



Twin Lakes Owners' Association
P.O. Box 128
Quinque, VA 22965

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Twin Lakes Newsletter

Fall 2013

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or to update your contact information, please call:

THE BALANCING ACT

BARBARA CAPRON
(434) 973-5543
3661 Stony Point Road
Charlottesville, VA 22911

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

P.O. Box 128 Quinque, VA 22965
434.985.4450

Board of Directors:

Jerry Yacuzzi, *President*

Bill Maxton, *Vice President*

Sue Lance, *Treasurer*

Anita Jwanouskos, *Secretary*

Patrick Moctezuma

Carl Shifflet

James Hayslett

Jared Templeton

Jean Weeks



Twin Lakes Homeowners' Association

Corporately known as Twin Lakes Owners' Association (TLOA)

MARK YOUR CALENDAR!!!

It's that time of year again, the temperature has cooled, bring pleasant days and the beginning strokes of fall's colorful palette. And with fall comes the Annual Twin Lakes Meeting. A lot has happened this year, from heavy rains that damaged multiple culvert pipes to the draining of Lake Shenandoah for repairs. The Board has also been researching and discussing the issue of property owners with combined lots due to septic systems. There is much to discuss and vote on at the Annual Meeting this year – the Board strongly encourages all members and residents to attend and voice their opinions and concerns.

As a reminder, attending the Annual Twin Lakes Owner's Association Meeting entitles you to a chance to have your dues paid for one year by the Association! Attendance on October 24th is all that is required. Meeting starts at 7:00 p.m. One entry ticket per lot owned, each a chance to win. Only dues for one lot will be paid. (If past dues are still owed, they will be paid instead, up to the annual dues amount for that year.)

If you are unable to make the annual meeting, you are encourage to complete the proxy form, which is located in this newsletter, to allow another member in good standing to vote on your behalf. When completing the proxy form, remember to select only ONE individual – you're identifying an individual you would like to represent you at the meeting, not voting on Board members. Thanks!

NOTICE:

ANNUAL MEETING

THURSDAY, OCTOBER 24TH

7:00 PM

WILLIAM MONROE

MIDDLE SCHOOL



ARCHITECTURAL COMMITTEE NEWS

Unkempt and Unsightly Areas

The Architectural Committee would like to remind everyone that it is the responsibility of the resident/property owner to maintain a clearance of vegetation/brush along all roadways, measuring a minimum of 3ft from the edge of the roadway and a height of 12ft. Not only will this improve the overall aesthetics of the neighborhood, but also improves driver visibility, especially at intersections, and limits the “narrowing” effect on our roads. The Board continues to work its way through the subdivision, issuing notices of violations and imposing fines. As fall approaches and the vegetation naturally begins to thin, please take advantage of this opportunity to prune and cutback any excessive growth of bushes, tree limbs, etc. that occurred over our wetter-than-average summer.

Additionally, while the mowing season is coming to an end, residents and property owners still need to ensure their lot(s) is properly maintained to avoid becoming “unkempt”. Section 2, Paragraph C of the Twin Lakes Architectural/Environmental Rules and Regulations (which carries a monetary fine for violation thereof) states:

“It shall be the responsibility of each property owner to prevent the development of any unclean, unsightly, or unkempt conditions of building or grounds on such lot which shall tend to decrease the beauty of the neighborhood as a whole or in a specific area. No building material shall be stored on any lot, except temporarily during continuous construction of a building, unless stored out of view.”

LAKES & DAMS COMMITTEE NEWS

As a reminder, individuals, including HOA residents, are NOT permitted on the Lake Shenandoah dam or in the lake bed until further notice. This restriction is to ensure the safety of all; trespassers are subject to prosecution.

Lake Shenandoah Update:

The HOA received the Report of Engineer Evaluation for Dam Modification of Lake Shenandoah in July, which we subsequently submitted with an application for Dam Alteration Permit to the Regional Engineer of the VA Department of Conservation and Resources, Dam Safety division. We have not received an approved permit to date, but the process can take approxi-

mately 4-6 months. While we await receipt of the Alteration Permit, we have begun to solicit bids from specialized contractors for the repair work to the Lake Shenandoah dam.

In an effort to keep residents informed of the progress on Lake Shenandoah, a “Lake Repair Checklist” tracker has been created on the HOA website (<http://www.twinlakeshoa.org/lake-announcements.htm>), where announcements concerning Lake Shenandoah will also be posted. Once we have received and approved bid for repairs/dam modification, construction milestones will be added to the tracker.

A rough graphical representation of the modifications that will be made to the Lake Shenandoah Dam is located on the website at: <http://www.twinlakeshoa.org/documents/Lake-Shenandoah-Dam-Mod-Plan.pdf>

PROPOSED AMENDMENTS/ALTERATIONS TO THE TLOA BYLAWS AND ARCHITECTURAL/ENVIRONMENTAL RULES & REGULATIONS

(prepared by Patrick Moctezuma)

The following amendments/alterations are presented by the Board for review by the TLOA membership; the proposed changes will be voted on during the 2013 Annual Meeting. Remember that each lot owned equals one vote.

