

Twin Creeks Community Association

# December Newsletter

December 2024



## Save the Date

Open Board Meeting  
Tuesday, December 17  
6:30 pm  
Hampton Inn & Suites  
830 West Stacy Road

## HELLO NEIGHBOR

### Welcoming the Holidays

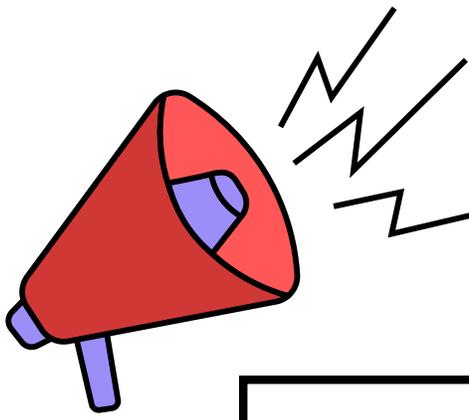
Hello neighbor! As the holiday season approaches, we hope you're all ready to embrace the festive spirit. From twinkling lights and cozy nights to holiday gatherings and community events, there's so much to look forward to. Let's make this holiday season the most memorable one yet!



## Coming Soon

January 2025 Survey





# Communications Corner: Letters from the Board

## Board of Directors

**Bob Merlo**  
President

**Carol Ayangbile**  
Vice President

**Beverly Coghlan**  
Treasurer

**Alan Mead**  
Secretary

**Gregg Watling**  
Director



## Hello Twin Creeks Neighbors!

We're excited to bring you the second edition of our new monthly newsletter, courtesy of the Communications Committee! Our goal is simple: to make these updates fun, informative, and a true reflection of our commitment to fostering better engagement through open and transparent communication.

Here's what we've been up to:

### Listening and Learning from You

A big thank-you to everyone who participated in our recent resident survey! This was a huge step in understanding what's on your mind across various aspects of our community. Think of it as a starting point to measure how we're doing and where we can grow. You'll find highlights from the survey in this issue's Communications update, and we'll keep checking in with you throughout the year to ensure real progress is being made.

### Community Fun – Did You Join the Festivities?

Our Fall Festival and Holiday Celebration were both a blast, and we loved seeing so many of you there! These events were incredibly well-attended, and we're already brainstorming ways to expand our social programs. Stay tuned for more exciting updates on what's coming next!

## Improved Meeting Access

Mark your calendars! Starting February, our Open Meetings will now take place **every other month on the 1st Monday**. This should make it easier for more of you to join in. Plus, we're exploring ways to broadcast these meetings so even more residents can stay informed.

## What's Ahead for 2025

There's a lot on the horizon for the HOA, and we're ready to roll up our sleeves to tackle some big initiatives. Here's what we'll be focusing on in the months to come:

- Finalizing the **Top 10 maintenance and repair priorities** for 2025.
- Evaluating options for the **on-site HOA office** and setting up a voting process to hear your voice.
- Staying true to the **5 pillars of success** we've committed to and ensuring we're delivering on those promises.

## Happy Holidays from Us to You!

As we wrap up an exciting year, we want to wish you and your family a joyful and blessed holiday season. Let's make 2025 a transformational year together—because with teamwork and community spirit, there's nothing we can't accomplish.

Here's to a bright and happy new year!

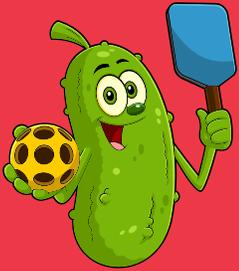
Warm wishes,  
Your HOA Board





## SPORTS COURTS

On Thursday evening November 21st, the Twin Creeks Pickleball King/Queen of the Court Tournament was held and it was a fun and friendly competition that brought together pickleball enthusiasts of all skill levels. The event was all about having a great time on the court while meeting new people in the community and enjoying the camaraderie that comes with friendly competition. It was a fantastic way to connect with others who share a passion for the sport, all while making lasting memories and building new friendships.



