

# TWIN CREEKS COMMUNITY ASSOCIATION

Spring 2024



*We would like to thank all the residents that were able to attend the Twin Creeks Board of Directors meeting on March 22nd. Thank you for sharing your valuable insights and feedback!*

## **TC1 NEW POOL FURNITURE**

New pool furniture has been ordered for TC1 and 6 Adirondack chairs for the TC1 park area.

## **RESTROOM RENOVATION**

The foundation repairs are complete and will require 6 months to settle. TC1 restroom renovations will begin in Fall 2024.

## FACILITIES AGREEMENT FOR WALNUT SPRINGS STREET LIGHTS

The Board has approved the facilities agreement for street light maintenance for Walnut Spring with the City of Allen. This is a significant cost savings for the HOA.

### 2023 SPORTS FACILITY UPDATE



#### Approved Improvements for the Sports Courts

- o Resurface and paint current tennis courts to create six pickleball courts.
- o Add a new bench and shade barrier structure on the concrete platform.
- o Add six new pickleball nets.
- o Replace the current water fountain with a new water station including water bottle filler.
- o Paint the basketball courts to give them an up-to-date modernized look.
- o Add lighting at Twin Creeks 1 basketball court.
- o Add gravel to repair the erosion of the basketball court at Twin Creeks 2.
- o Expand the volleyball court to regulation size (30' x 60') to allow for 6-person teams per side.
- o Add lighting to volleyball courts at Twin Creeks 2 for night play.
- o Install foot wash and rinse stations.

*Thank you to the Sports Court Committee!*

# COMMUNITY VOTE: IMPORTANT THAT YOU ARE INVOLVED



## Association Office

Based on recent homeowner feedback, some residents would prefer to see the Twin Creeks Community Association sell the onsite office. Your Board of Directors consulted with the Association's attorney. The Association does not have the authority to sell the property without amending Article II, Section 2.1 and Article IV, Section 4.7 of the Declaration of Covenants, Conditions, and Restrictions.

Both items can be accomplished by a community vote of 67% in favor (1883 households).

## Working Capital

The Board is proposing to implement working capital in Twin Creeks. If this amendment passes, it will be a fee paid by the buyer at closing. The Board is currently proposing that the amount collected will be equal to the total assessment for that year and contributed to reserves.



*More information to come.  
We look forward to hearing from you!*

## MEET YOUR TEAM

### Contact Management

Customer Care: 972-943-2828

#### After-Hours

Emergency: 972-943-2828

TCCA Office: 972-390-1194

info@twincreekshoa.net

### Board of Directors:

Beverly Coghlan, President

Gregg Watling, Vice President

Brian Hart, Secretary

Brent Berg, Treasurer

Alan Mead, Director

### Association Manager:

Chelsea Chambo

### Administrative Assistant:

Regina Haynes

### Compliance Coordinator:

Jared King

### Maintenance Tech:

Freddy Cooper

TCCA Office Location:

300 Twin Creeks Drive

Allen, TX 75013

# SPRING



- \* Helpful Tips to Prevent Common Violations
  - Keep things tidy. Remove debris & store belongings
  - Mow, weed, trim, & edge your lawn weekly.
  - Treat for weeds.
  - Repair broken fencing & update faded stain.
  - Paint your mailbox.
  - Store trash bins properly.

### ACC Modification Requests

Is an application required for my exterior modification?

You can access the Twin Creeks Design Guidelines on your owner portal.

- Association Info
- Documents
- Governing Documents -- Modification Guidelines

Thank you for your efforts to keep  
your community beautiful!