



WEB SITE: Did you know Twin Lakes has a Web site. It's www.tlhoa.com. Please bookmark it.

WHERE IS OUR NAME SAKE? Residents have been in communication with SWFWMD about the level of water in Twin Lake. The response from SWFWMD was "The current low water level in Twin Lake is not unprecedented, but reflective of the drought conditions we have been experiencing... the lake showed similar low levels in 1957, 2001 and 2008 when the Tampa Bay area was subjected to similar extreme drought conditions... The low lake level is a reflection of the current groundwater elevation in the region."

SPRING CLEANING: Hopefully winter freezes are behind us and cool comfortable weather is here. Now is a great time to trim back vegetation in your yard. Cut back what the frost killed and trim hedges to no higher than your mailbox. Also, for the do it yourself types, this is a nice time of year to paint the exterior of your house. Paint and supplies should cost less than \$ 250 for a 50'x50' single story house.

POOL: The pool lighting has been upgraded and the original fixtures have been replaced. Some of the new lighting includes compact fluorescent lights. Like everyone changing to CFLs, we are hoping to see reduced electric bills.

ECONOMY HITS HOME: The TLHOA board would like to thank all residents that have made paying their fees a priority! These fees enable our neighborhood to maintain a community pool, mow, irrigate, light the entryway, pay insurance, maintain common areas & retention ponds, make repairs, etc.

The national economic crisis has or will affect all of us. One important way it has affected Twin Lakes is by the increase in delinquent accounts. There are currently 63 lots (27%) that are past due with their association fees. The board of directors views this issue as the number one problem facing the community.

In just the last year alone the total outstanding money owed has grown 35 percent to more than \$22,000. Since February 1 last year residents that are 4 or more months late has grown by more than \$11,000.

It is the policy of the TLHOA to charge interest on late payments and to place a lien against homes when they are more than \$300 in arrears. So there are significant incentives to pay the fees in a timely manner.

To help residents avoid extra charges the management company sends a late notice reminder in the mail. If residents fail to respond to two late notice letters a \$150 fee is incurred. This fee is charged by a lawyer who has been engaged to act as a third reminder. Next, a homeowner receives a 45-day pre lien letter. If the resident still does not pay the outstanding fees, late fees, interest, attorney fees, etc. the house is liened. The lien must be filed in a timely manner to preserve the Association's right to collect when the bank forecloses.

- Once a resident has incurred any type of fee the property manager does not have the authority to waive fees.
- Quarterly fees of \$132.30 are due April 1.

With more homes going into foreclosure what can we do? We hope you'll make a difference by telling those people you know who are in a position to purchase a home, such as co-workers, to please look at the homes in our neighborhood. The best way to keep our neighborhood vibrant is with resident homeowners that care.

A MESSAGE FROM THE PROPERTY MANAGER ON DEED RESTRICTIONS: Many residents have received violation letters from the Association listing observed violations of deed restrictions. Your Association manager conducts regular inspections of the community and notes apparent violations. First violation notices are sent. If the violation is corrected, no further action is taken. If the violation is not corrected or the unit owner fails to respond to the manager to work out a solution, a second letter is sent. If the violation remains uncorrected and the unit owner does not respond, the file is remanded to Association counsel for follow-up. The attorney will send a certified letter to the unit owner and will charge the unit owner \$150.00.

It is extremely important that unit owners respond to the manager – preferably by email, fax or letter – upon receipt of the first violation letter. If there is no response, the Association presumes that you are ignoring the issue and proceeds as noted above. If you have questions about the procedure or the content of the violation, please contact **Bill Sanborn** at (813) 433-2004.

Violations of concern - Mailboxes: There are no requirements in your association documents specifying a particular style or color. Nonetheless, unit owners are responsible for maintaining their mailboxes in a serviceable condition and in a neat and tidy appearance.

Many mailboxes in the community are in an advanced state of disrepair. Consequently, particular attention will be paid to mailboxes during inspections. We will be looking for the following: Bent, broken, crooked, unpainted or unmaintained posts – Posts that are not of regulation height – unpainted or unmaintained boxes – boxes missing flags or lids – unreadable or no house numbers – dead shrubs around base – shrubs growing over the mailbox blocking the house numbers.

Violations of concern - Roofs: Many roofs are in need of cleaning and some have fallen into disrepair (shingles missing, deteriorated shingles or temporary patching). Roofs that have obviously reached the end of their useful life must be replaced. Consider a lighter colored roof to improve your energy efficiency. The Association is willing to work with residents, however, it is the resident's obligation to make a timely response to the violation letter.

There is a concern that pressure washing roofs will denigrate the shingles and limit the life of the roof. However, there are other ways of cleaning roofs that do as good a job but do not involve pressure washing.

Tone of violation letters: Some unit owners have objected to the tone of the violation letters as being threatening and intimidating. It is not the intent of the Association to threaten or intimidate unit owners. In fact, your Association has little control over the content of violation letters. We are told by counsel that violation letters are a “notice” to the unit owner. In order to enforce the deed restrictions as the Association is obligated to do, legal notice requirements must be included in the letter. Violation letters must inform unit owners as to the action your Association has the authority to take in the event the unit owner does not correct the violation. So please don't interpret violation letters as the Association's attempt to impugn your character or to threaten you. Again, communication is the key.

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CONTACTING THE SHERIFF: Homeowners who need to contact the sheriff's office should call the dispatcher at (813) 929-1204 or (813) 996-6982.