board Members

Changes in the laws governing HOA/POA's now provide that all property owners must be allowed an opportunity to cast a ballot for board members; therefore, the nominating and voting process for Twin Harbors has been changed. A nominating committee, appointed by the board president, will submit to the Association Secretary, nominees to the board, no later than August 15th. Property owners may also submit to the Association Secretary, nominees to the board no later than August 15th. All nominees to the board will be listed in the September 2012 Winds. Property owners unable to attend the Annual Meeting may cast a ballot for board members via an electronic ballot or written absentee ballot.

Website

We have added the following to our website: New Building Permit and Tree Removal Guidelines; The Notice of Meeting and Agenda for each monthly board meeting is now posted seventy-two (72) hours before the board meeting; Collection Policy and Procedures; New Bylaws; Financial Reports; and Notice of Annual Meeting and Agenda are now posted a minimum of ten (10) days before the annual meeting. A future change to the website will allow property owners to vote electronically on all issues, or by written absentee ballot or proxy, for all issues on the Annual Meeting Agenda.

Email

In an effort to better serve property owners and to provide association information to property owners on a more timely basis, we have started emailing monthly Association updates to property owners that have supplied their email address to the board. If you would like to be added to our email list, please send your name and email address to B. Milton Choate whose email address is mchoate@z-bizfirst.com and request to be added to the Twin Harbor email list. Your email address will never be sent to others.

Beginning with the September 2012 billing, the Association will have the ability to electronically bill property owners. If you would like to be billed electronically, please send an email to B. Milton Choate at mchoate@z-bizfirst.com requesting to be billed electronically.

Special Assessment Approved

At the October 2011 Annual Meeting, the members approved a \$50.00 per lot per year special assessment to be billed to property owners the first of January. The special assessment is due on or before thirty (30) days from billing.

Road Paving Plans

Under the direction of Jack Cumpton, First Architect for the board, an analytical study of Twin Harbors roads has been undertaken. The study will include all Twin Harbors roads to develop a short-term and long-term comprehensive paving plan. The plan will include various paving alternatives for each specific road and paving priorities. When the study has been completed, accepted and approved by the board, the full study will be published on our website.

Lots for Sale by THPOA

THPOA owns nineteen (19) lots in Twin Harbors. These lots are listed on the enclosure. The Association is offering these lots for sale at the value appraised by the Polk County Appraisal District. If you are interested in any lot, please contact the Twin Harbors office during business hours, mail or email.

Special Lot Offer

Mr. Herbert Little owns a lot in Twin Harbors. Mr. Little reports that he is in failing health and does not have the financial ability to continue making payments of taxes and property owner fees. He is willing to sell his lot for \$10.00. His lot is identified as Section 2, Block 1, Lot 80. If you have an interest in this lot, please contact B. Milton Choate at mchoate@z-bizfirst.com or 281-685-3920 and we will put Mr. Little in contact with you.