



President's Message



Friends and Neighbors,
 Happy Autumn! Gemütliches Oktoberfest, Blessed Autumnal Equinox, Happy Jewish New Year, Bountiful Harvest, Happy All Hallows Eve, and just a generally glorious fall to everyone. What a wonderful time of year to live in Virginia.

The most important news is the details of our Annual Membership Meeting:

Thursday, November 18, 2021, at 7 p.m.

This will be a virtual meeting, for convenience and safety's sake. The link is here:

www.twinlakeshoa.org/annualmeeting

We will be voting to confirm new Board members that have stepped up to serve the community over the past year, and also to consider a new Rule that would include a modest Capital Investment Amount in the settlement of Twin Lakes properties. Details are listed in this newsletter, as well as Proxy form so that your vote will be counted even if you cannot attend.

We still require new Board members, as our hardworking Roads Committee Chair (major paving work is going on as I write this note) and webmaster is leaving Twin Lakes, and this annual meeting will also be my last: I will be resigning from the Board directly afterwards.

The Board of Directors has been an incredibly productive and forward-looking team and accomplished too much to list here over the past 5 years or so. But it is time to for me to focus my energies in other directions. I hope that you choose to step up and serve your neighborhood with this new Board, half of whom have only joined this past year.

And to those of you that have volunteered your time and energy in the past and the present, and supported the Board's efforts to continually improve our community and the quality of our lives:

Thank you,

Patrick Moctezuma

Roads Report

We have had a fairly active summer and fall with the roads in Twin Lakes starting with the remaining repairs needed from storms from late last year. This specifically included dealing with rock erosion around culvert outlets, and some blockage at culvert inlets. The locations included the culverts under Gardenia and Jonquil, a small culvert under East Daffodil and two different areas on West Daffodil. All areas have had large and small rock applied and graded.

We also completed a brand new project on Morning Glory Turn where a stream was running under a culvert pipe rather than through it. We placed a lot of concrete in the stream bed to essentially and hopefully clog any holes. So far things look great as the stream is back up to level and flowing through the culvert once more, which is welcome news as the only other remedy is digging up that road and dealing with a lot of expensive issues.

The community-wide brush trimming is currently ongoing as of the beginning of October. It is expected to wrap up within the next couple of weeks, and when completed, will be reviewed by the Board for quality and accuracy.

Most significantly, we have finally been able to do some REAL paving in Twin Lakes for the first time in several years. Between the large amounts of funding the lake restoration required, and the urgent need to replace the most expensive culverts in Twin Lakes (on Geranium Road), we have only been able to afford pothole repairs over the last few years.

That has changed as of the last week in September when we got seven road segments paved including the entrance and first sharp curve of East Daffodil, a very problematic section of West Daffodil, three different very bad sections of Morning Glory Turn, and two of the eight cul-de-sacs that have never been paved (Aster and Gladiola).

At this point there are no known issues with culverts or roads that we are aware of, aside from the general condition of these aging roads, a few small potholes here and there to be treated next spring, and the need for a potentially small culvert pipe repair on Jonquil just below Gardenia.

2021 Annual Membership Meeting
November 18, 2021 (virtual meeting, teleconferencing access only)

Agenda v.1

Call to Order

Roll Call and Proxy Count

Note on Meeting Format and Voting Process

Approval of 2020 Minutes Please review here:
http://www.twinlakeshoa.org/pdfs/TLOA_2020_Minutes.pdf

President's Report : Patrick Moctezuma

Treasurer's Report : Sue Lance

Manager's Report : Alexander Romano (APMS)

Committees:

Finance Committee Report:	Peggy Keens
Roads Committee Report:	Casey Carpenter
Lakes & Dams Committee Report:	Patrick Moctezuma
Rules & Bylaws Committee Report:	Jane Garton
Communications Committee Report:	Brandon Harper
Special Projects Committee Report:	Susanne Harder

Bylaws for Approval: Capital Investment Fee

Open Forum (2 minutes per Member)

Election of new Board Members
(Susanne Harder, Pat Fitzgerald, Casey Carpenter, Brandon Harrop, William Tomlin)

Adjourn Meeting

Financial Report

The past year has been challenging for everyone. Luckily the TLOA's finances remained healthy and the Board has been able to keep the current yearly assessment at its current amount of \$600 per lot.

