



Owners' Association

NEWSLETTER

President's Message



Fellow Homeowners and Residents of Twin Lakes, It is with great pleasure that the Board announces the re-opening of Lake Skyline, after the completion of the long planned slip-lining repair to that dam (No. 3). More details about that project and the restoration of Lake Shenandoah are below, in the Lakes & Dams Report. Twin Lakes now has two fully restored dams and lakes to enjoy!

This type of investment in our community — the repair of our dams, roads, and major culverts — has been the key focus of our work and the allocation of your money, over the past year. We are certainly not finished with the upgrading and repairing of all of our infrastructure, but our efforts are already earning the notice and even praise of local officials and residents of Greene County. Realtors are telling home buyers that Twin Lakes is the forward thinking and well managed neighborhood that will provide a safe environment for their families and real estate investment, now and in the future.

But there is a great deal more that you can do, to benefit our community and enhance your own investment and quality of life here. We still need additional Directors on the Board, and volunteers for specific Committees (a lesser commitment of time) are always welcome. Dropping by and experiencing one of the monthly Board meeting for yourself, is the perfect way to start to get familiar with the complex and non-stop job of managing a community as large as ours. We look forward to seeing you!

Thank you,

Patrick Moctezuma

2018 Roads Report

Things are calming down a bit on the Road Committee, mostly because we have used up all available funds for recent essential repairs. We have completed most of the projects identified as crucial back in June of 2018, with the exception of a major culvert replacement on Carnation. That \$41,000 project needs to remain on hold, until we can complete important dam repairs and see how the budget settles out later this year.

Over the past few months we have also discovered a few less urgent culverts that need some significant attention in the future. In fact, most of culverts in the community actually still need replacing as we have exceeded the maximum life expectancy of pretty much every culvert pipe in Twin Lakes (except for those that have been recently replaced). This will be a slow and on-going process that will likely require a continued focus on prioritizing the most urgent issues, for the foreseeable future.

The weather has finally allowed us to pave the four sections of road that we had to excavate to replace culverts in 2018. This was a great relief, and officially concluded the bulk of the work on the largest road projects of 2018. We were also able to get another dozen pot holes filled to help provide some relief for the winter.

At this time we do not plan on paving much in 2019, aside from dealing with potholes and other damaged pieces of road created by excessive run-off (such as a problem area near the corner of East Daffodil and Geranium). The exception to this is Aster Road, which is in the worst condition of our remaining eight unpaved cul-de-sacs. We do hope to find a way to fund the \$15,000 needed for that road as soon as possible. In the mean time, we are hoping to provide some temporary relief to residents of that road by filling holes and trenches with gravel, but the slant of that hill makes this approach temporary at best.

We do have a few smaller road-related projects in the works at this time:

- We are working to install a metal grate over a deep and dangerous culvert inlet on West Daffodil.
- We are working to completely clear the inlet and

outlet of a sadly neglected culvert on Lake #2 access road.

- We are working on estimates to create proper ditching next to two areas of road being damaged by water flow.
- We hope to install the loose piece of guard rail on Morning Glory Turn after dam repairs and perhaps add a new piece around the hairpin turn of Morning Glory Road.

We are always looking for people interested in learning more about the neighborhood to help out with the Road Committee to assist with things like road condition inspections, road sign assessments, and culvert monitoring. No heavy lifting or experience necessary! Contact roads@twinlakeshoa.org to learn more.

Speeders Beware

Twin Lakes is now actively working with the Greene County Sheriff's Office to identify and patrol problematic areas in Twin Lakes where people continue to ignore our 25 mph posted speed limit.

We are about to provide a preliminary list of the more common locations for speeding in Twin Lakes to the Sheriff's Office and expect patrols to pick up very soon. We are also asking for the community's help — please inform us of any areas where you see frequent speeders by sending an email to rules@twinlakeshoa.org, especially for those areas involving school bus stops.

When possible we also encourage everyone to please call the Sheriff's Office directly to voice your own concerns about these unsafe vehicles, especially when you can identify house and license plate numbers to report. The more people that contact the Sheriff's Office, the greater priority will be given to enforcing speed limits in Twin Lakes.

Trash Containers

The Twin Lakes Board would like to remind our homeowners of the rule that all trash containers must be moved away from the road after trash collection on Fridays. As specified in the Rules and Regulations, that your container needs to be at least 50 feet back from the road. Otherwise, you will be susceptible to a \$50 fine for each violation after your 3rd warning. Most of our community abides by this simple rule that improves the "curb appeal" of our neighborhood (especially important now as the real estate market is heating up again), but we still have some violators that could use a reminder.

When you do set your container out, please, don't place it on the road surface but back on the edge of your property or next to your mail box. By placing it on the road this can create a danger for cars passing by and more so after dark because they can't be seen until it's too late.

Your cooperation is appreciated.

Real Estate Report

It's that time of year again, when spring fever is getting ready to hit the Real Estate Market! The Twin Lakes community is no exception. Things are starting to move!

Since January 1, 2019, there have been 3 houses closed, another 4 under contract, and 4 more listed for sale (CAAR statistical reporting). Home prices for the past 2 years have steadily risen and continue to do so. With all the hard work that has recently been put into Twin Lakes, outsiders are taking notice.

