



Owners' Association

NEWSLETTER



President's Message



Friends and Neighbors,
 I hope that all of you are enjoying the advent of spring and summer in Virginia as much as I am — what a wonderful time of year to live in such a beautiful state! And, with the COVID vaccine now available to all adults, we can finally begin to come out of our long semi-isolation and at least start getting our lives back to something resembling normal, even though the COVID crisis is far from over.

TLOA remains on strong financial footing, in part due to revised collections procedures, and our Fee Forgiveness Program (now ended) that helped those in arrears to get caught up and brought in more short-term revenue for the association. This has allowed us to get rolling on road repair, and start planning for more ambitious paving this year that we have not been able to do for a while, even as we finish paying for the major culvert replacement on Geranium Road accomplished last year — our largest to date. See the Roads Report for details.

Our neighborhood now has three open lakes again, and the fishing is good (even though we have not yet restocked the lakes after the restoration of Lake Shenandoah). Find a map to access points and further information in the Lakes Report.

I am also very happy to report that for the first time in years, we once again have a full Board: Nine Directors in all, four of whom have never served before. So, to say that we have new blood and some new perspectives would be an understatement. However, we will lose yet another Board member before the end of the year, so I continue to encourage civic-minded property owners to come join us at a Board meeting to learn how the neighborhood is managed, and how you can have a voice and a hand in continuing to make Twin Lakes the kind of place that we are all proud to call Home.

Yours,

Patrick Moctezuma



Culvert replacement on Geranium Road

Roads Report

After pausing most optional road projects early this year to confirm the final cost of our snow removal services, we have gotten very active in the Road Committee once again.

The work started with the paving work needed to complete the substantial double 5-foot culvert replacement project that we began late last year at about 474 Geranium Road. This work turned out great and this vital waterway in Twin Lakes is now very well-fortified.

At about the same time, the extensive and tedious process of locating, assessing, photographing, marking and mapping (hopefully) all of the potholes on these 10 miles of private roads has been completed as well. Our very skilled pothole repair company has just wrapped up work very recently on the nearly 50 holes that needed treatment. As usual, their work looks great.

We were also finally able to recently complete the revitalization of a troublesome area on West Daffodil just below the Narcissus intersection. There was a narrow road and an extremely deep drainage ditch that in combination has caused concerns and indeed even a few accidents through the years. This ditch has now been totally filled with large and small rock from Narcissus all of the way down to the creek, which will not only stop the erosion taking place, but also provide a more safe area for cars to roll into if necessary. We recently completed this work by paving in the area to widen the road just a bit as well.

We have recently approved four smaller road-side repair projects on Gardenia/Jonquil, East Daffodil and two areas on West Daffodil. Most of this includes placing large rocks in

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road-side holes where heavy flooding has been causing some significant erosion, however, the area on Gardenia will also require extensive excavation to properly unclog it first. We hope this work will start in late June and don't expect it to take very long.

Finally, the bi-annual community-wide brush trimming should start sometime in July, along with a trash pickup and culvert clearing/inspection.

The Finance Committee will soon meet to discuss what funds may be available to consider a formal paving session here by late summer. There will not be "enough" funds available to do everything we need of course, so we will focus on the more neglected or heavily trafficked areas in our community. This will likely include the entrance of East Daffodil, a section of West Daffodil from the Lake 2 access road to Carnation, and if possible, the very most damaged and neglected road in Twin Lakes, the Gladiola cul-de-sac. Other areas are on our list based on the funding available.

Keep checking our website for the latest road repair news and road closure-related notices! Please drive carefully and watch your speeding on these curvy, hilly roads, especially during our announced road repairs.

Finance Report

The Twin Lakes Owner's Association financial situation continues to hold steady even with a very lean budget.

Our monthly income is greater than our monthly expenses which is always a good thing. For the first quarter of 2021, our income was \$150,573.28 and our expenses were \$64,207.23, so we had an overall net income of \$86,366.05. Please keep in mind that we have some outstanding bills still to pay so the net income for the quarter is not all surplus.

For example, we just received the bill for the additional snow removal to cover January and February/March, which totaled \$15,575; we also have estimated road repair bills totally over \$14,000 to be received within 30 days. These are just two examples of pending expenses.

For our first quarter of 2021, our delinquency rate was 28.53%, which represents owners who have been delinquent 30 or more days. This translates to \$122,878.334 in unpaid assessments and any associated fines and has a direct impact on what enhancements the Board can fund.

The TLOA is financially stable as we head into the second half of 2021. Some projects have been completed while others are just starting. Due to the lean budget and coupled with our delinquency rate, that means some projects may not get the funding needed or may either be scaled back or even deferred. Many of the projects are expensive such as a culvert replacement, and infrastructure such as road repair.

The Board continues to work within the restrictions of our tight budget and has to make decisions as to what

can be done based on the critical need. Each of the committee chairs consistently has a list of projects ready to move forward on whenever funding becomes available.

Below is the Quarterly Report for first quarter of 2021.

