



*Twin Lakes Owners' Association*  
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## THE BALANCING ACT

*Barbara Capron*  
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Questions? Comments?

You can contact the HOA via the following email address:

**General:** [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org)

### COMMITTEES

**Architectural:** [arch@twinlakeshoa.org](mailto:arch@twinlakeshoa.org)  
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*Don't forget to visit [www.twinlakeshoa.org](http://www.twinlakeshoa.org)*

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## 2014 Board of Directors

**President:** Bill Maxton

Carl Shifflett

**Vice President:** Jerry Yacuzzi

Jean Weeks

**Treasurer:** Sue Lance

James Hayslett

**Secretary:** Anita Jwanouskos

Patrick Moctezuma

## Twin Lakes Homeowners Association

Corporately known as Twin Lakes Owners' Association (TLOA)

# TLOA 2013 Annual Meeting Minutes

*Oct. 24, 2013, 7 p.m., William Monroe Middle School Cafeteria*

**Q**uorum attained.

Called to order at  
7:15pm

Board members present: Jerry Yacuzzi (JY), Sue Lance (SL), Carl Shifflett (CS), Bill Maxton (BM), Anita Jwanouskos (AJ), Jean Weeks (JW) and James Hayslett (JH).

The Pledge of Allegiance was recited.

Minutes were in the latest newsletter. Is there anybody not getting the newsletter? 1 member didn't get it by mail. 2014 will see the end of the printed copy of the newsletter. People who want it will have to pay for it. Anyone can access the website. The minutes are secured and you have to have a password to get to the secured information. Your sign in goes into a database and will patch you through. We encourage every-

one to sign up for the newsletter. This also makes it available to the renters of homes.

### **Treasurer's report (Sue Lance):**

- \$101,771.46 Money Market
- \$540.08 Checking Account

Our subdivision is still plagued with foreclosures and bankruptcies. When the bank takes over the mortgage they do not pay the home owner fees. TLOA is aggressively going after the banks for the fees through liens. 624 homes in the development. How many homes have gone into foreclosure? 4-5%, which is 25-30 homes. Barbara Capron told us we had 4 today alone.

### **Architectural report (Sue Lance):**

Only 1 house is being built

at this time. It's been about 6 months since they've paid the impact fee on Morning Glory Turn.

*Owner:* 2 lots that are for sale on Morning Glory Road. Nothing being built on them yet.

*SL:* Our committee won't take any action on that until the plans are submitted. *Owner:* Still looking fences?

*SL:* Yes, in fact Sue noticed one today on Larkspur.

*JY:* We are trying to contact the members about maintaining their property. We are meeting with resistance.

### **Bylaws report (Patrick Moctezuma):**

If you have a ballot, we are only voting on 2 bylaw changes. No. 2 is not going to be considered.

We have a couple conflicts in the bylaws so we need to make some changes. The first bylaw change really only affects those who have 2 or more lots and have combined them with the county. We are suggesting the owners only have to pay dues based on the plats in the zoning office. An official copy of that plat would need to be provided to TLOA so we know it has happened.

*Owner:* would this require people to get a survey done?

*PM:* Yes, the county would require this to happen. This would mean that owners could combine the lots.

*Consequences:* If there is only 1 lot, only 1 vote. It'll cost TLOA in revenue. It'll probably be a loss of \$5000-10,000 in revenue to TLOA. Lots cannot be split apart once they are combined. We are in an agricultural area.

*Owner:* Some own 2 lots, but each has a home. How can this work?

*PM:* There are some people who do not have 2 homes on their 2 lots.

*Owner:* Tax assessment would change.

*PM:* This is not what we would deal with.

*Owner:* Survey? Does this affect those who have a single lot?

*PM:* No.

*Owner:* So those with combined lots would have to provide a plat.

*PM:* Yes, the circuit court can provide it. It has to be in by 9/30 each year so that it can be processed for the following year. We cannot do it this year due to the bylaw change happening so late this year.

*Owner:* The cost is to the owner,

not TLOA?

*PM:* So much confusion about the lots. There is a lot of frustration on this topic within our bylaws.

*Owner:* What about charging a lesser fee for undeveloped lots without a house?

*PM:* We discussed this, but we are not putting that before you to vote on. We can think about that for the future.

*Owner:* Always paid 2 fees and I bought 1 house. Didn't want 2 lots, but had to buy 2 lots due to perking issue.

*PM:* There are 32 people who could combine.

*Owner:* Do we know why some people have 2 lots?

*PM:* Many different reasons for those who have more than 1 lot. We are coming to you to clear the pathway for these home owners.

Any questions about the language?

*Owner:* Does everyone have to provide a plat?

*PM:* No. Only those who are interested in showing they have a combined lot.

*JY:* You should have a plat which shows it is combined and you can provide that to the TLOA.

Second bylaw proposal: Dealing with political signs. It allows signs to be up for elections for the current year. The signs cannot be offensive. Must take it down after the election or they are susceptible to fines. We're trying to limit the time that the signs are up.