Session 1 -  
King/Queen of the  
Court Winners: Alex  
Uy & Beena Paracha

Session 2 -  
King/Queen of the  
Court Winners: Hari &  
Sharada Iyer





## MODIFICATIONS

Twin Creeks is now 31 years old and as our community continues to age, the Modifications Committee tries to always keep "standards of continuity" in place which have and continue to draw each family into our community. The MC's goals are to be neighborly, fair, and act with everyone's best interest in mind.



We are also now working through the multi-pronged process of updating the modification guidelines to keep up with the needs of our aging community with current designs. For example, thirty years ago, people were not painting bricks as they do now, outdoor entertainment spaces were not emphasized, and home additions were not considered, to name a few things. In order to adjust and remain current, the MC has allowed updates such as enhanced outdoor living spaces, painted bricks, and more.



There is an active modifications guidelines update process in motion. The MC has already spent many months combing through the current guidelines in detail and proposing updates.

These proposals will now be sent up to the Board for their feedback and additional guideline updates. Once the Board has completed their process, the updated guidelines will be sent to the HOA attorney for review and legal guidance. At the conclusion of Board review of the legal opinion, the updated guidelines will be finalized.



Lastly, the Modifications Committee will host an education session to socialize the Board-approved new guidelines. We're anticipating this process to conclude at the end of Q1 2025.

Stay tuned for future updates and announcements for this important and exciting work!



## COMMUNICATIONS

Your Communications Committee has been busy:

- We hope you are enjoying the new monthly version of the Twin Creeks newsletter. Our goal is to publish these more frequently than in the recent past in order to provide fresh and timely information. Please share suggestions for content at the email listed on this page.
- Survey results are in! The attached Infographic provides results at-a-glance while the full results and accompanying Board meeting presentation can be found on the website. Please watch for our next survey which will explore in more depth key topics identified by the October survey.
- Our website refresh has been initiated. We hope to have a more comprehensive website update some time in the future; for now we are optimizing the currently available tool in order to avoid any additional cost. Our goals are to organize the content in a more intuitive way, purge outdated info, and oversee the ongoing maintenance of items in their most current version.
- The January Open Board Meeting will be available in person and via Zoom. Please see the January email blast for instructions.
- Due to popular demand, we plan to implement text communication early next year. You will need to Opt In to receive texts and instructions will be in the January newsletter.

### Survey location:

Association Info/  
Documents/Surveys/  
October 2024 Survey  
(for now!)

### Newsletter location:

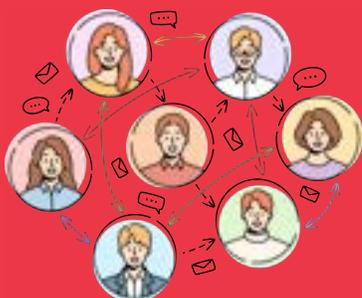
HOME/Twin Creeks Newsletters  
(for now!)

### Newsletter suggestions:

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

### QR Code

for website registration  
for Communications:



We wish you a wonderful holiday season and look forward to sharing more changes in the coming year!

## GOALS



Learn what our community is thinking and feeling



Establish a baseline against which to measure improvement

## RESULTS

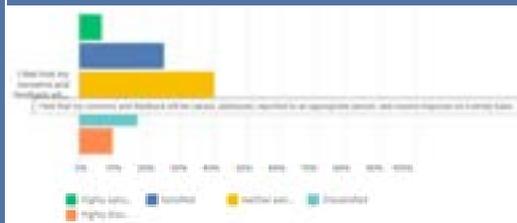
FACTS : 457 RESPONSES, 155 COMMENTS, APPROX 2 MINUTES TO COMPLETE

### TOP OPPORTUNITIES IDENTIFIED

I feel that my concerns and feedback will be valued, addressed, reported to an appropriate person, and receive response on a timely basis

