

THE WINDS

January 2013 - The Voice of Twin Harbors POA

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

www.twinharborslakelivingston.com

twinharbors@eastex.net

Notice: Sale of Twin Harbors Lake Front Lot

At the October 20, 2012 annual meeting, property owners approved the sale of a lot owned by Twin Harbors Property Owners Association. This lot was originally designated as a boat ramp; however, the lot was never developed as a boat ramp since the inception of Twin Harbors Subdivision. The lot is identified as Section 5, Block 2, Lot 10.

This lot is being offered to Twin Harbors property owners prior to placing the lot with a realtor. The association is holding an auction, strictly for Twin Harbor property owners. Minimum bid is \$85,000.00, net to the association. Purchaser is responsible for all closing costs, including but not limited to: title company preparation fees, survey, and title policy. Bids must be for a specific dollar amount. Bids must be mailed to the Twin Harbors Property Owners Association, "Bid for 5-2-10", 274 Valleyview Drive, Onalaska, Texas 77360. Your bid must be accompanied with a good faith deposit check for \$1,000.00 payable to Twin Harbors Property Owners Association. If your bid is unsuccessful, your check will be returned. Your bid envelope must be postmarked on or before January 31, 2013. Bid envelopes will be opened in the February 9, 2012 board meeting. Closing the purchase must be made on or before March 31, 2013.

All proceeds from the sale of the lot shall be deposited in the Special Maintenance Fee Account and designated for Twin Harbors roads.

Annual Meeting Review

The 2012 Annual Meeting for Twin Harbors was held Saturday, October 20th. Coffee, donuts and kolaches were served. Forty-seven (47) property owners representing ninety-seven and one-half (97.5) lots attended the meeting.

The Association was honored to have four (4) guest speakers, Roy Newport, Mayor of the City of Onalaska; Ron Gilbert, Chief of Police of the City of Onalaska; Ronnie Vincent, Precinct 2 Commissioner of Polk County; and J. R. Jones, Captain of the Polk County Sheriff's Department.

Last year's minutes were approved, members of the Annual Meeting Committee and Association staff were introduced, and the Treasurer's Financial Report and 2013 Budget were approved.

Jim Wyckoff reported the Association received seventeen (17) complaints and resolved sixteen (16) of these complaints in the past year. Also, a flag pole and flag was installed at the main entrance (corner of Twin Harbors Drive and FM 3186), and speed limit signs were installed. The bulkhead at the boat ramp and small sections of roads that were damaged due to the 2011 drought and heavy rains in January 2012, were repaired.

During his presentation, Ronnie Vincent discussed transferring ownership of Twin Harbors roads to Polk County, and that discussion was continued during the meeting. A road transferred to Polk County must be contiguous to an existing Polk County road. The board has approved working with Ronnie Vincent to transfer ownership. Transferring ownership will probably extend over eight (8) to ten (10) years.

Controlling the flow of vehicles exiting from Nanny's Playhouse at the corner of Twin Harbors Drive and FM 3186 was presented as a discussion topic. Over 80% of attendees reported experiencing a problem with vehicles exiting Nanny's Playhouse via a curb cut on Twin Harbors Drive, and making an illegal turn left and turning on FM 3186. The board has approved making the corner safe for those entering and existing Twin Harbors via Twin Harbors Drive and FM 3186.

Board Members

At the Annual Meeting four (4) board members were elected for two (2) year terms and one (1) board member was elected to a one (1) year term to serve out the term for a board member who resigned during the past year. 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:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Jim Wyckoff	October 2014
Vice President	Dyana Babik	October 2014
Parliamentarian	Paul Laverty*	October 2013
Secretary	B. Milton (Chip) Choate	October 2013
Treasurer	Joseph Polizzi	October 2014

1st Architect	Jim Wyckoff	October 2014
2nd Architect	Jim Wilder	October 2014
3rd Architect	Michael Farr	October 2013
4th Architect	Jack Cumpton	October 2013

* Rosemary Covalt resigned as a board member effective November 29, 2012. At the December 8, 2012 board meeting, Paul Laverty was elected to the board to fill out Rosemary Covalt's term, which expires October 2013.

