



## Board's Bulletin

Hello Neighbors!

Summer is right around the corner, and the Twin Lakes Owners Association Board of Directors has been hard at work serving our community. Thank you for taking the time to read our Summer Newsletter, which highlights the accomplishments of our committees and the many projects completed by the Board throughout the year.

The Board meets via Zoom on the third Thursday of each month to discuss association finances, road improvements, lake and dam updates, community projects and events, safety concerns, and property management matters.

We encourage all TLOA residents to get involved and volunteer in our community. If you are interested in serving on a committee or attending one of our monthly meetings, please get in touch with Liz, our Community Association Manager at Association and Property Management Services (APMS), for more information.

## FOLLOW OUR NEW OFFICIAL FACEBOOK PAGE!

Looking for accurate, rumor-free updates about Twin Lakes? The TLOA Board has launched our first official, Facebook page!

Find us at [facebook.com/TLOA.Official](https://facebook.com/TLOA.Official).

This page operates as an informational bulletin board for community announcements, policy updates, and road or weather alerts. For official association business resources, please continue to use our website ([www.twinlakeshoa.org](http://www.twinlakeshoa.org))

Go hit that Follow button today!



## Money Matters

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The association's finances remain strong, as we continue to operate within a budget limited by our annual revenue and our financial obligations. And we are still managing to maintain the same quarterly assessment amount year after year, despite inflation and other rising costs.

The 2026 Budget shifted some funds from Roads maintenance to our Lakes & Dams projects to address long-standing maintenance and enhancement needs. More information on those projects is available elsewhere in this newsletter. Other than that, our budget remains quite stable on the allocation of monies, year over year.

Please address all Finance-related questions and comments to: [finance@twinlakeshoa.org](mailto:finance@twinlakeshoa.org)

## Bears

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As of April 2, 2026, wildlife officials estimate that approximately 18,000 black bears live throughout Virginia. Ruckersville is located in a region with suitable habitat for black bears, and population density may vary depending on food availability and environmental conditions.

Black bears are generally shy animals that naturally avoid humans. However, they may be attracted to food sources in residential areas and, if food is readily available, become more accustomed to human presence over time.

Please be advised that there have been several reported bear sightings in our community. Bears are most often drawn to unsecured trash cans, bird feeders, and other accessible food sources. Residents are encouraged to take precautions and exercise caution if a bear is observed.

## Spring Shindig & Yard Sale

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Our annual Spring Shindig community event and Yard Sale were a pleasant success. There were eleven participating sellers, averaging \$165 in sales each. Many children enjoyed free face painting and bouncing in the inflatable bounce house. All enjoyed burgers and hot dogs fresh off the grill, and the annual Easter egg hunt was a joyful sight. The Events Committee will announce the Fall Yard Sale soon and invite residents to participate. If you are interested, please email [projects@twinlakeshoa.org](mailto:projects@twinlakeshoa.org).



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## APMS:

House numbers are more than just a matter of convenience! Effective communication should focus on specific standards that ensure first responders and mail deliverers can find the home during the most stressful and important moments. Proper placement of house numbers is as important as the numbers themselves.

1. Ensure landscaping, holiday decorations, or parked vehicles don't hide numbers.
2. If a home is set back from the road or shares a driveway, post the number on a permanent sign or post at the entrance of the driveway.
3. If your mailbox is grouped with others or located across the street, always place numbers on the primary structure or post to your mailbox. Numbers on a mailbox or post should be visible from both directions of travel.

Remember:

1. Seconds Save Lives: Every second spent searching for an address is a second lost for life-saving medical care or fire suppression.
2. Friend Test: invite a friend, unfamiliar with your home, to find it at night without using GPS as a "visibility check."
3. In Green County, VA, clearly visible numbers are a legal requirement under state law and local ordinance. And may have penalties for non-compliance.
4. GPS is Not Flawless: While first responders use GPS to reach a street, they require visual confirmation of the house number to ensure they enter the correct property.

## Roads

After years of incurring the expense of grading the boat ramp road at Dam 3 to Lake Skyline several times each year, the TLOA Board of Directors approved a project with SL Williamson Co. to pave both the road and parking area. This long-awaited improvement has enhanced accessibility and appearance while remaining within budget.