Improving compliance with our community requirements is the clear top comment

### Q 1 HIGHLIGHT:



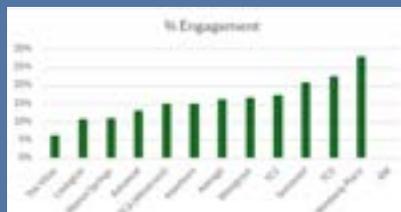
### COMMENT CATEGORIES

- Communication/ Transparency
- Maintenance
- Amenities and Events
- Financial
- Governance & Decisions
- Meetings
- General & Suggestions

### OTHER HIGHLIGHTS

TOPIC	SAT
Q1.1 WELL-INFORMED	47.05%
Q1.2 CHANNELS EFFECTIVE	55.14%
Q1.3 TIMELY NOTIFICATION	57.55%
Q1.4 REQUEST HANDLING	32.16%
Q1.5 STYLE	45.95%

- Q2 PREFER EMAIL BLAST, EMAIL, TEXT
- Q3 MONDAY SLIGHTLY PREFERABLE FOR MEETINGS
- Q4 OPEN MTG FREQUENCY - QUARTERLY
- Q5 ADD STREAMING AND RECORDING TO MEETINGS
- Q6 COMMENTS
- Q7 ENGAGEMENT:



## ACTION

### Key Recommendation 1

Perform process and procedure improvement, followed and measured by satisfaction surveys for each request.



### Key Recommendation 2

Work with CMA to define how to improve appearance and maintenance of landscape, both homeowner and common areas.



# WELCOME *Home*



**Sarah Perryman**  
1816 Trinidad Lane

**Linda Kay Young**  
1427 Rio Grande Drive

**David Lawrence & Avani Damaske**  
1831 Walnut Springs Drive

**Tewobista Metaferia**  
1023 Lucy Lane

**Srinivas Rao Aluri & Chandra Srinivasan**  
1908 Lexington Avenue

**Nhung Ta**  
1424 Tascosa Court

**Brett Relander & Rebekah Jane Relander**  
811 Glen Rose Drive

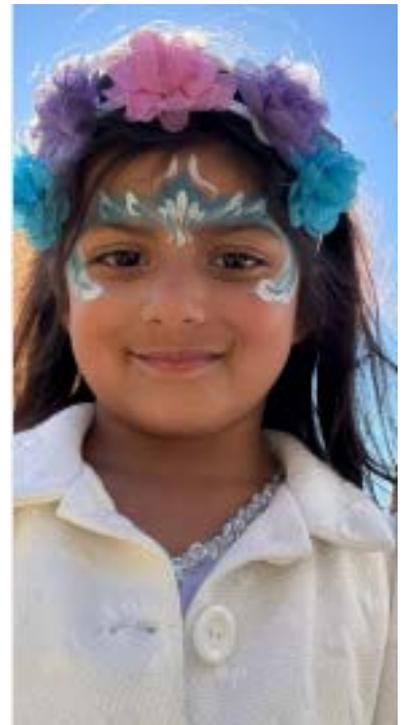
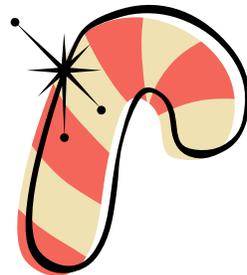
**Mohan Kumar Balasubramaniam & Elakkiya Raja Pirabu**  
1214 Concho Drive



# Holiday Event







# Community Interest

## THE GOLF CLUB AT TWIN CREEKS



The Golf Club at Twin Creeks has made a plethora of changes over the last 12 months. They welcomed a new Golf Course Superintendent, Tournament/Private Events Director, and a Food & Beverage Director. In addition, beginning January 1st, they will be unveiling a new menu in their restaurant, the Elkhorn Bar & Grille, and are planning to host weekly Club events which highlight Arts & Entertainment. And, they also have another little surprise in the pipeline specifically for Twin Creeks residents, so stay tuned.

