



Board's Bulletin

Greetings Neighbors!

Fall is just around the corner, bringing colorful leaves, pumpkins on doorsteps, and crisp, comfortable days. It also means the TLOA Annual Business Meeting is coming up! Please mark your calendars and plan to attend on Thursday, November 20th, at 7:00 PM at the PVCC Giuseppe Center, 222 Main Street, Stanardsville, VA.

Your Twin Lakes Owners Association Board of Directors meets monthly via Zoom to discuss important community matters. With the support of our contracted Association & Property Management Services, we work to address neighborhood concerns in ways that are practical, safe, and financially responsible.

At the annual meeting, each Chair will share updates on the projects completed throughout the year. We encourage all homeowners to attend, offer constructive input, and participate as we plan for the future of our community. Together, we can continue to make Twin Lakes a wonderful place to live!



The Spring Shindig and Yard Sale was such a fun and successful family event that we're excited to do it again! Mark your calendars for the TLOA Fall Festival and Yard Sale on Saturday, October 4th, from 8:00 AM to 1:00 PM.

If you'd like to participate in the yard sale and sell items, please email projects@twinlakeshoa.org to reserve your spot. The event will take place in the open grassy area in front of Dam 2 off Amicus Road.

The Fall Festival will feature face painting, a bounce house, refreshments (while supplies last), and festive harvest fun for the whole family. We look forward to seeing you there!



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Roads

We are pleased to announce the successful completion of several major road upgrades at the end of August! Two large sections of West Daffodil Rd have been repaved, and improvements have been made to the sharp curve on Morning Glory Rd. This area was regraded and equipped with new side curbs to enhance safety and assist travelers, particularly during inclement weather.

As part of our ongoing efforts, one of our trusted engineers and contractors recently toured the community to assess the significant stormwater runoff we regularly face. The first step in our mitigation plan requires the participation of all homeowners—and we need your help!

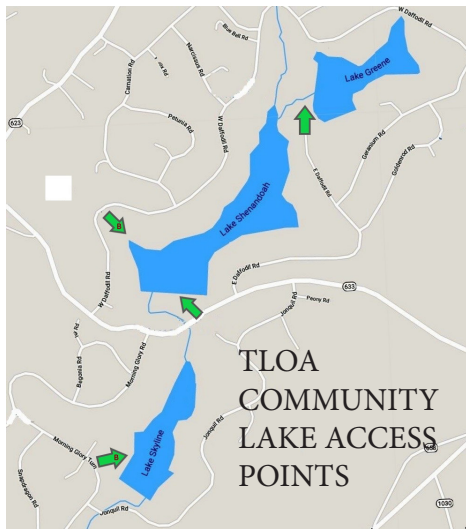
The Association requests that each homeowner clear and maintain the ditches and culverts located along the front of their property, in accordance with our rules and regulations. If the ends of your culvert are bent, blocked, or buried, please ensure they are cleared, repaired, or replaced as needed. Additionally, please remember that it is not permitted to dump leaves, branches, grass clippings, or other debris into ditches. Doing so creates blockages for neighbors downhill and can worsen flooding during storms. There are several culverts throughout the community that resemble the one pictured.



Please clear both ends of your culvert and ensure that water flows easily without obstruction.

By working together, we can ensure that water flows properly through the community, minimize storm damage, and help prevent costly future repairs. Thank you for doing your part to protect our neighborhood.





Lakes Report:

The primary responsibility of the Lakes & Dams Committee is to ensure the safety and compliance of our three dams. However, critical secondary goals include protecting the health of the lakes and providing recreational access to our residents. Currently, the West Daffodil Road boat ramp on our largest lake, Shenandoah, is unusable due to the last great storm in the spring, which caused damage only a few months after the ramp was repaired for the first time this year.

We are working on restoring access in two ways: First, by repairing and grading the existing gravel ramp to provide short-term usability. Second- a request for proposals to create a more permanent concrete ramp. This proposed long-term solution is not only more expensive, but it will also require that the lake water level be dropped significantly for a short period. This would, however, also allow us to deepen the boat channel in this inlet to the required depth for standard fishing craft.

Stay tuned for future developments. Send comments/questions to lakes@twinlakeshoa.org. Contact APMS at office@apmsva.org for Twin Lakes fishing permits.

Hello!! My name is Jackie.

I will come to your house and clip
clip or grind your dog's
nails.

If you're interested in this service,
please don't hestaitte to call me at

434-270-4144

I have many years of experience

Money Matters

The finances of Twin Lakes remain strong, despite the association maintaining constant assessment amounts for many years, even through the periods of high inflation and economic uncertainty. We continue to aggressively pay off our low-interest loan (which funded the repair of 2 of our 3 dams), and invest the funds that we are required to maintain in our financial accounts in fixed income instruments in order to earn additional income.

