



Owners' Association

NEWSLETTER

President's Message



Fellow Residents and Owners of Twin Lakes, Welcome to Autumn! Perhaps Virginia's most beautiful season — and certainly my favorite — is getting a late but very welcome start. This is the season of the Harvest and Oktoberfest, Halloween and Thanksgiving, perfect camping weather, and the spectacular changing of the color of the leaves. Look to the "Fall Tips" article for useful reminders and helpful tips on managing the new season. And take advantage of our incredible proximity to such a wonderful National Park as Shenandoah.

The first thing to announce is the date and location of the:

TLOA Annual Membership Meeting
November 21st, 2019 7:00 p.m.

PVCC Eugene Giuseppe Center — large meeting room
222 Main St, Stanardsville, VA 22973

Your participation is important, come have a voice — and a vote — in the government most local to you: TLOA.

Excellent progress continues to be being made on the repair of Dam No. 2 and the restoration of Lake Shenandoah — we are in the final phase of work, and the water level is already being allowed to come up somewhat as part of the last steps of the project. There's more information in the "Lakes Report."

This newsletter also contains the 2020 Approved Budget, and changes to member assessments for next year. See "2020 Budget and Assessments" for more information.

I also want to reiterate our call for association members to step up and serve on the Board. We remain short-handed, in doing all the work of directing the finances and rules of the largest neighborhood in Greene County. Not only will have you a direct voice and vote on every decision that the Board makes, you'll almost certainly be surprised, that "how the sausages get made" in Twin Lakes is not what you imagined it to be. ...

Get more involved today, by attending a Board meeting, reading the meeting minutes to stay up to date on what is going on, volunteering (as a Non-Board member) for a specific Committee, or making the commitment to serve on the Board of Directors itself. We look forward to seeing you.

Patrick Moctezuma

Summer 2019 Roads Report

The Road Committee has been fairly restricted with big projects this year as we ensure that our funds can be used to properly complete the very important lake restoration projects. This has prevented us from engaging with any major paving or culvert work so far this year, but it has not kept us idle: we have been focused on the smaller jobs that can be knocked out with the remaining road maintenance budget left over from early 2019 snow plowing.

Here are some of the things we have completed or started work on since the last newsletter:

- Established a proper V-ditch on Morning Glory Turn near Jonquil Road to address rain erosion.
- Repaired damaged stop sign on Zinnia Road.
- Reinforced both new V-ditches (other on East Daffodil Road) with two loads of rip rap to complete.
- Brought in a paving company to repair 15 potholes in our roads, including areas near new V-ditches.
- Community-wide brush trimming was completed on schedule, culvert inspections were done and the results included in long term planning, and a neighborhood trash clean-up was completed.

There are several things we plan to address and prioritize in early to middle 2020:

- Install reflective posts or proper guard rail around hair-pin turn on Morning Glory Road.
- Replace guard rail that had to be removed for culvert repair on Morning Glory Turn.
- Replace major culvert on Carnation near Azalea Road.
- Paving of Aster Road and Gladiola Road cul-de-sacs.
- Paving of sections of West Daffodil Road, East Daffodil Road, Goldenrod Road, Geranium Road and Morning Glory Turn.
- Installation of "bus stop ahead" signs at all major bus stops in Twin Lakes.

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

A final note: **Speeding remains an issue in Twin Lakes.** Not only does this make our community less safe and family-friendly, it also disturbs the peace and breaks the law. The Sheriff's Office has stepped up patrols and speed traps in Twin Lakes, to enforce not only our **25 mph** speed limit, but also our stop signs. So, pay attention to our posted speed limit, and avoid the loss of time and money that getting caught will bring.

Budget and Assessments

As we move toward 2020, the association is seeking to implement a long-term financial plan, to meet both the obligations of the repaying the funding that has allowed us to rehabilitate two of our three lakes, and that of maintaining and improving our 10 miles of private roads. The latter also includes the expensive replacement of major road culverts, as our original infrastructure goes beyond its useful lifetime and begins to break down. This process is not open-ended, but it will be several years before all aging culverts have been replaced (and upgraded). Last year, the association spent an unprecedented \$230,000 on road work and improvements (while performing two dam repair projects). That level of investment is not sustainable, but we do need to recognize that we are not yet caught up enough to be in a long-term “maintenance mode.”