Operating Income & Expense					
Income			Expense		
Account Number	Account Name	Q1 2021 Totals	Account Number	Account Name	Q1 2021 Totals
4200	Homeowners Association Assessments	\$88,265.00	5163	Lakes/Dams	\$16,531.01
4270	Impact Fees	\$2,000.00	6245	Snow Removal	\$1,025.00
4810	Advance Payments	\$25,051.01	6261	Landscaping/ Mowing contract	\$4,400.00
5675	Recoverable From Owner	\$353.35	6271	Road Maintenance & Repair	\$15,000.00
5700	Miscellaneous Expense	\$33,033.00	6272	Road Maintenance & Enhancements	\$480.00
5705	Interest Income	\$7.86	6300	Management Fees	\$8,400.00
5706	Maintenance Reserve Interest	\$3.20	6311	Electricity	\$157.71
5735	NSF Fees	\$10.00	6318	Telephone/ Cable/ Internet	\$475.38
5800	Late Penalty	\$1,024.86	6402	Website Maintenance	\$258.10
5805	Penalty Income	\$825.00	6540	Rent	\$495.00
	Total Operating Income	\$150,573.28	6553	Newsletter	\$330.00
			6556	Printing/ Copying/ Postage	\$330.00
			6675	Recoverable From Owner - Legal/collections	\$892.00
			6702	Legal Fees	\$720.00
			6707	Loan Interest	\$14,376.40
			7630	Federal and State Income Tax	\$336.63
				Total Operating Expense	\$64,207.23

Barking Dogs

I would bet that 80% of homeowners in Twin Lakes have a pet, the majority being dogs. Barking has become a big problem in our neighborhoods. We like dogs but not the constant disruptive barking. We would like to ask that you be respectful to your neighbors and when a dog starts barking, and they will when they see strangers or other animals. We understand that but then ask that you do your best to quiet them. There have been several instances lately where dogs just keep barking at all times of day and night. It is just a matter of being respectful to your neighbors. We all like to sit out or have our windows open for the fresh air. A constant barking dog ruins that peaceful time. There are some dogs barking that can be heard streets away.

Summer is Here

Summer is here and the work has begun: mowing, trimming, planting, clean up from winter. The real estate market is on the move with lots of sales, new homes being built and new owners moving into our Twin Lakes community.

We would like to remind all homeowners, old and new, that your property line goes to the road and it is your responsibility to keep your culverts cleaned out of any debris such as leaves, weeds and trash. If you do not do this then debris washes down to your neighbors or in the road. During severe rainstorms (which we have had a few) this makes the road dangerous. If your property has banks, it is your responsibility to keep them trimmed and mowed. It is not the responsibility of the Association to trim them or clean your culverts. We do have a landscaping company go around and keep our common areas mowed but not trim your banks. If these banks are not kept cut, then bushes and weeds grow out into the road at times making visibility and issue plus sometimes on certain curves, scratches the side of automobiles, especially if they are passing another car. When you mow, please do not shoot the grass toward the road. This is also making the road dangerous and unsightly.

I believe we owe it to our community and neighbors, to do the best we can in keeping our homes looking inviting and appealing. After all, it just enhances the value of your property and gives a nice curb appeal.

We also want to advise that this past year we added another issue to our rules. Homes with extreme mildew issues will be asked to have your homes cleaned. This is considered an “unkempt” issue.

Mailboxes

As we ride through our subdivision, we have noticed the variety of mailboxes and mailboxes that need to be repaired or replaced and need better numeral identification. We would like to ask all homeowners to make sure their house number is displayed on both sides of your box and no shorter than 6 inches. This enables 911 responders to be able to identify you very quickly from whatever direction they may be coming. Yes, they have GPS but in the time of an emergency this can be very helpful and every second counts. We are not asking you to go out and buy anything fancy, but a box approved by the Postal Service and a good support post for those that are in poor condition. There are some out there about to fall down or not readable at all.

Several years ago, the Postal Service sent out letters requesting the same. Their requirement for boxes is that your post be approximately 42” to 48” above the road surface and the front of the box should be even with the road shoulder. This will help to avoid the trenching of the ground where they need to pull over to get mail in your box. I know that some of you, when you purchased your property, this is the way your box was already located. For those of you who have those trenches, we would like to ask if you could

fill in those areas with gravel to help alleviate this from becoming an even bigger problem and large hole which also causes erosion on the edge of the road.

Another advantage is that if we are doing neighborhood inspections and your property is properly identified then it is less probability for you to get a notice about a concern in error.

Once again, we would appreciate your cooperation. We all benefit from any and all improvements to your property.

Protecting Our Wildlife

Twin Lakes’ abundant wildlife is one of the ways in which our rural location and proximity to National Park lands benefits our quality of life.

It is vital that we protect this resource, these community assets, as much as we can, not only for our own enjoyment but also for the health of the forest and lake ecosystems that make our neighborhood a wonderful place to live.

