

The Twin Lakes Tattler

This is our first newsletter in quite a while. Some of the residents who have lived here a while may remember getting the newsletter on a more regular basis, and hopefully enjoyed it. In the future, we may have a bulk mailing that will go to each home as "Current Resident" as this is not too expensive. In the interim we will be distributing as an e-mail, posted on our website and in the newsletter box at the entrance by the pool road. We hope you enjoy it and find it informative. As our newsletter committee gets formed I am sure the content and presentation will be more appealing.

Update on the Entrance Lights

The board would like to apologize to all the residents for the lighting issues at the entrance. The original installation was not buried deep enough due to roots and other obstructions. Over the almost two years the wire has worked itself closer to the top of the ground causing multiple expensive repairs. The HOA will be installing all new lights and wiring on September 9th and 10th. We are looking for volunteers to help running a trencher, digging roots, installing lights, etc. Please let Jim Clark or Larry Wissinger know if you would like to help! We all would like to thank the residents who donated a flag for the front entrance. Not many communities look like ours as you enter. Thanks again to those who contributed.

Annual Meeting

The annual meeting is right around the corner. Each resident will be getting a notice of the meeting as well as a form to express your interest in joining the Board of Directors. There will be several board openings due to terms expiring and resignations. These are the people who are responsible for making our community thrive, or not. The board needs people who come to the board with only one agenda, to work for the residents and improve the community. Please turn in your proxies as soon as you get them. It is very expensive for the HOA if we do not get a quorum and have to re-schedule the meeting. We will have volunteers roaming the garage sale collecting proxies and look for the drop off signs. Any help will be appreciated.

Twin Lakes has a New Disaster Plan

The 2017 Hurricane Season is upon us, and the board of Twin Lakes Subdivision wants to make sure we are ready in the event a hurricane or a tropical Storm hits our area. It has been twelve years since Tampa Bay has seen a hurricane and many of us in our community have never been through a hurricane. The key to surviving any major storm is being prepared. That is why our board has adopted the Twin Lakes Disaster Plan. This is a plan outlining how we as a community and each family can be ready in case a major storm comes our way.

The Twin Lakes Disaster Plan outlines what each of us needs to do now to be ready. It also suggests actions that need to take place once a storm is headed our way. Included in the plan is the Pasco County Evacuation Zone and Shelters and the Tampa Bay Disaster Planning Guide.

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We have published this plan on our web site: <http://www.tlhoa.com>. Please review and make sure you and your family are prepared if a hurricane or tropical storm heads our way.

Paving

The paving is complete with few complaints from the residents. Each resident will receive an invoice from the county in early 2018. At that time, the county will have compiled all the costs from contractors and vendors. The actual cost however can not exceed the original estimate the county has previously sent all residents. If the invoice is not paid within 30 days it will go on the 2018 tax rolls and will be amortized over 10 years with 4.25% on the unpaid balance. The board has worked out a tentative plan with the county where the residents will only receive the bill for the difference between what is owed and what the HOA reserves are contributing. At this time, it looks like the HOA will be able to contribute around \$250,000 toward the paving which is in line with what we anticipated last year.

Playground

The board understands that the existing playground equipment has reached its useful life and needs replacement. We have been considering this for the last year and have decided we now have the funds to replace it. The new equipment will be installed on October the 13th and we believe everyone will be pleased with the selection. (Especially the kids) As the price we received to demolish and haul away the existing equipment was too high the board will be doing this with volunteer labor. If anyone has a pickup that they don't mind hauling junk to the dump it would be appreciated as our main expense will be renting a truck. Stay tuned for the dates of this work.

The rockers, squirrel and duck, just need some minor repair, clean up and paint. If anyone would like to volunteer to paint these two critters please contact Jim Clark or Larry Wissinger.

What Does Our Management Company Really Do?

(A Note from Denise Helbig at West Coast Management)

As your property management company, we have direct contact with the Board of Directors, homeowners and from the homeowners to the Board. We also act as a liaison to the vendors when needed. We assist with organizing and providing information for any meeting. We collect the dues and pay the bills of the association. We assist and support your volunteer Board of Directors and homeowners. We are the purveyors of information to the Board of Directors in the running of the business of your Non-Profit Organization, your association! Many times, a homeowner will call in and want us to waive late fees or remove their violation notices. We do not have the authority to make decisions on behalf of the association BUT we can assist the Board by sometimes being the bearer of the "bad" news to a homeowner. This makes the management company sometimes not very popular BUT does allow the Board the ability to do their job with a little less friction. We serve at the pleasure of the Board of Directors of your community and although we may recommend a certain

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action, the Board is under no obligation to proceed with our recommendation. One of the joys of our job is working with your amazing Board of Directors. They work very hard on your behalf and my staff works hard on your behalf as well! However, we are not perfect and sometimes errors do happen. My promise to your Board and the community is that we will do our best to resolve any issue that comes up. We truly enjoy managing your association so please don't hesitate to contact our office should you have any questions.