The TLOA Board continues to work hard to control costs and relies on (needs) the payments of the assessments to fund projects within the community.

Unfortunately, TLOA continues to experience a delinquency amount of over \$120,000 that is owed by the community from homeowners who have not paid their assessments and/or fines.

The Board has been flexible and works with the homeowners through

our property management company of APMS to help develop payment plans so the homeowners can pay down the amounts which are owed to the community.

Regretfully, a large number of homeowners do not engage with us and the Board has no other recourse other than to take legal action such as (but not limited to) placing liens on people's property, getting a warrant-in-debt, or wage garnishment.

Taking these actions is not pleasant and not the first choice of action. The Board has a responsibility to **all the homeowners** in Twin Lakes and as such strongly encourages all homeowners take their responsibility of paying their assessments seriously.

If all homeowners paid their

yearly assessments as expected the additional money could be used to improve the common areas, the infrastructure, and keep the community in a more financial stable state to address emergencies such as culvert repair/replacement.

Additionally, the more money we have in the reserve allows us to keep the assessments at the same rate or even provide the possibility to lower the yearly amount.

Capital Contribution Fee

The Board is open to new ideas on how to build up the reserve fund to fund major projects needed in the community without raising assessments. One of the ideas available is to adopt a new type of fee called the Capital Contribution Fee (CCF).

This fee is commonly implemented by developers in new communities and is now also commonly used in condo associations, Property Owners Associations, and Home Owner Associations.

Proposal of new income fee for 2022:

The Board would like to present a possible new income stream for TLOA. The Capital Contribution Fee (CCF) has been identified as a possible new income stream since it is widely used by developers and other Home Owners Associations (HOAs, Condominium (condo), Property Owners Associations (POAs), and Owners Associations (OAs).

With the current real estate marketing being very healthy it is a good time for the TLOA to look at a new income stream to build up our reserve fund. This new CCF would only apply when a property changes owners.

The CCF would be a **one-time nonrefundable** amount that will be paid by the new property owner at the time of their property settlement. This fee will be deposited into the association Reserve account and will be used to fund capital improvements and repairs in the community.

visit twinlakeshoa.org

This only applies when a property changes owners, and does not impact owners refinancing their properties in Twin Lakes or any existing homeowners.

If an existing Twin Lakes owner purchases an additional property in the neighborhood, this fee does apply.

The CCF amount would be determined by the TLOA Board and will be limited in amount to between 3 and 6 months worth of annual assessments. The initial rate upon approval of this measure will be 6 months.

Update to the governing documents required:

At the present time the CCF is it not included in our governing documents. The section which would need to be updated is under the Community Rules, Section O: Assessment Payment Schedule

A. Assessment Payment Schedule (no changes to this section in the governing documents)

B. Capital Contribution Fee (CCF) (new section)

1. CCF is a one time nonrefundable amount that will be paid by the new property owner at the time of their property settlement. This fee will be deposited into the association Reserve account and will be used to fund capital improvements and repairs in the community. This only applies when a property changes owners, and does not impact owners refinancing their properties in Twin Lakes. If an existing Twin Lakes owner purchases an additional property in the neighborhood, this fee does apply.

2. The CCF amount would be determined by the TLOA Board and will be limited in amount to between 3 and 6 months' worth of annual assessments. The initial rate upon approval of this measure will be 6 months.

TWIN LAKES OWNERS' ASSOCIATION INC

PROXY

for the
2021 Annual Membership Meeting

I/We, _____, owner(s) of unit _____ in good standing, hereby appoint [] the Twin Lakes Owners' Association President or [] _____ as Proxy to cast my (our) vote as directed below and to represent me (us) and vote on any other matter that may be properly presented at the 2021 Annual Meeting of the Twin Lakes Owners' Association as I (we) would be entitled to vote if personally present at the 2021 Annual Meeting. This proxy revokes any other proxy prior to this date.

If no other designee is appointed, then the member appoints the President to vote on their behalf.

Please note that for this proxy to be valid this form must be completed in its entirety and be signed by each owner of record. Further, this Proxy may be withdrawn by me (us) at the meeting.