Portions ~~struck through~~ denote language to be removed. *Italicized* portions denote language to be inserted.

1) Definition of a "Lot"

Current:

~~"The term "Lot" shall be defined as a numbered lot or parcel within the boundaries of the Twin Lakes Subdivision shown on the current year's tax map for the County of Greene."~~

Proposed:

"The term "lot" shall be deemed to mean: a numbered residential building lot shown on a plat of Twin Lakes recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia (at the time that such a determination is required to be made)."

2) Article III, Section 2 (Dues Assessment)

Proposed:

"Section 2. Each member shall pay an annual assessment set by the Board of Directors per year on or before January 1 and no later, than March 1 for the year ending December 31 in the year such assessment is due for each lot owned by that member. *The number of Lots that a member owns, shall be based upon the plat in the Greene County Clerk's office (see Definitions above). Responsibility for modifying the dues assessment, in response to County Clerk plat changes, lies solely with the lot owner. Said owner must provide an official copy of the updated plat from the County Clerk's office to the TLOA Board (Architectural Committee) by September 30th, to allow time for bookkeeping to alter the billing of dues for the following year. After March 1, a late fee of \$35.00 shall be added to each unpaid assessment for every year assessment remains unpaid."*

3) Architectural/Environmental Rules and Regulations, Purpose

Proposed: :

~~“Whenever herein the term "lot" is used, it shall be deemed to mean, unless the context clearly indicates to the contrary, a numbered residential building lot shown on a plat of Twin Lakes now or hereafter recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia. Any reference to restrictions or covenants shall, unless the context clearly indicates to the contrary, be deemed to mean the restrictions and covenants imposed upon residential building lots in Twin Lakes by the Architectural Guidelines now or hereafter recorded in the aforesaid Clerk's Office.”~~

4. Architectural/Environmental Rules and Regulations, Section 2.E

(Allowing Political Lawn Signs)

No signs, excluding "For Sale" and "for rent", shall be erected or maintained on any lot except with the written permission of the Committee or except as may be required by legal proceedings. If such permission is granted, the Committee reserves the right to restrict size, color and content of such signs. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without written permission of the Committee.

The following language shall be appended to the end of Section 2 :

“In the interests of respecting free political speech, political campaign lawn signs shall be allowed, providing that they meet the following criteria:

- 1) No larger than 18" x 24".*
- 2) Not displayed more than 30 days prior to a federal, state, or local public election polling day, in which Greene County participates.*
- 3) Not displayed more than 1 week following the day that polls are open.*
- 4) Pertaining exclusively to the current election campaigns.*
- 5) Not offensive, bigoted, disturbing, too numerous, or inappropriate (the Board shall be the final judge in determining this.)*

Violation of these exceptions to Section 2.E. shall result in notification, followed by standard daily fines being levied if the offending signs are not removed.”

TWIN LAKES OWNERS' ASSOCIATION, INC.
PO Box 128
Quinque, Virginia 22965
(434)985-4450

DECLARATION OF CANDIDACY AND DISCLOSURE

This Declaration shall be filed with the Secretary of the Board.

I want to be considered as a nominee for election to serve on the Twin Lakes Owners' Association Board of Directors, which will be before the Board of Directors for vote on October 18, 2012.

I AM / AM NOT (circle one) engaged in, the owner of, or employed as an agent, officer or employee of a person, corporation, partnership, or firm, engaged in the business of home construction or buying and selling of real estate in Twin Lakes.

PRINT NAME

SIGNATURE

WITNESS 1 IN GOOD STANDING

WITNESS 2 IN GOOD STANDING

Biographical statement (optional): (Briefly identify your background, etc.)

Date ____/____/____

FOR OFFICE USE ONLY:

Received: ____/____/____

Signature: _____

Twin Lakes Owners' Association
Letter of Proxy
For the October 18, 2012 Annual Board Meeting

I, _____, being a member in good standing,
(Please Print Your Name Here)

give my vote by proxy to the following:

_____ Jerry Yacuzzi, President

_____ Bill Maxton, Vice President

_____ Sue Lance, Treasurer

_____ James Hayslett, Board Member

_____ Carl Shifflett, Board Member

_____ Patrick Moctezuma, Board Member

_____ Jean Weeks, Board Member

_____ Other _____ (must be a member in good standing)

Signed: _____

Date: _____

Mailing Address: _____

Phone: _____

Lot#: _____ Section#: _____

PLEASE RETURN THIS FORM BY MAIL AS SOON AS POSSIBLE TO:

TLOA
PO BOX 128
QUINQUE, VA 22965

-OR-

BY SCANNING AND EMAILING TO TWINLAKESHOA@TWINLAKESHOA.ORG