Here is the **2020 Approved Budget:**

Budget Total >>		\$393,000
Line Item	Account Code	2020 Value
Beaver Control	6151	\$1,000
Lakes & Dams	6153	\$5,000
Landscaping/Mowing	6261	\$30,000
Road Improvements	6271	\$115,000
Road Maintenance & Enhancement	6272	\$30,000
Management Fees	6300	\$33,600
Electricity	6311	\$996
Telephone/Internet	6313	\$1,380
Umbrella Liability Insurance	6322	\$1,312
Officer & Directors/Fraud Insurance	6324	\$2,550
Rent	6540	\$1,980
Office Supplies/Equipment	6554	\$500
Printing/Postage/Advertising	6556	\$4,000
Taxes & Licenses	6615	\$1,500
Miscellaneous Expense	6701	\$5,000
Legal Fees	6702	\$3,448
Accounting	6704	\$250
Debt Service	8100	\$131,484
Reserve Fund Contribution	8200	\$24,000
		\$393,000

2020 Assessments

In order to meet these financial obligations (to our creditors and association members), it is necessary to implement a moderate increase to our quarterly assessments. The Board has approved a \$25 increase, bringing the quarterly assessment amount to \$150.00. It is our hope that this increase represents the last such one for many years to come (even though we are told by HOA professionals that our assessment revenue is still quite modest for an association of our size and assets to maintain), but the Board will review our obligations again in 2-3 years, to ensure that we are still fiscally sound.

Architectural Review

“When do I need seek association approval for something that I want to build, or add-on to my house?”

Good question! Every property owners association has an Architectural Review Board (ARB), whose job it is to determine rules for some sort of minimum standards of construction in the neighborhood, in order to protect collective property values. In the case of Twin Lakes, these rules are actually quite moderate and reasonable, but always being reconsidered and amended — a process that any property owner can participate in, or offer suggestions to. In our community the Rules & By-laws Committee serves as the Architectural Review Board (rules@twinlakeshoa.org).

Our monthly community inspections have revealed that there are many owners that are doing development on their home or property that requires HOA approval, without going through the ARB.

ARB approval is obtained by filling out and submitting an application form, which is reviewed by the ARB and either accepted or denied. If rejected, clear reasons will be provided- which in many cases is simply requesting additional information.

Those performing such work without gaining ARB approval (whether an application was submitted or not) are automatically subjected to a \$50 fine. If the augmentation itself also violates other architectural bylaws or rules, further actions are possible including on-going fines and possible failure of the mandatory title inspection that the Board must perform before any lot can be sold in Twin Lakes.

Architectural rules are spelled out in our rules documents online (www.twinlakeshoa.org/wp-content/uploads/TLOA-Rules-Arch.pdf). But a simple list of what is and is not covered should be helpful so here it is:

You DO need to submit an ARB application form for:

- New fencing or deck structures.
- New buildings such as sheds, permanent playhouses, gazebos or garages.

- New additions or expansions to a home.

- Upgrading to specialized septic tank system.

- Solar panels.

You DO NOT need an ARB application form for:

- Replacing existing fencing or deck structures.

- Replacing roof.

- Changing shrubbery or trees in any way.

- Painting any existing structure so long as it is compliant with Section B.14 of the bylaws.

- Repairing or re-grading your driveway.

When in doubt, you can always just email us at rules@twinlakeshoa.org and we will be happy to guide you through the process, answer questions, or offer any advice that we can. The Board is always very excited to hear about new improvements in this community, while at the same time working to ensure that there is a reasonable standard for us to all abide by, to keep the area safe, and improve property values.



