

# Twin Creeks Community Association

## November Newsletter

November 2024



### Save the Date

Holiday  
Celebration!



December 1

## HELLO NEIGHBOR

As the leaves turn and the air grows crisp, we find ourselves immersed in the beauty of the harvest season. It's a time to reflect on the bounty of our community, to give thanks for the blessings we share, and to look forward to the promise of the coming year. This newsletter is dedicated to celebrating the spirit of togetherness and gratitude that defines our neighborhood. We hope you'll enjoy reading about the latest updates, upcoming events, and ways to connect with your fellow residents. Happy Thanksgiving!

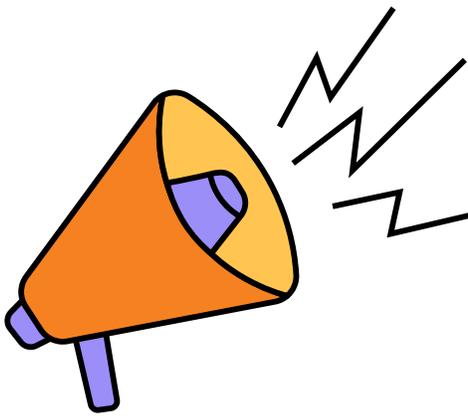
We would like to thank all the residents who responded to the recent survey. Thank you for sharing your valuable insights and feedback!

### Coming Soon

Week of November  
18th



October  
Survey Results!



# Communications Corner: Letters from the Board

Dear Twin Creeks Homeowners,

Let's unite and together make Twin Creeks THE place to live.

A well-managed, efficient, and responsive Board is not just an administrative body; it's the foundation for safeguarding and enhancing the value of our homes. By working together, we can ensure Twin Creeks is recognized as the premier place to live in Allen—a community known for its outstanding facilities, beautiful surroundings, and, most importantly, its remarkable people.

The pillars of our success are listed on the next page and while these are critical, our ultimate measure will be the satisfaction of the residents. We must prioritize the clarity and transparency of our communications, the preservation and enhancement of our community's assets, and the overall effectiveness of the Board's actions.

Sincerely,

Your Twin Creeks Board of Directors

## Board of Directors

Bob Merlo  
President

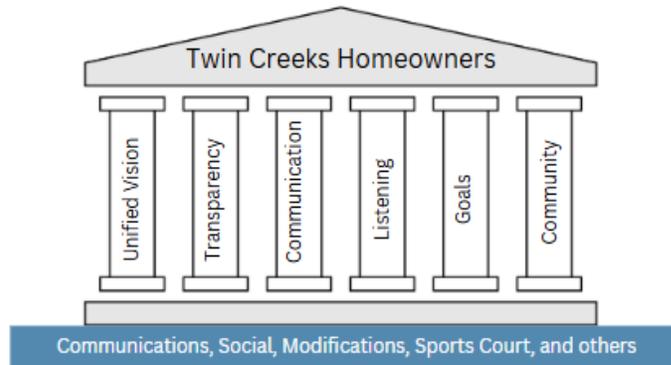
Carol Ayangbile  
Vice President

Beverly Coghlan  
Treasurer

Alan Mead  
Secretary

Gregg Watling  
Director

# The 6 Pillars for Success



## 1. Creating a Unified Vision

We need to define what we want Twin Creeks to be known for. How do we build our community's "brand" and ensure it reflects the values we all share?

## 2. Radical Transparency Through Technology

Transparency isn't just a goal; it's a necessity. By leveraging technology, we can foster open communication and collaboration, making sure every resident is informed and involved.

## 3. Clear and Frequent Communication

Clear communication is the backbone of trust. We must over-communicate if necessary, to eliminate any ambiguity about the Board's operations, decisions, and community happenings.

## 4. An Open and Accessible Listening Environment

Every resident's voice matters. We need to simplify the process for sharing concerns, ideas, and feedback, and we must be diligent in measuring and monitoring our response times to ensure prompt and effective action.

## 5. Setting Measurable Goals

We must establish Key Performance Indicators (KPIs) to track the Board's efficiency and effectiveness across various categories. As Peter Drucker wisely said, "You can't improve what you don't measure."

## 6. Fostering Community Unity Through Social Programs

Our community thrives when we come together. By nurturing existing social programs and creating new ones, we can strengthen the bonds that make Twin Creeks a unified and vibrant community.



