



Owners' Association

NEWSLETTER

Letter From The Editor



This Newsletter is dedicated to all Twin Lakes residents, including our renters! We apologize that it has taken us so long to get a Newsletter to those folks who rent, but here it is!

We want everyone to know that you are all valued members of our Community. A reminder: Everyone is welcome to attend any of our monthly Board meetings. Should you have specific questions or concerns, you can also call the office, or send us an email. All our contact information can be found both on our web site: www.twinlakeshoa.org and the back page of this newsletter. Renters: If your landlord has not provided you with a copy of our Rules and Regulations, please visit the "Bylaws" section of our web site and review our current policies. We suggest that both renters and homeowners visit the web site regularly to review Board meeting minutes and stay up to date on current policies and important announcements. When we are all informed, and work together, it's easier to build a better community!

Please read the Newsletter! A substantial amount of volunteer time and energy go into the creation of this publication, and it has been a huge task to make sure the Newsletter is now mailed to every residence in the community. Your Board is making a great effort at keeping everyone informed about current events, announcements, and important news affecting Twin Lakes.

If you happen to misplace your printed copy, you can reference all Newsletters, past and present, posted on the web site. And the current Fall 2015 digital

Save the date!

TLOA Annual Meeting

Thursday, October 22, 2015, 7 – 9 pm
William Monroe Middle School Cafeteria,
Stanardsville, VA

*Please mark your calendars and join us for Twin Lakes Owners' Association's Annual Meeting for 2015. Show your support, and bring your concerns and questions. We want to hear from you as to how the Board can better build our community and serve its members! TLOA business to be handled and discussed will include updates on the roads and lakes, treasury report, elections of officers, voting to amend the bylaws (see below), budget handouts for 2016, and a question and answer period. We hope to see you there! If you cannot attend and still wish to cast your vote, please fill out the enclosed proxy form on Page 6. Remember, only **homeowners in good standing** are eligible to vote.*

issue will be posted in living (excuse me, "virtual") color for your viewing pleasure! It is our hope that, after reading this issue, you'll come away as a better informed, happier, and more motivated member of our community.

If we all do our part, we'll create a community everyone can be proud of!

Spread the Love,
TLOA Newsletter Editor

Brush Crisis

First, a big **“Thank you!”** to all those homeowners who cut back the brush on their properties. We are fortunate enough to live in a lovely community setting with tall trees and woodlands, but unfortunately, all that loveliness creeps onto our roadways and poses a real safety issue. Because **TLOA** has REPEATEDLY asked homeowners to maintain the brush bordering their property to 3-4 feet from the road, and since many homeowners have ignored this request, the Board was forced to hire a landscaping crew to clear the offending vegetation at the expense of our community. Technically, TLOA is responsible for brush maintenance in all common areas, but homeowners are responsible for maintaining the brush on their property. For the future, please note: **this brush-cutting was a one-time only project.** It will not be repeated in the near future except for the common areas. It is the homeowners’ responsibility to keep the brush/shrubs/trees on their properties trimmed back from the road, and maintained at this distance. Soon, you will see this Rule specifically stated within our Bylaws (Section 2 C) regarding “unkempt properties.”

If you live along the school bus route, please take a good look at what the landscapers have done along your property line, and keep this area looking as it looks now. The Board really does not want to have to impose fines for this violation in the future. Unfortunately, it took the combined voices of frustrated school bus drivers to alert us to the seriousness of this problem as a real safety issue. Plus, we had a scary, near collision of buses one afternoon. This is why **TLOA** began the brush-cutting project along the school bus route first. We know most of you are happy to see the improvement, and we hope to continue with this project along other badly overgrown roads as the budget allows. Still, you can do your part and help keep the community’s costs



down by keeping your yard’s brush trimmed back 3 - 4 feet from the road, and please collect the debris and dispose of it properly. **Thanks!**

Road Report: Stop Signs/Potholes/Paving

Hopefully, you have noticed a few new Stop Signs at major intersections in our subdivision. The Board is making every effort to clean up defaced Stop Signs, repaint old ones, replace short, rotting, or leaning poles, and purchase additional signs. This one fix makes our community look better and brighter, and we do hope that everyone heeds the signs, and stops their vehicles at all posted intersections.

The biggest complaint we have been hearing from homeowners concerns potholes. Please bear with us as we are currently collecting bids on patching the worst potholes. We realize this is a temporary road fix; still, it will make a huge difference to everyone (not to mention our vehicles) as we travel in and out of the community.

