

Twin Creeks Community Association

# March 2025 NewsLetter



## HELLO NEIGHBOR!

As we bid farewell to the winter chill and welcome the vibrant hues of spring, it's time to catch up on all the latest happenings in our community. March brings a sense of renewal and excitement, and we're happy to share some important updates, upcoming events, and helpful reminders with you in this month's newsletter.

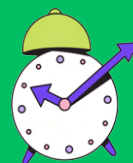
From landscaping tips to community interest, we've got you covered on everything you need to know to stay connected and informed. So grab a cup of coffee, settle in, and let's dive into all the wonderful things happening in our neighborhood this March!

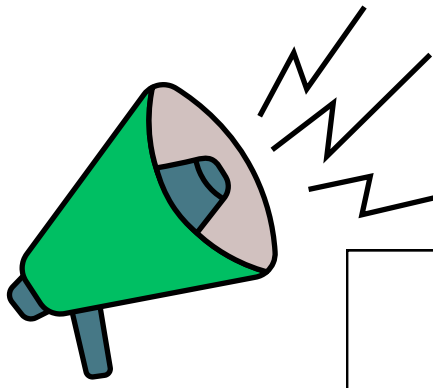
### Save the Date

Open Board Meeting  
Monday, April 21st  
6:30pm  
The Golf Club at Twin Creeks

### Coming Soon

Modifications Guidelines  
Update





# Communications Corner: Letters from the Board

## Board of Directors

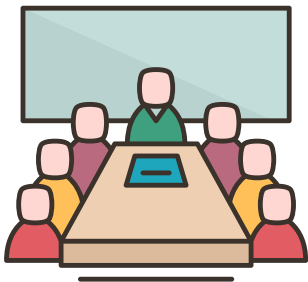
**Bob Merlo**  
President

**Carol Ayangbile**  
Vice President

**Beverly Coghlan**  
Treasurer

**Alan Mead**  
Secretary

**Gregg Watling**  
Director



Hello Twin Creeks Neighbors,

There's been a lot happening in our community, and it's fantastic to see such strong participation! A big congratulations to all our event "champions"!

### **Modification Guidelines Update**

The Committee and Board are on track to achieve the end of month goal and will publish the updated **Modification Guidelines** next month. The Committee will review the changes and answer any questions at our next **Open Board Meeting on April 21st**.

### **HOA Office Updates**

We're finalizing the options for the HOA Office, and a letter detailing the updates will be sent out before the end of March. Please keep an eye out for it and visit our website for further details. This topic will also be covered at our **April 21st Open Board Meeting**. Once the documents are published, we'll provide a link for you to **cast your vote** on this important initiative.

## Reserve Study and Analysis

We've received several competitive bids for a new **Reserve Study**, which will help assess and plan for the upkeep of community assets. We're carefully evaluating the proposals to select the most **qualified, cost-effective, and comprehensive** option. Once a vendor is chosen, we'll share the timeline for completion and publication.

## Survey #2 – Thank You!

Your engagement in our second community survey was incredible - participation **increased by nearly 60%** from the first survey! Thank you for sharing your feedback; your input is invaluable in shaping our community's priorities and ensuring we meet your expectations.

## Commitment to Our Pillars

We remain committed to our **six pillars** of success and to fulfilling our promises to the community. We're also excited to introduce **Sheeba Aruldas**, the newest member of our CMA Team, who will focus on administrative and resident engagement services.

We encourage everyone to join our **Open Board Meetings**—it's the best way to stay informed, ask questions, and work together to make Twin Creeks **"The Place to Live!"**

Warm regards,  
Your HOA Board of Directors

### The Six Pillars of Success:

- Creating a Unified Vision
- Radical Transparency Through Technology
- Clear and Frequent Communication
- An Open and Accessible Listening Environment
- Setting Measurable Goals
- Fostering Community Unity Through Social Programs



### MAILBOX MAINTENANCE REQUIREMENTS



Residential mailboxes are not only a functional requirement for many single-family homes, but they can also add character and curb appeal as part of an overall design theme. Decorative curbside mailboxes make a great impression and can add lasting value for individual properties or neighborhoods. In contrast, think of the brick monuments in non-Twin Creek neighborhoods leaning at 45 degree angles waiting to fall on the neighbor's new Lexus!

