

THE WINDS

May 2013 - 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 Board President

Dear Neighbors,

Good news for those of you who love to swim and play in the pool. The pool is now open and will be open through the summer months until Sept 30th, 2013. The daily hours are 10:00 A.M. until 9:00 P.M. Please remember that no life guard is provided and that each property owner is responsible for their family and guests. Also there is no alcohol allowed on the property.

Once again, our pool security will randomly visit the pool asking to view pool keys. Remember that swimmers must be accompanied by a family member at least eighteen (18) years of age. You may access the following link to review the rules and regulations for our recreational area or you may visit our office to pick up a copy. <http://www.twinharborslakelivingston.com/documents/recreation-area-rules.pdf>

A reminder to all property owners that a building permit is required for any construction projects that you may be undertaking. The largest expense that we, the property owners incur is the maintenance of our roads. When we bring in large heavy vehicles, such as concrete trucks, we must be very careful as to not damage the road or road edge. The property owner is responsible for any damage to the roads caused by their contractor. Remember, we all own the roads so let's all take care of them. The THPOA building permit application may be picked up at the office or is available on the website. 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 to cover any damage to Twin Harbors roads caused during construction. Your application will not be considered without a \$2,000 deposit. The \$2,000 deposit will be returned to the property owner if the roads have not been damaged.

I would like to announce that we have filled some vacancies on our committees. We now have a roads committee and a welcoming committee. We still need volunteers to fill other positions. The most important in my opinion is the **Board Nominating Committee**. Every year we have four (4) open seats on our board and we would like

your involvement. This committee would seek out property owners who are willing to serve on the board and present them to the property owners at the annual meeting. We also need volunteers to work on the Holiday Decorating Committee and the Newsletter Committee. This is your community, please get involved. To volunteer for Twin Harbor Committees, call any board member or email at twinharbors@eastex.net.

In closing, I would like to say that we all moved to Twin Harbors because we liked the laid back atmosphere and the looks of the community. We liked the country aspect as well as the lake. We liked the small town flavor and getting to really know our neighbors and not just living next to someone. Let's all work together to not only keep it that way but to move forward and improve our community. Let's all be proud to say we live in Twin Harbors.

See you around the neighborhood,

Jim

Aqua-Nuts - Twin Harbors Water Exercise Group

May 1st will mark the beginning of our 17th season. Our group meets every weekday starting at 10:00 A. M. On May 1st, you are invited to bring coffee, or your favorite beverage plus goodies to share as the group has a short meeting and test the water. This is a great way to meet your awesome neighbors and get healthy at the same time.

Everyone is invited to come and join the fun.

Any questions -- Call Judy Jackson 936-646-2225.

Welcome Committee

Attention all new Property Owners

Please stop by the office for a copy of the Twin Harbors Property Owners' directory from Laurie Schultz, association office manager. If you want to be included in our association directory, please get the form and release from Laurie, fill out and return to the office.

The Twin Harbors office is located at the clubhouse/pool, 274 Valleyview Dr, and is open from 8:00 A. M. to 12:00 P. M., Saturday and Monday. Phone 936-646-2242.

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.

Board Members

| <u>Office</u> | <u>Board Member</u> | <u>Phone</u> |
|-----------------|-------------------------|--------------|
| President | Jim Wyckoff | 281-932-1368 |
| Vice President | Dyana Babik | 281-733-7184 |
| Parliamentarian | Paul Laverty* | 713-557-2094 |
| Secretary | B. Milton (Chip) Choate | 281-685-3920 |
| Treasurer | Joseph Polizzi | 713-542-0610 |
| 1st Architect | Jim Wyckoff | 281-932-1368 |
| 2nd Architect | Jim Wilder | 281-733-1246 |
| 3rd Architect | Michael Farr | 432-352-9437 |
| 4th Architect | Jack Cumpton | 979-229-6062 |

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. If you nominate another property owner, please obtain the permission of that property owner prior to submission.

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.

Twin Harbors Improvement Initiative

The Twin Harbors board has initiated an aggressive improvement program with the objective of improving the overall appearance and safety of our subdivision. Our primary initiative includes but is not limited to the following actions:

- * Cut or fallen trees. Through the subdivision a tremendous number of pines and other trees have been cut on many lots. These trees could have been cut by the property owner or in some instances, by Sam Houston Electrical Cooperative in conjunction with their power line removal program. In either case, the cut trees are creating clean-up need as well as a potential fire hazard. Association policy provides for cleaning removing the cut trees in thirty (30) days and property owners will be notified when corrective action needs to be taken.
- * Lot Maintenance. After a lot has been cleared, property owners are required to keep their lots cleaned and mowed (to the street). Property owners are being notified when lot maintenance is needed.
- * Limits on Animals Per Households. The City of Onalaska has a statutory limit of four (4) animals per household and in as much as Twin Harbors is within the city limits of Onalaska, property owners are subject to this regulation. The association is filing documents with the city to enforce this regulation.
- * Dogs and Cats Running Loose. Property owners are allowing dogs and cats to “run at large” which is a violation of City of Onalaska and Twin Harbors rules. Dogs and cats are not allowed to run loose and must be kept on a leash when outside the premise of the property owner.
- * Rubbish and Trash. Property owners may not keep rubbish and trash in and around their property. Property owners are being contacted to improve their property appearance.

Clean-Up and Trash Removal Day

On April 20th, Twin Harbors held a heavy trash pick-up day. Volunteers drove the subdivision picking up heavy trash and transporting to the Polk County Sub-Court House for disposal.

From all accounts, the day was a huge success.

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.