



## Owners' Association

# NEWSLETTER

### President's Message



Association Members and Residents of Twin Lakes, It is my great pleasure to announce, that after five years of planning, two years of financial restructuring and professional management, and one year of discussions and budgetary and debt management in conjunction with our financial partners, Twin Lakes has secured the funding necessary to repair our other two dams, complete important road and culvert repair projects, and restore Lake Shenandoah, the crown jewel of our community. Work has already begun and will be completed in the fall.

This is a tremendous milestone, one that would have been impossible without the involvement and dedicated service of APMS, the property management firm that our previous President, Laurie Jacobson, was instrumental in bringing into the community. Thanks to their hard work, and that of the Board in making sound budgetary decisions over the past several years, TLOA is in the best financial shape of its history. Even though we will be investing over \$1.2 million in repairing, maintaining, and improving our lakes and dams, roads and culverts, and other infrastructure this year, no further increases in assessment amount, or any special assessments, should be necessary in the near future.

Twin Lakes has entered a new chapter, one of professional management, increasing property values, long-term financial stability, proper enforcement of rules, maintenance and enhancement of our common areas and lakes and roads, and generally improved Quality of Life in our community. And the forward-looking planning currently under way in Greene, for the improvement of Ruckersville and Stanardsville over the coming years, will only enhance this progress.

The word around the area is clear: Twin Lakes has turned a corner for the better. And we are only just getting started. So help us, the Board and Association of Twin Lakes, in building this momentum: pay your

assessments on time, observe the rules, work with APMS to address any issues — and let them know how to help you in turn — and maintain your property so that if you were a home buyer driving through, you would decide that this is the kind of neighborhood that you want to live in.

And participate. Come to a Board meeting and express your opinions, volunteer for a Committee, or step up and serve on the Board. You will be surprised at how much work there is to do, and how few are actually doing most of it. We could use your help, and you and your neighbors will reap the benefits of everything that you do. We are all in this together.

Thank you,

### 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

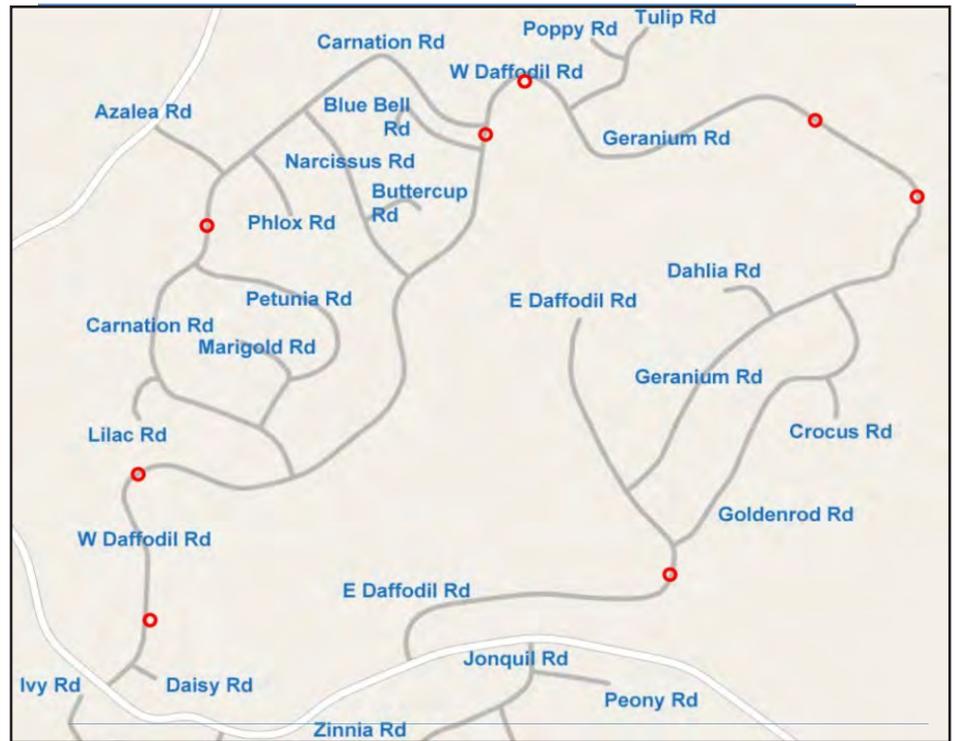
Office: 434.985.4450  
 Email: [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org)  
 Mail: TLOA, PO Box 128, Quinque, VA 22965

