

Twin Creeks Community Association Newsletter—Spring 2022

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Twincreekshoa.net
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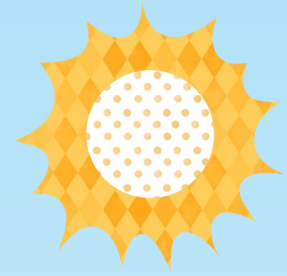
ACC Reminders—Spring Projects

Spring has sprung and it is the perfect time for seasonal upkeep. Please take the time to inspect roofs, siding, fences, porches, and windows for weathered paint, stain, etc. When you're planning a repair or remodeling project, please remember that an Architectural Control Committee (ACC) Request form must be submitted online for any change you are planning to the exterior of your property.

Architectural standards preserve, protect and enhance property values within our community and ensure aesthetic consistency throughout the neighborhood. See your governing documents on your website or www.cmamanagement.com to find specific policies and guidelines pertaining to Solar Panels, Roofing, Sheds, Pergolas, Pools, Flags and Flagpoles, Landscaping, Signs, etc. The website also outlines the procedures to submit an ACC request online.

To streamline your ACC request, please submit your request BEFORE starting your project and allow enough time for review and approval. Include all required documentation per the modification guidelines. Incomplete submissions will be denied, and you will be asked to supply more information.

Please follow these steps to get your spring home projects done without unnecessary delays or violations.



Upcoming Events

- May 28th— Pools Open
 - April 6 & 20th— ACC Meeting
 - April 15th— Good Friday: Office Closed
 - May 4th & 18th— ACC Meeting
 - May 20th— Board Meeting
 - May 30th— Memorial Day: Office Closed
 - June 10th— Tentative Dive In Movie @ TC1 Pool
 - June 17th— Board Workshop
 - June 26th— 4th of July Social Celebration @ TC1 Amenities
- (Dates are subject to change)

Interested in Volunteering?

We are in need of committee members for the following:

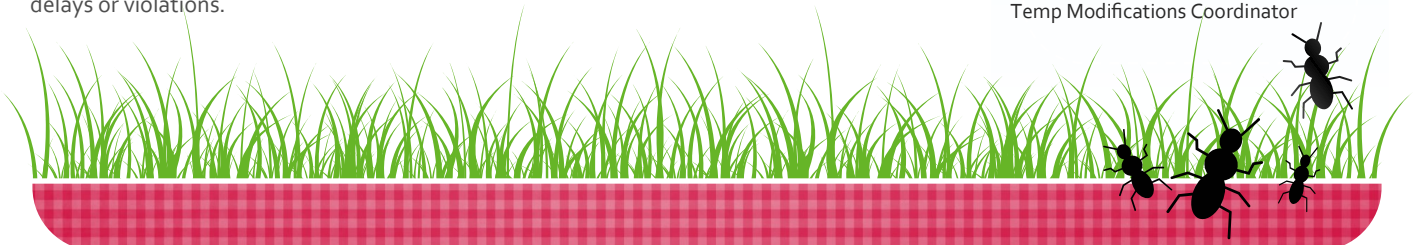
- Modification Committee
- New Construction Committee

Visit twincreekshoa.net and fill out the volunteer form.

Staff Updates

We have a few new faces in the office:

- **Brandy Jones**
Administrative Assistant
- **Donna Hill**
Temp Modifications Coordinator



Tennis Program Spring 2022

For enrollment please contact Colleen Regan at 214-448-5783. Email: cregan7@outlook.com

Junior Development Class	Day(s)	Time	Session 1(6 weeks) & Cost	Session 2 (6 weeks) & Cost	Session 3 (7 weeks) & Cost
			January 3 rd -February 11 th	February 14-April 1	April 4 th -May 20
8U Beginner - Intermediate Advanced	Tuesday, Thursday and Friday	Tuesday, Thursday and Friday 5:00-6:00 Tuesday and Thursday 6:00-7:00 option as well	\$120 (once a week) \$235 (twice a week)	\$120 (once a week) \$235 (twice a week)	\$140 (once a week) \$275 (twice a week)
10U Beginner - Intermediate Advanced	Tuesday, Thursday and Friday	Tuesdays and Thursdays 4:30-6:00 or 6:00 to 7:30 pm Fridays: 5 to 6:30 pm	\$180 (once a week) \$355 (twice a week)	\$180 (once a week) \$355 (twice a week)	\$210 (once a week) \$415 (twice a week)
11-14 / 15-17 Beginner - Intermediate	Monday, Wednesday and Friday	Mondays and Wednesdays 5 to 6:30 pm Fridays 6 to 7:30 pm	\$ 180 (once a week) \$ 355 (twice a week)	\$ 180 (once a week) \$ 355 (twice a week)	\$ 210 (once a week) \$ 415 (twice a week)
11-14 / 15-17 Advanced	Monday, Wednesday and Friday	6:30 to 8:30 pm Sunday 2:00-4:00	\$ 240 (once a week) \$ 475 (twice a week)	\$ 240 (once a week) \$ 475 (twice a week)	\$280 (once a week) \$555 (twice a week)

