



Summer 2023

NEWSLETTER

Board's Bulletin

Summer is here in full force welcoming in Virginia's heat. With summer's humidity bringing rainstorms, all the green vegetation seems to grow WILD! Please take note of any overgrowth on the roadsides of your properties that may be growing within six feet of your roadsides.

With the available funds, the association cares for and maintains the common areas in our subdivision. Please be on the lookout and use caution, as our contracted lawn care vendor will be clearing around our five entrance signs and using the flail mowers to cut back the overgrowth of tree limbs and bushes along our roads.

Thank you for your efforts and participation in keeping our community looking presentable. The values of our properties affect us all.



Finance

The Twin Lakes Owner's Association's financial situation remains steady. Mother Nature helped last winter; our Snow Removal expenses were \$0.

Our monthly income is greater than our monthly expenses, which is always good. For the first quarter of 2023, our income was \$158,946.46, and our expenses

were \$99,068.19, so we ended up with an overall net income of \$58,878.27. We have some outstanding bills still to pay, so the net income for the quarter is not all surplus — however, it's always a good thing when revenues exceed expenditures.

Our two most significant expenses revolve around roads. Road maintenance and enhancements totaled \$31,312, and road repairs came in at \$15,767. The next most considerable expense involves loan interest (\$15,695.33) on dam restoration.

Homeowners' dues fund just about all of TLOA's budget, and as part of our loan agreement, we must keep delinquency rates to a minimum. However, for the first quarter of 2023, our delinquency rate, representing owners who have been delinquent for 30 or more days, was over 20%. This translates to \$147,833.54 in unpaid assessments and has a direct impact on what enhancements the Board can fund. Thankfully, our property management company works hard with a collection agency to claw back those overdue fees.

The TLOA is financially stable as we head into the second half of 2023. Some projects have been completed, while others are just starting. Due to the lean budget coupled with our delinquency rate, some projects may not get the funding needed or may either be scaled back or deferred. Many of the projects are expensive, such as maintenance for dams and roadway ditches, and infrastructure such as road repair.

The Board continues to work within the tight budget's restrictions and must decide what can be done based on the most critical needs. Each committee chair consistently has a list of projects ready to move forward whenever funding becomes available. The timely payment of dues helps for timely responses to current needs — as well as those unexpected ones that come up.

New Bus Stop Location

Attention: The bus stop previously located at Morning Glory Rd and Morning Glory Turn intersection has been moved to a safer area. The newly paved cul-de-sac Lilly Rd will be the new location for parents and students to wait for the bus safely. The Greene County Schools Central Office and Greene County Transportation have approved this new location. Please look for the BUS STOP sign and plan accordingly for the new location beginning the 2024 school year.



Annual TLOA Meeting

We had a successful annual business meeting last year with enough participants to be able to vote on making some positive changes in our community. Please mark your calendars to attend this year's annual meeting this fall on November 16th at 7 pm. The board greatly benefits from hearing from all of our homeowners' ideas, praises, and concerns. Projects completed throughout the year will be discussed, as well as goals for 2024. Light refreshments are provided, and all attending residents in good standing will be eligible for a raffle. We beseech your presence!

Having trouble paying your mortgage?

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Roads

The Twin Lakes HOA road's budget allowed two of our community roads to be paved this year. One of our licensed and insured contractors, S L Williamson, did a great job paving Lilly Rd in the southern division of Twin Lakes and Buttercup Rd on the northern side. As our budget allows, more roads will be paved in Spring 2024. Please notify the roads committee if a homeowner wants to pave their driveway next year. S L Williamson may offer a better price to pave locally if several homeowners show interest. After driving our 10 miles of roads and noting all the potholes this spring, Rhoades Paving did a solid job with repairs. They also focused on repairing the crumbling asphalt near mailboxes and driveway entrances. We heard, listened to, and took action in response to the ongoing speeding issues in our community! Four more speed humps were added this year, now totaling eight to our roads, and we appreciate everyone's praises.

Summer is here, and children are on summer break, which means more activity on our roadsides. Please remember to adhere to our community's 25-mile-per-hour speed limit.



Community Yard Sale

We had another successful spring yard sale on April 29. Many people came to enjoy the wares on display, the nice weather, meeting their neighbors, and participating in a raffle for a Starbucks gift card. We will have another fall yard sale on October 7. Keep your eyes out for an email announcement and the signs at the TLOA entrances. Contact projects@twinlakeshoa.org for more information.

Twin Lakes Neighborhood Yard Sale & Flea Market

SATURDAY,
OCTOBER 7TH,
8 AM - NOON.

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

Visit twinlakeshoa.org the day before
for any possible weather cancelations.



visit twinlakeshoa.org



Lakes Report

As you can see in the photos, our Lakes are healthy, and folks are enjoying them! Dam 2 for Lake Shenandoah is still closed as we are allowing the vegetation to fully take hold so we can upgrade our last remaining conditional operating and maintenance license to a regular one. Lake Shenandoah may be accessed via the boat ramp only. We hope to open up Dam 2 to foot traffic later this year and will keep residents posted!