In Twin Creeks, the mailbox and post are the homeowner's responsibility (including repairs, replacements and maintenance).

- The mailbox and post design illustrated on the Modification page (website: Association Info/Documents/+Governing Documents/Modification Guidelines/"your neighborhood") is the only style approved for use in Twin Creeks EXCEPT for Wimberly, Walnut Springs, and the Villas, which have different requirements.
- Gloss black is the only acceptable color for the entire mailbox unit. Flat black is not acceptable.
- To maintain uniformity, homeowners in need of parts should contact Brandon Industries of McKinney, Texas at Phone# 972-542-3000.
- The approved mailbox for Twin Creeks (other than Wimberley, Walnut Springs, and Villas) is a "Standard Size Rural Mailbox" (8¾" tall, 6 ¾" wide, 19" deep).
- With prior Modification Committee approval, residents may install either a "Large Size Rural Mailbox" (10" tall, 8" wide, 21" deep) OR a "Mail Manager" lockable mailbox, black color, 10.75" X 11.25" size Lowes Item # 423285 Model #7506.
- As with the standard size box, both alternative boxes must match the general requirements of the Guidelines including the post, bell, mounting brackets, house numbers and corbels.
- Double post mailbox units must match in both design and size (no exceptions).
- Both Homeowners must agree (in writing) that both mailboxes will be the same size and design. This agreement must be submitted with a complete Modification Application prior to any changes. The Homeowner will be responsible for all costs associated with this installation. Include a copy of your plat indicating the replacement location of the mailbox in relation to the existing house.

Finally, please add this small inexpensive (12oz. can of gloss black Rustoleum is \$6.48 on Amazon) task to your Spring yard preparation activity: give your mailbox a fresh coat of gloss black! No more ugly gray patches caused by weather, weed-whackers, and the herd of cute doggies. Annually is usually sufficient. Cover the red flag and house numbers with painter's tape, and "fire away" Two-minute task. Should put a smile on the mail delivery driver as he is reminded that in the age of email, text, and smart phones, we still love the Pony Express!

## LANDSCAPE AND GARDENING

### STOP BEING SO CRABBY!



Just when you get excited about seeing the first promises of spring plant growth in No. Texas, what is one of the first green things to greet you? Of course, Crabgrass!

*Digitaria* is a genus of plants in the grass family native to warm temperate regions like No. Texas. Common names include crabgrass, finger-grass, and fonio. They are slender monocotyledonous annual and perennial lawn, pasture, and forage plants. *Digitus* is the Latin word for "finger", a gesture they seem to thrive on displaying to those of us spending significant funds and time on trying to maintain a beautiful lawn.

The seeds are edible, most notably those of fonio, *Digitaria sanguinalis*, as well as *Digitaria compacta*. They can be toasted, ground into a flour, made into porridge or fermented to make beer. My research does not find it on any list of "Most Popular IPAs".


The prevalent species of *Digitaria* in North America are large crabgrass (*D. sanguinalis*). This species often becomes problem weeds in lawns and gardens, growing especially well in thin lawns that are watered lightly, under-fertilized, and poorly drained. They are annual plants, and one plant is capable of producing 150,000 seeds per season. The seeds germinate in the late spring and early summer and outcompete the domesticated lawn grasses, expanding outward in a circle up to 12 in. in diameter.

I hear we have a few vegan neighbors who consider a fresh salad of crabgrass seeds, redbud tree bean pods, quinoa, and kale to be at the top of their "gourmet entrée" meals. No, Texas Steakhouse does not currently have it on their menus.

In summary those long, thick, brittle "legs" of Crabgrass are not edible, but they sure are ugly! Diligent pre-emergent treatment in November through February is highly advised followed by regular lawn fertilizer and weed-killer applications. Pulling them improves lawn cosmetics temporarily, but the process often shakes the seeds loose into the soil, where they will patiently wait to re-emerge in even greater ferocity.

We do have one Twin Creeks neighbor who has won the Guinness Book of World Records prize for thickest Crabgrass, Dandelions, and Creeping Charlie (*Glechoma hederaceae*) per square foot in the world. He also has no discernable grass. Please do not try to compete! You will lose the contest (as well as neighbor friends), and are more likely to get a TCCA violation and fine than a trophy.