This means restricting pollution of our soil and water, and respecting wild animals by not interfering with them when at all avoidable. Harassing animals — or even interfering with the best of intentions — is not only potentially dangerous, it is often against state law (capturing or killing water fowl for example, is a crime). Do not do so unless under the direction of a state official or other professional.

If you are dealing with a nuisance animal, please contact the Sheriff’s Office Animal Control Unit (434-985-2222), or the Virginia Department of Wildlife (855-571-9003). If you are trying to assist a wounded wild animal, you can also try the Wildlife Center of Virginia (540) 942-9453.

Drive Respectfully

The Twin Lakes Board would like to ask that drivers PLEASE respect the speed signs in our neighborhoods. The roads are curvy, many hills where you cannot see an oncoming car or truck and narrow. We have a lot of homeowners who like to take walks or jog. There are a lot of children and pets in our neighborhood. SPEEDING is a huge problem here and there have been too many close calls of hitting or running a car off the road. Those of you who drive the big pickup trucks and speed is disrespectful, especially in passing cars.

Again, all drivers PLEASE slow it down a bit. You are not going to get to your destination any faster. Respect your neighborhood and other drivers.

Community Yard Sale

Twin Lakes will be repeating its past success of a community wide yard sale. The event would be held on the Amicus Road common area in front of Dam No. 2 as it was before, and we are currently looking at a tentative date of October 2, 2021.

We may also provide a free, large item trash pickup as we did last time on the same weekend, if that can be arranged with the previous vendor.



Twin Lakes Owners' Association
P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

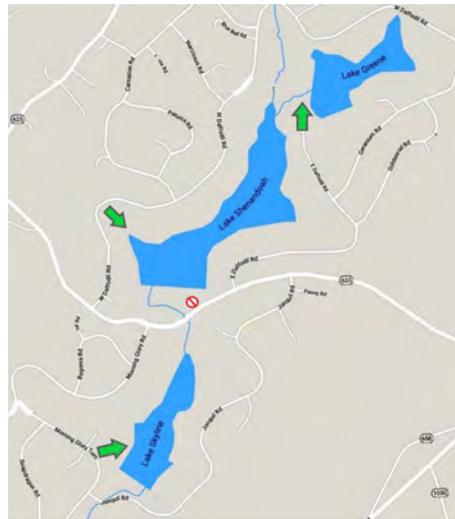
Lakes Report

Summer is a welcome sight here in Twin Lakes, and our community has three open lakes to enjoy, for fishing, boating, birding, and generally chilling out on. See the map image for the access points closest to you.

Both Lake Shenandoah and Lake Skyline have boat launch areas for boat trailers. (Reminder: the only engines allowed on our lakes are 5hp electrics).

Virginia state fishing licenses and TLOA fishing licenses (available for free from APMS, our property management company) are required to fish on our lakes.

The only common area in Twin Lakes that has remained off-limits to residents is the Lake Shenandoah common area on Amicus Road (Dam No. 2). The Board has decided to begin to open up most of this area to community events and residents, providing that we can continue to keep foot traffic off of the repaired portion



of the dam until the new vegetation there has properly taken hold. (Please respect the No Trespassing signs where you see them, or the association will be forced to spend another few thousand dollars to reseed the repaired portion of Dam No. 2, yet again.) Details of the upcoming Community Yard Sale, to be held in this common area, as it has been before, are included in this newsletter.

On the regulatory side, we continue to pressure the state safety engineer to process and approve our full Operating and Maintenance (O&M) Certificate for Lake Skyline (repaired in 2019), and then we will begin the same process for getting Lake Shenandoah fully certified in the next year or so. Each permit is good for five years.

We are also still waiting to receive a modest amount of grant funding from Virginia for the revision of our Emergency Action Plans (required for all high-hazard dams) that were also completed last year by our engineering vendor (F&R Engineering out of Charlottesville).

Twin Lakes received no financial help from the local, state, or federal governments for the actual repair of our three dams (Dam No. 1 at Lake Greene was repaired only a few years ago as well, funded by a Special Assessment), or the other costs associated with restoring Lake Shenandoah. We've done it all on our own.

So get out and enjoy the best features of Twin Lakes — our lakes!

Manager's Memo

Set up your Portfolio on AppFolio & download the app for faster, easier access to your account balance, ARB Requests and statuses, and Community Information. New users contact APMS at office@apmsva.com. Exterior projects can be easily approved through your online portal with AppFolio. Please submit any requests with plenty of time for review and approval.

Selling your Home? Be sure to request Disclosure Packets (Required by Virginia law) on homewisdocs.com.

homewisdocs.com. APMS can assist you with this process if your Real Estate Agent is unfamiliar with the process.

Please remember to maintain your property to keep the HOA looking nice and to keep property values high. Some easy things you can do during the nice weather this summer is power wash your exterior siding, trim bushes, and landscape flower beds, mow the banks on your property to the street, and follow the rules of the Association which are designed with this in mind!

Please remember to keep all pets on a leash or securely inside or fenced in, as more people will be enjoying the outdoors!

visit twinlakeshoa.org