Lakes are open from sunrise until sunset for residents and their guests only. Our common areas are owned by all of us, the property owners of Twin Lakes. If you suspect non-residents are trespassing on our private property, please contact Greene County Sheriff's Office at (434) 985-2222. Whether in cul de sacs, common areas, or the edges of our Lakes, we should not tolerate loitering, littering, noisy vehicles, or trespassers disturbing our peace. While the Board puts policies in place to limit these issues, the local authorities are the best (and only) remedy when outsiders and non-residents account for these activities.

All residents age 16 and above need a Twin Lakes fishing permit to fish in our Lakes. These annual permits are FREE, and residents in good standing (dues paid) can request them by emailing tyler@apmsva.com or calling Tyler at APMS. Residents in good standing who desire to fish the Lakes must also carry a valid Virginia State freshwater fishing license. Go to dwr.virginia.gov/licenses for information and ordering. Guests who fish must carry a state license and be accompanied by an adult resident in good standing with a TL fishing permit. Catch and release is highly encouraged and required for fish between 12 - 15 inches.

Culpeper Soil and Water Conservation District still offers free soil tests for your lawn! Email stephanied@culpeperswd.org for the form. You can also email her if you have a species suggestion for their annual tree seedling sale. Cost share for septic system maintenance is available in specific watersheds. Find out your eligibility by contacting Henny Calloway at 540-948-7531 or hennyc@culpeperswd.org. Check out their newsletter for additional cost-share programs to help limit erosion and conserve soil and water on your property. Visit <http://www.culpeperswd.org> and click newsletter under the education section.

Photo of TLOA fishing permit (bottom) and state license (top), which can fit securely into the orange DWR state license holder.



Need pictures to sell your home?

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25% discount to all my neighbors inside the Twin Lakes community. Please visit my website for prices and contact information.

www.bcharropphoto.com

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Rules

Please visit twinlakeshoa.org/rules-bylaws to view the community rules updated in April. Many of the changes were regarding wording and simplification of the rules. One notable change was the removal of the rule prohibiting golf carts. One new rule addresses the issue of exterior lighting. "Any lighting installed on a property (including watch lights, yard lights, flood lights, etc.) and any light emanating from the headlights or other spotlights of parked vehicles must be directed onto the owner's property only. Omni-directional pole lights that illuminate further than the owner's property line are prohibited. Shining light onto another's property without their permission is prohibited."

A Few Reminders:

- No loose dogs are allowed in Twin Lakes. Report violators to APMS and call Animal Control at (434) 985-2222.
- The owner's property line goes all the way to the road. Regardless of any steep hills or culverts, the

owner must keep this area mowed and clean.

- Burning trash with or without burn barrels is strictly prohibited! -see last page for more info
- NO FIREARM DISCHARGE!

The community invests money into property management, and it is their responsibility to take reports, investigate violations, and issue fines. Report issues to APMS and inform the board if they are not addressed.

Lastly, when walking your dog along the street and it does its business in someone's nice yard...



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Let me introduce myself to you! I am Melanie Morris, a local REALTOR® right here in your neighborhood! I have been helping people sell and buy for several years and thoroughly enjoy seeing everyone conquer their goals.

I also hold the Military Relocation Professional (MRP®) and Accredited Buyers Designations (ARB®).

If you would like a free consultation and/or market analysis for your property, just reach out to me! I am right around the corner!

"This was my 2nd great and completely successful experience with Melanie (1st purchase and then sale). Very professional, knowledgeable and responsive. In addition, she utilized her resources at KW to assist me with my purchase of a home in another state. 110% satisfied again."

-Happy Client, B. Beck



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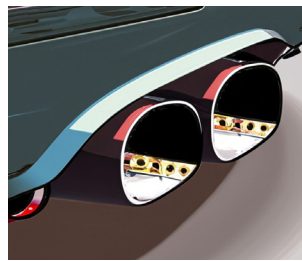
Rules Continued

Following up with the burn rules, here are a couple of examples of what is ok and NOT ok inside the community:

Do (not a violation)



Don't (violation)



Excessive noise can be a disturbance to those living nearby. We have received complaints about loud modified exhaust vehicles driving through the neighborhood. As part of our community guide-

lines, we ask that you please refrain from driving these types of vehicles in the neighborhood.

Fines are applicable per occurrence. To put an end to this nuisance, please take pictures & videos of vehicles showing license plates. From there APMS will find the vehicles and start issuing multiple fines that will add up until the drivers convert their vehicles back to OEM equipment or get rid of the vehicle.

We appreciate your cooperation in making our community a peaceful and enjoyable place to live.

Two Board Members Wanted

Have you been following this newsletter's news and are possibly concerned about the lakes, roads, or finances? Please attend our next meeting and consider joining the Board. There are no benefits other than helping this great team work hard to address all the issues we face. However, some argue that being part of and working to improve your community is one of the most rewarding benefits you could ever want. Please consider and join us to inquire more.

visit twinlakeshoa.org