The youth program at the TC tennis courts is going great. Lots of our young residents are learning to play tennis!  Colleen and her team will soon be hosting a Spring Break camp, and more details will be available shortly. If you're home and your kids are looking for something fun to do, be sure to check out her Spring Break Tennis Camp. If you're not on Colleen's contact list, feel free to email her at [cregan7@outlook.com](mailto:cregan7@outlook.com) for more information.

Additionally, the Sport Court Committee scheduled a St. Paddy's Day Adult Tennis Mixer for March 9th which was deferred due to weather. We'll play some tennis and then connect with fellow tennis players in the community to discuss ways to improve our tennis facility and learn more about the activities that residents are interested in. We're looking forward to it and will share the new date once determined!

### SPRING INTO ACTION Pickleball Tournament – 8 Weeks of Fun & Competition!

This spring, it's time to Spring into Action on the pickleball court! Join us for an exciting 8-week tournament with separate divisions for men and women. Whether you're looking to compete or just enjoy the game, this tournament offers the perfect mix of challenge and fun!

Dates: April 1st thru May 22nd

Divisions: Women's (Tuesdays) & Men's (Thursdays) Brackets

Times: 6:30PM - 10:00PM



- 8 weeks of thrilling matches to showcase your skills
- Prizes for top players in both divisions
- A fun and energetic atmosphere for all levels
- 

Be on the lookout for the Twin Creeks Spring into Action Registration notification and don't miss the chance to be part of this spring's most anticipated pickleball event. Grab your paddle and get ready to Spring into Action!



# PICKLEBALL CHAMPIONS!

During February 2025, Twin Creeks proved that passion for the sport of Pickleball knows no bounds—even in freezing cold temperatures! Despite the arctic weather, players showed incredible resilience, demonstrating the true spirit of competition and community.

The Twin Creeks Winter Antifreeze Pickleball tournament was held in the heart of winter; this event featured thrilling matches that showcased both skill and determination, as athletes battled through frigid temperatures. The challenging conditions made each point fought even harder, elevating the excitement for everyone involved.

This tournament not only proved the growing appeal of pickleball but also emphasized the community's dedication to the sport. Participants braved the cold for the love of the game, and their determination will surely inspire future events, no matter the weather!

The Twin Creeks Winter Antifreeze Pickleball CHAMPS were:

- Women's Session I: Beena Paracha & Valerie Van Ausdall
- Women's Session II: Bethany Bennett & Marie Chow
- Men's Session I: Ethan Chin & John Alexander
- Men's Session II: Anil Asher & Joe Dorsey





## MODIFICATIONS

The Modification Guidelines review is nearing completion, with the document current being formatted for homeowner user-friendliness and ease of navigation. That formatted version will then advance to the last phase. This is where the HOA attorney reviews the document, ensuring we are compliant with state law and regulations amongst other things. The goal remains to have the full process completed by the end of Q1/March. We anticipate the updated guidelines becoming available sometime next month.

## SOCIAL

The planning for the Independence Day Celebration is well underway and we are excited to expand the event with some new attractions! Be sure to mark your calendar for June 29th - more information to come! Watch for more details around the parade and the attractions in the April newsletter.

## COMMUNICATIONS



Thank you to all  
who participated in  
Survey #2 in  
February!

We are preparing for survey publication by categorizing and summarizing the write-in comments.

Below is some initial information.

- **Survey #2 Fun Facts:**
  - 713 responses; increase of 57%
  - 21% response rate
  - Average time to complete was 3 minutes
- **Next steps:**
  - Publish - Results will be uploaded to the website
  - Review - April Open Board meeting.
  - Throughout the next several newsletters we will publish responses to select questions, beginning with this month.

### OTHER:

The Open Board meeting dates through the end of the year are now posted on the community calendar on the website. These are on the third Monday of every other month. The one exception is the Annual Meeting in August and that date will be added to the calendar once finalized.





## Questions from the Community

Our survey write-in section uncovered topics of interest beyond our targeted areas of exploration. We will be sharing some of these in each monthly newsletter and then placing the information on the website for future reference.

### **Our Neighborhood Definitions:**

In both surveys there have been questions regarding the composition of the various neighborhoods. [Click here](#) for a map. For clearest viewing, please download.

The neighborhoods are listed at the top of the map. Please note, Raintree is not listed, although you do see it on the map. There is a relationship with us, but it is not part of Twin Creeks Community Association.

