



Board's Bulletin

Greetings, Neighbors!

Fall is almost here, bringing cooler days, changing leaves, pumpkins on the porches, and all the beauty that comes with the season. It also means it's time to look ahead to the TLOA Annual Business Meeting!

Thursday, November 19th

7:00 PM

PVCC Giuseppe Center

222 Main Street, Stanardsville, VA

Throughout the year, your Twin Lakes Owners Association Board of Directors meets monthly via Zoom to discuss community needs, address concerns, and work toward practical, safe, and financially responsible solutions. With the support of our contracted Association & Property Management Services (APMS), we continue to work together to serve the Twin Lakes community. The BOD is pleased with the recent community interest and involvement during our monthly meetings!

At the Annual Meeting, the Board will provide an update on projects, accomplishments, and important matters addressed throughout the year. This is also a great opportunity for homeowners to hear what's happening in our community, ask questions, share constructive ideas, and join the conversation as we plan for the year ahead.

We encourage all homeowners to attend and take an active role in Twin Lakes' future!

Your involvement, feedback, and support make a difference! Let's continue working together to keep Twin Lakes a wonderful place to live, work, and call home. We look forward to seeing you there!



Lakes Report:

The association significantly improved trailered boat access to two of our lakes in 2026. This involved two projects: paving the access road to the Lake Skyline boat launch area (off Morning Glory Turn), and repairing and upgrading the Lake Shenandoah boat launch (off West Daffodil Road) to a poured concrete ramp.

Both areas suffered from regular damage from stormwater runoff, due to the use of graded gravel, and this constant need for rebuilding/regrading has now been addressed with more permanent surfaces.

In addition, video surveillance has been added to the Lake Shenandoah boat launch area, and additional safety measures are planned for the relatively blind entrance to this inlet.

Extreme drought conditions in Virginia significantly slowed raising the pool elevation in Lake Shenandoah (which had been lowered approx. 4.5 feet for the ramp project) to its proper level, allowing vegetation to take hold in the shallow (northern) end of the lake. This vegetation is already beginning to die off and will eventually disappear entirely as the lake returns to its natural equilibrium.

Please remember:

- New signage has been installed at both boat ramp locations outlining the rules and reminding everyone that these areas are private and for TLOA residents only. Trespassers may be prosecuted.
- A valid Virginia State Fishing License and a TLOA fishing permit are required to fish in our community.

- All man-powered boats used on our lakes must display a TLOA boat decal. The decal identifies the boat as belonging to a TLOA resident.

Fishing permits and boat decals are free! To obtain yours, please contact Liz with APMS at office@apmsva.org. We hope everyone enjoys our lakes and helps us keep them safe, clean, and enjoyable for all TLOA residents!

(Please send comments/questions for the Lakes & Dams Committee to lakes@twinlakeshoa.org)



The TLOA Board is encouraging residents to participate in our Roadside Cleanup Weekend on October 17-18.

With nearly 10 miles of roads throughout Twin Lakes, even a few minutes spent picking up litter near your property can make a meaningful difference. Whether you live on the North or South side of Amicus Road, every helping hand helps keep our community clean, welcoming, and beautiful.

Take pride in Twin Lakes and join your neighbors in making a difference. Together, we can make our community an even better place to call home!

Money Matters

The association's finances remain strong, as The association's financial status remains stable and strong. The Board of Directors approved the 2027 budget below, based on revenues collected from June 2026 to June 2027. Notably, some funds have shifted back to Road Maintenance from the 2026 Lakes & Dams budget.

2027 TLOA Budget			
Approved - 7/16/2026			
Line Item	Account Code	Type	2027
Lakes & Dams	6153	Variable	\$7,000
Landscaping/Mowing	6261	Variable	\$40,000
Road Maintenance & Enhancement	6271	Variable	\$165,000
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	\$1,719
Legal Fees	6702	Variable	\$3,000
Accounting	6704	Variable	\$300
Debt Service	8100	Fixed	\$131,484
Reserve Fund Contribution	8200	Variable	\$0
			\$388,000

In January, the Board will review 2026 12-month revenue and consider any appropriate revisions to the 2027 budget.

