

February 2025 Newsletter



Save the Date

Open Board Meeting
Monday, April 21st
6:30pm
Location TBD

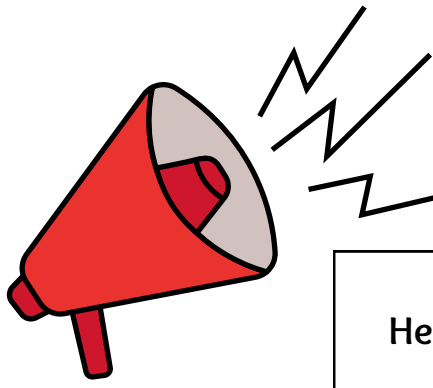
HELLO NEIGHBOR

Even though February may bring some chilly days and occasional rain, we hope you're enjoying the unique beauty of winter in Texas. We encourage you to get involved and stay connected with your neighbors. Whether you're enjoying a warm cup of hot chocolate or attending a community gathering, we hope February brings you warmth and happiness.

Coming Soon

Modifications Guidelines
Update





Communications Corner: Letters from the Board

Board of Directors

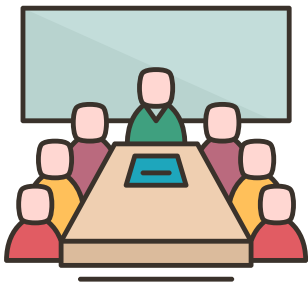
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Hello Twin Creeks Neighbors!

As 2025 begins to unfold, we are looking diligently at key initiatives that we want to prioritize for the first half of the year.

What's in Focus?

◆ **Modification Guidelines**

We're making great progress on revamping the Modification Guidelines! Our goal is to modernize the rules and expand the range of acceptable criteria. Stay tuned—these updates will be announced by the end of March.

◆ **The HOA Office**

After reviewing several options, we'll be sending a letter to all residents outlining the most viable alternatives. A detailed analysis of our decision-making process will also be available online. Once these documents are shared, we'll launch an online voting process to determine the next steps.

◆ **Reserve Study and Analysis**

We're excited to have Gregg Watling leading this effort! He will oversee vendor selection, study criteria, reporting requirements, and recommendations. This initiative will help us prioritize improvements and maintenance for our shared assets and common areas.

◆ Survey #2

Our second community survey is live! The first survey provided valuable insights, and we hope even more residents will participate this time. Your feedback is crucial in shaping meaningful improvements for our community, so please take a moment to share your thoughts.

◆ Commitment to Our Pillars

As always, we remain dedicated to our five pillars of success and delivering on our promises to the community.

Exciting News!

We're thrilled to welcome Dave Portillo as our new CMA Twin Creeks Community Manager! Dave brings a wealth of experience, having spent three years as Operations Manager at The Tribute community in The Colony. You can find his full bio below—please join us in giving him a warm Twin Creeks welcome!

Looking Ahead

The year is off to a strong start, and we're committed to enhancing our community—whether it's upgrading our landscaping, improving responsiveness, or addressing the areas that matter most to you. Success happens when we work together, and with your support, we'll continue making Twin Creeks The Place to Live!

Warm regards,

Your HOA Board of Directors



**Welcome to our new
Association Manager,
Dave Portillo!**

Dave holds a Bachelor of Science degree in Advertising from the College of Communications at the University of Texas at Austin. He dedicated 22 years to the U.S. Marine Corps as a Naval Aviator, retiring with the rank of Lieutenant Colonel. Throughout his military career, he gained extensive experience in operations and base renovations, overseeing military and community renovation and construction projects, contracts, and vendor management as a Senior Project Director. As an Operations Director, he trained and prepared over 300 squadron personnel and deployed with them to combat operations in Iraq. Dave also earned a Master's degree in strategic planning & Analysis from the Command & Staff College in Quantico, VA.