What you will see on the map are 11 neighborhoods, some of which have multiple ways of being identified. To specifically answer questions:

- Vistas are considered a part of Twin Creeks 1. During the time of development, Vistas was one of the first areas built and, for marketing purposes, was often referenced separately.
- Twin Creeks 3 is also known as Windcrest.
- There was a reference to Twin Creeks 4; we aren't aware of any neighborhood known alternatively with that name.

### **Walking Trails**

There are several comments about maintenance of the walking trails and bridges. These are owned by the city, which has a master plan with this as one of the objectives: "Develop a maintenance schedule to ensure that all trails are in superior condition." Please direct maintenance requests to the city of Allen.

### **Signs for Events**

It was noted that we no longer have signs posted for events. As various communities have learned, big signs seem to encourage people from outside the community to attend, which incurs additional costs. You can find event information on our website and will be notified via email prior to the events.



## Join a Twin Creeks Committee!

Are you passionate about making a difference in your community? The Twin Creeks Community Association, Inc. is seeking dedicated volunteers for several Committees. This is a fantastic opportunity to step into a leadership role and have a meaningful impact.

### Looking for volunteers for our new Landscaping Committee

We are excited to announce an opportunity to join our Landscaping Committee! We are seeking enthusiastic individuals with a passion for landscaping to help enhance and maintain the beauty of our community.

What We Are Looking For:

- Members with knowledge or experience in landscaping
- A commitment to collaborate on projects that beautify our community spaces

Why Join?

- Share your expertise and contribute to community improvement
- Be part of a dedicated team that values creativity and teamwork
- Make a lasting impact on the environment around you

If you are interested in joining or would like more information, please contact us at your earliest convenience. We'd love to have you!

### Seeking a volunteer for our Modifications Committee

The Modifications Committee plays a crucial role in helping homeowners and contractors navigate the modification process. We are seeking to add to this important team!

### Join our new Pool Committee

Are you enthusiastic about contributing to our community? We are currently seeking dedicated members that use the pool often to join our Pool Committee.

Being part of the Pool Committee is a wonderful opportunity to engage with fellow community members and make a positive impact on our shared space. Your expertise and input will help ensure our pool area remains a beautiful and enjoyable place for everyone.

### **\*\*Interested?\*\***

To apply, please click [here](#) for the volunteer form or see the form on the last page of this newsletter, and return it to 300 Twin Creeks Drive or [info@twincreekshoa.net](mailto:info@twincreekshoa.net). We look forward to welcoming new members to our teams!





# Welcome Home

Say hello to February's new neighbors!

McCulle & Katie Wright  
1913 Marshall Drive

Chuong Vu & Malina Khamvongsa  
1819 Marshall Drive

Amanda & Joshua Shaw  
1907 San Jacinto Drive

Sunita & Bryan Yoder  
1318 Comal Drive



## Announcements

Please join us  
**Open Board Meeting**  
Monday, April 21st  
6:30pm  
The Golf Club at  
Twin Creeks



### Meet our new Assistant to the Manager!

Let's welcome Sheeba Aruldas as the newest member of the CMA onsite staff! She is the assistant to our Community Manager, Dave Portillo. Sheeba comes to us from CMA headquarters where she worked in Access. Welcome, Sheeba!



## Come and Watch!

### TWIN CREEKS PICKLEBALL KING & QUEEN OF THE COURT TOURNAMENTS

Twin Creeks Residents Only

**TUESDAY  
MARCH 11  
6PM - 10PM**

**MEN & WOMEN  
Mixed Doubles**

(Partners are  
Randomly Assigned)

LIMITED TO 48 PLAYERS

**TUESDAY  
MARCH 25  
6PM - 10PM**

**MEN's  
King of the Court**

(Partners are  
Randomly Assigned)

LIMITED TO 48 PLAYERS

**THURSDAY  
MARCH 27  
6PM - 10PM**

**WOMEN's  
Queen of the Court**

(Partners are  
Randomly Assigned)

LIMITED TO 48 PLAYERS



## Tennis, Anyone?

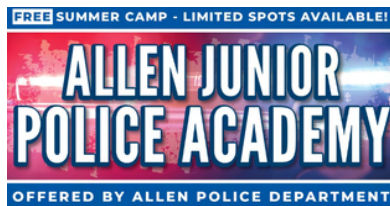
Spring Session 3  
starts April 14



For more info see  
flyer in Tennis  
section of website

## Community Interest

### City of Allen Junior Police Academy



[Click here](#)



ALLEN  
HERITAGE  
GUILD

Allen Depot  
is Open



[Click here](#)

The Allen Train Depot is a historical museum which showcases the city's railroad history, particularly its connection to the Houston and Texas Central Railway, and features a restored steam locomotive as a key exhibit.



