



NEWSLETTER

President's Message



Neighbors and Friends,
As the serious heat of Virginia Summer finally descends upon us in earnest, the complex work of restoring our primary lake — Shenandoah — continues. Despite unexpected delays over the winter, we have recently passed a major milestone in the project, and are moving into the final phases. We are also declaring Lake Skyline and its dam (#3), accessible from Morning Glory Turn, open in all aspects to Twin Lakes residents. Lake Greene (Dam #1 at the end of East Daffodil Road) is also completely open. Please see the Lakes Report for more details.

The Board has passed two new rules, affecting new construction and renovations — check out the Rules Report below for more information.

We are unable to hold a community yard sale this season, due to the construction at Dam #2— however, we hope to do so in the fall, after the project is complete. After that, we plan to get on a regular schedule of holding a community event — yard sale and more — on a semiannual basis.

We are still short-handed on the Board of Directors. ... If you are a person who would like to take a more active role in improving our community, enhancing our property values and quality of life, and having a larger voice in our most local government, come sit in on a Board meeting and see how it all works. And then consider joining and lending a hand. If you don't wish to sit on the Board and vote, you can also volunteer to help out with a particular Committee, such as Roads or Lakes & Dams. All Board Meeting Minutes, like everything else, is available on the association website (designed and built by Web Weaving at no cost to the community): www.twinlakeshoa.org.

Thank you,

Patrick Moctezuma

Summer 2019 Roads Report

We are pleased to report that there has not been much road work needed since winter, aside from a great deal of general paving — and a few remaining culverts to be replaced, that we don't yet have the funds to address. Until they can be properly repaired, our worst roads are being regularly graded, and any culverts identified as deteriorating are being carefully monitored. In 2020, after the current major dam repair project is completed, we will once again be able to resume doing major paving work on our critical roads.

The Roads Committee has taken care of the following projects recently:

- Established a proper V-ditch on East Daffodil near Geranium to address rain erosion.
- Installed reflective posts on edge of problematic spot on West Daffodil.
- Filled the sunken in area of the damaged culvert on Carnation near Azalea with rip rap.

And intends to address the following projects this summer:

- Establish another V-ditch on Morning Glory Turn near Jonquil to address rain erosion.
- Repair road damage near the two new V-ditches, as well as two very annoying potholes.
- Replace the removed guard rail at the culvert repair area on Morning Glory Turn.
- Install more reflective posts around hairpin turn on Morning Glory Road.
- Repair a handful of new potholes and fix up the side of two pieces of road damaged by rain water.

We are always looking for people interested in learning more about the neighborhood to help 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 lend a helping hand and improve your neighborhood.

More frequent updates and news about our roads and the work being done can be found on the association website here: www.twinlakeshoa.org/newsletters.

Speed Limit Enforcement

In order to allow proper speed limit enforcement within Twin Lakes, the limit of 25 MPH was made uniform across the community (as requested by the Sheriff), and signs were posted everywhere. Due to the narrow width of our private roads, of course, and a multitude of blind curves and hill crests, even this speed is dangerous at certain spots on our 10 miles of winding roads.

However, we continue to have drivers that seem unable to limit themselves to this speed, endangering pedestrians, school children waiting on the bus, and other motorists alike. The Board has received too many complaints about close calls and near-accidents to even list here. And so we have contacted the Sheriff's Office once more, and requested additional patrols and speed enforcement in key areas that we have identified as being where most of the violations occur. Expect to see patrol cars in our neighborhood, and be understanding if they require your driveway to monitor the roads — they are making your road safer for all.

And since no fewer than five deputies — including the Sergeant in charge of assigning daily patrols — live in Twin Lakes, they have a personal motivation as well in making our community a safer place to walk and drive.

Please be mindful of your neighbors, your fellow commuters, children and parents at bus stops, and pedestrians. Or the next vehicle that you almost run off of the road, might end up pulling you over.



Rules Report

On the whole, Rules enforcement in our community continues to decline, as more residents become aware of, and work to follow, our moderate and sensible Rules. The Board is grateful to everyone who is working to keep our neighborhood a safe and inviting place, by following our Rules and addressing any violations that are brought to your attention by our property manager in a timely fashion.

The Board has passed two new rules this year, to deal with both observed and anticipated problems (the text here is abbreviated and residents should refer to the online Rule document for the complete wording and details — link at the end of this report):

Septic Systems may not cross a waterway: No new or replacement septic systems (any element) may cross under or over a community waterway. This is done, obviously, to protect our lakes and streams from serious contamination. This does not affect systems already in place. (If you have any concerns about your system, or smell an odor of contamination in your yard, immediately contact a septic

specialist or the Green County Health Department at 434-985-2262).

Construction sites must have proper refuse containment: Construction (or renovation) sites must be kept neat, with proper containment (such as a dumpster) of refuse, garbage, etc.

Unrestrained Dogs: Dogs running loose on our roads, remain a big problem in Twin Lakes. This is not only a violation of our Rules, but a threat to residents out walking, with and without their own leashed dog. We regularly receive complaints from association members stating that they are no longer able to go for a simple walk around the neighborhood, because some of their neighbors lack the basic courtesy and common sense to contain their pets, some of which are quite aggressive. The Board is committed to dealing with this problem with every means at our disposal. We will not allow a few irresponsible pet owners to ruin our neighborhood for pedestrians.

