

THE WINDS

January 2014 - The Voice of Twin Harbors POA

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

www.twinharborslakelivingston.com

twinharbors@eastex.net

President's Report....

By Jim Wyckoff... THPOA President

Greetings Neighbors,

I would like to start by wishing everyone a very Happy New Year. I hope you had a safe and joyous Holiday season.

As the sun comes up on 2014 I would like you to take a look at your community and ask; "What can I do to help improve things?" "How can I help?" We on your board of directors are only 8 people and we volunteer our time. Our job, as I see it is to make sure our deed restrictions are being followed by all property owners. We also are charged with maintaining our roads, the drainage ditches, the boat ramps, the club house, and the swimming pool. Making the general appearance of Twin Harbors pleasing to the eye is of utmost importance if we are to attract new home builders and new property owners.

As you know, we have limited dollars available to accomplish these things. I am asking you at this time to volunteer a few hours to help improve your community. We can use help on many committees. Can you help kill weeds in the ditches and at the boat ramps? Contact Pat Casey at 832-477-1841. Can you help paint? The club house is in need of painting. Can you do some general repair work around the clubhouse? Contact Paul Laverty at 713-557-2094. We always need help maintaining the pool, if you can help there contact Michael Farr at 936-646-6942.

We have a hospitality and welcoming committee that greets new neighbors and welcomes them to the community, to help here contact Nita Uptegraph at 936-646-3136. As you saw through the Holidays we have a holiday decorating committee, to help here contact Terri Wyckoff at 936-646-6689. Our annual meeting takes lots of volunteers and coordination, to help here contact Chip Choate at 281-685-3920. We have a new compliance officer. If you have any complaints or questions, please contact Dyana Babik at 281-733-7184. We can always use help during our annual heavy trash cleanup in April, please contact Jim Wilder at 281-733-1246.

As always you can contact me at any time about anything POA related at 936-646-6689. Now that the Holidays are in the rearview mirror let's look forward and begin working on making 2014 an even better year.

See you around the neighborhood

Jim

Annual Meeting Review

The 2013 Annual Meeting for Twin Harbors was held Saturday, October 19th. Coffee, donuts and kolaches were served. Although it was a cold and windy day, we were pleased to have forty-one (41) property owners representing one hundred seventeen and one-half (117.5) lots attended the meeting.

The Association was honored to have three (3) guest speakers, Roy Newport, Mayor of the City of Onalaska; Ron Gilbert, Chief of Police of the City of Onalaska; and Ronnie Vincent, Precinct 2 Commissioner of Polk County.

Last year's minutes were approved, members of the Annual Meeting Committee and Association staff were introduced.

Joseph Polizzi presented the Treasurer's Financial Report and 2014 Budget. Joseph answered questions and the Treasurer's Financial Report and 2014 Budget were approved.

Michael Farr reported a pump was replaced in the swimming pool, plus a security light for the pool was replaced. Approximately twenty-one (21) feet of bulkhead were replaced and approximately thirty (30) feet of bulkhead were added to the drainage ditch which is adjacent to the boat ramp lot.

Jim Wilder announced that for the fiscal year ending August 31st, the board approved three (3) home improvement projects, nineteen (19) lot clearing permits, and nine (9) new homes, with seven (7) of the nine (9) being built on a spec basis.

Paul Laverty disclosed that in the past fiscal year, which ends August 31st, the board received and resolved eighteen (18) complaints. In the month of September, 2013, which is after the fiscal ended, the board received twenty-six (26) complaints, about half of which have been resolved.

During his presentation, Ronnie Vincent discussed transferring ownership of Twin Harbors roads to Polk County, and that discussion was continued by Jim Wyckoff 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.

Board Members

At the Annual Meeting four (4) board members were elected for two (2) 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:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Jim Wyckoff	October 2014
Vice President	Joseph Polizzi	October 2014
Parliamentarian	Dyana Babik	October 2014
Secretary	B. Milton (Chip) Choate	October 2015
Treasurer	Paul Laverty	October 2015
1st Architect	Amy Casey	October 2015
2nd Architect	Jim Wilder	October 2014
3rd Architect	Michael Farr	October 2015
4th Architect	Joseph Polizzi	October 2014

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 9, 2014. This is the date of the August board meeting.

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 2014 Winds. Each nominee to the board will be afforded an opportunity to prepare a short profile for inclusion in the September 2014 Winds.

