



## President's Message



Neighbors, Summer is slowly turning into fall and before you know it, the Holidays will be upon us. That also means that the Twin Lakes Owners Association's annual Membership Meeting will take place.

This is the annual meeting where Owners get an open forum to address all sorts of issues, vote on changes to our bylaws and nominate members to the board. It's also a chance to get a deep dive into our annual budgeting process, see where our money is going (and coming from) and understand the status of our dams and roads. It's also a chance to meet your neighbors from Greene County's largest subdivision.

Unfortunately, this meeting has never been widely attended, which hampers the board's decision-making process on major issues. Last year the Board wanted the community to vote on a modest Capital Investment fee that would affect only incoming Owners in the settlement of Twin Lakes properties. The fee could have been a one-time nonrefundable amount paid by the new property owner at the time of the settlement. The fee would have been deposited into the Association's Reserve account to be used for capital improvements and repairs in the community. It would have applied only when a property changed owners — and wouldn't impact Owners refinancing their Twin Lakes property or any other existing homeowners.

The Board didn't have enough Owners either show up in person or send in a proxy form to have a quorum, so the matter could not be voted upon. Prior to this year's meeting — which will take place on a Thursday or Friday in mid-November (we're finalizing the details as of this writing) — we will send out a separate mailer with just the meeting details and proxy form, instead of tucking it inside the Newsletter. We're hoping this will draw more interest and

not just end up with an important document getting overlooked in the Newsletter and ending up in the trash without ever being looked at.

Be on the lookout for the mailer in October.



Our Board is doing a great job of looking out for the Twin Lakes Owners' money, and our members are really stepping up simply by paying their quarterly dues on time. In fact, our delinquency rate continues to fall — which puts more money in the community's coffers. As for the stubborn folks who think they don't have to pay their dues without any consequences, the Board and our Property Management organization are looking into options that will make the decision to skirt our dues have some real impact in other places.



Unfortunately, it's not just Owners who fail to pay their dues who hurt our bottom line. The Board is having to spend close to \$6,000 to fix the damage incurred by someone driving off-road along the swampy area by Jonquil Road below the dam. Their idea of fun (at least we hope it wasn't a malicious act) — in this case, creating ruts so deep they've affected the stability of the hardtop — will require \$5,800 to fill in the ruts and put in barriers to keep folks on the road. Thanks to Joey Taylor, the head of our Road Committee, we are only having to pay \$5,800. Quotes to fix that area had come in as high as \$21,000 before she took it upon herself to solicit more bids and find a qualified contractor.



If you see people purposely destroying the quality of life in Twin Lakes, you don't have to take it upon yourself right then and there. You can always address the issue by emailing [rules@twinlakes.org](mailto:rules@twinlakes.org). You can remain anonymous and we'll do our best to take care of the issue.

Yours,  
Pat Fitzgerald

## Financial Report

Wonderful news!! First of all, the Twin Lakes Owners Association continues to make progress in lowering the delinquency rate.

This is due to homeowners “catching up” by bringing their accounts up to date and other homeowners working with the property management company (APMS) to get on a payment plan in order to work on paying down their accounts.

The TLOA continues to be in a stable financial status with a little over \$83,000 in the operating fund at the end of the 2nd quarter of 2022. There are still some bills to pay but the take-away from this is that TLOA is in stable financial shape.

For the bank specific reporting, our delinquency rate was at 7% at the end of the 2nd quarter of 2022 down 3% from the previous quarter. The bank threshold is a delinquency rate of no more than 10% and we are well within the desired range.

The bank has specific criteria that we report against for our delinquency rate which includes homeowners who owe back assessments (dues) and/or fines over 60 days late, who are not on a payment plan, in foreclosure, or in bankruptcy.

While 7% may seem low it actually equates to \$88,403. The full delinquency rates is 21.2% which represents all money owed to the TLOA and equates to \$120,174.

Secondly, The

TL Board has approved the 2023 budget. The Board was able to approve the budget for 2023 with no increase in the yearly assessment. Enhancements in the community continue to move forward with this year’s budget.

Included in the 2023 budget is an anticipated yearly deposit to the reserve fund. The reserve fund can be considered a savings account. By building up this fund the Board will have additional money for more costly or unexpected community repairs.