We're now going to vote on this.

■No. 1 – Allow combining lots- 35 yes and 7 nays

■No. 3 – 37 yes and 6 nays

*JY:* Any other discussion on bylaws?

*Owner:* Numbers don't match on how many votes.

Another owner said she didn't want to vote on the one and abstained.

### **Lakes and Dams report (Jerry Yacuzzi):**

As you all know we have a drained lake. We had some storm damage to the drain area of the dam. We could have had a catastrophic issue if we hadn't drained the lake as quickly as we did. We have gotten the work from an engineer done. We are also getting quotes from contractors now. We are thinking about getting a long term loan to cover these costs. We are also talking about an increase in dues by \$20 per year up to \$100 and it begins in 2015.

*Owner:* Should set up a payment plan. Many homeowner's are not paying the whole yearly fee.

*JY:* We can set up payment plans with members so they will pay a monthly amount rather than the yearly amount. We would need to figure out how to implement that. We've had people on payments plans and we've gotten very little from them. Right now we have about 25% of the homeowner's who are not paying the dues.

*Owner:* Some of us are flat broke. I'm not paying 30% interest. I will pay late fees. I am not trying to be a jerk, but I cannot pay them.

*Barbara Capron:* The interest is 1.5% per month. It would be 18% over the year. *Owner:* Reading of the bylaws. Article 3, Section 4.

JY: It says it can be, but we don't have to do it.

Owner: I would like to get it set up to have it paid up, but I'm out of here in 2 years and I'm not paying it if I have a choice.

BC: If someone is on a payment plan, then they don't have to pay interest. Barb and the owner will work it out.

Owner: If there can be a small service charge for payment plan, then it should be made available.

PM: We need to work this out. We'll discuss it at one of the meetings.

Owner: How do we open the bylaws up to keep them the same?

JY: Everyone is charged the same.

Owner: If they pay \$40, then they are covering their annual fee and also a fee for the Balancing Act.

JY: We can discuss this and we also need to talk to Barbara about what she can do.

Owner: Thought about changing dates so it's not immediately after the holidays?

JY: Yes, we have discussed this. The accounting fiscal year is 1/1 and 12/31. We also allow MC and Visa. Working on getting it online.

Barbara Capron: Balancing Act is already getting them processed.

Owner: Just need to let people know they can pay this slowly.

BM: People can make payments during the year so it's paid by the time the due date is done.

Barbara Capron: Very agreeable to work it out with people to get the payments.

JY: We need to get the verbiage together so they know what the plan is. And there will be an overhead also.

Back to lakes and dams: We have 3 lakes, 1 drained. Probably have at least 6 companies bidding on this.

It's not going to happen overnight. Probably have to look forward to a loan to make the fixes work. The existing down pipe is going to have to be removed.

Owner: Process that you are looking for?

JY: We're going to have to pull the down pipe out, replace the pipes, then have to have it inspected to get it approved.

Owner: What about the silt?

JY: We've discussed this. It'll be so much cost.

PM: We've talked with agencies about what we can do with the silt. We're reestablishing the original sediment base. We continue to explore this. At least half a dozen home no longer have lake access. It's happening on all 3 of the lakes.

It will continue to become a swamp even if we excavate it. It's the movement of the dirt that is the problem.

Owner: Given that the timeline is unknown, what is going to be done about the vegetation? How are we going to control the weeds? What does the Board recommend for us to control this?

JY: Herbicides are not an option as it could get into the aquifer. Only option is to weed-whack.

Owner: Is this an option that could be added to the lawn mowing contract?

JY: Not sure as we don't have access through the private property. Also we don't know how stable the ground is. I don't believe we have a problem with home owner's taking the grass down on their own.

Owner: What is to prevent this dam from being damaged again?

JY: The intent is to rebuild it so this will not happen again.

Owner: what type of pipe was it?

JY: Corrugated pipe lasted 30 years, pretty good time with no maintenance. Contractor will be able to tell us what we can use and prices.

Owner: Can we fill up to the level of the dam repairs so that the lake bottom will be covered with water?

JY: We would have to speak with the state.

Owner: Controlled burn.

JY: Would have to talk to DEQ and the county. Our hands are so tied now due to the compromised integrity of the pipe.

Owner: Other pipes showing problems?

JY: Yes, but not to the same degree.

Owner: Bids out? Timeline?

BM: ASAP

Owner: Due date?

BM: We have discussed it previously and we will implement something.

JY: Trust me, we are doing everything we can to do what we can and also as quickly as we can.

Owner: What happened with Wild Wood Lake? With the silt that we got from them?

BM: They have to follow the same regulations we do.

Owner: They are filling it now.

*Owner:* Can we put a deadline in place?

*BM:* Yes, we can. We've discussed that.

**Newsletter report  
(Jerry Yacuzzi):**

We discussed at the beginning of the meeting.

