



# Owners' Association

# NEWSLETTER

## President's Message



### Greetings!

It is my pleasure to be handed the baton from former President Cliff Yager and to continue carrying it towards our 2016 goal of "positive change" for Twin Lakes. I am delighted to report that your Board has been making huge strides in that direction. Currently, we have a great team of enthusiastic Board members who are working hard to make Twin Lakes the best it can be, and our new professional management company is diligently looking after the administrative work.

We have completed many important projects over the past two years, and more long-term goals remain on the "to-do" list. Still, our number one priority is you, the homeowner. Please make your voice heard and let us know how we can best serve you. It has never been easier to reach us. Monthly Board meetings are always open to all, (dates and times posted on the web site.) If you cannot attend a Board meeting, please check the web site frequently for important announcements. Approved Board meeting minutes are posted on the web one month after the meeting date. We also now have an active Twitter account (search #TLHOA) so you can easily stay on top of current issues. And remember, you can always phone or email our new management company for any reason. It is my promise to you that any and all homeowner communication, whether it is a concern, complaint, or suggestion, will be addressed in a timely and professional manner.

Please stay informed and active in your community. Hope to see you at the annual meeting, and please note the new location: **Greene County Library Meeting Room.**

Laurie Jacobson,  
President, TLOA

## *Come One, Come All!*

### **TLOA Annual Meeting**

Tuesday, October 18, 2016, 7 – 9 pm  
**Greene County Library Meeting Room,**  
Stanardsville, VA

*Please mark your calendars and join us for this informative meeting and elect your new Board members. If you cannot attend, would like to vote, and are a member in good standing, please fill out the proxy ballot you will receive in a separate mailing. Show your support, and bring your concerns and questions. We want to hear from you as to how the Board can better build your community and serve its members!*

## **Welcome APMS**

Twin Lakes is thrilled to have our new Property Manager, Andrea Konstant, of APMS on board to handle and oversee all the administrative tasks required to keep this 500 plus member community healthy and viable. APMS is a company that specializes in the management of HOAs. Because of this positive change, homeowners will receive better service in general from a responsible and professional staff, available to answer your phone calls and emails Monday thru Friday 9 am–5 pm. Contact APMS at 540-423-3879 or email: [office@apmsva.com](mailto:office@apmsva.com).

Our former bookkeeping company, The Balancing Act is no longer handling our finances, and all questions/concerns

regarding billing should now be directed to APMS. The Board felt this change was absolutely necessary (and long overdue) in order to preserve the financial stability of our community. If everyone pays their assessments, we will be able to meet our responsibilities to the community, maintain our 10 plus miles of private roads, and eventually repair our dams and restore our lakes.

### ***Paying Your Assessments Just Got Easier***

Homeowners can now pay their assessments (annual dues) quarterly instead of annually. This positive change will help many of you keep current on your dues, and ease the burden of having to come up with one large payment right after the holidays. Statements will be sent out quarterly, and there are now new online options of how and when to pay your assessments and manage your account. You can always contact APMS if you are unsure of the payment choices available to you.



### ***The Times They Are A Changin'...***

**BIG NEWS** – Because our current documents are so ancient, Twin Lakes needs to update our bylaws in order to stay current with Virginia law. Some of the language in our documents needs to be changed and moved from the “bylaws” section to the “declaration.” We’ve been working with a law firm to better understand these necessary changes, and draft the appropriate language to accomplish this changeover. We will soon have a draft for homeowners to review.

Please be advised that the entire membership needs to vote to approve these changes when the Board feels the time is right to call for a vote. This is the most important issue facing our community at present. Updating our documents basically gives the Board the authority to take care of the community and conduct business. It is absolutely crucial to the health of this community that everyone cast their ballot once they understand these changes and the reasons for them. We will begin homeowner education on this important issue at the Annual Meeting, so please try to

attend. Additional special meetings will be called in the near future for the purpose of homeowner awareness on this issue.



### ***Compliance Letters***

Now that we have a great management team looking after our community, Twin Lakes will be in a much better position to enforce our current rules and regulations – a vital component of keeping all our property values high, our community healthy, and our neighbors happy. All residents should be aware of Twin Lakes rules and regulations, and abide by them. Homeowners who rent out their properties: Please make sure your tenants have access to this information. It can be found in the disclosure packets as well as on our web site.

Please note: Compliance letters will be mailed to any and all homeowners who are not following the rules of the community, or whose tenants are not following the rules. If you’d like to report a violation, contact APMS via phone, email, or through the anonymous complaint form on our web site. Your complaint will be taken seriously, and acted upon swiftly and professionally.

It is not the Board’s intention to fine and punish offenders, however a process is now in place to make residents aware of the issue so they can correct it. Still, if you receive a compliance letter, or several letters, and do not address the violation issue, the Board will have no other reasonable alternative but to consider the pursuit of any and all available legal remedies.