After leaving active duty, Dave spearheaded the planning, budgeting, and construction of a 41,000 sq. ft. K-12 school campus and sports complex as Project Director. During this time, he coached varsity teams to three Texas State Championship victories—two in football and one in basketball. Following the completion of the school project, he assisted veterans with corporate job preparation and placement through a Dallas-based nonprofit organization. Subsequently, as a Partnership Manager with the 2020 Census, he led a team of 24 specialists in raising public awareness across 133 Texas counties. Before joining CMA Management, he worked in Customer Relationship Advocacy at Fidelity Investments.

Dave spent nearly three years as the Operations Manager at The Tribute Owners Association in The Colony, Texas, where he managed projects and vendors for common grounds/landscaping, pools, and other amenities. He also supervised the onsite compliance and architectural process team. His association management experience includes preparing annual budgets, conducting monthly financial reviews, generating variance reports, managing vendors and bids, and supervising and coaching his staff.

Dave lives nearby in Wylie. He is married with three adult children.



COMPLIANCE CORNER

Yard Signs

One of the least understood, and often questioned, TCCA compliance issues is “yard signs”.

- Personal signs recognizing school affiliations, birth announcements and similar type signs may be erected provided they are in compliance with the Design Guidelines.
- Contractor Signs: Contractor signs are considered advertising, and according to Board Policy, commercial signs are not allowed on residential property. However, we understand that after severe hail storms, roofing signs can help reduce unwanted solicitations. Because of this, the Board allows them while work is in progress—but please remember to take them down as soon as the project is complete.
- Political Signs: Political signs are welcome as long as they follow Texas election laws and our Design Guidelines. You can put them up starting 90 days before an election, but not earlier, and they should be taken down within 10 days after the election.

If you have questions about yard signage, the TCCA Compliance and Modifications Coordinator, Jared King, has an office in the Twin Creeks Information Center, and can be reached at 972.390.1194 x307, or jking@cmamanagement.com.

Keep Your Mailbox Looking Its Best – Avoid Violations!

A well-maintained mailbox enhances the overall curb appeal of our community and helps you avoid potential violations. Please take a moment to inspect your mailbox for any signs of fading, chipping, or rust. A fresh coat of paint can make a big difference! Per community guidelines, mailboxes that are not properly maintained may result in a violation notice. To stay in compliance and maintain the beauty of our neighborhood, please ensure your mailbox is in good condition. If you have any questions, please contact the association office. Thank you for helping keep our community looking its best!



LANDSCAPE and GARDENING TIPS

Welcome to Texas - it's February and 80 degrees outside! A few tips, reminders, and suggestions for Twin Creeks resident landscapers and gardeners:

- Unless you really enjoy humongous, invasive, spreading crabgrass and dandelions, begin applying pre-emergent herbicides no later than early March.
- Complete pruning of oak trees before February 15 to minimize chance of oak wilt infestation. Do not prune live oaks or red oaks from February 15 to June 30.
- Continue to plant evergreen shrubs, fruit, nut, and shade trees.
- Plant early spring-blooming annuals like dianthus, petunias, and alyssum in late February.
- Prune other shade trees and woody shrubs as necessary to remove dead wood and improve structure.
- We are in "plant hardiness zone" 8a.
- New perennials do need soil to be "moist", but especially when the weather gets warmer, we tend to over-water. Most don't like "wet feet". Check with your nursery. In first year, water by hand, don't pour same volume as your lawn.

Lastly, remember Feb. 22 -26, 2022. In Texas, winter ain't over until it's over!





Calling all TC Tennis Players!



The Sport Court Committee is looking for a passionate tennis player to help plan and organize fun tennis socials throughout the year—think 105, triples, Round Robin tournaments, and more!

We're inspired by the success the pickleball community has had in bringing everyone together with exciting events, and we want to do the same for TC tennis.

If you're interested in helping to create some great tennis experiences for our community, please email Lauren Newby at info@twincreekshoa.net.