Here is a snapshot comparison of the numbers for 2017 and 2018 taken from CAAR Statistical Reporting:

	2018	2017
Properties sold:	42	27
Average Sales Price:	\$197,112	\$175,707
Average Days on Market:	34	50

Market values have risen in the last year by nearly 13%. In 2018, properties sold at 98% of the list price. In 2017, properties sold at 95% of the list price. With these percentages so close to the list price, it acknowledges the high demand for homes in this market.

Twin Lakes is continuing on its road to improvements and a better community as a whole which has a direct effect on everyone and our properties. The year ahead looks very promising!



*Opening Doors
Real Estate, Inc.*

Melanie Morris, Realtor®
434 806 7996 Mobile
434 220 2200 Office
OpeningDoorsInVA@gmail.com
<https://MelanieMorrisKW.com>

"Melanie went above and beyond to ensure my dream house was perfect."
~ Happy Client

kwALLIANCE
KELLERWILLIAMS
3510 Remson Ct, Ste. 301 Charlottesville VA 22901
Licensed to sell Real Estate in Virginia.
Each office is independently owned & operated.



Lakes and Dams Report



The association has been making great progress towards the complete restoration of all of our lakes and dams, as promised, and the latest milestone is the re-opening of Lake Skyline (Morning Glory Turn). While the dam must remain off-limits until it is fully “stabilized” (has grass growing upon it, at which point the permits will be closed and inspections cease), the boat launch area and lake itself are now once again available for your use and enjoyment.

We have also improved the visibility and lighting onto the boat launch area, in order to address the vandalism and dumping witnessed in the past. And, we ask all residents to not only refrain from littering in our common areas, but to please report to APMS or the Sherriff’s office all incidents of vandalism and dumping. Cleaning up these messes costs all of us money.

The Lake Shenandoah restoration project is proceeding well, after a significant delay caused by bad weather and permitting requirements leading to enhanced soil and erosion controls. The primary excavating and construction work is now underway, which involves opening up the dam to expose the original metal spillway pipe, and replace it with a long lasting and robust concrete spillway. This is a multi-step process involving upstream silt control as well as careful water flow management at all times.

We are also beginning the remediation work for the



lakebed itself. This begins with a professional survey across the lake to determine future water levels everywhere, and will allow us to compare that against the ground levels (silt buildup) in all areas. In this fashion we can not only remove the vegetation that has built up, but also work towards a practical plan for restoring an accessible lake for all waterfront properties. In other words, when it comes to removing any silt from the lakebed at this time, we want to make sure that we get the maximum impact for the money spent.

For safety reasons Dam No. 2, its entire common area adjacent to Amicus Rd., and the Shenandoah lakebed, remain off limits to all residents. For any questions on these projects, please email lakes@twinlakeshoa.org, and for continued updates on our progress please stay tuned to our website at www.twinlakeshoa.org.

Spring Tips

As we get into the season of potential heavy rains at warm temperatures, please consider the following tips to help keep the neighborhood safe and looking good:

1. Please clean out any piles of leaves or debris in your culverts and ditches. This will help tremendously as Spring rains hit the area. We will also be inspecting the community for this in the near future to ensure everyone is complying with this extremely important rule.

2. Should temperatures rise quickly, please take care of any outdoor pets by providing shade, plenty of water, and when possible, indoor shelter.

3. Consider keeping trash cans secured with “bungee

” or some other type of tie-down strap to prevent mess and inconvenience from bears that frequent the area and feed from our cans during spring and summer.

4. Consider removing any unwanted or dead trees or branches as tree companies become more competitive this time of year and it is easier to remove trees after they lose the weight of their leaves.

5. This is a great time to start any substantial home and yard improvement projects. For shorter projects this ensures you get to avoid the high heat of summer, and for larger projects it gives you plenty of time to complete any major construction before cold weather returns.



Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

Mailboxes

During our monthly inspections, we have noticed that there are a number of mailboxes that need to be repaired or replaced, and some that simply need better numerical identification. We would like to ask all homeowners to make sure their house number is displayed on both sides of your box and no shorter than 6 inches. This enables 911 responders to be able to identify you very quickly from whatever direction they may be coming (Yes, they have GPS but in the time of an emergency this can be very helpful and every second counts). It is not necessary to go out and buy anything fancy — any box approved by the Postal Service and a good support post will do.

Several years ago, the Postal Service sent out letters detailing their requirement: that the post be approximately 42" to 48" above the road surface and the front of the box should be even with the road shoulder. This will help to avoid the trenching of the ground where they need to pull over to get mail in your box.

For those residents who already have trenching going on in front of their mailbox, we would like to request that you fill in those areas with gravel to help preventing it from becoming an even bigger problem, including causing deterioration of the paved road surface.

Thank you for helping to make our roadways last!

TLOA CONTACT INFORMATION

APMS Property Management

For all billing questions, requests for Disclosure Packets, updates to your contact information or general questions and concerns:

PHONE: (540) 423-3879

EMAIL: office@apmsva.com

MAIL: P.O. Box 2182, Harrisonburg, VA. 22801

TLOA

EMAIL: twinlakeshoa@twinlakeshoa.org

roads@twinlakeshoa.org

lakes@twinlakeshoa.org

rulesandbylaws@twinlakeshoa.org

finance@twinlakeshoa.org

projects@twinlakeshoa.org

visit twinlakeshoa.org