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

## 2018 Roads Report

As one of the most active committees, there is always plenty for Roads to report on, in maintaining and upgrading our 10 miles of roads and culverts in Twin Lakes. Here is a brief summary of all of the projects completed by the Road Committee since the last newsletter:

- Replaced nearly 50 stop signs and installed 5 sets of entrance signs.
- Removed 9 deteriorated metal/concrete private property signs at our entrances.
- Painted stop lines at all intersections
- Installed a wire gate at Lake Shenandoah access road to prevent dumping.
- Replaced culvert pipes on Carnation and East Daffodil.
- Had Carnation / East Daffodil repair areas patched by paving company.
- Patched a hole in the road on West Daffodil left by water company construction.
- Excavated, cleared and reinforced two very large culvert pipes on Geranium.
- Installed new guard rails at the first big turns of both West Daffodil and East Daffodil.
- Removed trees blocking roads on Tulip after storm damage.
- Mapped all 78 TLOA-maintained culverts in the community and established a maintenance plan.
- Initiated six different road sanding sessions and one snow plowing session through the winter.
- Repaired 18 potholes throughout the community mid-summer.



■ Assessed 14 areas damaged by bad storms and moved forward to repair all of them.

■ Examined, measured, and prioritized road wear in case the budget allows for paving in 2018.

## 2018 Dams Project Report

This is it! This is the year that we restore Lake Shenandoah! After

years of planning, financial restructuring, bringing on a professional property management company, working with both our engineering and construction contractors to bring costs down, and finding a financial partner that specializes in HOA's and projects like this one, we have the financing that we need to move forward at last.

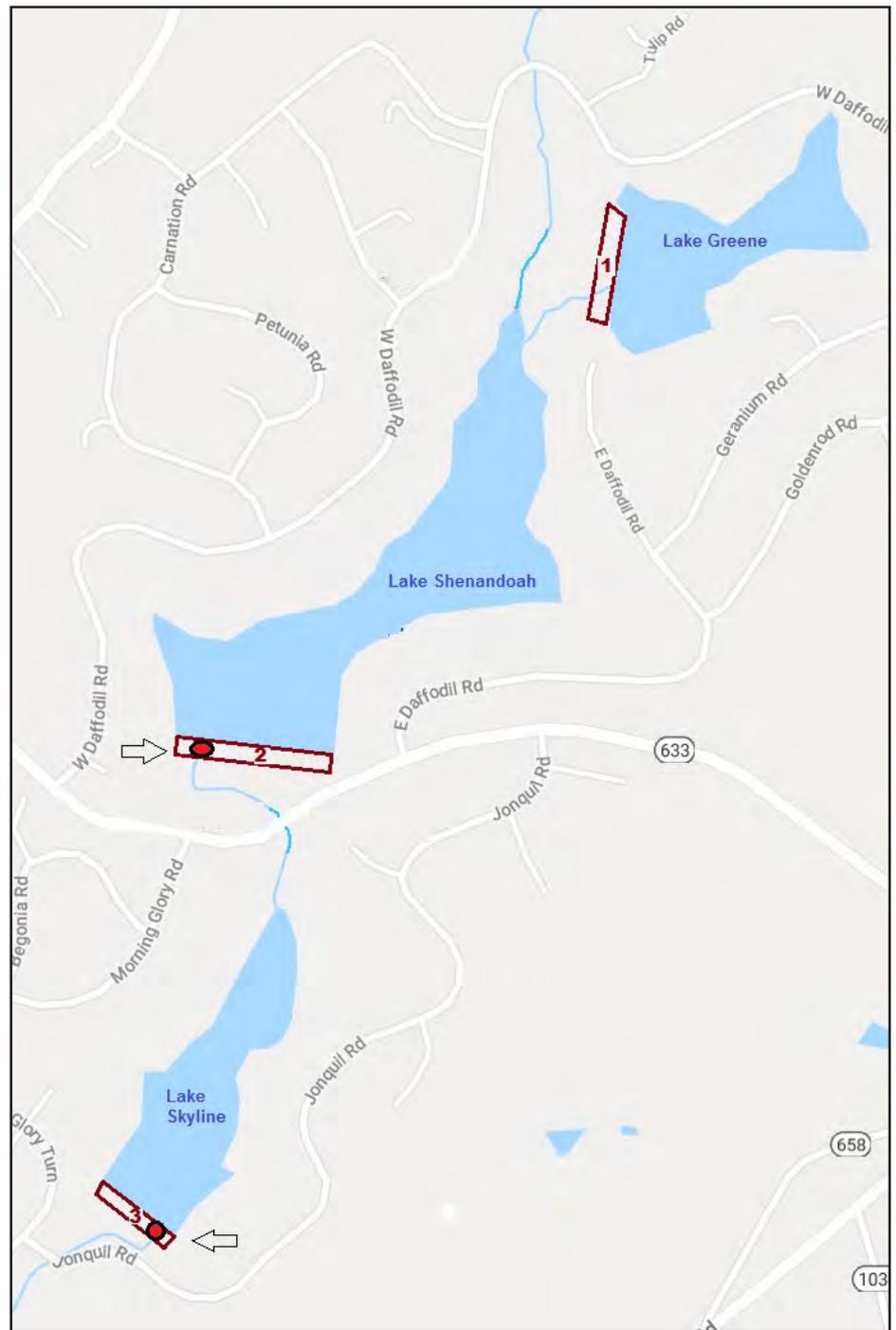
This project — the largest ever undertaken by Twin Lakes since the dams were originally built — will

