



NEWSLETTER WINTER 2026

Board's Bulletin

Hello TLOA Community, and welcome to 2026! Thank you to every member who attended the 2025 Twin Lakes Annual Membership Meeting, as well as to those who mailed in proxy forms if they were unable to attend. We had a fantastic turnout and strong community participation.

During the meeting, the 2026 budget was reviewed, completed projects from the past year were discussed in detail through a slideshow presentation, and goals and ideas for the upcoming year were outlined. We also addressed questions and concerns related to our day-to-day neighborhood activities.

The Twin Lakes Board of Directors meets monthly via Zoom to continue moving the community forward by working with our Association and Property Management Company, local contractors, and fulfilling the safety and liability responsibilities of the HOA. All decisions are made to benefit the community as a whole.

Please consider volunteering as a board member or committee chair to help make our neighborhood an even better place to live.

SPRING SHINDIG AND YARD SALE:

Last year, we began setting the stage for exciting TLOA community events—and the tradition continues! The 2026 Spring Shindig and Yard Sale is one you won't want to miss, so be sure to mark your calendar. Join us on Saturday, April 25th, for a day filled with family fun, food, and community activities for all ages.

The event will be held in the grassy open area behind Dam 2, located off Amicus Road.

We are looking for community residents who would like to participate in the Spring Yard Sale as sellers. Bring your gently used items—one person's clutter is another person's treasure! Last year, participating sellers averaged \$110 in sales.

TLOA will advertise the event and spread the word through social media, as well as local Greene County calendars and websites. Participation is free for all TLOA residents. Sellers are responsible for providing their own tables, chairs, setup, and items to sell; TLOA will provide the space and promotion.

To participate, please email projects@twinlakeshoa.org.



Finance

The association's finances remain strong. We showed a significant surplus in 2025, bringing in a record \$431K in revenue and spending less than our \$375K budget. This allowed us to modify the 2026 budget with a modest increase to \$415K, and also shift more funds into Lakes & Dams for important upcoming work (see details below). This increase in income has been due to new revenue streams, such as interest income, and to more effective collection of past-due accounts.

And we have again accomplished this without raising assessment amounts. In fact, if we take inflation into account, we have actually achieved this while assessment revenue has decreased by an estimated 22% over the past 6 years (in terms of purchasing power). And since wages and salaries have increased over that time as well (even relative to inflation), TLOA assessments not only represent a smaller portion of household expenses now than they did in 2018, but are also more affordable.

Questions and comments can be sent to:
finance@twinlakeshoa.org

TLOA Budget Worksheet 2026 TLOA Budget Approved 1/15/2026

| Line Item | Account Code | Type | 2026 |
|--------------------------------|--------------|----------|------------------|
| Lakes & Dams | 6153 | Variable | \$83,719 |
| Landscaping/Mowing | 6261 | Variable | \$50,000 |
| Road Maintenance & Enhancement | 6271 | Variable | \$105,000 |
| 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 | \$0 |
| | | | \$415,000 |

Revised: 1/15/2026 (PM)

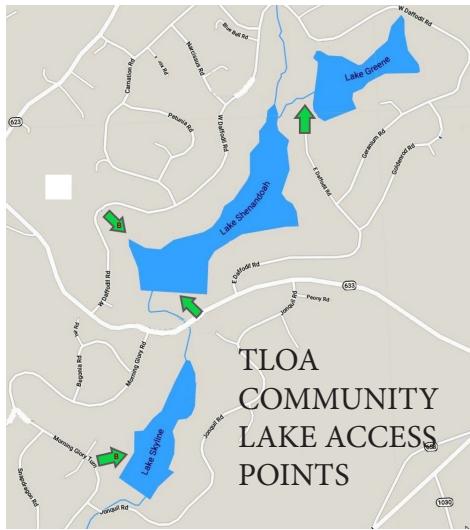
Roads

At the end of 2025, our contracted road company repaired several potholes before the asphalt plants closed for the season. However, the larger repair at the entrance of Morning Glory Road is scheduled to begin in the spring.

Unfortunately, the four-letter word "SNOW" has already made its presence known and appears determined to linger into 2026. Our narrow, hilly, and winding roads can quickly become slick and hazardous during winter weather—especially in shaded areas with heavy tree cover that receive limited sunlight and experience slower melting. Residents are asked to use extra caution when traveling on all TLOA roads during inclement weather.

TLOA Winter Weather Road Procedures

- During winter weather events, the contracted snow removal company will begin plowing once a minimum of three (3) inches of snowfall has accumulated. This threshold helps protect the integrity of TLOA-maintained roads and prevents unnecessary damage.
- An additional plowing pass will occur after four (4) additional inches of snowfall accumulate following the initial plowing.
- Sanding will be performed when air temperatures are at or near freezing, or as conditions warrant, at the discretion of the Roads Committee.
- The Roads Committee is authorized to modify, add, or approve additional winter road maintenance services as necessary to ensure safety and preserve road conditions.
- TLOA roads are prioritized and will be serviced by the contracted company before any non-TLOA roads



Lakes Report:

Twin Lakes continues to maintain three healthy and fully certified lakes. However, access to our largest lake (Shenandoah) remains impaired, which makes that the current top priority for the Lakes & Dams Committee: not only restoring the boat ramp for that lake (off of West Daffodil Rd.) but completely rebuilding the inlet with a permanent concrete boat ramp, a deeper boat channel, and a new more robust concrete culvert to better control storm runoff. But locating qualified contractors and actually obtaining proposals has proved challenging. We hope to



have this ramp ready for Spring, but we cannot guarantee it right now, as the contract has not yet been awarded. When that project commences, it will be necessary to lower the water level of Lake Shenandoah for a brief period. We will, of course, keep the community informed of all developments.

The other necessary improvement to our lakes is the access road to Lake #3 (Skyline), off of Morning Glory Rd. A gravel surface is clearly unsustainable for this sloped and curving road, as it has washed out during every severe storm over the past several years (and serious storms are becoming ever more frequent). The Roads Committee is currently reviewing options and proposals for a more robust asphalt surface and proper drainage of the considerable runoff. We will keep you apprised of our progress.

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





Twin Lakes Owners' Association
P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

Twin Lakes Neighborhood Yard Sale

SATURDAY
APRIL 25TH
8 AM - NOON

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



"There is no rain date for this event. We will email and post on the website if there is a weather cancellation."



TWIN LAKES
RUCKERSVILLE · VIRGINIA