

Twin Creeks Community Association

January 2025 Newsletter



Save the Date

Open Board Meeting
February 10th, 6:30 pm

Please watch for
location in email blast



HELLO NEIGHBOR

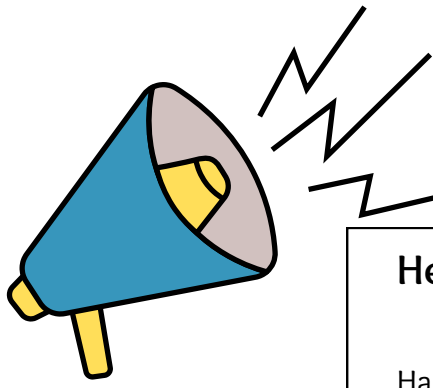
WELCOMING WINTER

As the temperature drops and the winter season settles in, we extend you a warm welcome to our January newsletter. We hope you all had a joyous and memorable holiday season filled with cherished moments with loved ones. Now, as we embrace the quieter pace of winter, let's take some time to appreciate the unique charm of this season. Whether you're enjoying a leisurely walk through the neighborhood or cozing up indoors with a good book and a cup of hot cocoa, we hope this season brings you peace and tranquility.

Coming Soon

Survey #2
End of January





Communications Corner: Letters from the Board

Board of Directors

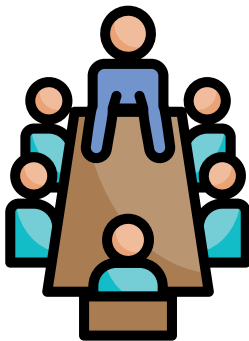
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Hello Twin Creeks Neighbors!

Happy New Year and welcome to 2025! We hope your holiday season was filled with joy, special moments, and lasting memories. Here's to a fantastic year ahead!

Recently, Bob and Carol had the pleasure of meeting Allen's Mayor, Baine Brooks. Bob shared his thoughts, "It was an honor to spend a few minutes with Mayor Brooks. He kindly expressed how significant the Twin Creeks community is to the City of Allen and referred to it as Allen's Crown Jewel community."



Allen Mayor Baine Brooks congratulates new Twin Creeks Community Association officers President Robert Merlo, and Vice-President Carol Ayangbile. "My best New Year's wishes to Bob and Carol, as well as to all the residents of one of Allen's largest and most beautiful neighborhoods."

Baine and wife, Juli, have owned and managed the highly-rated Two Rows restaurant in Allen for 35 years.

<https://www.tworows.com/tworows-story/>

2025: A Look Ahead!

As shared in our December newsletter, 2025 offers a chance to make a big impact in Twin Creeks.

Here's what's happening:

- **Guideline Updates:** The Modification Committee is finalizing updates to guidelines for modern design, landscaping, and architecture.
- **HOA Office Plans:** We're evaluating options for the onsite HOA office and will present them at the next Open Meeting on February 10th. This will kick off a community vote to decide on next steps.
- **Meeting Streaming:** We're working to enable streaming for Open Meetings. It's been trickier than expected, but we now have a solid plan and aim to roll this out soon.
- **Reserves Study:** We are looking into updating the reserves study to help in finalizing the Top 10 maintenance and repair priorities for 2025.
- **Survey #2:** Thanks to everyone who participated in our first survey! Your feedback is shaping 2025 priorities. The next survey will go out later this month to dive deeper into the key focus areas you helped identify.
- **Commitment to Our Pillars:** We remain focused on the 5 pillars of success and delivering on our promises.

Exciting News!

A new Twin Creeks Community Manager is expected to be hired within the next two weeks! We'll announce their start date and onboarding timeline soon.

Please welcome **Denai Carter** as our first Social Committee member! Denai will team up with CMA Event Planner Bryan Salazar to bring back favorite events and introduce fresh ideas. Stay tuned for updates!

As you can see, 2025 is shaping up to be a year focused on improving communication, transparency, and streamlining our processes. But the real magic happens when we work together. Let's continue building on our shared goal of making Twin Creeks truly **The Place to Live!**

Warm regards,

Your HOA Board of Directors



COMPLIANCE CORNER

Our last Twin Creeks Community Association Survey revealed that “compliance issues” are some of our neighbors’ chief items of “dissatisfaction”. Our next survey will focus on this area to receive more specific feedback so that the Board, and CMA, can direct attention to remedial activity.

