

Twin Creeks Community Association

April 2025 NewsLetter



Save the Date

Open Board Meeting

Monday, April 21st

6:30pm

The Golf Club at Twin Creeks

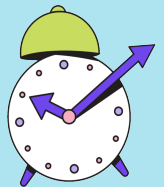
HELLO NEIGHBOR

As the vibrant colors of spring paint our Texas landscape, we're happy to bring you the April edition of our HOA newsletter. This month's issue is filled with updates, reminders, and community news to help you make the most of the beautiful spring season. We hope you enjoy reading it!

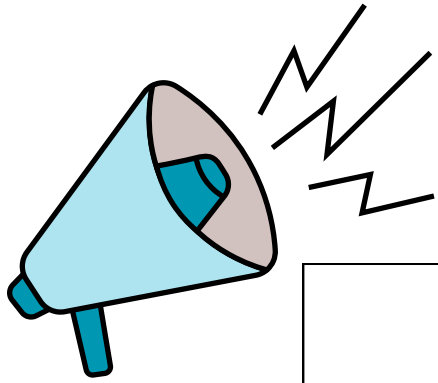
Coming Soon

Modifications Guidelines

Update at April Board Meeting



Communications Corner: Letters from the Board



Board of Directors

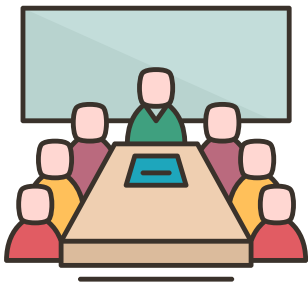
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Hello Twin Creeks Neighbors,

We're excited to share some major updates and progress on key initiatives for 2025! While there's always more to be done, checking off some big items gives us room to focus on new areas of growth and improvement.

◆ **Modification Guidelines Update**

The newly updated Modification Guidelines have been reviewed by legal and are now live on our website! The Committee did a fantastic job—these guidelines are now more user-friendly, with embedded links to help you find specific topics easily. Committee members will walk through the changes and answer questions during our next Open Board Meeting on April 21st.

◆ **HOA Office Updates**

We're finalizing plans for the HOA Office and will be sending out a detailed letter ahead of the April 21st meeting. Be sure to check your inbox and visit our website for more information. Once published, we'll also provide a link so you can cast your vote on this important initiative.

◆ Reserve Study and Analysis

We've received several competitive proposals for a new Reserve Study and have completed our side-by-side analysis. The proposals vary significantly, and we aim to finalize a decision by mid-May. We remain focused on selecting a vendor that is qualified, cost-effective, and thorough. Once selected, we'll share the full details and agreement with the community.

◆ Survey #2 – Thank You!

Thank you for participating in the second community survey! Your feedback is being heard. While we've seen improvement in some areas, there's still work ahead. We're committed to aligning our efforts with your top priorities. The survey results will be reviewed during the April 21st Open Board Meeting.

◆ What happened to "Ask Judi"?

You may have noticed the "Ask Judi" feature on our website and the CMA mobile app. This AI-powered assistant was in beta testing to help you find information more easily. We've temporarily disabled it to ensure all linked content is current and accurate. We'll announce its re-launch once everything is up to date—stay tuned!

◆ Commitment to Our Pillars

We remain steadfast in our dedication to the six pillars of community success. Full definitions of these pillars are available below for your reference. These guide our decisions and reflect our shared commitment to making Twin Creeks "The Place to Live!"

We encourage everyone to join our Open Board Meetings—it's the best way to stay informed, ask questions, and work together.

**Warm regards,
Your HOA Board of Directors**

The Six Pillars of Community 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.

While these are some of the pillars of our success, 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.

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.

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

COMPLIANCE CORNER

Spring has arrived! It's the perfect time to tend to our yards by weeding, feeding, and adding vibrant colors to brighten up the community. As the weather improves and our landscaping thrives, let's take a moment to address any lifeless trees, shrubs, or sod. Replacing these will ensure our surroundings remain lush and inviting.

