

# TWIN CREEKS COMMUNITY ASSOCIATION SUMMER 2024

## CONTACT MANAGEMENT

**Customer Care:** 972-943-2828

**After-Hours Emergency:**  
972-943-2828

**TCCA Office:** 972-390-1194  
info@twincreekshoa.net  
300 Twin Creeks Dr., Allen, TX 75013

**Association Manager:** Chelsea Chambo

**Administrative Assistant:** Regina Haynes

**Compliance Coordinator:** Jared King

**Maintenance Tech:** Freddy Cooper

**Maintenance Tech:** Burnell Cook

## BOARD OF DIRECTORS

Beverly Coghlan, President  
Gregg Watling, Vice President  
Brian Hart, Secretary  
Brent Berg, Treasurer  
Alan Mead, Director

**Save the Date**

- July 1** ASSESSMENTS ARE DUE  
Pay online, mail your check, or drop off at the onsite office before they are considered late on July 15.
- July 4** OFFICE CLOSED  
Twin Creeks and CMA offices will be closed for the Independence Day Holiday.
- Aug 22** TWIN CREEKS ANNUAL MEETING  
Join us at 6:00pm at the Allen ISD Service Center. Notice will be mailed with more detail.
- Sept 2** OFFICE CLOSED  
Twin Creeks and CMA offices will be closed for the Labor Day Holiday.

**TWIN CREEKS 2024 CALENDAR OF EVENTS**

- JUNE 15** DIVE-IN MOVIE
- JUNE 30** 4TH OF JULY PARTY
- JULY 20** DIVE-IN MOVIE
- AUG 17** DIVE-IN MOVIE
- OCT 27** FALL FESTIVAL
- DEC 1** WINTER HOLIDAY

**CANDIDATES**

Interested in running for the Board? There will be 2 seats up for election. Submit your interest form via QR Code.





## WHAT IS COMPLIANCE LOOKING FOR?

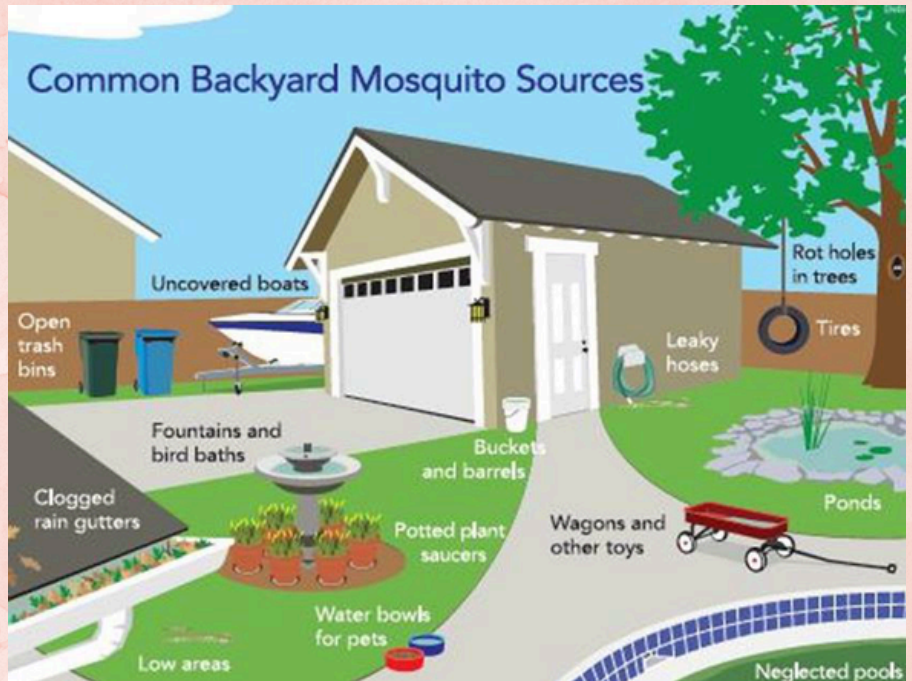
- Submit Property Modification Requests before starting summer projects i.e., Pergolas, Pools, or Patios
- General lawn maintenance
- Fence staining and maintenance
- Mailboxes must meet the general requirements of the guidelines to include painting. Also maintaining the post, bell, mounting brackets, house numbers and corbels.

