



## President's Message



Neighbors,

Not only is spring here, but best of all, it appears that COVID-19 shutdowns and mandates are behind us. However, the damage to our economy continues — especially when it comes to rapid inflation — as that is putting even more pressure on families' budgets. Just as the Twin Lakes Board of Directors did at the beginning of the pandemic, the board has decided to give folks who are behind on their HOA dues a break when it comes to late fees.

For the second quarter dues, we will forgive late fees if the homeowner becomes current on their account. We know many of our neighbors are struggling when it comes to making ends meet, but we need all home and lot owners to pay their fair share. We're not heartless, however. If you're having trouble paying down your account, contact APMS — our management company — and they'll be glad to put you on a payment plan.

Twin Lakes is a private subdivision and the \$600 annual dues — divided into \$150 quarterly bills — go toward paving and fixing our roads, keeping common spaces clean and in good shape, and having our lakes in compliance with the Commonwealth of Virginia. Nearly 90 percent of Twin Lakes residents are up to date on their fees, and we thank you for that. We understand things happen, and will work with the other 10 percent to keep your account in good shape.

We have a very small amount of lot owners who a large majority of the total unpaid fees. After years of previous boards contacting these folks to no avail, the new board is exploring remedies that we hope will soon have real financial consequences. It's our fiduciary duty as a board to make sure that everyone is on a level playing field. In fact, in taking on debt to help upgrade our dams in recent years, TLOA is required by our lender to be below a certain rate when it comes to overdue debts from members of our community. We don't want to take anybody to court — it's an expensive endeavor for all involved —

but the board feels it's time to tackle our most egregious offenders.

For the 90 percent of our lot and home owners who are up to date on their dues, we thank you. We will even work with the other 9 percent who are behind on the bills; just contact APMS for help. It may take a while to get the remaining 1 percent to pay up, but this board feels like it's worth it to fight for what's right.

Yours,  
Pat Fitzgerald

## Finance

Good news! The TLOA ended the 2021 year in a stable financial status with a little over \$69,000 in net income. (Net income represents the income received minus expenses paid.)

Some of the money at the end of the year was due to homeowners paying their 2022 HOA dues in advance and that is very much appreciated. There are still some bills to pay but the the take-away from this is that the TLOA is in stable financial shape.

Now for the not so good news. The community continues to deal with a delinquency rate reported quarterly to the bank of 10.5% and equates to \$90,700. This amount is what homeowners owe in back assessments (dues) and/or fines over 60 days late, who are not on a payment plan, in foreclosure, or in bankruptcy.

The TLOA Board continues to work hard to control costs and relies on (needs) the payments of the assessments to fund major projects within the community. For 2022, almost one-third of our budget is allocated for road repair/maintenance which benefits everyone in the TL community.

The Board continues to be flexible and work with the homeowners through our property management company of APMS to help develop payment plans so the homeowners who owe money can pay down the amounts which are owed to the community.



### Time for Spring Cleaning

Spring is here, and the work is about to begin: mowing, trimming, planting, clean up from winter and the cleanup is a little more extensive this year due to the winter storms in January.

The real estate market is still very active in our neighborhood which has certainly helped the value of our own homes. That is definitely a good reason to cleanup and maintain our neighborhood.

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 this can make our roads 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 to 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 an issue plus sometimes on certain curves, scratches the side of automobiles, especially if they are passing another car.

Also, when you mow, please do not shoot the grass toward the road. This is also making the road dangerous and unsightly — and against the law!

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. Homeowners with extreme mildew issues will be asked to have your homes cleaned. This is considered an “unkempt” issue and after the warnings is susceptible to daily fines until

### Drive Respectively

Again, Twin Lakes Board would like to ask that drivers **PLEASE** respect the speed signs in our neighborhoods. The roads are curvy with many hills where you cannot see an oncoming car or truck and narrow.

We have a lot of homeowners walking with family and pets. **SPEEDING** is a huge problem here and there have been too many close calls of hitting or running a car off the road. There was one incident last summer where a car was hit on Jonquil and left the scene. Those of you who drive the big pickup trucks and speed are disrespectful, especially in passing cars.

Again, all drivers **PLEASE** slow it down and drive responsibly. You are not going to get to your destination any faster. Respect your neighborhoods and other drivers. There are also drivers who turn off the main road at a high rate of speed onto EastDaffodil, which is a blind curve, and come close to either hitting a car coming out or running them off the road.