Upcoming Camps:

Spring Break Camp

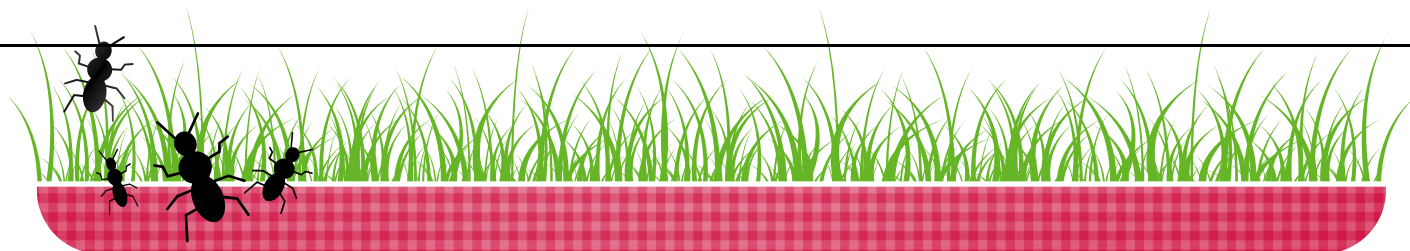
Additional Information:

WE ARE NOT DOING CLASSES THE WEEK OF SPRING BREAK AND THERE WILL BE A CAMP. YOU ARE NOT CHARGED FOR THE WEEK.

Match Play days: Saturday once a month

Times: 2:00-3:30 pm- 11-17 Int. 3:30-5:00 pm 11-17 ADVANCED

Make-up training sessions will be offered in the event of inclement weather. All make-up lessons must be made up during the same session.



Common Area Maintenance

COMPLETED PROJECTS

- Winter storm clean up – trees and dead shrubs have been removed
- Ground cover at corner of Lexington & Woodsboro were installed
- Clarissa Holly bushes were removed from TC 1 Amenity Center playground
- Mulch & seasonal color installed. Leaf cleanup will continue through April
- Landscape lighting at McDermott & Twin Creeks Dr. repaired
- Somerset fountain drained for cleaning and light replacement
- Pond dye installed
- Various TC1 & TC2 tennis court light bulbs replaced
- New pool coping and deck-o-seal installed at TC 1 Amenity Center
- Brenham Ct. pedestrian gate repaired
- Wimberley arm lift repaired
- Wimberley gate access backup battery system replaced

- Wimberley pedestrian gate panels replaced with new code
- Replaced pickleball nets
- Playground mulch refurbished at both amenity centers

PROJECTS IN PROGRESS

- Somerset waterfall repairs are ongoing and should be completed within 8 weeks
- Sand refurbish scheduled mid-April for both amenity center playgrounds
- Pickleball will be moving to TC2 Amenity Center
- New www.tcswim.com website design underway
- New online amenity reservation system, swim team registration, pool monitor access, and annual e-voting coming soon