If you see a loose dog in the neighborhood, *we urge you to contact the Animal Control Division at the Greene County Sheriff's Office: 434-985-2222.* Greene County also requires a license for each dog in possession of county residents, and the penalties (in addition to that of the Association) for an unlicensed dog is a Class IV Misdemeanor and up to a \$250 fine. If your pet injures a person or another pet, the consequences will of course be worse.

www.greencountysheriffva.com/about-us/divisions/animal-control-division

Political Yard Signs: Political yard signs are not allowed in the neighborhood until 30 days before an election (and one week afterwards). In the past they were not allowed at all — but the Board decided several years ago that a moderate amount of political expression should be allowed. But it is limited to a set window (and small signs only) to avoid visual contamination of the community, and we ask that you respect those limitations. One month is plenty of time to let your neighbors know who you will support come Election Day. So, if you have yard signs up now, please take them down and avoid that violation letter and potential charges.

Full Rules text is always available online here:

www.twinlakeshoa.org/wp-content/uploads/tloa-rules.pdf

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Lakes Report

Twain Lakes continues to make great progress on the full restoration of all of our lakes. As most of you know, Lake Skyline was opened again for residents to last season, and now we are pleased to open it fully in every way: The county and the state have officially closed the permits and terminated the project, as the earthen dam has been declared “stabilized” now that grass has grown on it — we can once again open the dam up to pedestrians, picnickers, and fishing.

The big question on everyone’s mind is, of course, “When will Lake Shenandoah be open again?” Well, that’s a challenging question to answer, and we’ve certainly been wrong before. But the work is proceeding well, as we’ve just completed one of the most important and challenging aspects of the project: the pouring of the massive concrete vertical “riser” (see photo — to give you a sense of scale, look at the ladder and realize that you can walk through our new primary spillway pipe without bending over — it’s the same pipe used as culverts under interstate highways.) The preparation for this critical step

itself took months. From now, the only major work remaining is the laying down of the massive (1 ton per linear foot) spillway pipe, and pouring the supporting concrete cradle underneath. And finally, the back-filling and compacting of the excavated section of the dam.

The other major work that must be done to restore our primary lake, is to clear the lakebed of over six years of vegetative growth — a real challenge given the deep bed of soft silt that those doing the work must navigate. We have mature trees and two dozen acres of shrubbery to get rid of, to avoid simply ending up with Greene County’s most expensive swamp. This work has already begun, in the section of the lakebed closest to the dam project, and



will soon commence in the remainder of the lake. If you are a lakeside property owner, please be understanding of workers down in the lakebed performing this difficult task, and the possibility of burning of the plant material going on there. One of the only available routes into the lakebed is the cul-de-sac at the end of East Daffodil Road, so you may see increased equipment and activity in that area.



Once the dam is fully repaired, and the lakebed cleared, we can once again allow the lake to fill up. There will be a handful of lesser clean up and wrap-up tasks to do before allowing access, but we are *hoping* — barring any more weather related setbacks — to open the lake to residents again in mid-Autumn. But that is purely an estimate, so bear with us until the most complex and expensive project ever undertaken by Twin Lakes, is finally complete.

Stay tuned on the association website for regular updates: www.twinlakeshoa.org/newsletters.

Reminder: 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 costs the association (you) thousands of dollars. If you see anyone using an unauthorized vehicle on our dams, report them at once.

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

EMAIL: twinlakeshoa@twinlakeshoa.org

roads@twinlakeshoa.org

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RETURN SERVICE REQUESTED

THE MOST IMPORTANT UTILITY

Water. Try going without it for a couple of days, and you will quickly find out that a power outage is preferable in many ways. We here in Twin Lakes tend to take our delicious — and very affordable — aquifer well water for granted.

The Board recently sat down with Larry Lamb and his son of Mountain Lakes Water Company (the private regulated monopoly that supplies our water), to talk about a number of issues, including road repairs associated with water main work, and the future of our water infrastructure, which is a crucial factor in the continuing expansion of residences here in the community. Here is what we learned:

- 100% of Twin Lakes homes are on well water.
- Twin Lakes and Greene Mountain Lake (also served by MLWC) share 20 source wells, communally.
- Seven more wells are already dug and waiting to come online, as MLWC is required by state regulation to increase capacity when 70% of existing capacity is reached. This sound regulation ensures that we will always have the water capacity that we need in the future.
- Water is only trucked into Twin Lakes (from the Rapidan River-sourced Stanardsville system) when water pressure drops too much, due to over-use — which is why it is important to contact Mountain Lakes Water to fill your swimming pool, instead of doing it from your faucet. The cost will be the same, but it will be much faster and you won't make life harder on your neighbors.

It should go without saying, but: If you ever experience a sudden loss of water pressure, or see any indication that a water main (or the supply pipe to your home) is compromised and leaking, call MLWC immediately at 434-985-

7504. And always contact Miss Utility before digging into your yard.

If you have issues any in dealing with MLWC, you can contact the Board at twinlakes@twinlakeshoa.org, or the state regulator in charge of small water utilities like ours.

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:

1. Please remember we must all keep our brush and trees cut back 6 feet from the street and 12 feet into the air (where adjacent to the roadway). Exceptions can be made for small, landscaped and well-maintained shrubbery.
2. 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.
3. 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.
4. 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 wear on our roads, increasing long-term maintenance costs.
5. Please be mindful of very hot temperatures and provide your outdoor pets plenty of water and shelter from the heat. When the heat is excessive, bring your pets indoors to cool off regularly.

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

visit twinlakeshoa.org