And stay tuned for our first St. Paddy's Day Tennis social of 2025.. details are coming soon! 🍀🎾

Thanks in advance!

The Twin Creeks

Winter Antifreeze Pickleball Tournament

has kicked off, where 88 players are braving the cold and stepping up their game in the ultimate winter showdown! From seasoned pros to eager newcomers, the competition is heating up as players layer up, lock in their focus, and bring their A-game to the court. This tournament is proving that the colder the weather, the hotter the competition! But it's not just about the game—players are loving the exercise and the chance to connect with others in the community. Whether they're here to challenge themselves or meet new faces, this tournament is proving that the colder the weather, the warmer the connections! Make sure you keep a lookout for the registration announcement for the Twin Creeks Spring Pickleball Tournament that will begin in April 2025.





MODIFICATIONS

Updated Modification Guidelines continue to be reviewed by the Committee and Board. The updated version is on track to be available end of first quarter 2025.

SOCIAL

Many thanks to Denai Carter and Stephanie Dsouza for starting this new committee!

Dates have been selected for the major events - see Announcements section.

The team is also considering additional social events and hope to announce these soon; in addition, there is a plan to uplevel the existing events as well...different attractions, adult options food variety and more!

COMMUNICATIONS

Your Communications Committee is building on 2024 progress with several exciting updates:

- **Survey 2:** We've just launched our second survey, closing February 17th. This survey will help us gauge community satisfaction and gather more information on key areas identified in our previous survey. Results will be posted on our website (Association Info/Documents/Surveys/January 2025) within a month and presented at the April Open Board Meeting.
- **Open Board Meeting Location:** We heard your feedback! The February Open Board Meeting was held at The Golf Club at Twin Creeks to be closer to our community.
- **Website Refresh:** Our new association manager has jumped in and joined this initiative, with the team working hard to update the website content, focusing on improved navigation and removing outdated information. We expect this to be completed by the end of March and will announce the updates and provide instructions (though we're aiming for intuitive navigation!).
- **Text Alerts:** We're making progress on offering opt-in text alerts for important announcements. Stay tuned for more details!

We have many more projects planned after these are completed, and we look forward to sharing them with you!



Welcome Home

Welcome to January's new neighbors!

Glen & Brenda Funk, Brenden Ottman, & Mallory Funk
1806 Trinidad Lane

Tony Yiqi Tang & Meifang Chen
1903 San Jacinto Drive

Weath Bryant & Della Bryant
703 Twin Creeks Drive

Community Interest



Have you wanted to participate in the holiday flag program? Click below to join.

[Sunrise Rotary Program](#)

**American Heart Month Family
& Friends CPR Class-
American Heart Association**

[Click here for info](#)



TWIN CREEKS BOOK CLUB

Meets on the last Wednesday every other month
at 7:30 PM

If you are a book lover, please contact:

Jitka Hynecek at 214 728 8980 or

hyncecek2@tx.rr.com

WE ALWAYS WELCOME NEW MEMBERS! COME
AND JOIN US!



MARCH BOOK

VIRGIL WANDER

BY LEIF ENGER

Leif Enger's third novel, *Virgil Wander*, was published in 2018. The story revolves around a middle-aged man who survives a near-fatal vehicle accident and discovers a new sense of purpose and community in the unusual town of Greenstone, Minnesota. Dealing with memory loss and rebuilding his life, Virgil relies on his eccentric friends to help him understand the importance of community and celebrating the beauty of an ordinary life.



2025 ANNUAL WATER SYSTEM MAINTENANCE



You might notice a slight change to the taste or smell of your tap water in March due to a change in disinfectant by Allen's water supplier, North Texas Municipal Water District (NTMWD). Though your water might taste or smell different, it's safe for drinking and bathing. Water suppliers must keep drinking water free of disease-causing microorganisms. This requires ongoing maintenance of the pipes, tanks, and towers that carry and store our water. For more info, click [here](#).

Community Interest

Let's Dish!

