



# Owners' Association

# NEWSLETTER

## President's Message



Neighbors,  
 Here we are, another newsletter, and still no real ending to this pandemic that we can reliably plan on. How much longer it lasts, with its terrible economic impact and even more devastating human cost, is to a large extent, up to us. Nobody can force us to act responsibly, to protect our neighbors and ourselves, against the worst crisis America has faced since WWII. And an ever-spreading pandemic just makes our economic situation worse, so don't be taken in by that false choice: The only way out of this recession is to smother this pandemic completely, and be able to once again safely interact with one another. The good news is, that all of us can play an important role in making that happen- we are not powerless.

To that end, the Board of Directors will continue to meet in video-conference and are discussing what our options are for the annual Membership meeting this fall. We don't want to *require* that anybody show up in person to actually vote, and so will encourage the use of proxy forms (included with this newsletter). **WE ENCOURAGE ALL TO FILL OUT A PROXY FORM — WITH ANY SPECIFIC INSTRUCTIONS FOR VOTING- AND MAIL/EMAIL IT TO THE BOARD.** This is an easy and safe way to participate in selecting your Board members and other important business. As for exactly how the Membership Meeting will be conducted, we will keep you informed in the Autumn newsletter. Our Board meetings are also still open to any member that is interested in attending- just email us at [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org) if you would like to attend virtually, and provide contact info and your reason for attendance (we ask this so that we can provide an opportunity for you to speak at the appropriate time in the meeting agenda).

The 2020 Budget has basically been made obsolete by the unexpected reduction in revenue coming in,

and so we are concentrating most of the funds that we do have available (not dedicated to fixed expenses) in the largest culvert project that we have yet tackled (\$102,000) on Geranium Road, that probably won't wait another year before becoming a serious hazard. The association is financially sound and will remain that way — but certain other repair projects and improvements planned for this year will need to wait awhile longer. Our initial proposed 2021 budget slashes spending next year as well, but as the dam repair projects are now successfully completed, we can and are focusing the lion's share of our spendable funds to the maintenance and upgrade of our 10 miles of private roads for the foreseeable future.

Yours,  
 Patrick Moctezuma

## Roads Report

The major projects completed in Twin Lakes last year – both dam and culvert repairs – along with the critical major culvert repair project in Geranium Rd. now beginning, have made it impossible to plan on any significant paving in Twin Lakes. We will be ready to proceed with paving as soon as it is financially possible — hopefully starting in 2021.

The double 5-foot culvert at 474 Geranium Road has been an issue for about five years now, but lack of funding has forced us to take small steps to try and postpone its replacement. The conditions in that area have finally gotten to the point where small fixes are no longer able to stabilize the area. So we are replacing the two heavily-damaged metal pipes with new concrete pipes and a **STRONGLY** recommended head-wall. The cost will be approximately \$102,000 with a \$40,000 down-payment and the remainder paid off at a rate of \$5,000/month to be concluded in 2021.

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Construction should start the first full week of September and will require we block through-access on Geranium Road at that point for three to five days. We will put announcements up on the website as more information is available.

We do continue to take care of any small issues associated with road safety, as well as any small culvert reinforcement projects we can take on to minimize further degradation. These are the things we have done since the spring:

■ We paved 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 fully completed.

■ We have completed a community-wide pothole mapping and treatment. Details of the areas we addressed can be found in the News section of the website. Of course new holes have already started to appear so we do hope to do another small round this Fall if warranted.

These are the things we aim to address starting this summer or later:

■ We have approved the clean-up of the culvert outlet at about 279 East Daffodil. We will be filling in a hole near the road, sealing that hole with concrete, and putting in a load of rip rap to prevent future erosion. This cost about \$500.

■ We are planning to remove the guard rail left on Morning Glory Turn after a culver repair. However, this is by no means an urgent project and has been put on hold for now.

■ We hope to install new speed limit signs that can accommodate radar devices that the Sheriff's Department is eager to provide us. Again this is not an urgent project and has been postponed.

■ We are still waiting for details from the Greene County School 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 always looking for people interested in helping out with the Road Committee — no heavy lifting or experience necessary! Please contact [roads@twinlakeshoa.org](mailto:roads@twinlakeshoa.org).

