

TWIN CREEKS NEWSLETTER

CMA - Twin Creeks Staff

(972) 390-1194 / info@twincreekshoa.net / twincreekshoa.net
300 Twin Creeks Drive, Allen, TX 75013



WELCOME TO THE BLOCK

Monica & Patrick Canavan
704 Twin Creeks Dr

David & Lorie Garlich
501 Spur Dr

Rahul Parlapalli & Bhavana
Kandlakunta
1003 Audrey Way

Peter & Amanda Preston
1334 Comal Dr

Rongping Wu & Qinglan Bai
420 Brazoria Dr

Carl & Carol Milam
402 Brazoria Dr

Randy & Davenna Schirman
1321 Rio Grande Dr

Yan Wang
1412 Salado Dr

Dan Ngo
1326 Comanche Dr

William & Abbigail King
511 Del Rio Dr

PROJECT UPDATES

Somerset Waterfall – The Board has evaluated several proposals & will decide at the March Board Meeting if the waterfall feature will be repaired or replaced with fountains instead. The goal is to minimize the financial impact & get it operational by late spring.

McDermott/Twin Creeks Ponds – The golf course is currently repairing the pump that supplies the water to the HOA ponds. The pump should be operational the week of March 6th.

Onsite Office – The Board intends on renovating the space this spring

to allow community meetings & small gatherings.

TC1 Tennis Court Resurfacing – Scheduled for March 13-25th. Two courts will be unavailable at a time. First-come-first-serve tennis should play at TC2 Court 1 during this time. Tennis lessons will rotate courts at TC1 during the resurfacing.

TC1 Pavilion Foundation – Staff is currently investigating if there is a leak causing the foundation to shift. Repairs will need to be scheduled after pool season ends.

TC2 Pool Coping & Mastic Repairs – Completed in February to prepare for the annual city permit inspection.



UPCOMING EVENTS (Dates are subject to change. *TBD)

March 12 – Daylight Savings
March 24 – Board Meeting
April 5 – WP Townhall
April 7 – CMA Offices Closed
May 20 – TC2 Pool Opens
May 27 – TC1 Pool Opens
May 29 – CMA Offices Closed
*June 10 – Dive-In Movie Night
*June 25 – 4th of July Celebration

INTERESTED IN VOLUNTEERING? YOUR BOARD IS ALWAYS LOOKING FOR HELP.

Submit your [interest form](http://info@twincreekshoa.net) to
info@twincreekshoa.net.

**STAY CURRENT IN BETWEEN
NEWSLETTERS – CHECKOUT
THE PORTAL HOMEPAGE FOR
COMMUNITY UPDATES**

4TH QUARTER 2022

ACC Requests: 107
Compliance Violations: 402
Work Orders: 7

RECENT HIGHLIGHTS

COMMITTEES

WP Advisory Council was formed this year to assist the Board with neighborhood specific requests.



Sports Courts Committee has proposed a special assessment to install 4 pickleball courts at TC1. More information to come soon.

Social Committee has asked CMA's Lifestyle Department to assist with this year's events at Twin Creeks so we don't miss a beat.

SPRING 2023 – LANDSCAPING TIPS

As winter draws to a close & we eagerly anticipate warmer weather, it's time to get proactive & work on our lawns:

- End of winter (February/March) is the best time to limb up trees & thin canopies. Perform a "scratch test" to see if your trees are dormant or dead.
- Apply pre & post-emergent to turf & beds to prevent weeds & fertilize.
- Treat lawn for fungus if necessary.

- Cut back ground cover, ornamental grasses, & perennials. Start trimming shrubs. Move to bi-weekly mowing.
- Complete an irrigation inspection on your system.
- Apply ant treatments.
- Mulch landscape beds after the live oak leaves have dropped.
- FYI – if you are planting new trees, the City of Allen no longer lists Ash trees as a recommended tree for landscaping due to the recent influx of the emerald ash borer beetle.



COMPLIANCE CORNER – OUR NEXT AREA OF FOCUS

Compliance will be looking for:

- Removal of winter holiday décor
- Mailbox paint, address numbers, & leaning posts
- Weeds & dead/missing shrubs
- Missing/dead trees
- Cracked tree wells
- Boats/RVs/Trailers

Please remember that a modification request form must be submitted online BEFORE any change you are planning to the exterior of your property. Go to twincreekshoa.net for guideline specifics under Association Info – Documents, & application procedures under Account Info – ACC Modification for step-by-step instructions.



MANS BEST FRIEND

Scoop the Poop

If left unattended, animal waste can become toxic & hazardous to the sewer system & soil. Plus, it makes for an unattractive lawn. While walking your pet, bring a baggie to discard the waste at home.

Leash Law

A leash provides emergency control when your pet is not in an enclosed area.

Even if your dog has perfect recall, you cannot control the world around them. Certain circumstances such as other unfriendly or aggressive animals can trigger your pet which can lead to injury to them, you, or others. Some people are terrified of dogs & need a respective distance. Others are simply allergic. Not to mention, it's a city ordinance.

Barking

It's normal for dogs to react to things they don't understand, like being left at home alone or seeing something in the backyard. But when barking persists, it can become a nuisance to your neighbors. Exposure & confidence training are the best ways to correct the unwanted behavior.