



Owners' Association

NEWSLETTER

President's Message



Neighbors,
I apologize for the delay in getting this newsletter out to the community, but I probably don't need to explain why. We are all dealing with an extreme and unprecedented (in our lives) circumstance, a global pandemic that threatens us all and forces us to narrow our focus and resources to what is truly important, and what is right in front of us — to protect both ourselves and others by following the strong recommendations of healthcare professionals, and be there for each other as we are able.

The Board of Directors understands that we are now dealing with a suffocating economic crisis as well that will not end anytime soon — indeed, it could get worse before it gets better. We encourage all property owners to avail themselves of the federal aid that has become available, and local business owners to do the same (as I write, a second small-business aid package is making its way through Congress). I want all association members to know that TLOA and our property management firm are ready to assist you — to be flexible in this time of reduced incomes and uncertainty. The association is taking certain measures to ease the immediate financial burden of our members, and offering a one-time fee forgiveness arrangement, detailed in the next article. If you are having trouble making your assessment payments, contact APMS at office@apmsva.com.

The business of the association does not stop in this time of crisis, however — there are still roads to be patched, major culvert projects to tackle, and a lake restoration to be completed. The Board now meets through video conference, and we have begun publishing our agenda ahead of time, so that everyone has a chance to comment on the specific issues to be discussed and voted on that month. We are still short-handed, for several years now, and urge any civic minded members to contact us at communications@twinlakeshoa.org.

twinlakeshoa.org.

We will provide access to the Board meeting so that you can see how the sausages are made, and how much work there is, in running the largest HOA in Greene County. Have a voice in the decisions that the association makes, and serve your community at the same time.

Stay safe, and if at all possible, stay home.

Yours,

Patrick Moctezuma

Fee Forgiveness Program

In order to aid association members who have allowed long-term debts to TLOA get out of control, and increase revenue in a time when it is waning (so that we can continue to fix our roads and provide other services), the Board has decided to open a window of 90 days for “fee forgiveness.” Here's what that means:

If you pay the association 100% of your past due debt (not including Late Fees and Legal Fees), and that payment is received by July 30th, 2020, all Late Fees and Legal Fees will be forgiven. (Assessment debt, and charges due to rules violations would not be forgiven but must be paid.)

For some association members with past-due amounts, these fees can add up to 25% of the currently outstanding amount. It is our hope that this arrangement will benefit both owners with a past-due balance, and the association during a time when near-term revenue is dropping below the projections that guided our 2020 budget.

This is a fixed window ending on July 30th, and we hope that if you have a past due debt of any amount, you will take advantage of this offer. Contact APMS to determine the amount that would be owed under this arrangement, and address any general questions to finance@twinlakeshoa.org.

Roads Report

Due to the need to prioritize all available funds for the restoration of Lake Shenandoah dam restoration, we have only completed one large road project since last fall, as well as a few minor tasks:

■ We were finally able to completely replace the very unstable Carnation Road culvert. This required clearing out the inlet area by removing a lot of large trees and brush. It also required a refortification of the outlet area by having a new bank established with new fill dirt.

■ We have continuously provided gravel and grading to Aster Road, Gladiola Road, the “lower” section of Morning Glory turn, the area associated with the Carnation Road culvert replacement and the Lake Skyline access road.

■ We have had community-wide culvert inspections after all very heavy storms, along with clearing as needed.

■ We have had the access road to the boat ramp for Lake Shenandoah cleared and graded.

■ We have had the culvert at entrance of Morning Glory Road fortified with rip-rap.

■ We have placed rip-rap at an outlet of culvert pipe on East Daffodil as partial step to prevent further erosion. A cement retaining wall will be created there as soon as weather permits.

These are the things we aim to address starting this spring:

■ We are going to pave the gravel patch over top of the Carnation Road culvert we had replaced. We had to wait until the area settled and packed down before this could be done, but we already have the estimate and have approved the work.

■ We are working on plans and estimates to replace the double 5-foot-diameter culverts under Geranium Road north of Goldenrod. This heavy water flow from Wildwood is wearing away our road once again and must be dealt with. This will need an expensive concrete collar as well. The Board is exploring ways to fund this important and urgent project.

■ We are planning a spring pothole mapping and treatment. A map of all known holes has been created and we are currently awaiting the estimate to complete the process. Details will go on the website as soon as they are confirmed.

■ We are planning to remove the guard rail left on Morning Glory Turn after the repair of a culvert.

■ We hope to install new speed limit signs that can accommodate radar devices that the Sheriff’s Office is ready to install in Twin Lakes.

■ We are still waiting for details from the Greene County Schools Transportation Department on all of

the key bus stops in the area so that we can install “Bus Stop Ahead” signs to improve safety.

■ We are still hoping that some real paving can be done on certain roads in Twin Lakes. However, the major culvert repair that cannot be delayed any longer, and the reduced revenue that the association is facing, makes that unlikely. Stay tuned for further updates.

■ We are always looking for people interested in learning more about the neighborhood and helping out with the Road Committee, to assist with things like road condition inspections, road sign assessments and culvert monitoring. No heavy lifting or experience necessary! Contact roads@twinlakeshoa.org to learn more.

Rules and Bylaws

The board has recently made two minor changes to existing Rules, in response to issues observed or brought to our attention by homeowners.