## TWIN CREEKS BOOK CLUB

The book club has been going for about fifteen years. Our motto is, "Books have brought us together and books will keep us together". We welcome new members who love to read and can bring their unique points of view to our group. If you are interested contact Jitka Hynecek ([hynceck2@tx.rr.com](mailto:hynceck2@tx.rr.com)) to join the fun and lively discussions.

## SPORTS COURTS

During 2024, the Twin Creeks sports facilities have undergone significant modernization, with major upgrades to enhance the overall athlete experience. One of the standout additions is a state-of-the-art Twin Creeks Pickleball facility, designed to meet the growing demand for this rapidly popularizing sport. The new courts feature high-quality surfaces, Douglas Premier nets and posts, court separators, and wind screens. Along with the Pickleball courts, all of the Twin Creeks sports facilities have received upgrades, including new basketball surfaces, new pool furniture, refurbished volleyball courts, and new seating and wind screens at the tennis courts. These changes ensure that the sports facilities not only meet the needs of current athletes but also provide a vibrant, modern space for future generations to enjoy.

Here's what's been happening:

- **Basketball Courts:** The newly resurfaced basketball courts are thriving! Open play is in full swing most weekday nights, so come out and join in.
- **Pools:** New modernized pool furniture including extremely comfortable and relaxing adirondack chairs have added to enhance the country club ambiance of TC1
- **Tennis Center:** The Women's TCD league had a fantastic Fall season. Congratulations to all the players! As an additional upgrade to the Twin Creeks Tennis Center, a new modern water bottle filler and fountain is in the plans.
- **Pickleball Center:** The Pickleball Ladder League has been a huge hit! Over 140 residents have enjoyed nine weeks of friendly competition. Mark your calendars—the season will wrap up with an awards ceremony on November 15. We can't wait to celebrate everyone's achievements! Plus, a 'King/Queen of the Courts' competition has been added to the schedule for November 21st. As additional upgrades to the Twin Creeks Pickleball Center, new benches and a new modern water bottle filler and fountain are in the plans.
- **Sand Volleyball:** Our sand volleyball players are making the most of new, larger courts with fresh sand, enhancing everyone's playing experience. New lighting is in the plans for TC2.
- **Looking Ahead:** Stay tuned for new social events planned for 2025! We're excited to continue bringing our community together on the courts.

Thanks to everyone for making our sports community vibrant and active!



## COMMUNICATIONS

Twin Creeks now has a Communications Committee! Our goal is to enhance engagement and information sharing across the community. A sampling of initial projects includes:

- Survey – We produced a survey in October in order to understand what types, channels, and frequency of communication resonates best with our community and to establish a baseline of satisfaction against which we can measure progress. Results will be available in the Survey file under Documents on our website the week of November 18 and will be presented in the open Board meeting on November 21.
- If you had did not receive the last survey or experienced access challenges, please email [info@twincreekshoa.net](mailto:info@twincreekshoa.net) to get registered prior to the January survey.
- Website– A review of the information contained on our website is being initiated to ensure all information is up-to-date and easier to find. While this isn't a total rewrite of the site, our goal is to enhance ease and accuracy.
- Newsletter – We have expanded the electronic newsletter and will be increasing frequency. For suggestions to the newsletter, please send an email to [info@twincreekshoa.net](mailto:info@twincreekshoa.net).

There are many more to come! Please stay tuned for additional activity.



***Don't miss  
The Holiday  
Celebration !!***

**TWIN CREEKS**  
**HOLIDAY  
CELEBRATION**

**YOU ARE INVITED**

VISIT SANTA, MEET THE GRINCH, ENJOY SWEET TREATS FROM KAY'S DESERT FOOD TRUCK, TAKE A SNOW GLOBE SELFIE, GET YOUR FACE PAINTED, RIDE THE NORTH POLE EXPRESS, AND MORE.