Paving is planned to begin shortly on three of our roads. We’re glad to report that the end of East Daffodil, just in



front of our newly-restored Lake Greene, will now be paved. So in the future, when you drive over to the Lake to fish, canoe, or kayak, your car will be parked on asphalt instead of gravel and soil.

Lakes and Dams Report



First the good news: TLOA has received about \$10,000.00 in grant money from the Virginia Resource Authority, which covers about half our Engineering costs for this year. These costs included State-required design modification plans for Lake Skyline and final engineering reports and inspections for Lake Greene.

What, you may now ask, is going on with Lake Shenandoah? Okay, now the not-so-good news: According to both our Engineer and our State Dam Safety Inspector, we must focus our efforts on first repairing Lake Skyline before attempting to repair Lake Shenandoah. This is crucial because Lake Skyline is downstream, and if we fix Lake Shenandoah first, it would put too much water pressure on already "high hazard" Lake Skyline dam.

Many of you probably are not aware that according to State Dam regulations, Lake Skyline is in very bad condition, needing a new (and very large and costly) drainpipe as well as major earthworks in order to come up to compliance. According to the last State Inspection, one bad weather event could prove fatal to the dam and Lake Skyline. If this were to happen, Twin Lakes would have another failed dam on our hands, plus a significantly larger repair bill.

So, we now have no choice but to try to raise the funds to fix Lake Skyline. Then we can focus our attention on restoring Lake Shenandoah. We want you to know that we are not giving up on restoring all our Lakes and Dams. We believe that although achieving this goal may take time, it is possible with your help. According to the latest contracting bid, the cost to fix Lake Skyline is about half the estimated cost to fix Lake Shenandoah. It is still a significant amount of money, but we're confident that if our community pulls together we can get the job done in the near future. We will be happy to answer more specific questions on this issue at the Annual Meeting.

• President's Message •

I start this letter with mixed emotions, as this will be my last term. I've seen much change and many improvements while serving on the Board. I'm happy to have been a part of the Board. I have been advised to live a less stressful and healthier life so the annual meeting will be my last official act as President. We have a good Board and with help from the new members they will do a fine job for our community. The Board will continue to work on our lakes, and paving should be completed by the end of September. We are making progress towards a safer and more attractive community.

Thanks to all current and former Board members and thanks to all of the homeowners.

Bill Maxton
President T.L.O.A



Vacancies on the Board and New Committees Forming

We are sad to see both our President **Bill Maxton**, and our Vice-President **Carl Shifflett**, stepping down. We thank them for their service, and wish them the best of luck in the future! Unfortunately, this creates additional spaces to be filled on the Board. With Bill and Carl leaving, this brings the tally of Officers of Twin Lakes down to five. Although we have an energetic and active team of Board members, keeping up with the management of a 600-member subdivision is a daunting task for only five people.

Help!!

If you care about your community, and would like to become part of a growing team that is committed and motivated to make positive changes that improve our community and keep property values high, please, please consider joining our Board! All we ask is that you share our mission of serving the best interests of the community, attend monthly meetings, correspond as needed via email, do your best, be impartial, be pro-active, and voice your thoughts and ideas. We know you great folks are out there. **Please contact us!**



Sign Up...

Perhaps you can't make the commitment to join the Board, but would still like to volunteer a few hours of your time to help your community. We are creating three new committees, and we are eagerly accepting volunteers! The committees include:

1) Welcome Wagon Committee— Pay a visit to new homeowners, welcome them to the community, make sure they have their disclosure packets, are aware of the web site, etc. Contact TLOA to volunteer.

2) Clean-Up Committee— Once or twice a year, going round the community to pick up trash and litter. This is a HUGELY important job. Sad to say that we received not one volunteer for our 2015 Spring Clean-Up Day. Zip. Zero. Nada!

Once more we appeal to homeowners (and renters as well) to take just a few minutes and collect any trash you see around the perimeter of your property. This would be an extremely valuable step towards keeping our community clean and attractive. You can volunteer when the 2016 date is formally announced in the next Newsletter, or you can *volunteer now* and we'll add your name to the (hopefully growing) list. Just call the TLOA Office or send us an email with your contact info.

3) Event Planning/Fundraising Committee —

Experience a plus, but not needed! We need your hands, bodies, voices, and ideas to make any event a reality. No event is too small or too large to be considered. (If we have enough help, the sky's the limit!) TLOA desperately needs to raise both funds and community spirit. Events can make both happen. Please call or email us and volunteer to help on this new committee and lend a hand!