## LIBRARY NEWS



### On Stage @ APL

While the library is temporarily closed, watch online. Choose from nearly 500 OnStage @ APL programs available to watch anytime on [ACTV's YouTube channel](#).



Have yourself a very merry 51st TUBACHRISTMAS on Saturday, December 14th at Watters Creek, [970 Garden Park Dr, Allen, TX 75013](#). The free concert starts at 2:30 PM.



### New Years Double

Two days of run events (New Year's Eve and New Year's Day), with beautiful race shirts and finisher medals for everyone. There's also a special perk for those who complete multiple running events over the two days – we know how runners love their bling!  
[Celebration Park, 701 N. Angel Parkway, Allen, Texas](#)



### How to Watch:

Live Television – In Dallas, tune into [NBC5-KXAS](#) to watch Lone Star NYE 2025 New Year's Eve special from 11:30 p.m. – 12:30 a.m. CST.

Social Media – Navigate to the Reunion Tower [Facebook](#), [Instagram](#), or [TikTok](#) to watch the show live on social media.

On The Web – Join us on [YouTube](#) for a high-quality live stream.



## DOC TALK - Eating Healthy Through the Holidays



By  
*Dr. Gregory Steiner,  
DC, MPhil*

How often do we carefully watch what we eat and make healthy food choices until the holiday season arrives? Then it seems to go all out the window! We often say, "what the heck, it's the holidays. I should enjoy myself and eat whatever I want!" Having a healthy lifestyle shouldn't be equated to an act of "penance." We can still enjoy ourselves and yet navigate around all the temptations. It is possible to make choices that are still low carb, sugar acceptable, and avoid fat overload. Because the social pressures can be considerable and sway you toward overindulgence, just a bit of discipline can help keep you in check. If you can't completely control your diet, practice portion control. Also, try chewing each bit of food 30 times before swallowing. This mechanism of eating slower will actually give your brain time to catch up with what you are eating and help you feel full faster. By chewing slowly, we not only mechanically break down our food for better digestion, but we can savor and actually enjoy the taste of what we are eating.