### Finance Report

The Board is very sensitive to the current financial situation brought on with COVID-19 and has elected to extend the Fee Forgiveness Program until the end of the 3rd quarter (September 30, 2020) and encourages homeowners who are delinquent to take

advantage of this offer. Simply put: If a homeowner pays their past due debt (assessments and violation charges) in full by September 30, 2020, all late fees and legal fees will be forgiven. That could be a reduction of up to 25% of what is currently owed. To take advantage of this fee forgiveness program, please contact APMS who will determine the amount that will be owed under this temporary program. If you have any questions general questions, please feel free to contact [finance@twinlakeshoa.org](mailto:finance@twinlakeshoa.org).

The economic recession has of course impacted revenue here in Twin Lakes. We have seen lower revenue during Q1 and Q2 as compared to 2019. The community encompasses 617 lots, and approximately 10% of those are currently delinquent in their payment of assessments to TLOA. This amounts to over \$120,000 in past due debt, which has a direct impact on funds available to spend on the community.

### Fiscal Year 2020 Quarter 2 Finances

<b>Revenue (Total)</b> .....	\$99,337
Fixed Expenses (Management Fees, Rent, Utilities, Insurance, Etc.) .....	\$12,592
Repayment of Loans for 2019	
Road and Dam Repairs .....	\$52,872
Other Expenses (Services, Road Maintenance, Landscaping, Etc.) .....	\$27,262
<b>Total Expenses</b> .....	\$92,726

The Board has worked diligently on developing the budget for the 2021 budget year, while keeping these realities in mind. The Board does not intend to raise the quarterly assessment amount for 2021, however, we must compensate for the reduced income from assessments, and so the budget has been shrunk somewhat.

The dues are used to fund major projects in the community such as road repairs and enhancements, road signs, cutting back of brush from the roads, lake and dam maintenance, and landscaping/grounds keeping for the common areas. We also need to allocate money for snow removal, emergency road repairs, and culvert replacement. One major culvert replacement is costing us \$102,000.

For 2021, the association will have less uncommitted revenue to apply to new major road repairs, other than the ones currently identified. Any new road enhancements will most likely be deferred to a future date.

## Lakes Report

Lake Shenandoah has finally filled up! The storms of early August made all the difference in the world, and water is finally flowing over the top of the riser tower again, and down to Lake Skyline. We are at our final and proper water elevation at last. And, the boat launch area accessible from West Daffodil Road is open and available (during daytime hours).

The wildlife has not waited for the lake to be completely filled, however, and there is a wonderfully diverse community already back in residence, including a river otter, beavers, geese (including an off-white one that may be a domestic goose gone wild), a gorgeous breeding pair of white egrets, an osprey, hawks, a pair of green herons, as well as the usual turtles, bats, gray/blue herons, and ducks. And, an abundance of small (juvenile) fish of several varieties, including perch and largemouth bass.

Unfortunately, the great delay in rainfall this summer, has allowed a thick bed of vegetation to grow up on the lakebed, which some property owners have worked on clearing ahead of the returning water. Despite these efforts, much of the shallower end of the lake will essentially be a marsh for some time to come, as the plants exceed the height of the final water elevation. It may take until the colder weather arrives, to kill off these opportunistic plants.

Lakes Greene and Skyline are also open for recreation. (In some places, the grass is rather high, as the hot weather makes cutting it down too far quite risky, in terms of possibly killing it off.) Unfortunately, we continue to have a littering problem at Lake Skyline in the parking area- it seems that walking 10 ft. to the garbage can is just too much exercise for some people. As a result, the entire community pays to have our common areas policed for trash.

Note: all Twin Lakes common areas are off-limits after dark. Entering these areas at that time constitutes trespassing, and we do now have a Neighborhood Watch keeping an eye on things, especially at Dam No. 3 off Morning Glory Turn (Lake Skyline).

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## Protecting the Peace

It is everyone's right in Twin Lakes to get enjoyment from our home and property, that we all work so hard to maintain and improve. Unfortunately, some of our residents enjoy this right in a way that interferes with that same right that their neighbors also have. Which is why there are limits on how and when we can enjoy that liberty — not just on a community level, but on a county and state level as well.