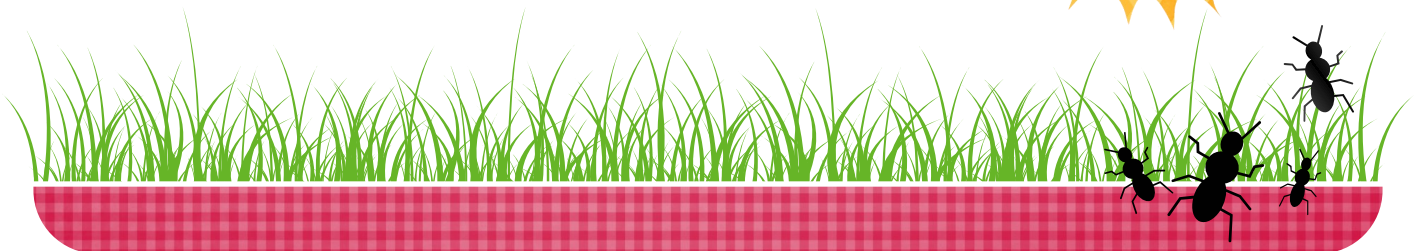
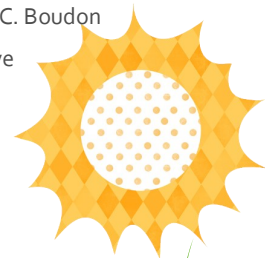
FUTURE PROJECTS

- Landscape replacement from winter storm
- Office foundation work
- Office repairs from water leak

*In the spring, I have counted 136 different kinds of weather inside of 24 hours.
– Mark Twain*

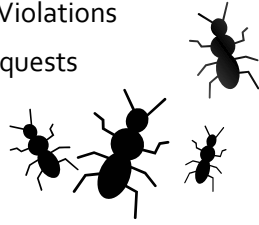
Welcome to the Neighborhood!

- | | |
|---|---|
| ◇ Ambiguous LLC
1144 Landon Lane | ◇ Kyu Myeong Lee & Chanju Won
811 Paris Court |
| ◇ Jamie Chapman Roberge & Jeffrey Alan Roberge
1003 Wimberly Court | ◇ David Eli Schrob & Cynthia Schrob
1611 Gladewater Drive |
| ◇ Open-door Property C LLC
1003 Audrey Way | ◇ Rupam Das
1301 Hockley Court |
| ◇ Justin Ramirez & Candace Michelle Ramirez
1716 San Jacinto Drive | ◇ Vinayak Mahendra Vyas & Swati Vinayak Vyas
1108 Cross Plains Drive |
| ◇ Julie C. Avellanet & Allan Joshua Avellanet
1419 Abilene Court | ◇ Grant E. Boudon & Abby C. Boudon
1212 Comanche Drive |
| ◇ Sean Radley Flynn & Camila Santos Rezende
911 Rotan Court | |



Management Summary (First Quarter 2022)

- ◇ 123 Correspondence Calls
- ◇ 87 ACC/MOD Requests
- ◇ 1388 Compliance Violations
- ◇ 21 Work Order Requests



Financials As of February 2022		
	<u>Actuals</u>	<u>Budget</u>
Income:	\$437,203.84	\$372,865.72
Expense:	\$278,921.46	\$325,041.44
Net:	\$158,282.38	\$47,824.28

Be the reason someone smiles today! :)

Covenants Corner—Spring Cleaning

Your CMA Management Team regularly conducts onsite property inspections, and sometimes must generate letters to homeowners. Initial notices are sent as a courtesy and could require you to correct a covenant violation. Timely maintenance addresses violations before they happen.

Your Compliance & Modification Coordinator will be driving your neighborhood soon. Please remember to address the following for good yard maintenance:

- ◇ Mow your lawn weekly.
- ◇ Keep turf at a reasonable height.
- ◇ Put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface and refresh mulch as needed.

- ◇ Don't forget to check for weeds in the expansion joints of your driveway.
- ◇ Fertilize and reseed your lawn from time to time as necessary.
- ◇ Remove weeds from lawns, landscape beds and cut back any overgrown plant material on a regular basis. Remove and replace dead plantings from landscape bed areas.

If you need to discuss a notice or request an extension or grace period, you can quickly notify CMA via www.cmamanagement.com by accessing your account online.

Let's all work together to keep the community looking its best! This will help protect YOUR property values.

Swim Programs

- ◇ Ready to join the Tiger Sharks Swim Team? Visit new and improved www.tcswim.com website for more information. This year, homeowners can utilize the website to register for the program, pay for uniforms, track swim meets and competition dates and communicate with the Coaches. The site should be live by end of April.
- ◇ Do your kids need swim lessons? Sign up with Metro Learn to Swim through www.MetroLTS.com,
- ◇ Contact Morgan Peele at mpeele@MetroLTS.com if you have any questions about either program.

