



Twin Lakes Owners' Association
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Twin Lakes Newsletter

Winter 2012

Questions? Comments?

You can contact the HOA via the following email addresses.

Don't forget to visit www.twinlakeshoa.org

General: twinlakeshoa@twinlakeshoa.org

Committees:

Roads: roads@twinlakeshoa.org

Architectural: arch@twinlakeshoa.org

Lakes & Dams: lakesanddams@twinlakeshoa.org

Newsletter/Web: newsletter@twinlakeshoa.org

For all billing questions, requests for disclosure packets, or to update your contact information, please call:

THE BALANCING ACT

(434) 973-5543

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Board of Directors:

Jerry Yacuzzi, *President* Carl Shifflett
Bill Maxton, *Vice President* James Hayslett
Sue Lance, *Treasurer* Jared Templeton
Anita Jwanouskos, *Secretary* Jean Weeks
Patrick Moctezuma



Twin Lakes Homeowners' Association

Corporately known as Twin Lakes Owners' Association (TLOA)

From the Editor:

Happy Holidays!

As you read this, Christmas will be less than a week away and 2012 will be drawing quickly to a close. The New Year is seen as a time for reflecting on the events and outcome of the past year and setting goals for the new. For our nation, it brings the President's State of the Union address. So, in similar fashion, I offer the following "State of the HOA."

Successes:

- ✓ Twin Lakes Fun Day
- ✓ Grass Carp Stocking
- ✓ Awarded state grant for dams
- ✓ New Website
- ✓ More roads paved
- ✓ New board members
- ✓ Marginal increase in member participation

Still Needing Work:

- Dam repairs / modifications
- Still roads to be paved
- Committee Members and Volunteers needed
- Continued foreclosure problem
- Edge of roadway maintenance by property owners
- Overall sense of "community" in Twin Lakes

2013 Goals

- ❑ \$350K+ state grant for dams
- ❑ TL Fishing derby
- ❑ Lake Greene spillway slip-lined
- ❑ Increased member participation
- ❑ 2-3 roads paved
- ❑ Community garage sale

As you can glean from above, 2012 was productive year for the HOA, but much work remains to be done. This edition newsletter focuses on the issues and discussions from the 2012 annual meeting. Some of the content may appear repetitive from previous newsletters, but they are the significant and imminent challenges facing our community, and thus, worth reiterating. How often the Board, and thus by extension this newsletter, continues to sound like a broken record is largely dependent on the level of participation by Twin Lakes property owners/residents. As you make your New Year's resolutions, please consider adding helping your community and HOA to the list.

*Warmest wishes this holiday season,
Jared C Templeton*

Grass Carp Stocking

On October 21st, the HOA stocked 30 grass carp in Lakes Shenandoah and Skyline. These young grass carp will provide significant hydrilla/lake vegetation control over the next several years and help improve the health of our lakes.

Most noteworthy about the stocking is that it was made possible solely by the generous contributions of Twin Lakes' residents. The Board would like to extend a special thanks to Peggy Keens, Patrick Moctezuma, and Wanda Holloway, whose donations totaled \$1,200. (If I accidentally left anyone out, I sincerely apologize.) Not only did this allow the HOA to stock the lakes with grass carp, but enough funds remain to



conduct a stocking of game fish (e.g. largemouth bass, crappie, catfish, etc) next spring/summer. The Board, with the efforts of our fellow neighbors, is working to enhance the recreational benefits of our lakes and common areas for the Twin Lakes community.

TWIN LAKES FUN DAY!!

As October ushered in autumn, the weather remained cooperative and pleasant for a Saturday afternoon of enjoyment at the Twin Lakes "Fun Day." Several families attended the October 6th event and the bounce house was undoubtedly the main attraction among the youngsters. Other activities included a bean bag toss, 10-pin knockdown, Frisbee, and a kids' fishing derby. A cooler of refreshments were generously donated by a fellow Twin Lakes resident — Thanks!



The HOA hopes to make this an annual event and maybe 2013's TL Fun Day can include additional festivities and food, maybe even a cook-off?! To accomplish this, we need the assistance of fellow residents to help plan and organize. If you would be interested in helping, or to submit suggestions for dates/activities, please email us at newsletter@twinlakeshoa.org.

2012 Board Elections:

Carl Shifflett

Bill Maxton

Wanda (Jean) Weeks

James Hayslett

Appointed to the Board

Patrick Moctezuma

2013 Office Elections:

President: Jerry Yacuzzi

V.P.: Bill Maxton

Treasurer: Sue Lance

Secretary: Anita Jwanouskos

NO DECEMBER BOARD MEETING

Regularly scheduled board meetings (3rd Thurs. of each month) will resume January 18th at 7p.m.