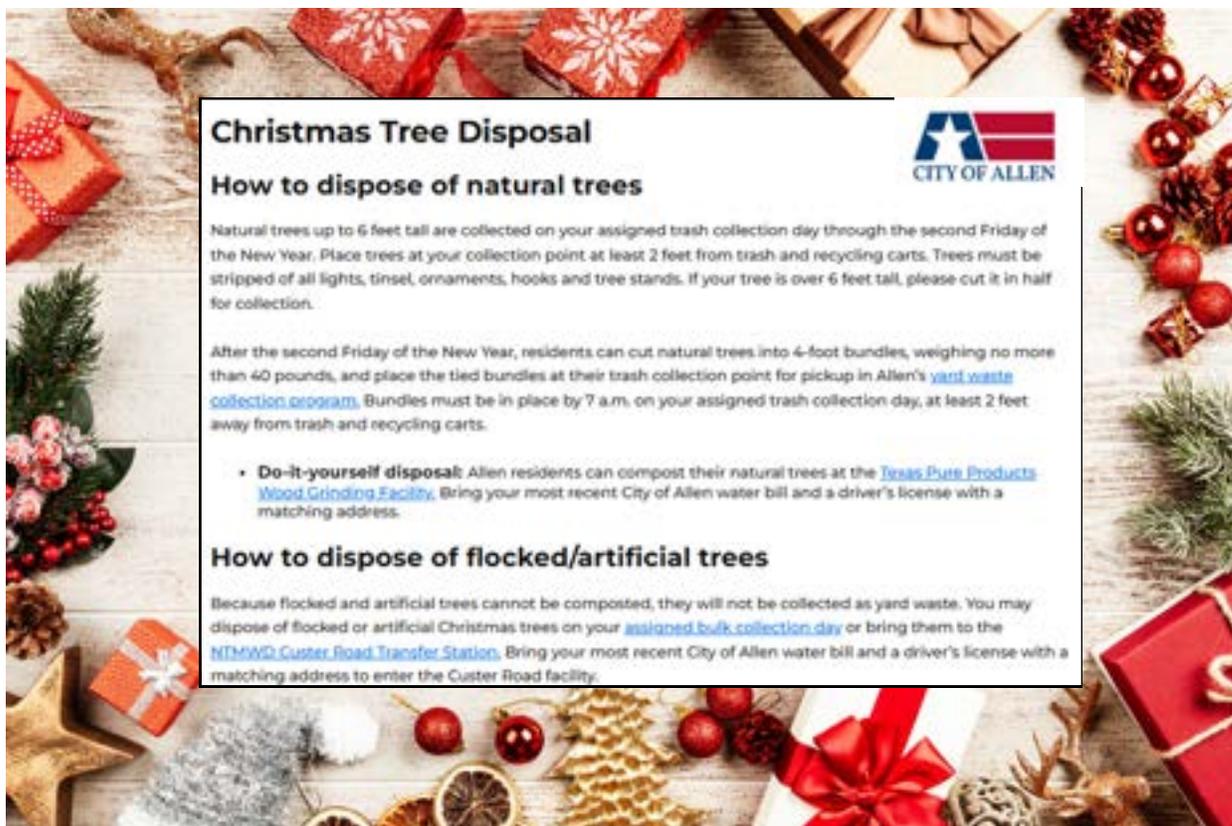
### Quick Tips for Eating Healthy At Parties

- Eat something healthy (apple or protein snack) before you go so you aren't overly hungry when it's time to eat.
- If worried there might only be unhealthy snacks, take a healthy option of your own for all to share.
- Use the smaller sized plates to eat off of
- See everything offered so you can choose what's healthiest before you start to fill your plate
- Pace yourself during the main meal. Savor each bite.
- Be strategic about your choices. Instead of high fat & calories chips and dips, try the bacon wrapped scallops or stuffed mushrooms instead.
- Skip seconds.
- Pick one dessert that you absolutely must try and put only 2 bites worth on the plate.
- Stand away from the food area and focus on enjoying the party and socializing.
- Steer away from items that contain sauces, mayo, or cheese. (You'll often find these ingredients in pasta dishes.) Look for a replacement for these high calorie/high fat items like baked/grilled poultry or steamed vegetables.

One Acupressure tip that I recommend is used to reduce food cravings. This natural appetite suppression spot is located between the upper lip and the nose and it's called the philtrum. You can either place your thumb under your upperlip, and your index finger on the outside or just press your finger on this point for about 10 seconds and repeat several times. Do this when you are tempted to snack between meals or overeat during dinner

And lastly, drink water! Try to do this at least 30 minutes before you begin to eat. Drinking lots of water will keep you hydrated, fill you up faster, lessen your desire for large quantities of food, help with circulation, metabolism, joint lubrication, and give you 0 calories.

*Dr. Greg is an active resident of Twin Creeks and his background is in acupuncture, psychological medicine, and chiropractice. He is with CA Acupuncture and Chiropractic Clinics located at 1101 Raintree Circle, Suite #288, and can be reached for questions or appointments by phoning 972-747-0928.*



### Christmas Tree Disposal

**How to dispose of natural trees**

Natural trees up to 6 feet tall are collected on your assigned trash collection day through the second Friday of the New Year. Place trees at your collection point at least 2 feet from trash and recycling carts. Trees must be stripped of all lights, tinsel, ornaments, hooks and tree stands. If your tree is over 6 feet tall, please cut it in half for collection.