**SUNDAY, DECEMBER 1st  
12:00PM - 3:00PM**

# New on the Block



Pablo Eduardo Rosas Pineda & Erika Fernanda Camacho Canencio  
Frank Pollacia & Shelia Pollacia  
Shelly Floyd  
Yijun Xiong & Mei Wang  
Hossein Shahim & Neda Falsafi  
Chien-Yao Huang & Theodora Petropoulous-Huang  
Joe F. Vasquez & Margaret T. Vazquez  
Ryan M. Dorsey & Shamel Jadorneo Bucay  
Vivek Chandrakant Tank & Yi-Hung Chen  
Ameen Mohammad Almallah & Hala Hamideh  
Charles Goad & Pamela Goad  
Salman Malik Shah & Sana Salman  
Kuan Hua Ho & Hung-Yeh Shih  
Johnny Wayne Chenault & Kerry Ann Chenault  
Garry Garmash & Carole Garmash  
Tabatha Starr Milliken & Chandler Bryce Milliken  
Tucker Estates LLC  
Don E. Etheredge & Cathryn Etheredge  
Hyun J. Park & Min Choi  
BGRS, LLC  
David Veletsky & Vera Veletsky and Michael Veletsky  
Ryan Joseph Ford & Abigail Kathleen Ford  
Zhipeng Ye & Run Zhang  
Edward Lee Lester & Lindsey Nicole Lester  
Xuning Zhang & Songze Li  
Steven Ellis Null Jr.  
Whitney Wehring  
Mohammad Rahman & Salua Sultana

1225 Comanche Drive  
1123 Sophia Street  
1908 Kirby Lane  
711 Glen Rose Drive  
600 Uvalde Court  
1830 Lexington Avenue  
613 Uvalde Court  
1327 Sherman Court  
1107 Dunlay Court  
1124 Landon Lane  
1409 Salado Drive  
1000 Taylor Drive  
407 Blue Ridge Court  
1824 Lexington Avenue  
701 Twin Creeks Drive  
1910 Kirby Lane  
1817 Truscott Lane  
704 Twin Creeks Drive  
913 Cross Plains Drive  
512 Saginaw Court  
1146 Landon Lane  
601 Granbury Drive  
1807 Port Isabel Drive  
1233 Brenham Drive  
1408 Adriane Avenue  
1437 Rio Grande Drive  
707 Twin Creeks Drive  
1213 Wills Point Drive

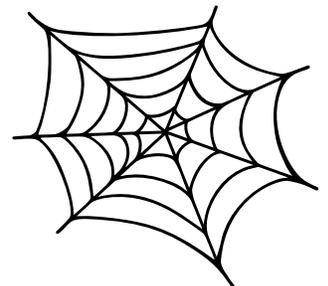
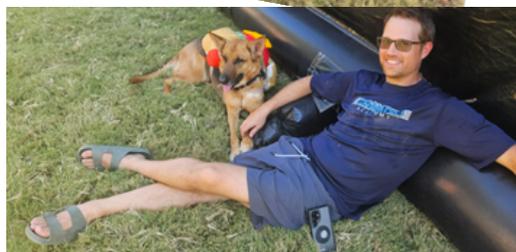
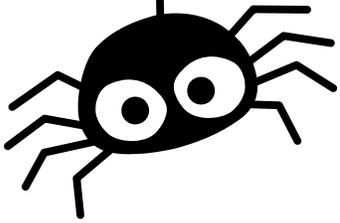


Song J. Lee & Chung K. Lee  
Mahmoud Yazdani & Farah Habibi  
Andrew Emil Scott & Martheya Georgia Scott  
Sany Vargheese  
Joshua Daniel Phillips & Lauren Anne Phillips  
Alan August Peterson & Stephanie Kay Peterson  
Kishor Sonawane & Mrunal K. Sonawane  
Nhung Ta  
David Lawrence & Avani Damaske, as co-trustees of the Damaske  
Revocable Trust  
Lonnie Edwin Perryman Jr. & Sarah Perryman

813 Glen Rose Drive  
1603 Lexington Avenue  
1009 Cross Plains Drive  
1919 Esperanza Court  
611 Pilot Point Drive  
611 Rainforest Lane  
629 Naples Drive  
1424 Tascosa Court  
1831 Walnut Springs  
Drive  
1816 Trinidad Lane



# Fall Festival



# Community Interest

## LIBRARY NEWS



The Allen Library Temporary Location is Now Open!