**Roads report (Bill Maxton):**

We really need to have trees, shrubs cut back from road. Need to have the ditches cleaned out. We want to make it clear, 3 feet back from edge of pavement and 12 feet up have the trees, shrub cut back. We will start pushing this to make sure this is taken care of.

Mailbox — Make sure the postman can reach it from the road or the area is prepared so she doesn't have to drop off. If she drops off it ruins the asphalt.

*Owner:* Never received any help to ask for the culvert to get cleaned out. On Morning Glory Turn and it goes underneath and to another property. That flood drain is clogged. It's a road culvert. 3 cars have blown out their car tires in front of my house.

*BM:* The holes should be filled. They didn't get to the new holes as they should have been.

*Owner:* What about the maintaining? Who should be paying for the repairs on our cars? Our pothole on MG is by far the biggest. I put orange around the holes to show there is a pothole.

*PM:* We have had to limit the amount of money for the roads.

*Owner:* Everyone uses the roads, only a few use the lakes.

*PM:* The reason the lakes got that way is because the roads were such a priority. We now have more repairs on Jonquil.

*AJ:* We also had unexpected costs on Jonquil to a very deep culvert last fall.

*Owner:* Our dues went up the first time for the roads from \$75 to \$150. Then we did a \$200 increase to take care of the dams. Don't forget the rest of us who use the roads.

*JY:* We surface treated all the roads with a special assessment. We are now maintaining the roads, so we're improving the surfaces.

*Owner:* Is that what the plan is?

*JY:* Yes, with the limited budgets we have are doing portions of the road.

*BM:* Tar and chip used to be 1/3, now it's only 2/3rds. Those that are paved should last and there is a warranty.

*Owner:* Is there anything on the website so we can know what the next road is?

*Owner:* The double assessment was for paved roads.

*JY:* It was for surface treatment. We had gone out to lending institutions to see how much it would be to black top the roads. Members got upset and didn't want it done for the price quoted.

*Owner:* What can we do about controlling the speed limit? Call the Greene County Sheriff?

*BM:* Please do. We've tried. This new sheriff is better, but we need to make him notice the problem. (434) 985-2222

*Owner:* West Daffodil and Amicus and they go so fast that they go into the trees. Fire and rescue has to come out there

regularly to deal with accidents in front of our house. When I called them they said they do not have authority to sit on our property.

*JY:* Not true, we have already told they can do this.

*Owner:* Snow removal set up?

*BM:* Contract is set up. Cul-de-sacs need to keep the car out of the area so we don't have to tow the car/truck.

*JY:* No parking on the roads, susceptible to get it plowed in or towed.

**Old Business (Jerry Yacuzzi):**

None.

**New Business:**

Bylaws done.

Elections: Jerry Yacuzzi, Sue Lance and Patrick Moctezuma.

Patrick remain on the board? — 46-0 in favor.

Sue remain on the board? — 40-0 in favor.

Jerry remain on the board? — 38-0 in favor.

One of the members is willing to be on the board. Fill out the candidacy form. Katie Jones would like to join the board. Katie described herself. The yeas have it.

Drawing: 067729 (Tyler Swift, T-15)

Any other business?

Monthly meeting reminder. 3rd Thursday each month at 7pm in Stadardsville.

Katie motioned for the meeting to adjourn at 9:06pm: woman in pink jacket seconded. All in favor.

# Dam Restoration Update

Virginia Soil and Water Conservation Board has approved an 'Alteration' Permit for our remediation work on Dam No. 2

This permit allows us to legally alter the dam to the specifications outlined in the engineering report, from

Daniel Hamrick, P.E. at Ruckman Engineering, PLC. The permit is valid for two years.

We have received two proposals so far for this project. In order to ensure that we receive the most competitive bids, we have extended the submission deadline to

February 15th, 2014.

So, we continue to welcome qualified bids for this project, if you or someone you know is interested, please contact James Hayslett at [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org) as soon as possible, for a complete RFP package.

Does your dog spend more than an hour a day outside? With cold weather upon us, it's important to use a thick layer of fresh dry straw bedding in his dog house to help him stay warm. The HOWS Project has FREE BALES OF STRAW for anyone whose dog could use some. We also have FREE STURDY WOODEN DOG HOUSES – currently being built by WMHS and the Greene Co. Tech Center – for anyone whose dog could use improved outdoor shelter. We deliver to your house.

A short haired dog outside is as warm as you would be wearing a thin sweatshirt outside. Ensure your outside dog has what he needs to stay warm. Please contact Stacey Norris at 434-882-1847 for more information.



## Neighborhood Watch

Twin Lakes Owners Association is initiating a neighborhood watch program,

under the supervision of the Greene County Sheriff's Office, in order to patrol our neighborhood and improve the safety of our community, and protect private property.

Training will be provided. We are currently asking for volunteers to step forward and help us launch this program. If you are interested in this opportunity to serve our neighborhood, please email Carl Shifflett at [twinlakeshoa@twinlakeshoa.org](mailto:twinlakeshoa@twinlakeshoa.org).