After the second Friday of the New Year, residents can cut natural trees into 4-foot bundles, weighing no more than 40 pounds, and place the tied bundles at their trash collection point for pickup in Allen's [yard waste collection program](#). Bundles must be in place by 7 a.m. on your assigned trash collection day, at least 2 feet away from trash and recycling carts.

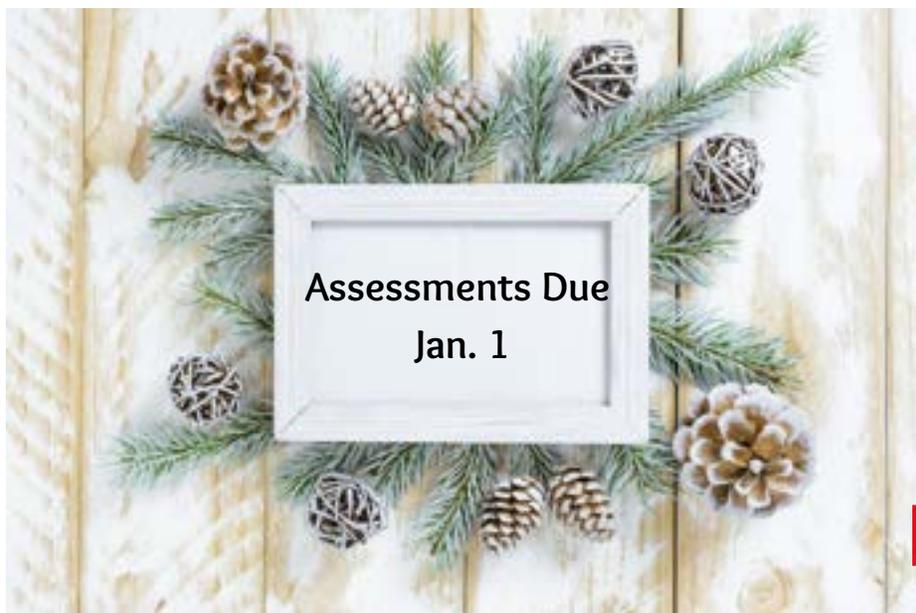
- **Do-it-yourself disposal:** Allen residents can compost their natural trees at the [Texas Pure Products Wood Grinding Facility](#). Bring your most recent City of Allen water bill and a driver's license with a matching address.

**How to dispose of flocked/artificial trees**

Because flocked and artificial trees cannot be composted, they will not be collected as yard waste. You may dispose of flocked or artificial Christmas trees on your [assigned bulk collection day](#) or bring them to the [NTMWD Custer Road Transfer Station](#). Bring your most recent City of Allen water bill and a driver's license with a matching address to enter the Custer Road facility.



**Open Board Meeting**  
Tuesday, December 17th  
6:30 pm  
Hampton Inn & Suites  
830 West Stacy Road



**Assessments Due**  
Jan. 1





HAPPY  
*Hanukkah*



JOYOUS  
KWANZAA

*Season's  
Greetings!*

 MERRY  
CHRISTMAS  


HAPPY  
NEW YEAR  


# HOA dues at Work



## Working for you...

- The TC2 pool renovation has been completed! We are now working on the pool deck which is being repaired and retextured where needed. The whole deck will then be repainted.
- Another recently completed project is the straightening and stone repair of the 4 large stone columns on Twin Creeks Dr. near Glenrose Ct. These also had additional concrete footings poured around their base to help secure them from future movement.
- An irrigation main line leak was repaired on Exchange Pkwy. near Comanche Dr.
- An irrigation main line leak was repaired on TC Dr near the west side pond.
- The Lakeway waterfall wall on Lakeway Dr @ McDermott Dr has been pressured washed in preparation for a colored coating to be applied. The wall has to be very dry for the application. Unfortunately, the recent rains have caused a delay in this project of getting the coating applied.

# 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 Supervisor  
Open - Maintenance Tech.