



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

Twin Lakes Newsletter

Spring 2012 Edition



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Twin Lakes Homeowners' Association

Corporately known as Twin Lakes Owners' Association (TLOA)

A Word from Your President

It seems spring may be just around the corner—the weather is beginning to improve and the days are becoming warmer. So far, our winter has been very mild; at this time we've only had one measurable snowfall. Maybe we can enter spring without any more snow.

The Board and I would like to reiterate that as a property owner in the Twin Lakes Subdivision, you are responsible for the maintenance of your property, which includes cleaning the ditches and culverts around your property. The Board routinely surveys the development and creates a list of the areas that have not been maintained. We then contact these property owners to request compliance before further action is taken, which could include fines levied against the property owner.

The Association holds its regularly scheduled monthly meetings on the third Thursday of each month, convening at 7 p.m., at our office across from the Greene

County Court House. Please plan to attend at least one meeting this year, in addition to the annual meeting. You may call us at (434) 985-4450 or email complaints and/or suggestions to us at twinlakeshoa@twinlakeshoa.org.

Jerry Yacuzzi
President TLOA

NOTICE:

The March board meeting has been postponed by one week, to 22 March. The meeting will convene at its regularly scheduled time, 7 p.m.

The HOA has new email addresses:

General: twinlakeshoa@twinlakeshoa.org

Committees:

Roads: roads@twinlakeshoa.org

Architectural: arch@twinlakeshoa.org

Lakes & Dams: lakesanddams@twinlakeshoa.org

Newsletter: newsletter@twinlakeshoa.org

On the Web!

Twin Lakes has a new website! www.twinlakeshoa.org

The HOA is in the process of upgrading its website to better serve the residents of Twin Lakes. The focus of the website is to improve communication between the Board/HOA and residents/property owners, as well as facilitate communication within the community itself.

The first step in the upgrade was a change in our domain name (now www.twinlakeshoa.org) and hosting server, giving us increased flexibility and storage space. Over the next several months, when you visit the website, you will likely notice several incremental changes—namely to the format/color themes and layout—as we work to provide you with a website that is informative, easy to navigate, and interactive. While multiple, consecutive changes can be confusing at first, we felt it was better to get the word out about the new (albeit, under construction) website in this

newsletter, rather than announce a completed website in June. So, please bear with us as we develop and implement all aspects of the website, as identified below. Also, as you visit the website and identify areas for improvement, or have an idea about something new we can add, please email those ideas to newsletter@twinlakeshoa.org.



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What can you expect to find on the new website?

- ✓ **Announcements:** Read the latest announcements, ranging from upcoming events in the community, to service announcements concerning safety issues, utility outages or interruptions, or various repair work affecting the subdivision. For those looking to become more active in the HOA to help serve the Twin Lakes community, opportunities for serving will be posted here by the Board and HOA.

**ALSO, BE SURE TO
FOLLOW ON US ON**



@TLHOA

- ✓ **Bylaws/Rules & Regulations:** Copies of the TLOA bylaws and rules and regulations will be available in their entirety, along with a “quick reference guide” on where in the bylaws/rules and regulations certain topics/issues are addressed or covered. Thinking about adding a shed, fence, and/or other structure to your property? A guide to the process and necessary documentation needed by the Architectural Committee will also be posted under this section.
- ✓ **Newsletters and Minutes:** Wondering what was discussed at the last board meeting? While the Board highly encourages members to attend the monthly board meetings (after all, this is YOUR community - speak your voice), minutes from each meeting will be posted by the end of each month.
- ✓ **Bulletin Board:** Look for this around the beginning of summer— essentially, a mini Craigslist just for Twin Lakes, as well as a possible Twin Lakes forum.

MARCH MADNESS...