## INTERESTED IN VOLUNTEERING?

YOUR BOARD IS ALWAYS LOOKING FOR HELP.  
Submit your interest form to [info@twincreekshoa.net](mailto:info@twincreekshoa.net).  
STAY CURRENT IN BETWEEN NEWSLETTERS – CHECKOUT THE PORTAL HOMEPAGE FOR COMMUNITY UPDATES

## 1ST QUARTER HIGHLIGHTS

- 25 Resales
- 81 Property Modification Requests
- 352 Compliance Violations
- 8 Work Orders
- 51 Manager Action Items
- 248 Homeowner Requests



## KEEP AN EYE OUT FOR MOSQUITOS AND THEIR SOURCES

**WORKING CAPITAL** – In the upcoming August 2024 Annual Meeting, your Board of Directors will be proposing an amendment to the DCC&Rs to add a working capital contribution in which future buyers will be required to contributed at closing, a one-time fee to the reserve funds in the amount of equal to the then current total annual assessment. This change requires 67% approved vote of the membership (1883 lots). More detail will be provided in the meeting notice.

## CURIOUS WHEN TO NOTIFY YOUR HOA VS. YOUR CITY?

Know Who to Call...

When You Have a Concern About Your Community

### Association Responsibility

- Private Street maintenance, if applicable
- Parking of Vehicles as specified in CC&R's
- Common Area maintenance including association fencing
- Common Area signage
- Political Signage on private property
- Common Area or other association-controlled lighting
- Architectural modifications to exterior of owner properties as regulated by CC&R's
- Storage and placement of trash receptacles for collection by city or private contractors
- American Flags of standard size may be displayed, as protected by federal statute.
- All other flags as regulated by CC&R's.
- Pets, if regulations are specified in CC&R's

### City Responsibility

- Public street maintenance including curbs, drainage and traffic enforcement
- Parking Enforcement on public thoroughfares including alleyways
- Public parks and recreation areas
- Signage regulated by city ordinances
- Public lighting, such as street lights
- Issuance of building permits: When to obtain a permit
- Trash collection if provided by municipal services
- Landscape watering rules
- Neighbor disturbances
- Animal Control Services and matters regulated by city ordinances such as leash laws, noise/disturbing the peace and picking up pet waste
- Electric and watering in public parks
- Illegal business operations
- Health hazards



## SUMMER PROJECTS

- Seasonal Summer Color Install
- Tree storm damage removal. Replacement TBD
- Storm damage repair TC1 tennis fence and windscreens

### COMMON AREAS:

- Repair monument signs - paint letters, fix leaning letters, and fill mortar cracks
- Paint street signs/stop signs/light poles in TC1, 2, 3(Windcrest). A section by year will be completed per the rotation schedule
- Iron at McDermott Dr/ Twin Creeks Dr.
- Coat waterfall cascade black







## AMENITY CENTERS:



- Restripe TC1 parking lot and concrete repairs
- Repair sidewalk at TC1 and TC2
- New sidewalk path to tennis court at TC1. Remove old path
- New water bottle filler stations at TC1 and TC2
- New tennis court benches with covered awnings at TC1
- New amenity access system at TC1 and TC2. (Same cards)
- Resurface and paint basketball courts at TC1 and TC2
- Expand the volleyball court size to 30x60 for 6 person games at TC1 and TC2
- Replace the shower tower at TC2
- Resurface the tennis courts area - convert into 6 pickleball courts at TC2
- The new TC1 pool furniture is on its way and will be delivered in July

## SALE OF THE ONSITE OFFICE?

Based on homeowner feedback from the March Board Meeting, it has been suggested to sell the onsite office. In the upcoming August 2024 Annual Meeting, your Board of Directors will be presenting an amendment to the DCC&Rs for homeowners to decide on. It will include a provision allowing the sale of the onsite office. This change requires a vote of 67% approval of the membership (1883 lots).

More detail will be provided in the meeting notice.