We believe that some of our neighbors may not realize many of the actions (or lack of actions) that constitute compliance violations of Homeowner Regulations. In this column of the Newsletter, we will highlight a couple of items each month of most immediate relevance:

1. **Holiday Outdoor Decorations Reminder:** these may be installed as early as November 15, and removed by January 15.
2. **Landscape Maintenance of Appearance** has a list of guidelines to help retain visual enjoyment, home values, and pride in the reputation of Twin Creeks for a high-quality environment. In the Fall, front yard leaves may need to be raked several times both for appearance, and to prevent them from blowing into the street drains where unclogging can be hazardous and expensive. Please do not neglect to do your part by wishing that they blow into your neighbor’s yard, or the street. Put them in yard waste paper bags, and CWD will pick them up every week on your regular trash schedule.

Thank you for the respect and consideration you show your neighbors!



SPORTS COURTS

The Twin Creeks Pickleball ladies' holiday party was a resounding success, filled with good food, plenty of laughter, and endless holiday cheer! They indulged in a delicious spread of seasonal treats while enjoying games that brought out the competitive spirit and lots of smiles. It was a night full of fun, camaraderie, and unforgettable memories—proof that the best way to celebrate the season is with great company. Here's to the magic of the holidays and more moments like this in the year ahead!



The Twin Creeks 'Jingle Bell King & Queen of the Court' Pickleball Tournaments were exciting and competitive events that brought together 84 enthusiastic players (44 men and 40 women). With spirited matches and a fun, friendly atmosphere, players showcased their skills and sportsmanship. The tournament was filled with thrilling rallies, intense competition, and plenty of ribbing from each other, making it a fun and memorable day for all involved. Crowning the Kings & Queens at the end of the day added an extra layer of excitement to this vibrant community event!

Congratulations to the new 2024 Twin Creeks Jingle Bell Kings & Queens!

TWIN CREEKS JINGLE BELL COURT:



KINGS

Al Lalani
Ethan Chin
Nathan Svedvik
Wei Shen



QUEENS

Cynthia Grieco
Miranda Morton
Nicole Gordon
Vicki Croxton



MODIFICATIONS

Last month, we shared that a modifications guideline process update is in motion.

The Mods Committee is making progress and will be meeting with the Board in January to review the proposed updated guidelines. This is the first of a series of Board review meetings prior to attorney review for legal guidance.

At the conclusion, the guidelines will be published and the committee will host an education session which we anticipate to be later in Q1.

COMMUNICATIONS

The Communications projects continue:

Survey: This second survey will explore in more detail items surfaced in the initial survey with an anticipated drop by end of January.

Website: the effort to update with more current information continues in the test environment. Once completed, we will publish the updated content along with instructions. Target for completion is end of Q1.

Upon completion of these 2 projects, we plan to create a **Facebook** page for our HOA.





Welcome Home

Abbas Mian & Uzma Jehan
1844 San Jacinto Drive

Juniel Morais Da Silva & Tania Luisa
Halmenschlager Paludo
1108 Salado Drive

Tanya Gardiner
1001 Lucy Lane

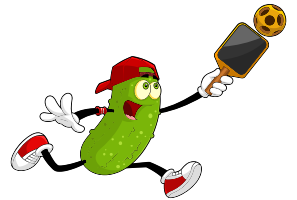
Rudi Fasan & Francesca C. Vitali
1111 Padre Circle

Austin M. Bareis
312 Phoebe Drive



Photos

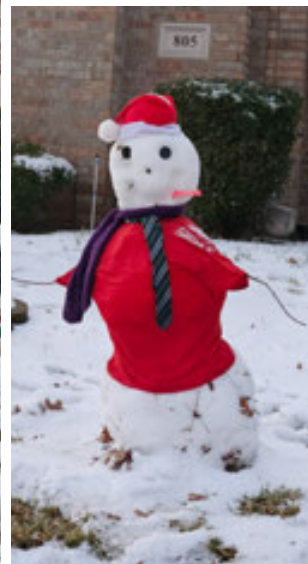
More pickleball fun!



Photos



Twin Creeks fun in the Snow!



Community Interest



Collin County Dr. Martin Luther King, Jr. Appreciation Day

Monday, January 20

This free event includes a keynote by Dr. Cheryl Jackson, the presentation of several awards and scholarships, and special musical performances.

[Learn more](#)

Allen Public Art

(MAP ART) Mobile Allen Public Art Review & Tour

Discover all the spectacular public art pieces throughout the City of Allen

[Learn more](#)



Community Interest



Marvel vs. DC (And More!)

The Allen Philharmonic Orchestra will be playing your favorite music from your favorite superhero movies!

— Allen Philharmonic / Jan 26

A cozy, cold-weather recipe from your friends at CMA!