not only re-construct Dam No. 2 (Lake Shenandoah), but also repair and maintain Dam No. 3 (Lake Skyline). The latter is standard and strongly recommended work to keep the dam safe and avoid it from falling into the state that required our draining of Lake Shenandoah five years ago.

Our primary construction vendor for this project is Bander Smith, who has patiently worked with us for years to plan and budget this repair work, and did such terrific work repairing Dam No. 1 (which has held up impressively well under the deluge of recent storms). The engineering designs were created by our long-time dam engineer, Dan Hamric of Ruckman Engineering. He is now retiring, however, and so we are partnering with Viola Engineering — the local firm that he has recommended — to take on the engineering testing of the project and provide future dam engineering services as well.

Construction work is beginning as this newsletter goes out, and the entire project will be completed in mid to late Autumn. Lake Shenandoah will then be allowed to fill up naturally, as soon as work has also been completed to clear out the vegetation that has taken root since the lake was drained.

The entire project, including all supporting services, will cost about \$1.1 million. And when it is finished, all three of our dams will be in perfect condition, fully certified by the state, and good to go for many, many years to come. And then the Board will turn its attention to our common areas, including boat launches, to increase and improve access to and the enjoyment of our three lakes — the centerpieces and primary assets of our neighborhood.



## Summer Tips

As we get into the season of heavy grass, brush and tree growth please keep the following tips in mind to help keep the neighborhood safe and enjoyable for everyone:

- Please remember we must all keep our brush and trees cut back 6 feet from the street and 12 feet into

the air. Exceptions are allowed for small, purposefully planted decorative shrubbery.

- Please try to keep excessive grass trimmings off of the roads. This not only looks messy but is considered a safety hazard due to potential loss of traction.

- Please keep your culverts and drainage ditches clear to ensure most effective water flow. This will

minimize water damage to roads and lots as well as help keep our main culverts clear.

■ 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 places considerable and expensive damage over time.

■ 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.

■ Please be mindful of very hot temperatures and provide your outdoor pets plenty of water and shelter from the heat.

## Twin Lakes Neighborhood Yard Sale and Flea Market

TLOA is pleased to announce its first annual Neighborhood Yard Sale & Flea Market, which will hopefully be the start to an annual or semi-annual tradition. The Sale will occur in the common area between Amicus Road and Dam No. 2 (Lake Shenan-



doah), on August 18 (rain day: August 25), and will go from 8 a.m. to 4 p.m.

This sale will be widely advertised, in the hopes of drawing buyers from all over Greene and our neighboring counties.

Sellers: Please email [projects@twinlakeshoa.org](mailto:projects@twinlakeshoa.org) to reserve your space for this event. There is no charge to participate as a seller, but you must supply your own tables/booth. All advertising and marketing costs will be covered by TLOA.

Come turn your clutter into cash or find that hidden treasure.



*Opening Doors  
Real Estate, Inc.*

**Melanie Morris, Realtor**®  
434 806 7996 Mobile  
434 220 2200 Office  
[OpeningDoorsInVA@gmail.com](mailto:OpeningDoorsInVA@gmail.com)  
<https://MelanieMorrisKW.com>

"Melanie went above and beyond to ensure my dream house was perfect."  
~ Happy Client

**kw** ALLIANCE  
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## Large Items Pickup

We are happy to announce that arrangements have been made to offer our members a one-time service of large item pick up at no charge to you. Do you have large items to dispose of, that won't go in the trash bin?