Instructions (if any):

(1st Owner's Name-- Please Print Name) (1st Owner's Signature) (Date)

(2nd Owner's Name-- Please Print Name) (2nd Owner's Signature) (Date)

Please complete and mail or email to:

Association & Property Management Services, LLC
Attn: TLOA Property Manager
P. O. Box 2182
Harrisonburg, VA 22801
office@apmsva.com

(Proxy's Signature - To Be Obtained at the Annual Meeting) (Date)

Lakes Report

All of Twin Lakes three lakes are open for recreation (see the map image on following page for access points). Lakes Shenandoah and Skyline have full-size boat launch ramps for trailered craft.

Fish and wildlife abound in our lakes and the latter must be left alone to live naturally without harm from us. Fishing, of course, is allowed in our lakes (request a permit from APMS, our property management company — they are free). Now that Lake Shenan-

doah is fully restored, the Board will most likely consider stocking all the lakes (again) with specific species of game and beneficial fish.

During the recent hurricane, the Board did opt to open the lower valves to try and even out the water level elevations, to good effect. But this is a very rare occurrence, and some occasional moderate flooding is to be expected for any property living next to a lake or stream (especially as flash flooding becomes more frequent in Central Virginia).

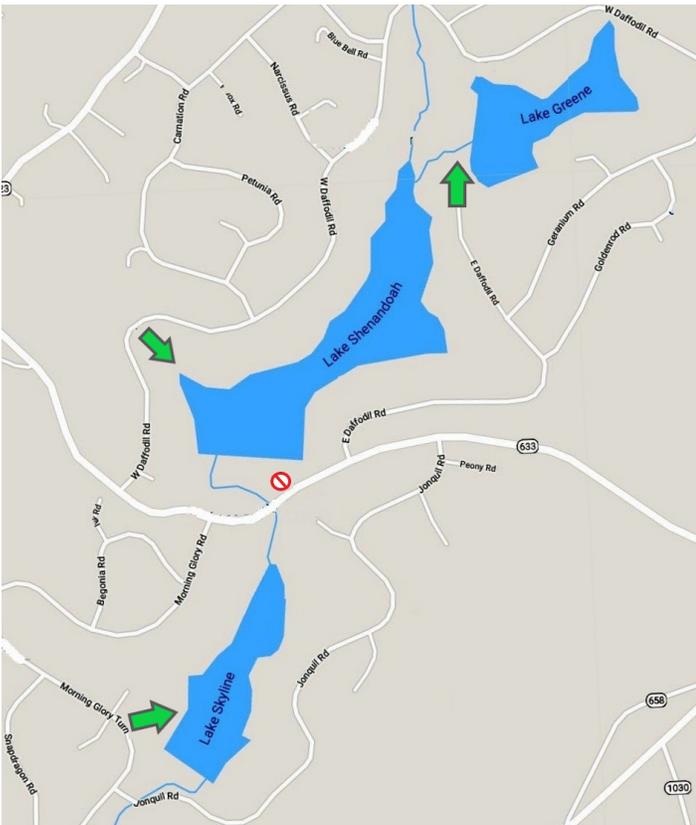
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Use of the lower valves is to protect the earthen dams more than anything, as serious erosion (as we have seen) can be enormously expensive to repair.

Dam #2 (Lake Shenandoah) continues to be off-limits to foot traffic as we address a portion of the external slope that requires some additional repair, but other than that, all areas are available for your enjoyment — so go and enjoy them!



TLOA Budget for 2022

The following is the budget that was approved by the Board in July 2022.

TLOA Budget for 2022		
Approved		
Line Item	Account Code	Subtotal
Lakes & Dams	6153	\$10,000
Landscaping/Mowing	6261	\$29,800
Road Repair & Maintenance	6271	\$157,500
Management Fees	6300	\$33,600
Electricity	6311	\$996
Telephone/Internet	6313	\$1,380
Umbrella Liability Insurance	6322	\$3,145
Officer & Directors/Fraud Insurance	6324	\$2,550
Rent	6540	\$1,980
Office Supplies/Equipment	6554	\$300
Printing/Postage/Advertising	6556	\$4,000
Taxes & Licenses	6615	\$1,500
Miscellaneous Expense	6701	\$1,515
Legal Fees	6702	\$5,000
Accounting	6704	\$250
Debt Service	8100	\$131,484
Reserve Fund Contribution	8200	\$0
		\$385,000