Cut the ~~Green~~, before you lose some green



The HOA has, unfortunately, had to repeatedly reminded property owners that they are responsible for maintaining their property to the edge of the road, to include cutting back all brush, overhanging limbs, and other objects that protrude into the roadway. Furthermore, to maximize a driver's visibility throughout the subdivision and ensure the safety of our families, no brush, shrubs, tree limbs (less than 10-ft from ground), or evergreens should be within 2-ft of the edge of the road. In other words, if a vehicle drives flush with the edge of the road, its side-view mirrors should not strike any foliage! Unfortunately, many property owners have continuously demonstrated a lack of respect for, or concern for the safety of their neighbors and community by allowing vegetation and tree limbs to not only extend into this cut-back area, but into the roadway itself.

Not only will cutting back the overgrowth be the easiest before it sprouts new greenery, but the dangers of overgrowth will increase as spring arrives by further reducing a driver's visibility—particularly at intersections and hill-tops. Additionally, all property owners need to ensure their drainage ditches adjacent to the roads are clear of debris, including clusters of fallen leaves. The HOA is working hard with the resources and revenue at its disposal to repair and blacktop the roads throughout the subdivision. Drainage ditches with debris, saturated with fallen leaves, or that otherwise prevent a normal flow and diversion of run-off water, lead to the erosion

and weakening of the road sub-surface, and ultimately, fracturing and disintegration of the road itself.

Therefore, the HOA is implementing "MARCH MADNESS" to encourage property owners to rectify these issues and prepare our community for a safe and beautiful spring. Property owners have the month of March as a final amnesty period to clear cut a minimum of 2-feet back and 10-ft high along the portion of roadway adjoining their property. Members of the HOA board will begin issuing notices of violation the last two weeks of March, reiterating the 31 March 2012 compliance deadline, for those still in violation past 20 March 2012. Fees will be levied, beginning 01 April 2012, against property owners still in violation past 31 March.

C. Sanctions for Violations (TLOA Bylaws)

The amount of any charges so assessed shall not be limited to the expense or damage to the Association caused by the violation, but shall not exceed \$50.00 for a single offense or \$10.00 per day for any offence of a continuing nature and shall be treated as an assessment against the member's lot for the purposes of Va. Code Section 55-516, as amended. However, the total charge for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days.

Due to the safety issues presented by overgrowth along our roads, this violation constitutes a violation of "continuing nature"!



TWIN LAKES TRIPLE PLAY

3 Chances to Score

With spring comes summer training and for many, time to clean out extra items from the garage and closets, which of course, leads to yard sales. This year, the HOA would like to help residents increase their customer traffic by coordinating a community wide yard sale. In fact, we don't just want to coordinate a single day, but host THREE – because some like to sell it early, some later, and let's face it, there's no way a single day will fit everyone's schedule.

The HOA is proposing the following approximate timeframes: beginning of summer (either weekend before/after Memorial Day), mid-summer (after 4th of July), and the end of summer (end of September).

Additionally, the HOA would like to assist homeowners trying to sell their homes during the above timeframes. The idea is to schedule open houses on the same day as the community-wide yard sales. By scheduling both on the same days, we increase the potential customer traffic for each—a homerun for all.



Be sure to watch the website for additional details; we encourage residents to provide their input or suggestions via email at twinlakeshoa@twinlakeshoa.org.

From the Road Committee:

For property owners with gravel driveways, please ensure the grading of the gravel is even with the paved surface. Additionally, property owners are responsible for keeping disturbed/loose gravel in their driveway and off the road, particularly at intersections where vehicles can lose traction, especially if the gravel or road is wet.

Additionally, for those property owners with mailboxes that require the postal deliverer to pull off the road, there needs to be gravel even/graded with the hard-top. Ideally, your mailbox should be accessible so that the delivery vehicle stays on the paved surface. By doing so, we can prevent unnecessary wear on the edges of our roads. Thank you.

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CONTRACT BID OPPORTUNITY

Twin Lakes Owners Association (TLOA) is now accepting contract bids for mowing and maintenance services (term period for services: April 2012 – March 2013).