[Click here for location and info](#)



### Light the Night Holiday Tree Lighting November 18, 2024



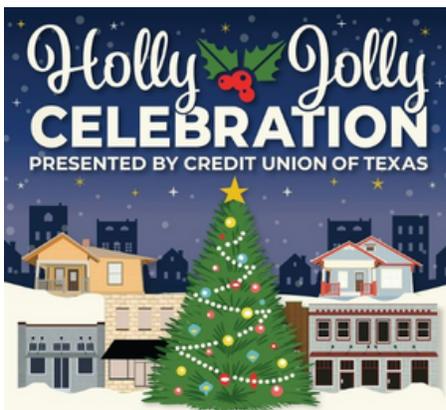
Experience the holiday spirit at Watters Creek Village with caroling, children's crafts, hot cocoa, carriage rides, and festive entertainment from the Allen Civic Ballet, Allen Symphony Chorus and other community organizations!

The festivities begin at 4:30 PM when KISS FM, the evening's emcee, gets everyone into the holiday spirit. Then, at 6:30 PM, Santa arrives to light the tree and enjoy the glittery display of 145,000 lights synchronized to music, all topped off with a fireworks show.

### Holly Jolly

Saturday, December 7,  
2024 from 4-8 pm

This longstanding Allen tradition features an annual 5K and fun run, light displays, kid-friendly attractions, gourmet food trucks, festive beverages, holiday photo ops and the lighting of the City of Allen Christmas tree.



### Allen Rotary Christmas Parade



The parade, which is sponsored by the Rotary Club of Allen (Noon) and Rotary Club of Allen Sunrise will be held on Sunday, December 8, starting at 2 p.m. The parade starts in Allen Station Park and proceeds south along Cedar Drive and then west through downtown Allen along Main Street and north on Allen Drive.

## Announcements & Reminders

### TOYS FOR TOTS



**U.S. MARINE CORPS RESERVE**

Please drop off your toys at  
300 Twin Creeks Drive by  
December 16

Please join us for the  
**Open Board Meeting**

Thursday, November 21st  
6:30 pm

Hampton Inn & Suites  
830 W. Stacy Road  
Allen

## CAUTION

### COYOTES

Just a word of caution, with all the continued new construction around our area please be aware and alert when walking the trails and through the community.

Though coyotes generally hunt between sunset and sunrise, they can be observed at all hours of the day and will not pass up the opportunity for an easy meal. The following steps can be taken to help protect you from nuisance animals like coyotes and other wildlife.

1. Keep cats and small dogs indoors or in the presence of an adult.
2. Feed pets indoors.
3. Store trash in heavy duty containers.
4. Keep yards free from potential shelter such as thick brush and weeds.
5. Eliminate potential food and water sources such as fallen fruit and pet water bowls.

Most wildlife animals are opportunistic looking for convenient food and water sources. Everyone needs to be aware and to watch out for their small pets especially cats that go out on their own. You can call Animal Control for assistance @ 214-509-4378.

# HOA dues at Work



## Working for you...

- Sports Facilities Improvements: TC1 & 2 volleyball courts received new sand and boundary lines; TC2 tennis courts were converted to pickleball; basketball courts were repainted, and benches replaced.
- Infrastructure Upgrades: Replaced electric transformer and components in the Somerset water feature; installed a new shower on the TC2 pool deck; and upgraded gate alarms at TC2 pavilion and pool.
- Landscape Enhancements: Renovated the planter area on Twin Creeks Dr; added new sod at the Somerset water feature; and replaced dead trees and shrubs around TC1.
- Maintenance and Repairs: Performed extensive tree trimming, sidewalk replacements, and repaired irrigation systems; washed the Lakeway waterfall; and painted various structures, including sign poles and fences.
- Erosion Control: Installed stone rows for erosion control at the gazebo; reinforced stone columns on Glenrose Dr; and repaired concrete walkways and ramps throughout the community.

# Questions?



## Information Center

300 Twin Creeks Drive

Office # 972-390-1194

[info@twincreekshoa.net](mailto:info@twincreekshoa.net)



For newsletter suggestions and submissions,  
please contact [info@twincreekshoa.net](mailto:info@twincreekshoa.net)



Your Twin Creeks Management Team,  
Nichole Rice - AVP and Acting Association Manager  
Regina Haynes - Administrative Assistant  
Jared King - Compliance & Modifications Coordinator  
Freddy Cooper - Maintenance Tech  
Open - Maintenance Tech. II