We encourage all residents to take part in maintaining the beauty of our neighborhood. This includes regular lawn care, trimming and pruning shrubs and trees, and removing grass or weeds from landscaping beds.

To further enhance the community's charm, we discourage street parking throughout Twin Creeks. For a neat appearance and to support property values and safety, we ask homeowners to park their vehicles in enclosed garages. If necessary, vehicles may be parked in driveways. Let's all work together to keep our neighborhood looking its best!

To clarify an issue that continues to surface in surveys: HOAs have no legal authority to restrict parking of CARS on City of Allen public roads.

To seek resolution of street parking concerns, you can report the issue directly to the City of Allen by visiting: <https://allentx.citysourced.com/servicerequests/create>.

However,

- **BOAT, MISCELLANEOUS VEHICLE PARKING** - Boats, personal watercrafts, ATV's, recreational vehicles, trailers, inoperable or unused vehicles, golf carts, construction vehicles and equipment, etc. must be stored in an enclosed garage with the exception of service vehicles in the performance of their duty. Ref. Deed Restrictions, Exhibit "C", Section 2 (a). Per Board of Directors Policy, Homeowners in violation of this offense will be fined as follows. First violation in a 12 month period – 30 day fine letter notice. All subsequent violations in this same 12 month period - \$50 per day fine until the item is removed. Items are allowed for a 24 hour period for loading and unloading (over 24 hours is in violation). The City of Allen, also, requires that these miscellaneous items may not be parked or stored on any public street or alley. Owners of these items may be subject to fines and/or removal (towing) of the item. Reference: COA Municipal Code Chapter 9, Article 9, Section 9-223 thru 227. The use of Association Common Area for storage of such property is also prohibited. Reference: Board of Directors Policy

Gardening Without the Ache

Article Courtesy of: Dr. Jonathon Harrison, New Directions Chiropractic

We understand that gardening is more than just a hobby—it's a rewarding activity that can, unfortunately, lead to back pain if proper precautions aren't taken. Learning to garden with proper body mechanics can help you enjoy your passion while protecting your spine.

Preparation Matters

Just like any physical activity, gardening requires proper preparation to prevent injury. Before you head out to tend your plants, take time to warm up your muscles. A short walk around the garden can help get your blood flowing, and gentle stretching can prepare your body for the work ahead. This preparation time might seem unnecessary, but it can significantly reduce your risk of strain and injury.

Smart Tools and Techniques

The right tools can make a tremendous difference in how your body feels after a gardening session. Long-handled tools help reduce the need for excessive bending, while lightweight, ergonomic equipment can minimize strain on your joints and muscles. Consider investing in raised beds or vertical gardening systems to bring the plants closer to you, rather than constantly bending to ground level.

Give these gardening tips a try:

- Kneeling with one foot forward to reduce back strain
- Standing with feet shoulder-width apart while using long tools
- Squatting instead of bending when working close to the ground
- Sitting on a low stool for prolonged ground-level tasks
- Using a wheelbarrow to transport heavy materials



The Power of Pacing

One of the biggest mistakes gardeners make is trying to complete too much in a single session. Break your tasks into manageable segments and alternate between different activities to avoid overusing any one muscle group. Listen to your body's signals and take breaks before you feel exhausted. Stay hydrated, especially on warm days, and work during cooler hours when possible.

New Directions Chiropractic is a family-focused practice dedicated to helping patients of all ages thrive through gentle, effective chiropractic care.

107 Suncreek Dr. STE 400, Allen, TX 75013 Phone: [\(214\) 215-4119](tel:2142154119)

QUESTIONS FROM THE COMMUNITY

In this ongoing monthly series, we are addressing topics of interest uncovered in our community surveys. This month's topic is:

RATS!

Some of you have noticed an increase in sightings of rats in alleys and streets. This not only can create health risks but impacts quality of life in our community.

To tackle this problem, one of our Twin Creeks neighbors researched and created this piece. Here are some practical steps we can all take to reduce the number of rats and prevent them from being attracted to our homes. It's crucial that everyone work together!