As the winter season approaches, so does the possibility of fluffy white stuff. As reminder, **ANY VEHICLES OBSTRUCTING SNOW PLOWING WILL BE IMMEDIATELY TOWED AT THE OWNERS EXPENSE AND WITHOUT PRIOR NOTIFICATION TO THE VEHICLE OWNER.**



Annual Meeting Key Points

The HOA's annual meeting was held on Thursday, October 18th. The Board would like to sincerely thank all those in attendance; in fact, the required quorum was barely obtained and their attendance allowed the HOA do conduct business at the annual meeting. Congratulations to Matt Rotmark who won the drawing for a year of paid dues to be paid. The complete minutes from the annual meeting can be found on the HOA website, under "Newsletter/Minutes".

Newsletter/Website Committee:

In a continuing effort to save money, the HOA is seeking to go completely wireless with the newsletter by 2014 or 2015, with the exception of the fall newsletter, giving notice of the annual meeting. The proposed plan is that after January 1st, 2014, hard copies of the newsletter will only be mailed to individuals who specifically request a copy; beginning no later than January 1st, 2015,

the newsletter will only be available electronically via the HOA website or email. In addition to receiving the newsletter by email, property owners and residents can receive updates (such as water outages, road blockages, etc.) by signing up on the HOA website (www.twinlakeshoa.org).

Roads Committee:

Over \$85,000 was spent for 2012 road paving and there are still many road that need paved. The priority is the main roads to ensure Twin Lakes continues to receive school bus service throughout the subdivision. In certain cases, secondary or tertiary roads may receive priority if forgoing immediate paving necessitates more costly repairs later. The Board and Roads committee is well aware of the condition of several of the secondary and tertiary roads in Twin Lakes and the negative impact these road conditions have on home sales. However, funds are limited; SL Williams, who has been contracted to do the paving, continues to work with the HOA and provide a good rate, despite their increased costs.

The emergency road repair on Jonquil was successfully completed and was done at a much lower cost than originally anticipated. This

section of Jonquil will be paved during 2013's paving; we need to wait an allow traffic to fully compact the roadway to prevent future issues with new pavement.

Many residents are probably aware that our roads are considered private, and therefore, the HOA receives no outside funds from either the county or state to offset the repairs, paving, or maintenance of our roads. The state will not entertain the idea of assuming maintenance responsibility due to the non-conformity of roads to state standards; the cost of bringing the roads to these standards is exorbitant and prohibitive. During the annual meeting there was discussion regarding whether property owners could combine their personal funds and pave their cul-de-sac.

Lakes & Dams (L&D) Committee:

Discussion focused on the impending and necessary repairs and modifications need for each of our three dams. As noted in the Summer newsletter, each of our dam's primary spillways need to be slip-lined, as well as modification work to the dams themselves to meet the state regulations changed in 2008/2010. A conservative *estimate* places the cost of required repairs and modifications at approximately \$750,000. The L&D committee has been diligently investigating and drafting ideas for various sources of non-HOA due funds to help cover the cost of these repairs.

The HOA was awarded \$18,000 of the \$24,000 it submitted for under the state's Dam Safety grant. We will be applying for grant money again next year, but we are also working a different approach. The L&D committee is preparing a letter to our respective state representatives that will outline Twin Lakes' situation and seek their assistance in obtaining a General Assembly set aside from the grant, ideally at least \$350,000.

Additionally, the L&D would like to approach the Greene County commissioners to solicit Greene county funds to aid in our repairs/modifications. In addition to the 10 miles of private roads in Twin Lakes that the county doesn't have to pay to maintain, our three lakes contribute significantly to the county's storm water management, again, for which the county contributes nothing towards. Twin Lakes is the largest subdivision in Greene county, and therefore, through our property taxes, we constitute an important source of funds for the county's budget. Should anyone of

our dams fail (and if either of the two northern dams fails, then the downstream dams fail also) we can expect to experience a devastating drop (possibly 50%) in property values, as our northern neighbors in the Wildwood Valley community experienced a few years back. Consequently, we believe Greene County should be proactive in assisting us in taking the necessary measures to prevent such catastrophe, especially since it impacts the County's coffers.

Thirdly, the HOA is seeking to host a Twin Lakes "Save our Lakes" fishing derby in the spring, with a grand prize of \$10,000. If properly executed, such an event could potentially net proceeds of \$15,000-20,000.

However, in order for any of the above ideas to be successful, the Board desperately needs the assistance of Twin Lakes property owners and residents. There is much work that needs to be accomplished in the next several months, more than can be accomplished by the Board members alone. If the Board is unable to receive help and execute these proposals, then the HOA will be forced to seriously consider implementing a special assessment to cover the cost of these repairs/modifications. Please keep in mind the Board is comprised of volunteers; while the Board's duty is to facilitate the management of the HOA to preserve and promote the interests of the Twin Lakes community, their election does not abdicate the responsibility of the individual property owner to assist the Board in execution.