There have been numerous complaints about speeding, an especially big issue now that it’s back-to-school. We have narrow, windy roads in our community so it is doubly important for vehicles to observe the speed limit of 25 mph and to stop at all stop signs. We also have residents who enjoy walking the roads for pleasure, walking their dogs, or pushing babies in strollers. So slow down and enjoy the natural beauty surrounding you. If we continue to get complaints, we’ll have to ask the Sheriff for additional patrols throughout our neighborhood.

As a reminder, some of the current issues and violations of concern include:

- Speeding
- Driveway gravel washing onto the main roads
- Nuisance Animals and Uncontrolled Barking
- Unkempt properties
- Removing Trash cans from the end of driveways by the end of trash pick-up day
- Littering
- Keeping mailboxes accessible and placed according to Post Office regulations
- Dumping of leaves & debris into culverts is prohibited
- ATVs or other off-road vehicles are not allowed on roads
- Keeping brush and shrubs trimmed to 3-4 feet from the main roads\*

\*Keeping brush trimmed back from the road not only protects the homeowner's liability from damage to vehicles (such as school buses and/or mail delivery vehicles), but also reduces the potential for accidents. Please help keep our community safe!

## Lakes And Dams Report

We had a major repair to the riser pipe on Dam#2. This was necessary for safety reasons, as the bank was eroding because of the rusted and deteriorating pipe. Fortunately, our construction company, Bander-Smith did an excellent repair job at a very reasonable cost. They even widened the entrance to Dam #2 for us at no extra charge!

Our next big lake project is to slipline Dam #3, a similar job to what we did to Dam #1. If everyone pays their dues, we can surely accomplish this goal, then move on to our larger goal or restoring Lake Shenandoah. The Board is constantly exploring ways and financial means to make this goal a reality. If you'd like to join the newly formed fundraising committee dedicated to the sole purpose of restoring Lake Shenandoah, please contact us!

**FYI** – Twin Lakes Fishing Permits are now available by request. You must have a valid State of Virginia Fishing license in order to fish in our lakes, but having a "Twin Lakes Fishing Permit" is optional. Please contact APMS if you'd like our newly designed fishing permit.



## Good News!

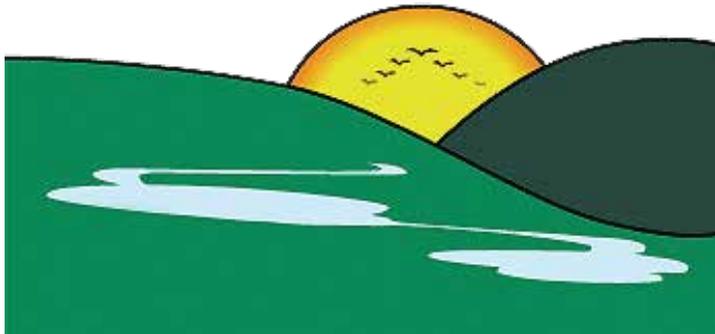


If you would like to know how your assessments are benefiting your community, here are some of the big accomplishments of 2016:

- ✓ Hiring a professional management company
- ✓ Paving 4 cul-de-sacs that were formerly gravel roads
- ✓ Paving stretches of main roads Jonquil and W.Daffodil
- ✓ Filling some major potholes
- ✓ Repairing the riser pipe on Dam #2
- ✓ Picking up the litter and trash along the roads (A big shout-out "**Thank you**" to Sheriff Steve Smith for his help on this project!)
- ✓ Repairing damaged drainpipe and eroding culvert on Morning Glory Turn
- ✓ Updating our bookkeeping and financial records
- ✓ Reviewing our outdated bylaws and working on new language
- ✓ Keeping lakes and dams and common areas trimmed and mowed
- ✓ Eradication of beavers building dams in our creeks
- ✓ Tree Trimming of entire community

### On the to-do list:

- New Stop Signs and Speed Limit signs
- Additional pothole repair
- Additional culvert repairs
- Access road to Dam #3 repair



## Twin Lakes Newsletter FALL 2016



### **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](mailto:office@apmsva.com)

Mail: P.O. Box 2182

Harrisonburg, VA 22801

#### **TLOA**

Office: 434. 985.4450

Email: [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org)

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

Don't forget to visit [twinlakeshoa.org](http://twinlakeshoa.org)

### **Get Involved**

Again, your Board is here to serve you, but we need your help to make Twin Lakes the best it can be! Volunteer positions are open for two seats on the Board, and new committees are forming that could certainly use extra hands. Most importantly, please try to attend the 2016 annual meeting and bring your questions and suggestions.

At the meeting you'll hear all about the great improvements taking place in Twin Lakes, vote in new Board members, learn about the new bylaw changes, and meet your neighbors.

