



Lake Greene Restored!
See Lakes and Dams report inside

NEWSLETTER

Twin Lakes Home Owners' Association

Welcome to Spring, and welcome to the new look and feel of our Newsletter! We hope to keep this publication informative, and helpful to all Twin Lakes Homeowners. In order to better serve the community, a special message goes out to:

Landlords – Everyone living in our Twin Lakes subdivision is considered a member of our community. Please send us via email the names and addresses of your tenants, so they too can receive our Newsletter and be better informed as to what's happening in our community.

Thank you!

Email: twinlakeshoa@twinlakeshoa.org

Communications

www.twinlakeshoa.org

Another way to keep current on all Twin Lakes Owners' Association (TLOA) news is to visit our web site regularly. We are in the process of making some changes to the web site, so if you haven't visited in a while, be sure to check us out for the latest and most current TLOA News and Announcements. One change for the better: It is no longer necessary for homeowners to create a password in order to view the Board Meeting Minutes. All Minutes are archived on the web site by month. Simply click on the link for the monthly Minutes you'd like to read, and read away! Although we encourage and welcome all homeowners to attend Board meetings with your questions and concerns, we understand this is not always possible. So, if you can't attend the meetings, but still like to stay up-to-date and informed about the direction of our community, reading the Minutes is the next best thing! The Newsletter will also be archived on the web site. So, if you misplace your hard copy, you can always access the Newsletter digitally.

President's Message

Greetings from the President. Spring has sprung and everything is green and blooming. I am happy to see the springtime yard work most property owners are doing. Please check your driveway culvert as we are heading into our Spring showers. Also, once more, please keep all shrubs on the perimeter of your property trimmed back to three feet from the road. This distance must be maintained at three feet, so please plan your trimming accordingly.

This Newsletter addresses some of the issues our community is currently facing. Unfortunately, some homeowners are not complying with Twin Lakes Bylaws, and we've had many complaints. We don't want to have to start enforcement by assessing fines. Bylaw-breakers be forewarned: We will take action if need be. So, let's all do our part to build a better community!

Plans for the 2015 road paving will be done shortly and scheduled. Mountain Lakes Water Co. is doing clean up work on the water line easements. Please cooperate with them, as this should help with road frontage problems.

We lost a valued Board member, as Patrick Moctezuma had to resign due to time constraints. If anyone is interested, we need two new Board members. We have one of the best Boards I've had the pleasure of working with, and there is lots to do. If you would like to help, please contact us. And, as always, if you have any questions or concerns, don't hesitate to contact us by email, or call 434-985-4450. Leave us your information and a daytime phone number would be helpful. Thanks and I hope everyone has a fun and safe summer.

Bill Maxton, TLOA President

Spring Cleaning



Now that winter is finally behind us, it seems that some people have left a lot of trash behind them as well. Our Twin Lakes roads are littered with bottles, cans, bags, etc. Not only is this unsightly for us all, but it also decreases the value

of all our homes. Unfortunately, this trash will stay there unless we clean it up. We are asking all homeowners to please take 10 or 15 minutes of your time to pick up all trash in your yard and along the perimeter of your property.

In addition, we are having an official "Clean-up Day" on Saturday, June 6. If you would like to volunteer to be on the Clean-up crew, or help organize the Clean-up process, please send us an email with your name and phone number. We will contact you with the details. If you'd like to be of service to your community, this is a great way to start. Children are welcome, but must be supervised and accompanied by an adult. Please volunteer to help – Let's all do our part to make our community shine!

Heads Up ...



To those in our community who have more than one junk and/or unregistered vehicles parked in your yard, on the road, or in your driveway, please be forewarned. Twin Lakes Homeowners' Association has contacted the County about this problem and they will be making the rounds. Better to move those vehicles, or have them registered now before the inspectors come out. Not only is it against TLOA bylaws to have junk/unregistered cars on your property, it is also against County ordinances.

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Woof - Woof!!

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. Now that the warmer weather is here, many of us are spending more time outside during the day, enjoying the fresh air and sunshine. 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 ... discomfort to neighbors or others in close proximity to premises where the animal is kept ..." So, please, do not 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.

Thanks for your cooperation!

Neighbor to Neighbor

In the past 6 months there have been almost one dozen foreclosed homes. And these are just the foreclosures we know about. There are many homes that are also empty and/or abandoned. What does this mean for our community? Property values go down, and we all suffer. If we all do our part, we can keep these foreclosures to a minimum and our property values high. By building a better community we attract new responsible homeowners to live here. 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 print a simple "best practices" checklist all homeowners can utilize.