Three things do more to disturb the peace in Twin Lakes than anything else, because of the noise that they create. Creating loud noise disturbs not just your immediate neighbors, but in some cases, dozens of other homeowners, or even a significant minority of the whole neighborhood. They are:

■ **Discharge of firearms.** This is a violation of Twin Lakes rules, and state law (as our homes are too close together to allow for the minimum safe distance for the use of firearms). Nothing destroys the peace as quickly and surely and for as great of a distance, as one of your neighbors turning their backyard into a shooting range.

■ **Recreational off-road vehicles.** Use of ATVs and dirt bikes is forbidden everywhere in the community, including common areas, our private roads, and on private lots- as it is impossible to do so without disturbing the peace. (Twin Lakes certainly allows the use of small gasoline engines, however — where they are necessary to do maintenance and other work on our lots — the key word here being *necessary*.)

■ **Continually barking dogs.** This is a violation of community rules and the ordinances of Greene County (that does not allow dogs barking continually for more than 20 minutes). A dog that never stops barking is a dog that is poorly cared for and most likely lonely, as they are pack animals and do not like being alone. (Contact [housesofwoodandstraw.org](http://housesofwoodandstraw.org) for more information, or if you need help creating a warm and safe shelter for your pet.)

All of the above disturb the peace of our neighborhood unnecessarily, and not just that of one home-owner, but dozens or more. Such activity shows a disturbing lack of consideration on the part of one resident, for all of the rest of us. These rules do not exist because of the majority of us, who are already being considerate of our neighbors, in how much noise we make and when. They exist to allow the association to enforce basic manners on the few that don't seem to have that level of consideration for their own neighbors.

But we need your help in enforcing these common-sense protections of the peace of our community. Without a specific address, we cannot bring pressure to bear on such violators — so please report such noise complaints to us with a specific address (your contact with APMS will be kept anonymous, as all complaints are): [office@apmsva.com](mailto:office@apmsva.com).

All such disturbances can also be reported to the Sheriff's office (in the case of ATVs, if they are on our roads) at (434) 985-2222, as they also violate county and/or state ordinances and statutes.



## Twin Lakes Owners' Association

P.O. Box 2182 Harrisonburg, Va 22801

RETURN SERVICE REQUESTED

### Treat Your Community and Neighbors with Respect

Summer is in full swing with plenty of yard maintenance being done. Recent rains have caused roadside ditches to be obstructed with an abundance of weeds. Please be mindful that you are responsible to keep your ditches clear so culverts will not get blocked. We do have a landscaper that mows common areas and cuts brush back from the road, but mowing areas close to the road remains the responsibility of the homeowner.

Community inspections have also revealed instances of littering and dumping in areas of vacant lots and ditches. When such dumping occurs in our ditches, it can block proper drainage and cause further issues in our culverts. Heavy rains can then cause the debris to wash down into the road and block your neighbor's ditches. We would appreciate this being cleaned up and put into trash containers for pickup (burning of yard debris only, is also allowed in Twin Lakes).

We have noticed, in particular, dumping onto the empty lot next to 209 E. Daffodil Road to the point where the association will (again) have to pay to get the important culvert there professionally cleared. Such irresponsible behavior costs everyone. Also, we have noticed some lake-side owners putting brush and tree debris into the lake, which is prohibited and can cause problems when this debris floats to the riser tower of the dam.

Speeding remains a major issue in Twin Lakes as well. With the many curves and hills and the poor visibility that they bring, exceeding the posted speed limit of 25 mph becomes even more dangerous. Please take your time and be considerate of other drivers. Our roads are narrow, and those who drive larger SUVs and pickups must be especially mindful to prevent crowding other vehicles off of the road. Be considerate of your neighbors and take your time when driving our private roads, please.

### Summer Tips

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

- 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 clear out your ditches and culverts of all of the leaves and debris. Our community inspections are about to HEAVILY focus on this type of violation to help protect our roads.
- 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 road damage over time.
- Please be sure to put out and bring in trash cans promptly — one day before and one day after pickup. This makes for a safer community as trash cans left on the road for long periods of time can become hazards.
- Please consider power washing your home, cleaning plants out gutters, and removing moss from roofs of homes and secondary buildings if needed. We have recently passed a rule that will require homes that need obvious attention to address these concerns.

#### 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](mailto:office@apmsva.com)

**Mail:** P.O. Box 2182  
Harrisonburg, VA 22801

##### **TLOA**

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