The Board has approved a budget for 2026, which includes an increase in spending (primarily on our roads) made possible in great part by the very successful collection efforts of our property management company and outside firms contracted for this purpose. In all, the last few years have seen the introduction of three (3) new revenue streams, and this translates into additional funds to spend on our community (or save in our Reserve Fund) without impacting the regular assessment amount.

If you have any questions or comments regarding the finances of Twin Lakes, please do not hesitate to send them to: finance@twinlakeshoa.org. (Individual account questions/issues should always be addressed to APMS at office@apmsva.com.)

TLOA Budget Worksheet			
2026 TLOA Budget			
APPROVED 7/17/2025			
Line Item	Account Code	Type	2026
Lakes & Dams	6153	Variable	\$15,000
Landscaping/Mowing	6261	Variable	\$50,000
Road Maintenance & Enhancement	6271	Variable	\$155,000
Management Fees	6300	Fixed	\$33,600
Umbrella Liability Insurance	6322	Fixed	\$3,247
Office Supplies/Equipment	6554	Variable	\$250
Printing/Postage/Advertising	6556	Variable	\$2,200
Taxes & Licenses	6615	Variable	\$200
Miscellaneous Expense	6701	Variable	\$2,000
Legal Fees	6702	Variable	\$3,000
Accounting	6704	Variable	\$300
Debt Service	8100	Fixed	\$131,484
Reserve Fund Contribution	8200	Variable	\$3,719
			\$400,000

Animal Control

If you see an unsecured dog running on our streets or through your property, call Animal Control immediately at 434-985-2222.

Stray dogs have been a chronic nuisance in Twin Lakes and a real public safety hazard. Allowing your dogs to run free in the neighborhood is not only a violation of our rules but county ordinances as well. It shows a complete lack of consideration, concern for your neighbors, and total irresponsibility as a pet owner. Twin Lakes has several wild animal species living here and moving through, many of which can injure or kill a dog. SECURE YOUR DOGS.

It is almost impossible for the association's property management company to do anything about this problem, as they cannot be on-site in time to document the violation and are not equipped to deal with stray animals. Even in rare cases where a complaint (and we receive many) identifies the pet owner, the one-time fine of \$50 (the maximum allowed by state law) is often ignored or insufficient to enforce responsible behavior.

Stray dogs must be removed from our streets- call the professionals immediately: 434-985-2222.

Greene County also requires the licensing of all dogs. Violations are a Class IV Misdemeanor that carry up to a \$250 fine. Cruelty to animals is also against the law- call the same number if you witness this in our neighborhood:

Greene County Animal Control: 434-985-2222

Rules

Before winter arrives, our contracted landscaping company will trim back brush and limbs along the roadways. This helps reduce damage during ice and snowstorms. We are also grateful to Rappahannock Electric Company for clearing areas around power lines. As always, please use caution when approaching workers along the roads.

To keep our community safe and beautiful, we ask all homeowners to follow these important rules:

Brush and Shrubs – Trim back and maintain vegetation so it is at least 6 feet from the road's edge.

Driveways – Maintain your driveway to prevent gravel and debris from being washed onto the main road. After heavy storms or washouts, homeowners have 48 hours to remove gravel or debris from the roads.

Culverts and Drainage Ditches – Keep culvert pipes and ditches clear to allow proper water flow, prevent road damage, and ensure safe driving conditions. Culverts must remain open at both inlets and outlets, and ditches should be generally clear and well-defined.

Thank you for doing your part to help maintain the safety, appearance, and value of our community!



WE ARE SEEKING A NEW MEMBER TO JOIN OUR HOA BOARD AND FOCUS ON THE RULES! THIS IS A FANTASTIC OPPORTUNITY FOR SOMEONE WHO IS PASSIONATE ABOUT IMPROVING OUR COMMUNITY'S RULES, THEIR ENFORCEMENT, AND RESIDENT ENGAGEMENT.

IF YOU ARE A DETAIL-ORIENTED PERSON WITH A STRONG DESIRE TO HELP SHAPE OUR NEIGHBORHOOD'S FUTURE, PLEASE CONSIDER VOLUNTEERING FOR THIS POSITION. YOUR COMMITMENT CAN MAKE A SIGNIFICANT DIFFERENCE IN HOW WE OPERATE AND CONNECT AS A COMMUNITY.



GET FREE FRUITS AND VEGETABLES

WHEN YOU USE YOUR SNAP/EPT AT THE GREENE FARMERS MARKET





Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

Become an active member in improving the community!

The board has several open seats and would love some help! We invite you to join the HOA Board and be a part of the positive changes happening in our community. As a member of the Board, you will have the opportunity to contribute to the decision-making process and help shape the future of Twin Lakes.

We are seeking dedicated individuals who are passionate about making our community a better place to live. Your involvement is crucial to our success, whether you have ideas for new initiatives or simply want to lend your support.

Thank you for considering this opportunity to serve our community. We hope to see you at the next meeting!



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