Property owners unable to attend the Annual Meeting may cast a ballot for board members and all other ballot initiatives by completing and mailing personalized ballots provided by the association to the association's special mail ballot box or by completing a personalized association proxy granting another property owner the right to cast their vote, or via an electronic ballot.

Architectural Committee

As Twin Harbors grows it is important that we protect our subdivision by enforcing our Deed Restrictions. To aid in the enforcement of our Deed Restrictions, the THPOA requires a building permit for any construction project. Reminder, if your construction plans change you need to have your permit reviewed.

To protect our roads from damage a \$2,000 road deposit is required for new construction or major improvement project, including bulkheads, boat docks or piers.

A permit and \$2,000 road deposit is required for tree cutting when a logging truck is used to remove the timber.

In the coming months, the THPOA board will be publishing It's interpretation of the Deed Restrictions and the policy and procedures for enforcement.

Your board has approved opening a savings account to accumulate funds to replace the swimming pool when the time comes. The swimming pool is thirty-five (35) years old and is nearing its maximum life. \$500 per month has been approved as a monthly deposit to the swimming pool savings account.

Financial Reporting

The 2014 Budget is included for your review. The 2014 Budget is provided on two pages at the end of the Winds. If you have questions or need clarification, Paul Laverty, Treasurer will answer your query. Paul may be reached at 713-557-2094.

Ambitious plans for the upcoming year include implementation of updated collections policies and procedures, implementation of revised accounting and internal control policies and procedures, and reviewing projects for the upcoming year in light of budget constraints.

Compliant and Compliance

The POA Board of Directors is charged with the responsibility of enforcing Deed Restrictions, rules, and standards by sending a notice to the property owner who has been reported as committing a violation. The notice states the nature of the violation in question, how to rectify the situation, and the legal recourse that may be taken by the POA if the violation isn't remedied within a certain time frame. Enforcing the rules

amongst the homeowners helps to maintain our community as an upscale subdivision and protects property value.

Letters, which address violations, are intended to not only protect the spectacular views we all enjoy, the letters address other issues, such as the health, safety and welfare of residents. The Board works with the City of Onalaska and Polk County representatives with ordinance compliance such as pet rules.

Deed restriction violations include boats, trailers and recreational vehicles parked in front of homes. Vehicles that do not have current up to date licenses could be considered junk and are prohibited to be stored on lots.

Other violations include outside storage of appliances, metal, pallets, unused fencing, damaged skirting around the bottom of manufactured homes, lumber debris, homes which show signs of algae or mold contamination, and property which needs to be mowed or kept cleared of tree debris and cut underbrush.

Parking vehicles in open space areas, utility easements along the road, or drainage areas are not permitted. Illegal parking is not only unsightly, it is a safety risk, interferes with maintenances, and is a deed restriction violation. The association maintains a facility for the storage of boats and trailers.

The POA works to keep all open space and easement areas clean, free of debris and mowed.

From September 1, 2013 until the current period, the association has received twenty-eight complaints and approximately half have been resolved. Resolving complaints remains a high priority of the board your compliance officer.

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 2013 Annual Meeting, the members approved a \$60.00 per lot per year special assessment to be billed to property owners on January 1, 2014. The special assessment is due on or before thirty (30) days from billing. The special assessment fee is dedicated to Twin Harbors roads.

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 2014 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.

For 2014, Jim Wilder is managing our Clean-Up and Trash Removal Day. If you have questions, Jim Wilder, 281-733-1246, will gladly provide an answer.

Twin Harbors Property Owners Association Six Year Cash Basis Income Comparison and 2014 Budget