- ✓ Keep your house in good repair.
- ✓ Keep your yard and frontage neat and free of litter.
- ✓ Be sure your hedges are cut back 3 feet from the road and maintained at this distance.
- ✓ Please, don't throw litter on the roads.
- ✓ Avoid parking junk/unregistered vehicles on your property.
- ✓ Use a trash collection service instead of burning your trash in a burn barrel.
- ✓ Remove trash receptacles from the end of your driveway by the end of trash pick-up day.
- ✓ **Pet owners** – 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! If you own a dog, don't let your dog(s) barking disturb others.
- ✓ Be attentive to pedestrians walking on our roads, and observe the speed limit... it's 25 mph.

All hands on Deck ...

We need your help! Currently there are two open seats on the Board of Directors. Perhaps you've got some extra time, and have been thinking about how to build a better Twin Lakes community. If so, please jump on Board! If you don't want to make that big of a commitment, we can still use part time volunteers for various tasks to help make our community better and keep our property values high. If you have computer skills, legal skills, or fundraising experience, that's a plus! Even if you can volunteer a few hours of your time to research topics, coordinate an event, join the welcome wagon, join our neighborhood watch team, or simply generate ideas/enthusiasm, please email us. We'd love to hear from you and appreciate all the help we can get!

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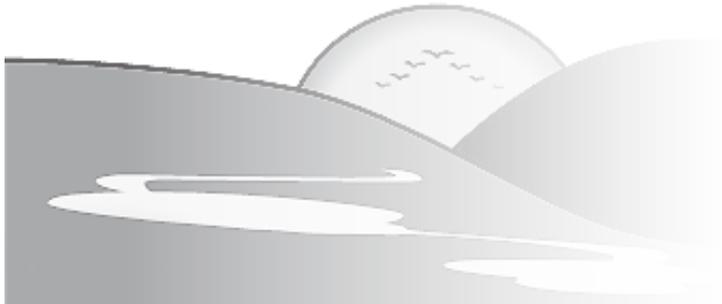
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Twin Lakes Newsletter SPRING 2015

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

Don't forget to visit www.twinlakeshoa.org

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Lakes and Dams Report



Dam #1 Repairs Completed, Lake Greene Restored!

Thanks to all you great homeowners, the community now has a beautiful, functional, state-compliant Lake. Come out and enjoy Lake Greene in your canoe, kayak, or fishing boat, or simply sit on the grass, have a picnic lunch, and soak up nature's peaceful presence.

Our beautiful community has three Lakes and Dams to maintain. This is not an easy task, and, unfortunately, quite an expensive commitment. Your Board members are doing their best to get all of our Dams repaired, and our Lakes restored. We are thrilled now to have at least one of our Lakes off our "to-do" list. Lake Greene is vastly improved, and now, according to our Engineer, we must focus on repairing Dam #3, and restoring Lake Skyline. We are in the process of having the Engineer prepare the design plans. The repair would be similar to the slip-lining repair job of Dam #1. Once we receive the plans, we will discuss the project with Bander-Smith, the contractor who did such an excellent and affordable job repairing Dam #1. If we can accomplish this, we will then take a look at Dam #2,

Lake Shenandoah. Lakeside homeowners: Please be patient. Restoring our Lakes is a long-term project requiring vast amounts of money. Fortunately, we have been awarded some grant money from the State, but this money can only be used to cover up to 50% of Engineering costs. It is up to us to pay for all repair costs.



Construction of a concrete weir for the lake Greene's renovated spillway, engineered to comply to new Virginia State guidelines.



Bander Smith moving end of the new HDPE outfall pipe into position.

As discussed at last year's Annual Meeting, the Lakes and Dams Committee was researching the possibility of petitioning the court to become a "Sanitary District" which would allow Twin Lakes to procure a low-interest loan for dam repairs from Virginia Resource Authority. But, after further investigation, and asking some hard questions, many negatives to this option appeared, including additional fees to be paid to the County, and locking homeowners into non-fixed loan repayments attached to their property taxes for the next 20 years.

So, we have temporarily tabled this option and are actively pursuing new alternatives.



If anyone has an idea(s) for Lakes and Dams fundraising options, please step forward! Sorry to say Bake Sales won't make it – we have to think bigger! If you'd like to see all our Lakes restored, contact us and get involved in raising some much-needed funds.

The Board has come up with a couple of viable fundraising options, but we need manpower (and womanpower) to turn these ideas into realities. In order to reach our goal of having all of our three lakes restored, we need volunteers to help with all the organizing details that come with planning and implementing fundraising events. Join the "Lakes and Dams" cause, lend a hand, and we'll put you to work!



New HDPE outfall pipe being inserted to line the existing deteriorated outfall pipe.