**PLEASE START BEING CAUTIOUS AND RESPECTFUL AND SLOW DOWN!!!**

**AS YOUR NEIGHBORHOOD BREWERY WE STRIVE TO PRODUCE FRESH, INNOVATIVE, AND ADVENTUROUS BEERS. INDOOR AND OUTDOOR SEATING AREAS AVAILABLE. WE WELCOME YOU TO STOP IN AND CHECK OUT THE OLD FIREHOUSE, WITH COZY ROOMS ON TWO LEVELS AND TRY THE BEERS AND SELTZERS!**

**Octonia Stone Brew Works**

**All beer is brewed on site with many locally sourced ingredients! 14 taps with a seasonal beer menu.**

*Where Freshness is a Flavor!*

**Taproom open 6 days a week! Visit Octonia.Beer for current hours and menu.**

**BREWERS ASSOCIATION CERTIFIED INDEPENDENT CRAFT**

## Lakes Report

The Board is pleased to report that all three of our Dams are on track for full Operation and Maintenance certificates this year!

Virginia O&M certificates are good for six years. Dam 1 (Lake Greene) was repaired in 2017 and is simply up for renewal in 2022. Dam 2 (Lake Shenandoah) is almost ready for full certification; we are still completing work on the small slumped area and on the lower valve. We anticipate this work will be completed in 2022 and our full certification application will immediately follow. Dam 3 (Lake Skyline) was due for full certificate renewal at the end of 2021; we are now awaiting the results of the DCR review.

Kudos to the Lakes and Dams committee for their work and to residents for their patience as we worked hard to get to this point. 2022 promises to be a turning point from repairing and restoring our dams and Lakes to enjoying and preserving them!

The Board is also pleased to report that all three of our Lakes are healthy habitats for a variety of species of fish. Apply now for your 2022 Twin Lakes annual fishing pass by simply emailing [Tyler@apmsva.com](mailto:Tyler@apmsva.com). Include the number of adults living at the residence and all will be mailed a FREE Twin Lakes 2022 fishing pass from APMS. Simply sign the pass upon receipt and help us limit the fishing on our Lakes to our residents and their state-licensed guests only.

We will also use the pass application numbers to judge interest in fishing our Lakes year to year, and to possibly justify stocking them with additional game fish in the future. So if you might fish this year, send that email or call APMS for FREE 2022 annual passes.

Due to significant algae blooms in our Lakes last summer, all residents are encouraged to minimize lawn fertilizer application. Lawns can only get so green; excess nutrients then runoff and concentrate in our Lakes! If using a lawn care service, please consider having them test your soil and to apply nutrients only as needed.

Residents may also wish to contact the Culpeper Soil and Water Conservation District for FREE soil testing prior to amending their soil. Find out if/when you should use fertilizer or lime and what grass types would work best with your soil. For more information email [stephanied@culpeperswcd.org](mailto:stephanied@culpeperswcd.org)

## Dog Issues

Barking dogs are still a 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, please try and control them and do your best to quiet them.

There have been several instances lately where dogs just keep barking at all times of day and night. Spring is here. We all like to sit out or have our windows open for the fresh air. A constant barking dog ruins that peaceful scenario. Some barking dogs can actually be heard streets away.

Another issue are dogs getting out and running loose. If you know who they belong to, please report to APMS so we can issue a warning letter. Also, please call the Greene County Sheriff's Animal Control at (434) 985-2222. There are some dogs that he knows because they are repeat offenders. The owners can be fined by him as well as the HOA. With the warmer weather, our neighbors like walking and children are playing but not knowing these dogs it can be scary. Some have approached people in an aggressive manner.

**PLEASE KEEP YOUR DOGS CONTAINED.**



**Twin Lakes  
Neighborhood  
Yard Sale and  
Flea Market  
The Largest  
Yard Sale in  
Greene County**

**TWIN LAKES NEIGHBORHOOD  
YARD SALE AND FLEA MARKET**

May 14th, from 8 a.m. to noon,  
Come visit on Amicus Rd between  
East Daffodil and Morning Glory  
(in front of the dam).



## Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

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### Board Member Wanted

Been following the news in this newsletter? Been concerned about the lake and roads? Been wondering how the money is spent in Twin Lakes nowadays? Then come to meetings! Even better, join the Board and be a part of this great team working hard to address all of the issues we face.

We have one open seat — and we'd love for it to be you.

Times have never been more important or rewarding to serve on the Board as we have taken great steps the past few years to get into full compliance with all state regulations, to get the finances in order, to get rules established and enforced, and lots of other things that we have been talking about on the site recently.

So please consider helping to fill this Board for the first time in years!

### Community Yard Sale

Twin Lakes is repeating the past success of its community-wide yard sale. The next event will be Saturday, May 14, from 8 a.m. to noon.

Twin Lakes' Neighborhood Yard Sale and Flea Market has become one of the largest yard sales in Greene County.

Come visit the yard sale on Amicus Road between East Daffodil and Morning Glory (in front of the dam). You never know what deals — or treasures — you'll find!

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### Mailboxes

As we ride through our subdivision, we have noticed the variety of mailboxes and mailboxes that need to be repaired or possibly replaced and need 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.

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.

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visit [twinlakeshoa.org](http://twinlakeshoa.org)