Looking for something to do indoors in the cold of winter?

Catch an episode of Let's Dish!, the video series featuring Allen's Mayor Baine Brooks as he talks with people who bring positivity to the community.



Click [here](#)

The Battle of Police Against Fire!!



SATURDAY, FEBRUARY 15th, 2025:
DOORS OPEN @ 4:30 PM
POLICE VS FIRE GAME @ 5:05 PM
AMERICANS GAME @ 7:05 PM

**— ALLEN —
AMERICANS**

BE THERE TO WITNESS THE POLICE BATTLE AGAINST THE FIRE. DON'T MISS THIS OPPORTUNITY TO ACKNOWLEDGE YOUR HOMETOWN HEROES IN THIS UNIQUE PREGAME HOCKEY MATCHUP! TWO GAMES FOR THE PRICE OF ONE WITH THIS DOUBLE HEADER.

TICKETS ON SALE NOW! GOOD FOR ADMISSION TO BOTH GAMES! SCAN THE QR CODE!



Proceeds go to the Allen PUBLIC SAFETY RECOVERY FUND
ALLENAMERICANS.COM | 972.912.1000 | 200 E. STACY RD. ALLEN TX

The Allen Public Library has designed a number of adult events. Click on the link below for the Adult Programs Calendar.



[Calendar](#)



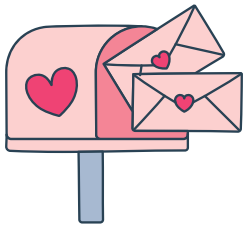
The Golf Club at Twin Creeks is holding a
Mardi Gras Party
Sunday, March 2 at 5 PM



Announcements

Paint Your Mailboxes!

Please see
Compliance Corner
for important
information about
mailbox maintenance!



Mark your calendar!



Your new Social Committee has
determined dates for the major
events as follows:

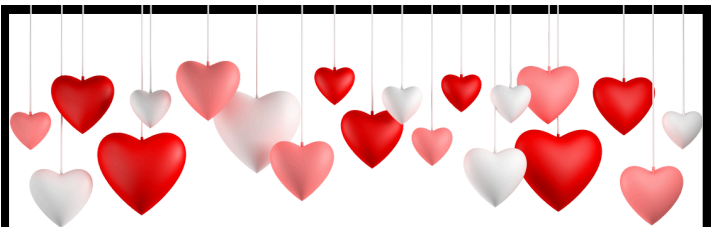
- Independence Day Event & Parade Sunday June 29th 5:30-8:00
- Fall Festival Event Sunday October 26th 2:30-5:00
- Holiday Event Sunday December 7th 2:30-5:00

Open Board
Meeting
April 21 6:30pm
Location TBD



Sport Court Committee Tennis Organizer

Interested in helping to create some
great tennis experiences for our
community? See the Sport Court
Update and contact Lauren
Newby@info@twincreekshoa.net



The Twin Creeks
and CMA offices
will be closed on
Monday, February
17th in
observance of
President's Day.





Questions?

Working for You...

Exciting improvements are happening throughout the community!

- **TC1 Restroom Renovations:** Construction has officially begun on the TC1 restrooms. Please be mindful of posted signage directing you to alternate routes for accessing the playground. We appreciate your patience as we work to enhance this facility.
- **Pool Permits Submitted:** The pool permit applications have been submitted to the City of Allen in preparation for the upcoming swim season. We will provide updates as they become available.
- **Somerset Waterfall Maintenance:** The motors at the Somerset waterfall have been replaced, and one pump was successfully repaired, ensuring the feature continues to operate smoothly.

Thank you for your cooperation and support as we continue to improve our community!



Information Center

300 Twin Creeks Drive

Office # 972-390-1194

info@twincreekshoa.net

Your Twin Creeks Management Team:

Dave Portillo - Association Manager

Jared King - Compliance & Modifications Coordinator

Freddy Cooper - Maintenance Supervisor