### Texas District 3 Congressional Art Contest

Sponsored by the Congressional Institute, this annual competition recognizes the artistic achievements of high school aged students nationwide. Local submissions are judged by a panel of artists, teachers, and community members, with the winning artwork displayed in the U.S. Capitol's Cannon Tunnel.

[Click here  
for info](#)

*On display and open to the public*



BLUE HOUSE TOO  
GALLERY AND ARTSPACE



# Community Interest

## ALLEN PHILHARMONIC ORCHESTRA & SYMPHONY CHORUS



Cultural Connections: China

April 5

Lowery Freshman Center

[Click here](#)



[Click here](#) for more info

The Dallas Card Show will be held at the Marriott Dallas Allen Hotel & Convention Center in Allen, Texas from March 13-16, 2025. The show is one of the biggest card shows in the United States.



## Party on the Patio at The Golf Club at Twin Creeks!



Get into the Irish spirit with:

- Yard Games for all ages
- Delicious Food Specials
- Live Music to keep the celebration lively



Saturday, March 16th, 4:00 pm [Click here](#)

# Community Interest

## Allen's Cottage Market Returns

Travel back in time at Allen Heritage Village, a serene park where Allen's historic homes, outbuildings, and a beautifully preserved church invite exploration. After soaking up the history, treat yourself to the upscale charm of the Cottage Market, where talented artisans and vendors present an array of handcrafted treasures. This unique event blends the allure of the past with modern-day shopping, all in one picturesque setting—and it's free to browse! Make a day of discovering history and handcrafted goods in the heart of Allen.

The Cottage Market will be held from 9 a.m. to 1 p.m. on the first and third Saturdays of the month (March through May).



### Coffee and Classics

**Ages:** For ages 18+.

**Date & Time:** Thu., April 17, 6:30 p.m.

**Location:** Program Room A

**No Ticket Required. Email [Kate](mailto:kate.koop@cityofallen.org) with questions.**

Join us as we meet every other month to discuss great classic literature and enjoy a cup of coffee together! Our book for April will be *Sense and Sensibility* by Jane Austen.

**Event Address:** 800 E. Main St, Allen, Tx 75002

[kate.koop@cityofallen.org](mailto:kate.koop@cityofallen.org)



# Questions?



## Information Center

300 Twin Creeks Drive

Office # 972-390-1194

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

### **Your Twin Creeks Management Team:**

**Dave Portillo** - Association Manager

**Sheeba Aruldas** - Assistant to the Manager

**Jared King** - Compliance & Modifications Coordinator

**Freddy Cooper** - Maintenance Supervisor

**David Ortiz** - Maintenance Tech II



# Twin Creeks Community Association, Inc. Volunteers Needed



Twin Creeks Community Association, Inc. is currently seeking interested individuals with a desire to be an active member of their community. As you know, the Association needs the ongoing support of its members to continue preserving and enhancing the lifestyle of our community. If you would like to volunteer, please complete this form and mail to 300 Twin Creeks Dr., Allen, TX 75013, or fax to (972) 390-9359, or email to [info@twincreekshoa.net](mailto:info@twincreekshoa.net).

Yes, I want to volunteer for the following Committee(s):

- ☐ Architectural Control - Modifications
- ☐ Landscaping
- ☐ Pool

Name: #1 \_\_\_\_\_ Cell#: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_ Allen, Texas 75013

Background and/or experience includes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed By: \_\_\_\_\_ Date: \_\_\_\_\_

Twin Creeks Community Association, Inc.  
300 Twin Creeks Drive, Allen, Texas 75013  
Fax #: 972-390-9359 • Email: [info@twincreekshoa.net](mailto:info@twincreekshoa.net)  
Visit our website @ [www.twincreekshoa.net](http://www.twincreekshoa.net)