



*Twin Lakes Owners'
Association
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Quinque, Va. 22965*

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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 address:

General: twinlakeshoa@twinlakeshoa.org

COMMITTEES

Architectural: arch@twinlakeshoa.org
Lakes & Dams: lakesanddams@twinlakeshoa.org
Newsletter/Web: newsletter@twinlakeshoa.org
Roads: roads@twinlakeshoa.org
Bylaws: bylaws@twinlakeshoa.org

Don't forget to visit www.twinlakeshoa.org

President's Message

Bill Maxton, President, TLOA

As mentioned in the previous newsletter we have obtained the proper number of bids for the Dam project.

This project will cost between \$800,000.00 and \$900,000.00. This price does not include the removal of the silt at the bottom of the lake. We are also looking into what it would cost to remove the silt.



Road repairs on Jonquil Road are under way. Hopefully, the repairs will be completed within the next two weeks. At this time the road remains closed.

After the completion of this project we should be able to proceed with the paving project.



Thanks to all of the homeowners who have corrected the culverts and ditches on their road frontages. To those who have not done this, consider this your last friendly correspondence.

We will begin to issuing notices and fines if this is not completed in a timely manner. Our new law firm specializes in HOAs and will be very



Road repairs on Jonquil Road are under way.

diligent if and when fees need to be collected.

Remember, this needs to be maintained three foot from the edge of the road. Limbs and growth should be maintained at a vertical height of 12 feet.



We still have openings on the HOA Board (as committee members), especially if you have experience or interest in construction, excavation or finance.

Any questions or concerns please contact the HOA at the appropriate email address or you can phone us at 434-985-4450. If possible, please leave a contact number. This is helpful and will aid me contacting you sooner.

P.O. Box 128
Quinque, Va. 22965
434.985.4450

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Twin Lakes Homeowners Association

Corporately known as Twin Lakes Owners' Association (TLOA)

Lake Shenandoah Restoration Project



The lakes of Twin Lakes, as well as enhancing our property values, also are there for all residents to enjoy, whether it be fishing, boating, or just watching our diverse wildlife and chilling out on the shore.

The restoration of Lake Shenandoah, our largest and most visible lake to visitors and prospective home buyers and renters, is not only required by our Charter, but also a vital financial investment in the future of our community and the quality of our lives.

Dam Repair

The Board has finally received enough proposals to rebuild Lake Shenandoah's dam (No. 2), to proceed. While two bids had been received by the end of 2013, it was not until May that further bids were presented to us (our bylaws require that a project such as this, have at least 3 bids considered, in order to find the most cost-effective one).

The Board has discarded the most expensive proposal, and

submitted the other three for technical review by our Engineer.

We hope to select a contractor within the next month or so. Until we do, and discuss their schedule, it remains impossible to predict exactly when work will begin.

Silt Removal

We have contacted several local contractors, and found one willing to take the silt material out of the north end of Lake Shenandoah (to a local property to dry out and be repurposed).

However, how the cost of the manpower and equipment to actually remove the material is to be covered, is not known at this time.

The Board continues to explore possible solutions, understanding that this normal part of lake maintenance will only become more expensive, once the lake is once more filled with water.

Even before the lake was emptied, the greater part of

the northern end of the lake had become inaccessible by boat and therefore of no use to our residents- as well as denying lake access to a handful of lakeside homes located there.

Financing

The board is investigating several funding options in order to pay for this mandatory lake restoration project.

Besides setting aside funds from our annual budget in order to defray some of the considerable cost, we are also approaching several banking institutions in order to secure financing.

Still, we need to be diligent in raising our own funds- the greater the amount of funds the Association can put toward our restoration project up front, the less expensive it will be for each and every one of us long term, with less of our hard-earned money going towards interest payments that only benefit the bank.

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To that end, the Special Assessment mentioned last year will now be going into effect: the Board has decided to levy a modest \$250 (per lot) assessment, to be split up into two separate, more manageable payments over the next two months or so. Assessment notices will be mailed out shortly, as they normally are. (Lots already combined into one by Greene County, where the Board has received a copy of the new plat in time, will be treated as such.)



The Board would like to thank all Twin Lakes homeowners for their patience and understanding as we sort out this difficult, yet achievable goal of restoring Lake Shenandoah to its original beauty and utility.

We assure you that we are working hard at overcoming this challenge in a timely manner, and that we had deep reservations about implementing a special assessment this year. But after much thought, debate and research, the Board agreed that this was the most prudent choice, as we attempt to move forward with this vital project in the most cost effective way possible. If we can come together as a community and act now to save our primary lake, we can potentially avoid additional costs and special assessments in the years to come, and protect and enhance the value of our properties.

PSA Corner

Greene County Fair is going in this very week – from July 29 to August 2nd. Come out to the fairgrounds and enjoy the entertainment, contests, and vendors. Support your local farmers and businesses! Details at: www.greenecountyfairvirginia.com/



(This space is available, to let our community know about events, announcements, and helpful information pertaining to your local public or non-profit organization and its mission. TLOA does this as a public service and there is no charge. Please email us at newsletter@twinlakeshoa.org.)

THIS SPACE COULD BE YOURS

Advertising space is available here in the newsletter and on our website, which receives daily traffic. Target your marketing to over 500 home owners and business people, all local right here in Greene County. All details are here: www.twinlakeshoa.org/advertise.htm

Combining of Lots

A reminder to our owners who are looking (or have) combined lots with the Greene County Clerks' office: if the Board has not received a copy of the new plat by September 30, 2014, it will not effect the 2015 annual dues.

This deadline is necessary to give our book-keeper sufficient time to update accounts and produce the correct invoices. Updated plats need to be submitted to the Architectural Committee (at TLOA's post office box address or at a monthly meeting). Please do not submit them directly to The Balancing Act – only the Board can authorize The Balancing Act to update accounts.

Editor's Note

There will only be one more printed newsletter after this edition (Fall 2014, to be mailed in late September prior to the Annual meeting), mailed to owner's residences. From Winter 2015 on, the newsletter will only be available online as a downloadable PDF, and in limited hard copy available at the TLOA offices only during our monthly Board meetings (third Thursday of every month).

All association members who provide an email to the Board will also receive an email notice as each season's newsletter becomes available (but the website will also announce the latest edition when it becomes available). This change will save the association hundreds of dollars a year (as well as time that can be better put toward fulfilling the Board's other obligations).

Layout and production of the newsletter are graciously and professionally performed by Twin Lakes' own Pat Fitzgerald, Editor of the *Greene County Record*.

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