More Ways to Help Your Community and Make a Difference

By building a better community, we are attracting new, responsible homeowners to live here and accomplishing our goal of keeping property values high. Most of you are already doing a great job, and we appreciate it! The items listed below may not pertain to you, however we wanted to reprint our simple "best practices" checklist for all homeowners and renters to utilize.

- ★ Contact us to report issues, violations, questions, or concerns. We cannot do anything to solve problems if we don't know about them.
- ★ Keep your house in good repair.
- ★ Keep your yard and frontage neat and free of litter.
- ★ Be sure your hedges are cut back at least 3 feet from the road and maintained at this distance.
- ★ Please, don't throw litter on the roads and yards.
- ★ Avoid parking junk/unregistered vehicles on your property.
- ★ Use a trash collection service or take your trash to the dump. No burn barrels are allowed.
- ★ Remove trash receptacles from the end of your driveway by the end of trash pick-up day.
- ★ Be attentive to pedestrians walking on our roads. Observe Stop Signs, and please observe the speed limit... it's 25 mph. These are important safety issues.

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<p>Owner: Sammy 434-985-2539</p> <p>13307 Spotswood Place Unit #10 Ruckersville, VA 22968</p>	<p>We Service all Makes and Models</p> <p>Hours: Mon-Fri 8-5</p>
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Present this ad to receive a \$10 State Inspection!
Offer expires 12/31/2015

Annual Dues and Special Assessments

Certainly, the number one way for you to help your community is to pay your assessments. All of the aforementioned maintenance/safety/improvement issues the TLOA Board is currently addressing cost money. To all you wonderful homeowners that DO PAY your dues regularly and on time, please disregard the following paragraph:

Unfortunately, there are many homeowners who are

delinquent on their assessments. Not only is this unacceptable, but extremely unfair to homeowners that DO PAY their assessments. To address this issue, TLOA now retains a law office specializing in Home Owners' Associations. This year, Twin Lakes prosecuted four delinquent homeowners, and were successful in our attempt to collect monies past due. If you owe past dues be forewarned: From now on, TLOA will be making every attempt to collect past due assessments through the court system. The Board cannot do its job unless homeowners do their job as well. Everyone must honor the financial commitment they made when buying in to the Twin Lakes community.

Landlords/Homeowners

Please alert TLOA of any changes to your current residence/ mailing address, or if you've sold your house. Thank you!

Pet owners

CATS –Spay or neuter your cats (or the cats you are feeding) if at all possible.

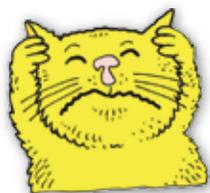


Greene County Animal Shelter,

Mays Road, Stanardsville (434 -985-5210) offers reduced rates for those services!

Voices for Animals can also help with free spay/neutering services, catfood assistance, and ferret cat trapping. Call Sheryl at 540-672-1083.

DOGS –Keep your dog contained on your property, and don't let your dogs' barking disturb others. If you walk your dog around the community, please carry a bag and pick up after your dog.



WOOF!
WOOF!!

Nuisance Barking

We all love our pets. They are like family. But even family members can be annoying at times. We have received numerous complaints about barking dogs. Excessive, nuisance barking is particularly annoying to

anyone trying to enjoy the outdoors, but even more disturbing at night when neighbors are trying to sleep. We have several instances of both here in Twin Lakes, as the Greene County Animal Control Officer can attest to. Again, **TLOA** bylaws and Greene County ordinances forbid animals "excessively making disturbing noises including ... continued and repeated howling, barking, whining, or other utterances causing unreasonable discomfort to neighbors or others in close proximity to the premises where the animal is kept ..."

So, please, don't turn a deaf ear to your dog's outbursts. Exercise respect for your neighbors and don't allow your dogs to bark excessively during the day or night. Dogs who have a history of excessive barking should be kept inside, especially at night.

(The above article is reprinted from the 2015 Spring Newsletter. We want all the renters to be aware and notified, as this is an ongoing issue in the community.)

tresseshair1@gmail.com

TRESSES

THE HAIR & TANNING DAY SPA

434-990-9599

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Lisa Morris owner | master stylist
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TLOA Proposed Bylaw Amendments, September 2015

The proposed changes to the Bylaws below require two-thirds majority vote at the annual meeting to be approved. If you wish to vote by proxy, complete and return the form, opposite page.