Please email [projects@twinlakeshoa.org](mailto:projects@twinlakeshoa.org) with your name, address, phone number and brief description of the item(s). On August 19th, American Moving and Storage, an outfit that helps employ veterans, will come by your house and pick the item(s) up. And TLOA will pick up the tab, for both the pickup and disposal of your unwanted stuff — contact us now!

There will also be arrangements for Yard Sale sellers to have large, unwanted items picked up from the sale site on this date (the day after the yard sale). Contact [projects@twinlakeshoa.org](mailto:projects@twinlakeshoa.org) for more information.

## Looking for New Board Member

We currently have one vacancy on the Board and are looking for responsible homeowners who would like to lend a hand on any number of interesting projects that we are involved with. Important tasks such as stream mapping, lake rejuvenation research, street sign updates, budget process refinements, and common area land use planning are all things that we need talented and motivated people for.

This is a very special time in the history of Twin Lakes, as so many difficult challenges have recently been met. So we are hoping to find some folks that would like to provide some input and vision towards the future of Twin Lakes and all of its residents.

Association members can either consider joining the Board as a Director, or just volunteer as part of any of our committees including Roads, Lakes, Rules and By-laws, Finance, and Special Projects. We would love to have your assistance, and at the same time share in all of the great things that we are accomplishing together, for the betterment of our neighborhood. This is your chance to get involved and learn about how things are functioning behind the scenes, of the largest community in Greene County.

## Let's Recycle

As you know, recycling is becoming more and more important to our environment. Since the loss

of our regional single-stream recycling center, Time Disposal is now offering a separate container to collect recycling materials and they will come around every other week to collect. This is done by a different type of truck which picks up the container and dumps into the truck. This eliminates the need for extra man power. Everyone can certainly recognize the new containers with their lime green tops. I have started to separate my trash and recyclable items and it is unbelievable just how much of my trash is actually recyclable. Plastic, cans, cardboard and paper being the biggest items.

The Twin Lakes Board would like to encourage our homeowners to participate in recycling. This takes the converting of waste materials into new materials. Plastic recycling is an alternative to “conventional” waste disposal that can save material and help lower greenhouse gas emissions. It also reduces our impact on the Greene County landfill, and therefore increases its lifespan and reduces long-term costs.

Let's all try and do our part to help make our environment cleaner, reduce our county's waste management costs, and emulate our rural ancestors: reuse, re-purpose, recycle!

## JEFFERSON LAND & REALTY

Would Like to Welcome

JOEL WATKINS to Our Team



Joel Watkins comes to us with extensive in-depth knowledge and experience of the residential construction business. He grew up in Orange and Albemarle helping with the family business. He has been a co-owner of Benchmark Homebuilders LLC for the last eleven years.

Joel has been involved in many new custom home projects, extensive renovations, and spec homes.

Joel resides in Greene County with his wife Sheri of 17 years and their four children. Sheri is a native of Madison County.

In his spare time, he enjoys spending time with his family visiting Skyline Drive and relaxing at the Outer Banks in North Carolina.

*Give Joel a call and let him put his experience to work for you in assisting with the purchase or sale of your home or land in Central Virginia.*



JEFFERSON LAND & REALTY

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visit [twinlakeshoa.org](http://twinlakeshoa.org)



Twin Lakes Owners' Association

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RETURN SERVICE REQUESTED

**We want to keep you informed!** When important Community information needs to be distributed, the best and quickest way for homeowners to know what's going on is through email blasts. APMS routinely sends out eblasts when your Board has something important to announce, but we can't get that message to you if we don't have your email address. Our goal is to collect every homeowner's email address so all homeowners can stay informed of important Community Announcements.

**So, please, if you haven't done so already, send your name, address, and email address to APMS and stay on top of all the important Twin Lakes news as it happens.**

Otherwise, be sure to check our web site: **[www.twinlakeshoa.org](http://www.twinlakeshoa.org)** periodically for updates and published Monthly Minutes.

# Twin Lakes Neighborhood Yard Sale

## The Largest Yard Sale in Greene County



**August 18, 2018, from 8 a.m. to 4 p.m. Rain date: August 25.  
Come meet your neighbors, find a bargain, sell some stuff.**

Located on the North side of Amicus Road between East Daffodil and Morning Glory (by the dam).