The Board continues to work hard to control costs and relies on (needs) the payments of the assessments in order 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. For 2023 approximately 35% of the budget is earmarked for roads.

Please remember — all the community enhancements are funded entirely by the assessments collected.

Below is the approved 2023 budget:

Item	2023 Budget Amount (with no increase in assessment)
Lakes & Dams	\$17,000
Landscaping/Mowing	\$32,232
Road Maintenance	\$130,600
Management Fees	\$33,600
Electricity	\$996
Telephone/Internet	\$1,670
Umbrella Liability Insurance	\$3,146
Officer & Director/Fraud Insurance	\$2,550
Rent	\$1,980
Office supplies/equipment	\$200
Printing/Postage/Advertising	\$2,000
Taxes & Licenses	\$1,500
Miscellaneous Expense	\$0
Legal Fees	\$5,000
Accounting	\$250
Debt Service (loan interest + principal)	\$131,484
Reserve Fund Contribution	\$5,992
TOTAL	\$370,200
<b>Income = Yearly Assessment*617</b>	<b>\$370,200</b>
<b>Difference between Budget and Projected income</b>	<b>\$0</b>

## ROADS REPORT



Thank you, Twin Lakes residents, for adhering to the 25 MPH signs in our community.

We want our neighborhood walkers to feel comfortable and safe. To help with the ongoing speed issues in certain areas, we are positioning speed humps in the coming months.

The speed humps being placed will be low and wide enough for vehicles to safely and slowly drive over them. They will be well marked to warn drivers and will be made to easily plow over during inclement weather.

To help assist drivers commuting safely in our neighborhoods we would kindly remind residents to keep their property bushes, grass, and tree limbs trimmed back away from the roads. It is important to keep our Twin Lakes community visibly appealing and our properties in great condition and worth.

The Board was also pleased with all of the freshly painted STOP sign lines and the repairs of most potholes this past spring by our locally trusted Rhoades Paving Inc.

We look forward to budgeting for paving roads in 2023!

## Board Member(s) 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 at least 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.

The Twin Lakes Owners Association Board meets the third Thursday of the month at our office on Ford Avenue across from the Greene County Courthouse in Stanardsville. To learn more, check out the TLOA's website at [www.twinlakeshoa.org](http://www.twinlakeshoa.org) or email [board@twinlakes.org](mailto:board@twinlakes.org).

So please consider helping to fill this Board.

### Twin Lakes Neighborhood Yard Sale & Flea Market

**SALE**  
**SALE**  
**SALE**  
**SALE**  
**SALE**  
**SALE**

**OCTOBER 1ST, FROM  
8 AM TO NOON.**

Come visit the  
community-wide sale  
on Amicus Rd between  
East Daffodil & Morning  
Glory roads (in front of  
the dam).

**Rain or shine!**



## Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

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### Community Yard Sale

**T**win Lakes is repeating the past success of its community-wide yard sale. The next event will be Saturday, October 1, 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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### Lakes — and Fish — Report

**T**he boat ramp at Lake Shenandoah is looking great with rip-rap protection on the outflow side and the culvert at West Daffodil has been fixed as well. Please note that dam 2 is still closed to foot traffic until the final repair is complete and vegetation is robust.

In addition, the boat ramp at Lake Skyline and the road down to it has been regraded and looks good. Trash has been cleaned up and we're making sure the cans stay emptied. Also, the vegetation in the rip-rap at Dam 3 has been removed and that area is looking better than ever.

We're also getting reports that the fishing is good in Twin Lakes. People are reporting catching largemouth bass, crappie and catfish.

Twin Lakes annual fishing passes are available 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.

Remember that unless you are only fishing from your own property/shoreline, you also need a fishing permit for freshwater from the Commonwealth.

In addition to fish, the lakes are alive with a variety of species of frogs, turtles, birds, woodpeckers, and waterfowl galore. While we understand it can be tempting, please refrain from feeding the swans/ducks/geese as we want the ecosystem to remain natural and not dependent on us.

Now get out there and enjoy the great outdoors during these wonderful months of late Summer and early Fall here in the hills of Virginia!