	Year Ending 8/31/08	Year Ending 8/31/09	Year Ending 8/31/10	Year Ending 8/31/11	Year Ending 8/31/12	Year Ending 8/31/13	Budget Year Ending 8/31/14
Income							
Maintenance	87,174.55	81,612.00	79,239.43	81,023.54	73,907.04	71,979.80	72,000.00
Special A F	24,411.64	26,851.92	32,003.54	34,780.90	30,009.04	34,224.54	34,000.00
Lot Sales	-3,026.85	898.60	1,600.00	0.00	1,800.00	1,500.00	0.00
Storage Fees	1,075.00	1,050.00	1,039.56	950.00	900.00	1,725.00	1,300.00
Interest	701.23	250.45	172.69	73.39	90.39	183.01	100.00
Late Fees	862.40	961.60	1,233.47	1,815.57	709.69	252.00	800.00
Other	315.00	5,385.97	1,155.00	615.00	1,592.30	408.23	500.00
Total Income	111,512.97	117,010.54	116,443.69	119,258.40	109,008.46	110,272.58	108,700.00
Expenses							
Utilities							
Water	1,857.50	1,283.78	1,938.81	1,985.51	2,105.90	1,809.82	2,200.00
Electricity	4,828.28	6,414.94	5,525.92	5,645.28	6,728.16	5,666.50	6,900.00
Sewer	431.83	390.72	619.33	1,154.79	771.33	728.61	800.00
Natural Gas	181.02	200.91	146.77	156.29	138.97	153.81	200.00
Mowing							
Ent/Rec	1,085.00	1,594.00	1,430.00	885.00	1,646.00	3,499.92	3,800.00
Contract Labor							
Pool	3,398.50	3,794.00	3,409.00	3,409.00	3,409.00	3,192.95	0.00
Maintenance	3,459.00	4,785.00	7,293.00	8,223.00	8,943.00	8,897.75	1,860.00
Supplies							
Pool	4,042.82	3,224.42	2,553.18	4,284.76	5,217.28	4,065.97	5,400.00
Rec Area	1,026.53	2,078.42	902.30	636.24	2,182.65	926.30	1,000.00
Tractor Expense	932.09	339.25	909.46	649.43	769.75	1,367.48	1,000.00
Repairs							
Roads	68,170.00	46,359.94	52,610.85	40,004.00	0.00	4,232.00	170,000.00
Boat Area				12,790.49		4,575.00	
Pool	679.58	1,369.38	2,198.04	1,279.89	524.74	1,184.32	1,200.00
Admin	0.00	0.00	0.00	0.00		0.00	
Rec Area	3,195.00	3,757.96	3,424.59	388.90	2,633.94	618.60	2,500.00
Trailer/Ball A	0.00	1,750.00	0.00	0.00		0.00	
Other	0.00	2,711.37	612.58	650.00	114.76	60.00	100.00
Property Taxes							
Rec, Boat	507.15	616.98	649.28	913.16	902.35	953.21	1,000.00
Other							
Garbage	185.24	254.39	320.13	387.54	391.08	404.48	450.00
Milage	369.50	766.13	1,295.25	680.50	650.10	639.50	700.00
Insurance	4,507.13	4,385.91	5,575.88	5,564.34	5,608.19	5,528.55	6,000.00
Work. Comp.							1,000.00
TRA Fees	102.50	102.50	302.50	102.50	102.50	102.50	100.00
Administration							
Annual Met E	211.10	99.82	116.47	308.82	299.39	423.18	400.00
Attorney	4,165.00	10,782.00	3,024.16	750.00	400.00	637.62	2,500.00
Copy Exp							
Court Cost	82.00	281.00	741.00	-6,000.00	0.00	0.00	500.00
Internet	393.10	690.41	576.86	619.56	567.93	619.56	750.00
Newsletter	186.19	129.90	60.62	146.66	75.78	823.91	600.00
Payroll-Office	6,246.00	5,348.00	5,271.00	5,730.00	5,643.00	8,837.25	10,000.00
Payroll-Outside							9,630.00
Payroll Taxes	803.49	435.01	698.18	482.13	771.40	726.90	2,000.00
Postage	1,220.85	728.71	493.87	1,016.96	712.91	785.17	850.00
Supplies	1,286.29	700.22	1,243.70	1,140.13	645.59	1,501.51	1,400.00
Telephone	238.13	278.17	257.94	294.45	291.19	397.77	450.00
Website	1,431.65	485.50	452.39	196.00	470.80	172.00	650.00
Other	1,362.56	430.13	323.72	728.19	1,021.20	1,131.99	1,200.00
POA Lot Exp							
Sewer Fees		444.00	1,631.54	200.00	408.00	360.00	400.00
Property Tax		62.70	7,463.32	928.55	957.07	853.48	1,200.00
Filing Fees		16.00					
Total Expenses	116,585.03	107,091.57	114,071.64	96,332.07	55,103.96	65,877.61	238,740.00
Net Income	-5,072.06	9,918.97	2,372.05	22,926.33	53,904.50	44,394.97	-130,040.00