In addition, several pothole repairs were completed on both the north and south sides of the community along Amicus Road. The entrance to Morning Glory Road was also repaired and freshly paved, improving both safety and curb appeal.

If you have concerns about roads in your neighborhood or would like to report maintenance issues, please get in touch with the Roads Committee at [roads@twinlakeshoa.org](mailto:roads@twinlakeshoa.org).



## Boat Ramp

With the recent improvements to the TLOA boat ramp road at Dam 3 and the new concrete boat ramp at Lake Shenandoah, the Board of Directors (BOD) continues working to make lake access as safe and convenient as possible for all residents.

To help address concerns about non-resident use of our private lakes, the Board has ordered Twin Lakes decals for resident boats and trailers to clearly identify approved TLOA users. If you would like to use a non-motorized boat on any of our lakes, please contact Liz at APMS and provide your TLOA address to request your decals.

In addition, new signage will be installed at the lakes and boat ramp areas indicating that these are private amenities for TLOA residents only and that unauthorized use is not permitted. The Twin Lakes decal will help clearly identify resident boats and trailers authorized for lake access.

Both a Virginia state fishing license and a free TLOA fishing permit are required to fish in any of our three lakes. Free TLOA fishing permits are available upon request by contacting Liz at (540) 423-3879.

# Lakes Report:

2026 is the year of improvements to our lakes. The paving of the Lake Skyline access road and boat launch area has already been completed, greatly improving trailered-boat access to this popular fishing spot and controlling stormwater runoff.

Dam #2 off of Amicus (at Lake Shenandoah) has had its repaired section regraded and reseeded, this time more effectively and with proper hydration and protection. It is our hope that we can finally stabilize and complete the regrowth of this area after years of plants struggling to establish themselves.

As of this writing, we are lowering the water level in Lake Shenandoah in preparation for the biggest lakes project this year: the construction of a permanent concrete boat ramp at the boat launch area off West Daffodil Road, which will commence on June 12th. The pool elevation will be held at approximately 4.5 feet below normal for the two weeks, or so it will take for construction. This project involves not only a proper 4-foot depth at the bottom of the ramp, but also deepening the channel from that point out into the inlet leading to the lake.

We ask that all residents stay out of this boat launch area, the common area off of Amicus Road, and the exposed lakebed during this project (the lakebed is very soft and muddy and not safe to walk on).

We hope to have the water level back to normal and restore full access to the lake and dam by the end of June.

A number of future enhancements are also planned, including the replacement/improvement of the culvert next to the new boat ramp, a reestablishment of the loop there to allow for one-way travel from/to West Daffodil Rd., and development of better access points for all residents to enjoy our lakes, as well as increased security at our boat access areas.

Please address all questions and comments concerning our lakes to: [lakes@twinlakeshoa.org](mailto:lakes@twinlakeshoa.org)



June 13, 2026 - Construction begins on Lake 2 concrete boat ramp.



## Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

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## Mountain Lakes Water

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The TLOA Board of Directors is committed to keeping our community informed and up to date. We want residents to know that action is being taken and progress is being made regarding our water utility provider, Mountain Lakes Water Company (MLW). The TLOA Board is also working with the Board of Directors of the Greene Mountain Lakes community and Friends of Greene Mountain Lake to address and resolve ongoing issues with our shared water utility provider, MLW.

We encourage residents to continue sharing any specific concerns or complaints, including the date, location, description, and photos if available. Your input is important as we work toward effective solutions.

Thank you for helping us stay informed and engaged as we address these concerns together.

For additional questions or concerns, you may contact:

Larry Lamb, President / Mountain Lakes Water Company

P.O. Box 986, 27 Ford Avenue, Stanardsville, VA 22973

Email: [larryelamb@aol.com](mailto:larryelamb@aol.com)

Denise Houchins, District Engineer  
VDH Office of Drinking Water – Lexington  
Field Office

Phone: (804) 297-5131

Email: [denise.houchins@vdh.virginia.gov](mailto:denise.houchins@vdh.virginia.gov)

Steven J. Kvech, PE Engineering Field Director

Email: [steve.kvech@vdh.virginia.gov](mailto:steve.kvech@vdh.virginia.gov)