

THE WINDS

February 2015 - The Voice of Twin Harbors POA

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IMPORTANT ANNOUNCEMENT

Over the past several years, the association has faced escalating costs for printing the various documents (billing statements, ballots for voting for board members, ballots for other initiatives, The Winds Newsletter, envelopes, etc.) which are mailed to property owners. In addition, the cost of stamps has risen and will only continue to increase. It cost seventy cents (.70) to mail every September 2014 package to property owners.

The board of your association has determined that converting to electronic billing and electronic distribution of other association documents should be implemented, as near to one hundred percent (100%) as possible, effective with the distribution of the September 1, 2015 package.

A limited distribution of the February 1, 2015 package is being made to property owners who previously furnished their email address to the association.

If you have an e-mail address and have not previously furnished the e-mail address to the association, please furnish the address to the association by emailing mchoate@z-bizfirst.com and place "THPOA Request" in the subject line. In the body of your e-mail, include the name of the property owner(s) and the e-mail address where correspondence should be sent. Section 209.0051, Subsection (f) (2) (B) of the Texas Residential Property Owners Protection Act states that "It is the owner's duty to keep an updated e-mail address with the property owners' association under Subsection (e) (2) (B)". Simply stated, if a property owner has an e-mail address, the property owner is required to provide that e-mail address to the property owners association and to keep that e-mail address current.

If you do not have an e-mail address, you may provide a written statement to the association stating that you do not have an e-mail address; however, when you obtain an e-mail address, that e-mail address will be made available to the association. You may not state that you do not wish to provide your e-mail address to the association. Those property owners without an e-mail address will continue to receive their association documents via regular mail.

Special Assessment

After an extended review and analysis, your THPOA board has decided to add a ballot initiative to increase the special assessment fee to the list of items being voted on at the annual meeting. The board feels an increase in the special assessment fee is warranted in order for the board to maintain the integrity of our road system.

As Twin Harbors property owners, you have previously been informed that your board is working with Polk County Precinct 2 Commissioner Ronnie Vincent to gradually place all Twin Harbors roads in the Polk County Road System. The first phase has been completed and the second phase will be initiated in 2016.

The Special Assessment of \$60.00 per lot per annum continues for the next year.

Annual Meeting Review

The 2014 Twin Harbors Annual Meeting was held Saturday, October 18, 2014. Coffee, donuts and kolaches were served. It was an absolutely beautiful fall day and we were pleased to have fifty-two (52) property owners representing one hundred twenty-six and one-half (126.5) lots attend the meeting.

The Association was honored to have one (1) guest speaker, Ronnie Vincent, Precinct 2 Commissioner of Polk County. We were scheduled to have Mayor Roy Newport and Police Chief Ron Gilbert as speakers; however Mayor Roy Newport had personal business to attend to, and Police Chief Gilbert was recovering from surgery.

The minutes for the October 19, 2014 Annual Meeting were approved, and members of the Annual Meeting Committee and Association staff were introduced.

Paul Laverty presented the Treasurer's Financial Report and 2015 Budget. Paul answered questions and the Treasurer's Financial Report and 2015 Budget were approved.

Michael Farr reported sand was replaced in the filters for the swimming pool, plus a hand rail for the pool was replaced.

Amy Casey announced that for the fiscal year ending August 31, 2014, the board approved twelve (12) home improvement projects, and seven (7) new homes.

Ronnie Vincent discussed transferring ownership of Twin Harbors roads to Polk County. A number of Twin Harbors roads have been worked on by the county. These roads are Whisperwood Drive from Lakefront Drive to Parkview, Creek Drive from Lakefront Drive to Sunset Drive and approximately the last 1000 feet of Lakefront Drive. These roads were churned, and the mix was combined with portland cement. Over this mixture a

layer of chip and seal was added by Pinto Construction, and over this one and one-half (1 1/2) inches of asphalt was applied.

Any road transferred to Polk County must be contiguous to an existing Polk County road. The board has approved working with Ronnie Vincent to transfer ownership. Transferring ownership will probably extend over an additional six (6) to eight (8) years.

The subject of special assessments were discussed. In a straw, non-binding poll, the property owners in attendance voted in favor of increasing the annual special assessment. It was requested that the issue of an increase in the special assessment fee for roads be submitted to members at the next annual meeting.

Also discussed was the creation of a special assessment for replacement of the swimming pool and other clubhouse amenities. It was requested that the issue of a special assessment for the swimming pool and other clubhouse amenities be submitted to members at the next annual meeting.

Board Members

At the October 18, 2014 Annual Meeting four (4) board members were elected for two (2) year terms. The board is comprised of eight (8) board members who each serve two (2) year terms. Newly elected board members are Bill Belcher, Melvin Cassel, Joseph Polizzi and Russell Robertson.

Board Members for the year 2014 to 2015 are as follows:

<u>Office</u>	<u>Board Member</u>	<u>Term Expires</u>
President	Joseph Polizzi	October 2016
Vice President	Michael Farr	October 2015
Parliamentarian	Melvin Cassel	October 2016
Treasurer	Paul Laverty	October 2015
1st Architect	Amy Casey	October 2015
2nd Architect	Bill Belcher	October 2016
3rd Architect	Russell Roertson	October 2016
4th Architect	Joseph Polizzi	October 2016
Secretary	B. Milton (Chip) Choate	October 2015

Association Membership

The board is required to remind all property owners that membership in the Twin Harbors Property Owners Association is mandatory for all property owners.

