

TWIN LAKES TIMES

FALL ISSUE

NOVEMBER 2010

ASSOCIATION HOLDS ANNUAL MEETING

The Annual Meeting of the Twin Lakes Home Owner's Association was held August 24, 2010 at Tulakes Elementary School. A large number of homeowners were in attendance. Several timely topics concerning the neighborhood were discussed. The topic of gating our community still seems to be top priority. It remains the consensus of the homeowners that we not gate until the City of Warr Acres has repaired the streets in the neighborhood. Because once the community is gated, street repairs will be our responsibility.

One homeowner asked why our Covenants are not being enforced. The Board explained that we try extremely hard to address every violation that we are aware of. Normally all violations are resolved, but if matters cannot be resolved, the final recourse is litigation.

Fishing in our lakes by outsiders continues to be a problem. President Wynne asked that all homeowners be aware and notify the Police if they see violators.

Each Board Member gave an annual report pertaining to their area of responsibility. An annual financial report was distributed; the Association is financially sound, with more money in the bank than has been in years.

An election for three Board Members was held. Incumbents Robert Wynne and Dwayne Smith were returned to the Board, along with David Curlee who lives at 6117 Gun Hill Way.

2011 ANNUAL DUES . . . Statements for the 2011 Annual Dues will be mailed in early January 2011. The dues are still \$208.00, and have not increased since 2004. Annual Dues are due no later than January 31st of each year. The Covenants state that dues are to be assessed equally among all homeowners so, in fairness to others, it is imperative that each homeowner pay their dues. On-time payment is appreciated and will avoid interest and a lien on your property.



ANNUAL GARAGE SALE . . . will be Saturday, May 7, 2011 from 7:30 AM until 6:00 PM. Every homeowner must get their own permit. The permit is free and available at City Hall, 5930 NW 49th Street – phone 789-3329. Speaking of garage sales. The annual garage sale was started to eliminate so many individual ones throughout the year. That said, please refer to the Covenants, Article XIV regarding Signs, Billboards & Miscellaneous Structures. The Board has received complaints regarding too many signs in the neighborhood. On the other side of the coin, complimentary remarks have been received on how nice the entrance looks since signs are removed as soon as they are noticed. **Let's all do our part to keep our neighborhood beautiful, well kempt and clean.**



ASSOCIATION BOARD

President	Robert Wynne	720.6500
Vice President/Lakes	Barney Larkin	773.0606
Secretary/Newsletter	Jo Ann Johnson	728.3510
Treasurer	Gary Puryear	728.1846
Covenants	Ken Ericson	470.7122
Parks	Dwayne Smith	722.1413
Newcomers	David Curlee	603-3424
At Large	Gloria Pogue	722.9333

Visit www.neighborhoodsplus.com for Covenants, financial statement, and much more. "Request Form" for roofing variance is in back of Homeowners' Directory and a copy is included with this newsletter.

THANK YOU, THANK YOU.
THANKS . . . To **Dwayne** and **Deanna Smith** for delivering the last issue of *The Twin Lakes Times*.

E-MAIL NEWSLETTER COMMENTS AND/OR SUGGESTIONS TO EDITOR JO ANN JOHNSON AT WPJJAJ@AOL.COM.

A Rose is a Rose, is a Rose. And what beautiful red roses they are. Of course you've noticed the new landscaping at the Main Entrance of the neighborhood! All of the new shrubs, the freshly trimmed old ones, and the tall towering trees make a beautiful picture to welcome you home as you drive in. Your dues at work again!

STAY SAFE THIS HOLIDAY SEASON.

Here are some hints to keep burglars from "helping themselves" at your house when you're away for an evening or an extended period of time:

- Keep valuables and gifts out of sight
- Always lock all doors and windows
- Turn on outside lights. Keep sidewalks and driveways free of snow
- Have inside lights and a radio or TV on timers
- Stop all mail and papers or arrange for a trusted neighbor to pick them up
- Call police if you see any suspicious activity

NOTHING BRIGHTENS THINGS UP MORE THAN PAINT - - - And the railings along the dam have just received a fresh coat. Great job! And new signs were posted, too. Lookin' good in the neighborhood.

DELINQUENT HOMEOWNERS DUES AS OF SEPT 30, 2010

A & L Royalty Holdings LLC LIEN
Byrd, Milton & Pamela LIEN
Hildebrandt, William & Lorraine LIEN
Ingncio, Deloera LIEN
Ramsey, Joseph & Lainie LIEN

SOLICITORS are rarely welcome at our door. And they must have a permit issued by the City of Warr Acres. If you see one in the neighborhood and you suspect they do not have a permit, call our Police at 789-3329. They **will** respond. The City does not want unauthorized solicitors in the City. And neither do we. Help keep Twin Lakes safe.