All bid/potential contracts for signatures must be submitted in writing and mailed to the following address - with **receipt by TLOA no later than 16 March 2012:**

Twin Lakes Owners' Association

PO Box 128

Quinque, Virginia 22965

Prospective bidders can view the areas to be mowed and maintained on one of the following days:

Thursday, 08 March at 11:00 a.m.

Tuesday, 13 March at 2:00 p.m.

Either call **434-985-4450** or email lakesanddams@twinlakeshoa.org with your contact *phone number* and *preferred date to view property*.

Statement of Work:

Services & bids needed from the provider/contract bidder include work as follows:

- **Mow five entranceways** (Jonquil, East Daffodil, Morning Glory, West Daffodil, and Swift Run) six times a year (1st week May, June, July, August, Sept and last week October); trim bushes and pick-up trash at entrances as needed.
- **Mow dams and spillways** (at dams 1, 2. And 3), boat-ramp area (dam 2), and boathouse area (dam 3) six times a year (1st week May, June, July, August, Sept and last week October - weather permitting). Contractor must agree to contact the TLOA Lakes and Dams Committee POC prior to work each month. Grass on dams and spillways require cutting to *no shorter* than five inches with care to prevent rutting. All vegetation/shrubs need to be kept cut back to dam toe-lines of all dams and spillways. *** Bush-hog is the preferred equipment/means for mowing (indicate whether you do or do not have bush-hog equipment in your business).**
- **Clear overflow rakes of all debris** at the three lakes/dams on same date/at same mowing schedule as above during summer (May-October) and as once a month (same schedule as trash pickup below) during winter (November-April).
- **Pick-up and remove trash** once a month (twelve times a year) from all three dam, boat-ramp, and boathouse areas; remove animal carcasses from above areas and/or roadways only as requested/needed.

Decision on bid/contract selection will be made through the TLOA Board, by the end March and selected bidder will be contacted by a TLOA Board member upon selection.

Winter/Spring Safety Reminders

Residents, guests, and visitors continually speeding on Twin Lakes roadways have been brought to the attention of the TLOA Board. So now is a good time to remind residents of several crucial safety points:

1. The speed limit is 25-mph within Twin Lakes – please slow down! Law enforcement officials may issue tickets. If you observe a vehicle continuously speeding through the neighborhood at a particular time of day, please report the time and road(s) to the Board so this information can be passed to law enforcement officials.
2. Each resident is responsible for keeping trees and shrubbery trimmed along roadway edges adjacent to their properties. In accordance with (IAW) HOA by-laws, fines may be issued to residents not maintaining properties.
3. On-street or edge-of-property parking is not authorized. IAW HOA by-laws, vehicles in continued violation will be towed at owners' expense.
4. Minimize risk of fire: follow county instructions and authorized dates/hours in regards to burning (leaves, etc.) outdoors. Virginia's "4 p.m. Law" (no open-air fires between midnight and 4 p.m.) is in effect through 30 April.
5. Children, not of legal driving age, are not authorized to drive motorized vehicles on Twin Lakes' roads. Golf carts and ATVs (to include dirt bikes) are not allowed on Twin Lakes roads.
6. Keep your pets (dogs, cats, etc.) secured, sheltered, watered, fed, and medically cared for on your property. Greene County has a leash law - enforceable by Greene County Animal Control. Animal nuisance (barking, etc.) complaints should be filed through the Magistrate (not Sheriff or Animal Control); 434-985-5208.

So, as we approach April showers and May flowers, please remember the tips above to keep your family, friends and neighbors safe and having fun throughout 2012, and for many more years! Thank you.

The dock pictured below appeared in the water at another property owner's lot, adjacent to Dam #2 (one closest to/visible from Rte 633/Amicus). This dock evidently broke loose from its homeowners' property around the New Year's period!



If you live on Lake Shenandoah (one closest to Rte 633/Amicus) and know who this belongs to, or if it's yours and you need to recover it, please contact Twin Lakes HOA office (leave a message) at 985-4450 or email lakesanddams@twinlakeshoa.org.