Article VI – Meetings

Section 3. *First sentence currently reads:* “The Board of Directors shall meet monthly on the third Thursday of each month beginning April 1999.”

Proposed change to read: “The Board of Directors shall meet monthly on the third Tuesday of each month ...”

Article IV – Duties of Officers

Section 1. *Duties of Directors, (d) currently reads:* “Shall, with all due diligence, cause to be maintained, on a biannual basis, paved areas within Twin Lakes including all main entrances and main roads through Twin Lakes. These roads shall include Jonquil, Morning Glory, Daffodil, Snapdragon, Geranium, and Carnation. All other roads and cul-de-sacs shall be maintained on an as needed basis.”

Proposed change to read: “Shall, with all due diligence maintain paved roads throughout Twin Lakes, with an emphasis on entrances and main arteries, as well as lakes and dams, and all common areas on an as needed basis as financial circumstances permit.”

Section 1. *This section currently reads:* “Duties of the Directors, (e) currently reads: “Shall maintain a separate, interest bearing account dedicated to maintaining road surfaces within Twin Lakes. This fund shall include impact fees, special assessments as needed for roads, and any other funds collected that are considered as past due according to accounts receivable but not including the current years fees.”

Proposed change: Delete section (e)

TLOA Proxy Registration Letter

For the Annual Meeting, Thursday, October 22, 2015

William Monroe Middle School Cafeteria, 7 – 9 pm

I, _____, being a member in good
(Please print your name here)

standing, give my vote by Proxy to:

- (Check one only)
- Bill Maxton, President
 - Carl Shifflett, Vice President
 - Sue Lance, Treasurer
 - Anita Jwanouskos, Secretary
 - James Hayslett, Board Member
 - Laurie Jacobson, Board Member
 - Jean Weeks, Board Member
 - Chad Denby, Board Member
 - Other _____
(Please print name)

Must be member in good standing

Signature: _____ Date: _____

Mailing Address: _____

Lot #: _____ Phone: _____

PLEASE CUT OUT AND MAIL THIS FORM BY OCTOBER 2, 2015 TO:

TLOA

PO BOX 128

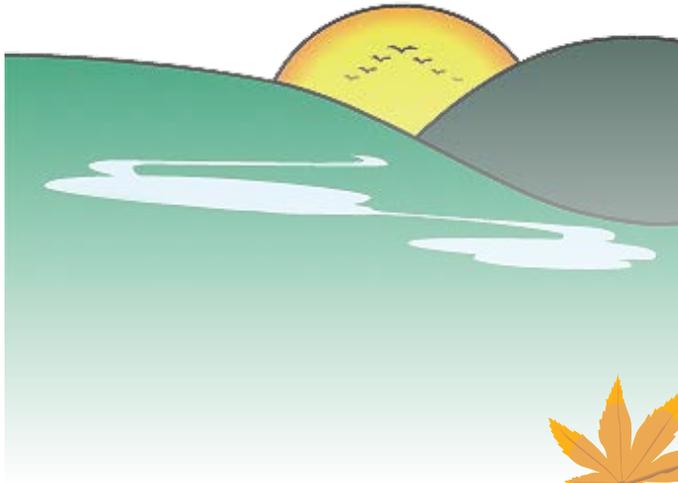
QUINQUE, VA 22965

-OR-

SCAN THIS FORM AND EMAIL TO: twinlakeshoa@twinlakeshoa.org

Twin Lakes Owners' Association
P.O. Box 128
Quinque, VA 22965
Phone: 434.985.4450

RETURN SERVICE REQUESTED



Owner/Current Resident
ADDRESS

Twin Lakes Newsletter FALL 2015



TLOA CONTACT INFORMATION

THE BALANCING ACT

For all billing questions, requests for Disclosure Packets, or to update your contact information

Phone: 434.973.5543

Email: thebalact@gmail.com

Mail: 3661 Stony Point Rd, Charlottesville, VA 22911

TLOA GENERAL QUESTIONS & CONCERNS

Phone: 434. 985.4450

Email: twinlakeshoa@twinlakeshoa.org

Mail: TLOA, PO Box 128, Quinque, VA 22965

TLOA COMMITTEES

Architectural: arch@twinlakeshoa.org

Lakes & Dams: lakesanddams@twinlakeshoa.org

Newsletter: newsletter@twinlakeshoa.org

Roads: roads@twinlakeshoa.org

Bylaws: bylaws@twinlakeshoa.org

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