



TWIN CREEKS COMMUNITY ASSOCIATION, INC. NOTICE OF ANNUAL MEETING 2023

July 24, 2023

Dear Twin Creeks Property Owners:

As Manager for the Twin Creeks Community Association, I am pleased to advise you of the Annual Meeting to be held on **Thursday August 24, 2023**. The purpose of this meeting will be to elect three (3) Directors to the Board and to conduct the normal business of the Association. Your participation is important. In order for the Association to hold this meeting, at least 10% (at least 281 lots) must be present or represented by proxy.

We are pleased to offer an electronic option for quorum and voting purposes through your community portal at <https://twincreekshoa.net/>. Please login, click on the Association Info tab and select Online Voting. Candidate biographies will be located on the portal homepage and on the online voting page. Election results will be posted on the community website the day after verification by third party is completed. If you have questions or need assistance with online voting, please contact the Twin Creeks onsite office at (972) 390-1194.

By directing your own vote on the portal, your submittal will also count towards quorum. Should you withdraw from voting, submitting your general proxy will solely count towards quorum. Please do not assign the proxy to yourself. If you choose to assign your proxy, please complete on the portal. You can also mail your proxy/ballot from this packet to 300 Twin Creeks Drive, Allen, TX 75013 or e-mail to info@twincreekshoa.net by August 22, 2023 before 5:00p.m. even if you plan to attend.

Please plan to join us at this year's Annual Meeting:

DATE: Thursday, August 24, 2023
TIME: 6:30 p.m. (*check-in starts at 6:00 p.m.*)
LOCATION: Allen ISD Service Center
1451 North Watters Rd.
Allen, TX 75013

Thank you in advance for your participation in this important process. The successful future of our community will be determined by the active participation of our homeowners. **Please remember to bring adequate identification, such as a driver's license.** We look forward to seeing you at this year's Annual Meeting.



Sincerely,

TWIN CREEKS COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager,
Chelsea Chambo, CMCA®, AMS®



TWIN CREEKS COMMUNITY ASSOCIATION, INC.

PROXY INFORMATION

What is a Proxy?

A proxy is a written and signed document that allows you to authorize a specific person to act on your behalf. Proxies can be used to establish a quorum and/or to allow your representative to vote on matters at a duly called meeting of the Association.

If you change your mind and attend the meeting of the Association in person, your proxy will be returned to you at the meeting.

What is Quorum?

Quorum is the number of owners required to be present in person or by proxy in order to elect directors and to conduct the business of the association. As set forth in the Association's documents, Twin Creeks Community Association requires 10% or 281 owners to be present in person or by proxy.

What happens if Quorum is not met?

If Quorum is not met at a duly called meeting of the Association, the meeting must be reconvened at a later date at an additional expense to the Association. This additional expense is paid by the owners through their assessments and could ultimately affect the amount of the assessment you pay due to the increased costs to reconvene annual meetings.

Do I need to complete and return the Absentee Ballot if I return my Proxy?

It is not necessary to return your absentee ballot with your proxy.

What should I do if I still do not understand how to fill out or use the Proxy?

Call CMA Management at the Association office. Staff will be available to walk you through the process. Remember, the key to effective use of the Proxy is to return the completed Proxy to CMA Management at the Association office.

Remember:

It is very important that you complete and return your proxy to CMA Management at the Association office.



TWIN CREEKS COMMUNITY ASSOCIATION, INC.

PROXY / ABSENTEE BALLOT

***** IMPORTANT – DO NOT DISCARD *****

I, the undersigned, being the record Owner of the property identified below, or being the authorized voting representative for the property, hereby revoke any previous proxies and grant to the person identified below (my "Proxy Holder") my revocable Proxy for quorum only or to consent and to vote as specified below, and in all other respects to act on my behalf, as a Member of Twin Creeks Community Association, Inc. (the "HOA"), at the Annual Meeting of the HOA scheduled for **Thursday August 24, 2023**, or as such meeting may be rescheduled, adjourned, or recessed and reconvened. My Proxy Holder is authorized to consent and to vote in the same manner and to the same extent and with the same effect as if I were personally present at the meeting and voted (except as may otherwise be specified above or on the front of this form).

CHOOSE ONE OF THE BELOW OPTIONS:

OPTION 1: PROXY FOR QUORUM ONLY (NOT ASSIGNING VOTE)

☐

I hereby assign my proxy to establish Quorum only at the meeting to the President of the HOA, or, Secretary of the HOA if the President is unable to act as my Proxy. I am not voting.

OPTION 2: PROXY FOR QUORUM AND VOTE

☐

I hereby assign my proxy to establish Quorum only at the meeting to the President of the HOA, or, Secretary of the HOA if the President is unable to act as my Proxy. And I am casting my own vote as follows:

ABSENTEE BALLOT TO ELECT THREE (3) MEMBERS TO THE BOARD OF DIRECTORS

I hereby direct my own vote for the specific candidates as follows (select up to three (3) members):

☐

CYRIL AYANGBILE

☐

DAVID HICKS

☐

ROBERT MERLO

☐

DEBRA BAILEY

☐

MARTHA HOGAN

☐

EBONI RUSSELL

☐

BRENDA BOEHM

☐

JON HOUSMAN

☐

PATRICIA STAMPLY

☐

BEVERLY COGHLAN (incumbent)

☐

SCOTT A. LAW

☐

GREGG WATLING (incumbent)

☐

MEHRDAD ESFANDI

☐

ALAN MEAD

SIGN AND DATE – In order for this Proxy / Absentee Ballot to be valid it must be signed and dated.

(YOUR SIGNATURE -- Owner/Member)

Date Signed

(YOUR PRINTED NAME -- Owner/Member)

Twin Creeks Community Property Address

By signing this proxy / absentee ballot I am confirming that I understand the following: Where I am present in person and elect to act on my own behalf at said meeting or with respect to a specific act of the Association, such presence or action will supersede and suspend the effectiveness of this proxy. Where I have given my written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held.

This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Twin Creeks Sports Court Committee

Invites you to our presentation at the annual meeting on August 24th, 2023.



Community Enhancements

Tennis Center

Dedicated Tennis Center at Twin Creeks 1 with upgrades to current 4 courts and the addition of a stadium court.

PickleBall Center

Dedicated 6 court Pickleball Center at Twin Creeks 2.

Upgraded Basketball Courts

Enhanced Basketball courts for TC 1 and TC 2.

AUGUST 24TH

WHY ENHANCE OUR AMMENTIES?

- More space for our friends and family to play the sports they love.
- Build a sense of community with our neighbors.
- Why update our homes and not our community?
- Nearby communities are building PB courts, lagoons, coffee shops, dog parks. Twin Creeks needs to be relevant to attract our future home owners.



We look forward to seeing you on August 24th!