Old/New Business:

There was much discussion regarding foreclosures within Twin Lakes and the state of disrepair these properties are falling into, particularly regarding overgrown lawns and vegetation. This has been a constant headache for the Board, as they continually have to fight the banks/trustees of these properties. In addition to the eyesore and negative impact on property values these foreclosures have, they cost the HOA in unpaid dues and attorney fees. Furthermore, state regulations can also serve as an impediment to our ability to enforce the liens we place on the properties. The HOA does have the ability to levy fines against these properties per our bylaws/regulations and ultimately hire a contractor to mow these properties, but this requires time and upfront costs on part of the HOA. Furthermore, tracking down who the current owner or trustee is can be complicated and time consuming. As stressed previously, the Board faces a lot of issues that need to be addressed but is severely limited by available manpower due to lack of Twin Lakes property owners stepping forward to serve on committees.

The other issue to receive much attention during the annual meeting dealt with HOA dues/assessment and payment plans. A member voiced her concern regarding the HOA statute requiring an assessment for each lot owned, particularly those property who need to have a second lot for their septic system. Concern was voiced regarding how does the HOA with equity, discern between property owners who own two lots due to septic requirements and those who purchased two lots

so as to have more land/space between their neighbors. Additionally, an inquiry was made regarding the cessation of payment plans for HOA dues. From the audience's perspective, the heart of the issue was timing of dues payment (immediately following Christmas, same time as second half of property taxes) and the need to allow members to make payments within first quarter. However, as identified during Board discussions from the November 2011 monthly meeting, payment plans were getting out of control, with members making only minimal payments (e.g. \$5-10 a month) or failing to follow through on agreed upon payment plans (i.e. stop paying after a few months). Regarding changing when payment is due, one of the significant considerations is the consequences of changing the entire fiscal year, not to mention the accounting/bookkeeping headache of receiving multiple payments from multiple individuals, etc. The idea about utilizing PayPal through the HOA website was floated to facilitate a payment plan option. The idea was noted to have merit and worth further investigation. However, members would need to understand that they would be responsible for the additional fee for using PayPal and any potential fees levied by the HOAs bookkeeper for processing multiple payments, and that payments would still be required to be made BEFORE the assessment was due in full (January 1st) to avoid late fees and associated penalties.

Board Member Spotlight: *Anita Jwanouskos*

Overtime, it's easy for an individual to come to progressively view "the Board" less and less as a group of fellow concerned Twin Lakes property owners and residents, and more and more as a singular, impersonal entity. This is partially due to the corporate duties inherent to any board, but also because names without stories are as meaningless as a frame without a photograph. Therefore, as part of a new series, each newsletter will be spotlighting one member of the board so the HOA can learn who is serving their community. This series begins with Anita, our current secretary — here's her story:

Hi, my name is Anita Jwanouskos (pronounced Wah-nah-scuss). I've been married to Doug Jwanouskos since 1994. We bought our first home in 2002 on Carnation.

I started serving with the Twin lakes HOA in early 2008 and officially voted in that fall. My goal for being on the board is to help make the neighborhood a better place for all and to learn more about home ownership. I know I have certainly fulfilled the second goal, but am still working to see more on the former. With time and patience, I believe it will happen with a lot of help. I work with the Architectural Committee and also fill the office of Secretary, which I've held in the past. Each week brings the realization there is a lot to learn with both positions.

I work full-time for US Airways Express/Piedmont Airlines out of the Charlottesville Airport as a domestic flight attendant. I have been flying since January 1996. I am also the shop steward or union president for all the flight attendants within our company. With that volunteer position I spend a lot of my non-working hours helping the flight attendants deal with union issues. I also like to do reading for the blind and dyslexic at RFB&D in Charlottesville.

I grew up in Minnesota until I was 14, when I moved to Lebanon in SW Virginia, where I stayed until beginning college at Virginia Tech. I ended up leaving Tech to go back up to Minnesota, where I finished college and met my husband. I convinced him it was much too cold up there and so we moved south. (He now agrees with me and dislikes the cold greatly!) I worked as a teacher for three years when I first graduated, but left because I developed a like for travelling when I had the opportunity to do a teaching internship in England before I graduated. I feel very fortunate that I've found a job which keeps me exploring and moving. My husband works for HighTech Signs and is the one who designed our entrance signs for Twin Lakes.

I hope we'll see you at a meeting here and there, or even better, to join a committee or the Board. The more hands we have helping to improve our community, the better it will be.