Turkey Biscuit Stew

Prep Time 15 min

Cook Time 20 min

Yield 8 servings

<https://www.tasteofhome.com/recipes/turkey-biscuit-stew/>

Ingredients

- 1/3 cup chopped onion
- 1/4 cup butter, cubed
- 1/3 cup all-purpose flour
- 1/2 teaspoon salt
- 1/8 teaspoon pepper
- 1 can (10-1/2 ounces) condensed chicken broth, undiluted
- 3/4 cup 2% milk
- 2 cups cubed cooked turkey
- 1 cup cooked peas
- 1 cup cooked whole baby carrots
- 1 tube (16.3 ounces) large, refrigerated buttermilk biscuits



Directions

1. Preheat oven to 375°. In a 10-in. cast-iron or other ovenproof skillet, sauté onion in butter until tender. Stir in the flour, salt and pepper until blended. Gradually add broth and milk. Bring to a boil. Cook and stir until thickened and bubbly, about 2 minutes. Add the turkey, peas and carrots, heat through. Separate biscuits and arrange them over the stew.
2. Bake until biscuits are golden brown, 20-25 minutes.

TWIN CREEKS BOOK CLUB

Meets on the last Wednesday of the month at 7:30 PM

If you are a book lover, please contact:

Jitka Hynecek at 214 728 8980 or hyncek2@tx.rr.com

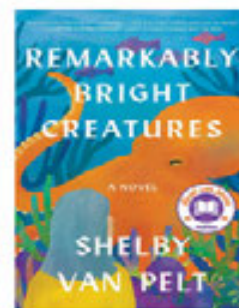
WE ALWAYS WELCOME NEW MEMBERS! COME AND JOIN US!



JANUARY BOOK:

REMARKABLY BRIGHT CREATURES

BY SHELBY VAN PELT



Remarkably Bright Creatures by Shelby Van Pelt was released back in 2022 but has managed to maintain its popularity.

The popularity of this book feels unexpected, considering that many chapters are narrated by an octopus named Marcelus living in an aquarium. But it is a novel that has managed to tap into something and hold on.

Let's celebrate!



Martin Luther King Day

Lohri



Lunar New Year

Did You Know?

Defining “Twin Creeks”

Which of the following is officially connected with Twin Creeks Community Association (the legal name for what we know as the HOA)?

- Twin Creeks Golf Club
- Twin Creeks Allen Texas Residents Facebook page
- Twin Creeks Crossing

The answer is none of the above! Through time, the Twin Creeks name has been used in so many ways that the various uses seem to all blend together. Here's a some positioning to clarify:

The Golf Club at Twin Creeks originated in 1995, just shortly after our community was incorporated. A popular golf course designed by Arnold Palmer, the marketing of the two entities was sometimes entwined early on in order to help each other become established, but they are not affiliated in any way.

Twin Creeks Allen Texas Residents Facebook page - this and a few other Facebook groups include the Twin Creeks name but are not affiliated in any way with our Twin Creeks Community Association. It is the goal of TCCA to publish an officially-supported Facebook page this year.

Twin Creeks Crossing is a relatively new apartment complex on Exchange Parkway that is often thought to be a part of our Twin Creeks Community Association given its name and proximity. It's not affiliated in any way.

These are just a few of the dozens of entities with the Twin Creeks name. The history of how this evolved is interesting and we'll be sharing more of this insight through time!

Announcements

Open Board Meeting
Monday, February 10th

6:30 pm

Location will be announced
via email blast

TWIN CREEKS PICKLEBALL WINTER ANTIFREEZE

Don't let the winter freeze your game. Sign up
for WINTER ANTIFREEZE today and let's serve
up some serious fun!

- Women's Ladder - Tuesday Evenings
- Men's Ladder - Thursday Evenings

5 WEEK LADDER - JAN 28TH - FEB 27TH

HOMEOWNER ASSOCIATION
MEMBERS ONLY - PLAYER MUST
BE A TWIN CREEKS RESIDENT

Men's & Women's
Ladders Limited to
60 Players Each

Special Discount for
Twin Creeks Homeowners
from The Golf Club at Twin Creeks



The 1st special event of the new year at The Golf Club at Twin Creeks will be in February, a Valentine's Day Nine & Dine! Enjoy 9-holes of golf with cart, and a 3-course dinner for 2 following play. All Twin Creeks Homeowners will receive a 15% discount when mentioning this special!



Working for You...

In addition to all the monthly and seasonal regular maintenance, some larger projects were completed this past month...

The pool deck is now complete at TC2. Attached are pictures of the work being completed. The restrooms at TC1 and TC2 have been winterized and are closed.



New benches were installed at TC2!!



Questions?



Information Center

300 Twin Creeks Drive

Office # 972-390-1194

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