The following amendment has been added to the Community Rules:

B: UNKEMPT AND UNSIGHTLY AREAS

1. (g) **No building shall be covered with moss or algae such that it is clearly noticeable from the road.**

The following modification has been made to the Community Rules:



M: NUISANCE ANIMALS

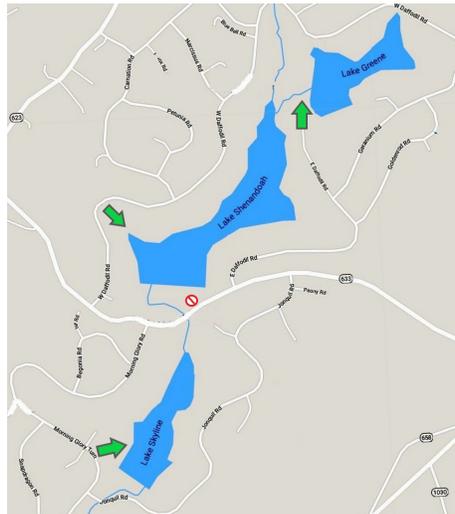
3. Owners are allowed to keep **up to six (6) chickens, but no roosters. No other farm animals are permitted including but not limited to sheep, horses, pigs and goats.**

These Rules changes will not be enforced for a period of 90 days after this publication, to allow homeowners to come into compliance, and for any questions to be addressed to the Board.

Lakes and Dams Report

Work has been planned for this month to finally finish the Lake Shenandoah restoration project by correcting the riser tower height (and lowering the water elevation). Once the riser is brought into compliance, we should see just over a 10 inch drop in water elevation. As part of that project, the water elevation will be lowered significantly by 4-5 feet or more. The contractor must lower the water level to work safely at the riser. Lakeside owners will be notified of this step. Once the riser modification is finished, the valve at the Dam No. 2 will be closed again and the water level will rise again to its now lower and final elevation.

The boat ramp for Lake No. 2 has been renovated and ready for use by the Twin Lakes Community. The boat launch received a facelift which included clearing the overgrowth, laying of new stone on the boat ramp, and digging out and straightening the channel resulting in it now being easier to navigate. Please exercise caution on the lake as there is still some debris from the overall lake renovation. The Lake 2 dam (and Amicus Road Common Area) remain off limits until it is fully stabilized (by the growth of various grasses). Fishing passes are available to all Twin Lakes Commu-



nity members in good standing by contacting APMS at office@apms-va.org or via phone 540-423-3879.

The Lakes & Dams Committee is finalizing an official Storm Response Plan for our lakes that will soon be posted online. Until the Lake Shenandoah riser tower height is corrected, however, that riser grate will continue to be much more aggressively monitored and the lower valve proactively opened (to lower water elevation and maximize drainage) in anticipation of any appreciable precipitation.

The Lakes & Dams Committee continues to research options for restocking of the lake(s). Currently there are a few species already in Lake Shenandoah, including catfish and perch. The committee has been

in touch with the VA Department of Game and Inland Fisheries (DGIF)-unfortunately, there are no sources of free fish in Virginia for the stocking of ponds and private lakes. We will need to budget for that expense in 2021. The game fish recommended to us are: blue gill, redear sunfish and wide-mouth bass.

Please follow community rules when making use of our lakes:

- No gas engines are allowed on the lakes — only electric motors up to 5 HP.
- No powered vehicles of any kind are allowed on our earthen dams.
- No littering, dumping, vandalism or fires are permitted on any common area in Twin Lakes
- No access is allowed after dark to any Twin Lakes common area and will be considered trespassing on private property.
- Fishing is only allowed with the proper association permit.
- Respect these community assets so that others may enjoy them as well.

Twin Lakes does have a Neighborhood Watch that will occasionally patrol our common areas after dark to enforce our rules. The Board encourages all residents to report any incidents of vandalism, dumping or suspicious activity to the Greene County Sheriff's Office and to APMS.





Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

SPRING TIPS

Here are a few tips to keep in mind as we get into our typically rainiest season:

1. 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.
2. Please clear out your ditches and culverts of all of the leaves that have fallen this past fall. It is ideal to do this now before the wet spring season is upon us. Our monthly community inspections will focus on this in the next couple of months and send out violations as necessary.
3. Please sweep loose rocks off of the roads that may have washed down from your driveway. This is not only a serious safety hazard, but can create considerable, expensive damage over time.
4. Please be sure to bring in your trash cans promptly, within a day of being emptied, and do not put them out earlier than the day before the trash company arrives.

DID YOU KNOW?

- Fishing passes are available to all Twin Lakes Community members in good standing by contacting APMS at office@apmsva.org or via phone at 540-423-3879.
- Water to the community is provided by Mountain Lakes Water Company, not TLOA. Any issues/concerns/comments about the water quality should be addressed to Mountain Lakes Water at 434-985-7504.
- Twin Lakes is looking for new board members. Help the community by joining the board and having a voice in our future plans.
- There is a Twin Lakes Facebook page which does NOT belong to our Twin Lakes HOA. Please be aware that TLHOA does not monitor, endorse, or participate in that Facebook page. Please contact the association directly at twinlakes@twinlakeshoa.org, office@apmsva.com or our committee email addresses, in order to report problems, ask questions or provide comments.
- Association assessments are invoiced quarterly, but can be paid yearly, quarterly, monthly or weekly. Payments should be made directly to APMS (office@apmsva.com). Check out the new portal, which has auto-debit features to make payment completely automatic: <https://associationpm.appfolio.com/connect/>
- For all questions on your account, please contact APMS.

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 INFO

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

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TLOA

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Don't forget to visit twinlakeshoa.org