Association Membership

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

Nominating Board Members

A property owner may nominate him/herself or any Twin Harbors property owner for board membership. Property owners must submit any nominee to the Association Secretary, no later than August 15, 2013.

In addition to personal nominations, the Nominating Committee will nominate Twin Harbors property owners for board membership.

All nominees to the board will be listed in the September 2013 Winds. Property owners unable to attend the Annual Meeting may cast a ballot for board members via an electronic ballot or written absentee ballot.

New Complaint Policy and Procedures

December 8, 2012, your board approved new Complaint Policy and Procedures to facilitate the processing of complaints submitted by Twin Harbors property owners. The Complaint Policy and Procedures have been placed on the Twin Harbors website.

Fence Policy

Your board is considering the creation of a Fence Policy for Twin Harbors and would welcome your suggestions and comments. If you want to provide input to this process, please contact Dyana Babik, thebabiks@msn.com.

Committees

At the December 8, 2012 board meeting, the board granted authority to the President to create Permanent Committees for Twin Harbors. These committees will provide additional support to facilitate the duties and responsibilities of the board. These committees may include but will not be limited to: Holiday Decorating Committee, Board Nominating Committee, Road Committee, Annual Meeting Committee, and Newsletter Committee.

Your talents, energy, and participation are needed. We hope that you will volunteer to become the chairman or a member of a committee.

To volunteer, call Laurie Schultz, 936-636-2242 or email at twinharbors@eastex.net.

This is your subdivision. Help the board make Twin Harbors even better.

Construction by Property Owners

The board wishes to remind property owners that prior to construction of any kind and prior to hauling cut trees utilizing a logging truck, property owners need to fill out a Building Permit Application and submit the application to the Architectural Committee. While a permit is not required in all instances, the Architectural Committee is charged with the responsibility of making a determination concerning the necessity of a permit.

If construction will necessitate heavy trucks such as a truck delivering cement, your permit application must be accompanied by a check for \$2,000 made payable to Twin Harbors Property Owners Association. The \$2,000 is cover any damage to Twin Harbors roads caused during construction. Your application will not be considered without a \$2,000 deposit.

Website

We have added the New Recreational Guidelines to the website.

Property owners may now vote electronically for all ballot initiatives, as well as, vote for board members.

Monthly Email Association Updates

In an effort to better serve property owners and to provide Association information to property owners on a more timely basis, the Association has 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 Chip 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.

If you would like to be billed electronically for the maintenance fee and special assessment fee, please send an email to Chip Choate at mchoate@z-bizfirst.com requesting to be billed electronically.

Special Assessment Approved

At the October 2012 Annual Meeting, the members approved a \$60.00 per lot per year special assessment to be billed to property owners on January 1, 2013. The special assessment is due on or before thirty (30) days from billing. The special assessment fee is dedicated to Twin Harbors roads.

Road Paving Plans

Major road paving was deferred until 2013 to work with Ronnie Vincent and Polk County. As Twin Harbors roads are converted to Polk County ownership, the Association will pay for base materials for an initial chip and seal process and Polk County will handle all labor. Asphalt overlay will be the responsibility of the Association.

Clean-Up and Trash Removal Day

Twice a year, once in the spring and once in the fall, Precinct 2 of Polk County sponsors a heavy trash collection day. Precinct 2 residents are invited to bring heavy trash, not garbage, to the storage lot behind the Sub-Court House in Onalaska. The spring date has not been determined

Twin Harbors plans to offer its property owners a heavy trash pick up service on the morning of Precinct 2 heavy trash collection day. Additional details will be provided later, via an email to property owners.

Email Chip Choate, mchoate@z-bizfirst.com and request that you be added to our email updates.

Association owned lots

Check our website for a listing of Association owned lots. Please contact Chip Choate, 281-685-3920 if you have an interest in purchasing a lot.