Nominating Board Members

A property owner may nominate himself/herself or any Twin Harbors property owner for board membership. Property owners must submit a board member nominee to the Association Secretary, no later than Friday, August 7, 2015. This is the day before the August board meeting.

In addition to personal nominations, the Nominating Committee will nominate Twin Harbors property owners for board membership.

All nominees to the board will be listed in the September 2015 Winds. Each nominee to the board will be afforded an opportunity to prepare a profile for inclusion in the September 2015 Winds.

Ballots for selecting board members and ballots for all other initiatives must be completed by the property owner(s) and returned to a special Twin Harbors Post Office Box. A property owner(s) may vote via an electronic ballot. Details for voting will be provided in the September 2015 Winds.

Architectural Committee

As Twin Harbors grows it is important that we protect our subdivision by enforcing our Deed Restrictions. To aid in the enforcement of our Deed Restrictions, the THPOA requires a building permit for any construction project. Reminder, if your construction plans change you need to have your permit reviewed.

To protect our roads from damage a \$2,000 road deposit is required for new construction or major improvement projects, including bulkheads, boat docks or piers.

A permit and \$2,000 road deposit is required for tree cutting when a logging truck is used to remove the timber.

For several months the THPOA Architectural Committee has been working on a significant revision of its Building Application Permit and it's interpretation of the Deed Restrictions. When these have been completed, property owners will be provided with copies of these new documents.

Compliant and Compliance

The POA Board of Directors is charged with the responsibility of enforcing Deed Restrictions, rules, and standards by sending a notice to the property owner who has been reported as committing a violation. The notice states the nature of the violation in question, how to rectify the situation, and the legal recourse that may be taken by the POA if the violation isn't remedied within a certain time frame. Enforcing the rules amongst the homeowners helps to maintain our community as an upscale subdivision and protects property value.

Letters, which address violations, are intended to not only protect the spectacular views we all enjoy, the letters address other issues, such as the health, safety and welfare of residents. The Board works with the City of Onalaska and Polk County representatives with ordinance compliance such as pet rules.

Deed restriction violations include boats, trailers and recreational vehicles parked in front of homes. Vehicles that do not have current up to date licenses could be considered junk and are prohibited to be stored on lots.

Other violations include outside storage of appliances, metal, pallets, unused fencing, damaged skirting around the bottom of manufactured homes, lumber debris, homes which show signs of algae or mold contamination, and property which needs to be mowed or kept cleared of tree debris and cut underbrush.

Parking vehicles in open space areas, utility easements along the road, or drainage areas are not permitted. Illegal parking is not only unsightly, it is a safety risk, interferes with maintenances, and is a deed restriction violation. The association maintains a facility for the storage of boats and trailers.

The POA works to keep all open space and easement areas clean, free of debris and mowed.

Monthly E-mail Association Updates

In an effort to better serve property owners and to provide Association information to property owners on a more timely basis, the Association has started e-mailing monthly Association updates to property owners that have supplied their e-mail address to the board. If you would like to be added to our e-mail list, please send your name and e-mail address to Chip Choate whose e-mail address is mchoate@z-bizfirst.com and request to be added to the Twin Harbor e-mail list. Your e-mail address will never be sent to others.

Thank you from the THPOA Board

The board wishes to express a special THANK YOU to several board members and others for their contributions.

The Aqua-Nauts have contributed new benches in the swimming pool area. Board Member, Michael Farr has contributed a new basketball back board, hoop and net, new mirror for the women's bathroom and several safety items for the swimming pool.

Board Member, Paul Laverty has contributed a new computer for the THPOA office.

Board Members, Paul Laverty and Joseph Polizzi have contributed a new printer for the THPOA office.

Board Member, Joseph Polizzi purchased new Christmas decorations for the Twin Harbors Drive entrance. Property owners Joseph and Angela Polizzi, Tracy and Patti Smith, and Mitch and Susan Mitchell installed the new decorations.

Property owners Bonnie and Paul Laverty and Sherrie and Don Reese installed Christmas decorations at the Arrowhead Drive entrance.

Clean-Up and Trash Removal Day

Twice a year, once in the spring and once in the fall, Precinct 2 of Polk County sponsors a heavy trash collection day. Precinct 2 residents are invited to bring heavy trash, not garbage, to the storage lot behind the Sub-Court House in Onalaska.

Twin Harbors plans to offer its property owners a heavy trash pick up service on the morning of Saturday, April 18, 2015, which is the Precinct 2 heavy trash collection day.

For 2015, Chip Choate is managing our Clean-Up and Trash Removal Day. If you have questions, Chip Choate, 281-685-3920, will gladly provide an answer.

The board needs the help of property owners on the morning of Saturday, April 18, 2015. Trucks with trailers are needed, as well as, volunteers to help the board members pick up the heavy trash. This will be our third time to provide this service, so please volunteer to help.

Onalaska Volunteer Fire Department Annual BBQ and Auction Fundraiser

The Fire Department for the City of Onalaska is a 100% Volunteer organization, from the Fire Chief, to the assistant Chiefs, to the firemen on the front line. No salaries, de nada, nothing in the form of pay.

The Fire Department lives and breathe on donations, proceeds from BBQ sales and proceeds from the annual auction.

Wednesday, April 22, 2015 through Friday, April 24, 2015, the Fire Department will sell BBQ dinners and sandwiches at the Volunteer Fire Department.

Saturday, April 25, 2015, the Fire Department will sell BBQ dinners and sandwiches from 11 AM to Noon. The auction will begin at Noon. Please plan to attend a bid on an item up for auction.

The Fire Department needs items to be donated for the auction. If you have items to donate, please call Angela Stutts at 936-646-5376.