(Any questions/comments can be directed to the Finance Committee at finance@twinlakeshoa.org)

WE NEED CARING PROPERTY OWNERS TO JOIN THE TEAM!

Keeping a 617-property community running strong takes a village. We are actively looking for property owners who care about Twin Lakes and want to help us make it even better.

Whether you have a background in finance, project management, environmental care, or just a passion for helping out, your perspective is valuable! We are looking for property owners to:

- Join a volunteer committee (Roads, Lakes & Dams, Rules, or Community Involvement)
- Consider filling one of the open Board of Directors seats.

If you want to be part of a caring team dedicated to transparent governance and protecting our community's future, we would love to have you. You don't have to wait until the annual meeting to join the board!

Get involved: Reach out to us at twinlakeshoa@twinlakeshoa.org or join us at our next virtual meeting to see how you can help shape Twin Lakes!

No Soliciting Means No Soliciting

The Twin Lakes Board has received numerous reports of aggressive door-to-door solicitors operating within our community. Residents should be aware that “No Soliciting” signs are posted at all Twin Lakes entrances. Anyone entering the neighborhood for solicitation purposes has already passed multiple signs clearly stating that solicitation is not permitted.

The Board strongly encourages residents to contact the Greene County Sheriff’s Office Non-Emergency Line at 434-985-2222 whenever you observe solicitors in the community. Consistent reporting is the most effective way to discourage repeat violations and help law enforcement address the problem.

If you encounter solicitors:

- Do not feel obligated to engage in conversation.
- Inform them that Twin Lakes is a posted No Soliciting community.
- Advise them that they are not permitted to solicit within the neighborhood and that law enforcement is being notified.
- Contact the Greene County Sheriff’s Office Non-Emergency Line:

434-985-2222.

Residents have reported that some solicitors can be persistent or aggressive. If you feel threatened or unsafe, call 911 immediately.

When reporting activity, try to provide:

- Company name
- Date and time
- Location within Twin Lakes
- Vehicle description
- License plate number (if safely obtainable)

If a responding deputy indicates there are no posted restrictions, please advise them that “No Soliciting” signs are posted at every road entrance into Twin Lakes.

The Board cannot enforce solicitation restrictions directly. However, law enforcement can only address violations that are reported. The more consistently residents report solicitation activity, the more effective enforcement becomes.



visit twinlakeshoa.org



Mark your calendars! The Twin Lakes Owners' Association Board invites all residents and families to join us for a fun-filled day of community activities!

Date: Saturday, October 17, 2026

Time: 8:00 AM – 2:00 PM

Location: The grassy area behind Dam 2, off Amicus Rd. (between East & West Daffodil Rd. entrances)

Cost: FREE for all local TLOA community members!

Schedule of Events

Community Yard Sale (8:00 AM – 12:00 PM)

- Want to sell? Email projects@twinlakeshoa.org to reserve your spot.
- Promoted on social media and the local Visit Greene Calendar! Last year's sellers averaged \$165.

Trunk and Treat (10:00 AM – 12:00 PM)

- Trunk setup begins at 9:00 AM.
- Ribbons awarded for Best Costume and Best Decorated Trunk!

- Want to participate with your vehicle and hand out candy? Contact Billie Moon at billieand3@gmail.com or text 434-531-7673.

All-Day Family Fun

- Children's Bouncy House (available all day)
- Pumpkin Painting Station (open all day)
- Face Painting for all ages

Free Lunch (Starting at 11:00 AM)

- Free hot dogs, hamburgers, and refreshments served starting at 11:00 AM (while supplies last).

Please note: This event has no rain date scheduled.

Come out, meet your neighbors, and enjoy a great day with the family! See you there!



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Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

DON'T MISS IMPORTANT TWIN LAKES UPDATES

Want the latest information on community projects, events, meetings, road updates, and Twin Lakes news?

The Official Twin Lakes Facebook Page has quickly become one of the Board's primary tools for sharing timely updates with residents. From boat ramp progress and community events to important announcements and neighborhood information, you'll find it there first.



visit twinlakeshoa.org