Lakes Report

Big news! It's almost done! The Twin Lakes restoration continues to make great progress. To recap: two of our three lakes (Greene and Skyline) are now fully rehabilitated and restored. Lake Shenandoah is in the final stages of completion of the largest, most complex, and most expensive project that the association has ever taken on. The lakebed has been entirely cleared, the new primary spillway pipe is almost complete and already handling the water flow of Quarter Creek. A new internal "chimney drain" has been built inside the dam, and the dam is being closed up and compacted at this time. All that is left after that is the concrete pouring for the collar and headwall at the plunge pool where the water exits the dam, and reseeding the earthen dam itself. If the weather continues to cooperate, the construction phase could be completed in as little as four weeks — and water levels are already coming up to a moderate extent, as a planned part of the project (see photo).

Many thanks to the homeowners who volunteered their property as access points for the movement of light equipment and personnel for the clearing of the lakebed. Without this help from the community, the project would not have been able to move ahead as quickly as it has.

On the regulatory side, our new engineer from F&R is in the process of updating all of the Emergency Action Plans (EAPs), which is required by the state as part of the O&M certification. Also required are table-top exercises for each dam, which the engineer conducts with Greene's first responders, by going through the EAP's to ensure that everyone knows what to do in the case of catastrophic storm conditions threatening the dams. This also is a new requirement by the state. Once all that has been successfully completed, all three lakes will be fully certified for six years! This has not happened in over 10 years in Twin Lakes. This is a huge step for the community.

The next step, of course, will be to open up Lake Shenandoah to the residents. Hopefully (by the end of the year or sooner) all three lakes will be fully operational. The challenges of restoring Lake Shenandoah have been extensive and daunting. Perseverance won and the lake restoration is nearly complete.

The government has recently updated its flood plain and some properties in Twin Lakes may now be identified as being in the flood zone. The board encourages all homeowners and especially each lakeside owner to review

the newly published Preliminary National Flood Hazard Data [www.fema.gov/view-your-communitys-preliminary-flood-hazard-data] (locate your home on the Flood Map Changes Viewer, place the pin icon, and "Run" the report to get a PDF report of changes affecting you) to determine if their property has been readdressed as being flood prone. Flood insurance may now be required by the owner's lender if the property is now identified as being in a high-risk area.

Please note: Unauthorized use of any motorized vehicle on our earthen dams is forbidden at all times. Earthen dams are carefully regulated, and any damage requiring grading to repair, costs the association (all homeowners in Twin Lakes) thousands of dollars. If you see anyone using an unauthorized vehicle on our dams, report them at once. As always please review the association website for regular updates: <http://www.twinlakeshoa.org/newsletters/>.



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Twin Lakes Owners' Association

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RETURN SERVICE REQUESTED

TIPS FOR AUTUMN

As we get into the season of falling leaves and cooler temperatures, please keep the following tips in mind to help keep the neighborhood safe and enjoyable for everyone:

1. Please keep your culverts and drainage ditches clear to ensure effective water flow, especially as we get heavy leaf deposits. The Board has directed the property management firm to be focusing more attention on enforcing our rules concerning proper maintenance of ditches and culverts — as many areas are clogged and causing damage to community roads or adjacent properties.

2. Please remember that burning trash or plastics of any kind is NOT permitted in Twin Lakes. However, you are permitted to burn leaves and brush as long as you follow local burn laws (that change with the season), exercise some common sense, and also be considerate of your neighbors.

3. Please be sure to keep your dogs under control at all times. It is illegal and against the rules for dogs to be off of your property and not under your direct control. If you see a loose dog, especially one that is behaving aggressively, call the Sheriff's Office Animal Control Officer immediately.

4. Please be mindful of cold temperatures and freezing water, and be sure to provide your outdoor pets with warm shelter.

5. This is a great time of year to consider getting your house power washed. Rates are less expensive and the algae growth has ended for the year. Due to the unsightliness and neglected appearance of homes that reveal green and dingy sides to the road, the Board is currently considering new rules to enforce this form of being "unkempt."

The TLOA Board of Directors would like to thank all of the volunteers whose time, talent, and energy went into producing this newsletter.

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

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Don't forget to visit twinlakeshoa.org