1. Eliminate Food Sources:

- Store all food, including pet food, in sealed, rodent-proof containers.
- While we love our feathered friends, duck food and bird seed entice rats so please stop putting any of this out as it's perpetuating the problem.
- Promptly clean up dog poop as it also attracts rats.
- Clean up any spilled food or crumbs.
- Ensure the lids are squarely closed on your trash and recycling cans and avoid leaving trash bags outside uncovered.

2. Remove Water Sources:

- Fix any leaky faucets, hoses, or pipes.
- Empty standing water from buckets, plant saucers, and other containers (this also helps make a dent in the mosquito population!).

3. Manage Landscaping:

- Trim bushes and shrubs to eliminate hiding spots.
- Keep grass cut short and ensure flowerbed and yards are free of weeds.
- Promptly dispose of cut shrubbery and tree limbs which provide cover.

4. Seal Entry Points:

- Inspect your home for gaps or holes and seal them with steel wool, caulk, or metal mesh. Or better yet, call a pest control company.

5. Maintain a Clean Yard:

- Dispose of yard debris and avoid composting food scraps unless using a sealed system.
- Ensure your yard is clean of buckets, lawn equipment, and junk that provide cover for rodents.

6. Use Natural Repellents:

- Spread peppermint oil or other natural deterrents around your home to discourage rats.

7. Install Traps or Bait Stations:

- Consider using traps or bait stations in areas where rats have been seen, following safety guidelines.

By working together we can significantly reduce the rat population. Thank you for your cooperation and understanding!



SPORT COURT

Pickleball Spring Ladder League kicks off April 1st and runs through May 22nd! Women's matches are on Tuesday, and men's matches are on Thursdays. Come out and cheer on your neighbors as they compete!

Beginner Pickleball Lessons start Tuesday, April 8th, from 9:30AM to 11:00AM for four sessions. This session is already full, but more will be available soon - stay tuned!

Tennis 105 tourney is going to be rescheduled to an upcoming Sunday! Stay tuned!



COMMUNICATIONS



The results of the second survey are now posted on the Twin Creeks website under Association Info/Documents/Surveys/February 2025 Survey.

In addition, a high-level review of the results will be included in the Open Board Meeting on Monday, April 21st.

We look forward to seeing you then!

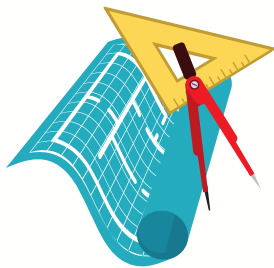


MODIFICATIONS

Legal review of the Modification Guidelines are complete, and the updated document will be published in the upcoming days.

Reminder: Please attend this month's Open Board Meeting so you can learn more about any enhancements while participating in a Q&A!

See you there!



SOCIAL

We are thrilled to announce that our annual Independence Day Celebration will be held on Sunday, June 29th, 2025, from 5:30pm -8:00pm.

This year's event will feature brand new attractions and experiences for residents and their family members of all ages. The celebration will kick-off with our Independence Day parade led by our very own Tiger Sharks swimming team and coach Mike Howes. Spin, twist and shout while riding the new Mind Winder thrilling ride, a new obstacle course, water slides, a video game truck, a brand-new Golf Pro Challenge where you can hit like a pro and see just how far your drive really is, Spider Man World, train rides, free pizza, snow cones, music and much more! Save the Date!



Welcome Home

Welcome to this month's new neighbors!

Naveed & Madiha Cheema
1603 Eagle Pass Way

James & Susan Hopkins
911 Rotan Ct



Announcements



Welcome, David Ortiz!

David Ortiz has joined CMA as a Maintenance Tech reporting to Dave Portillo, Association Manager.

David comes to CMA with extensive maintenance experience. With his knowledge of customer service and maintenance certifications, David will be a great asset to CMA and the Twin Creeks community.

David enjoys gardening, working on house projects and playing soccer.

When you have the opportunity, please be sure to say hello and make David feel welcome.



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



Seeking Volunteers and Sponsors!

The Social Committee is seeking both volunteers and sponsors for our July 4th Event.

Please note that many students can potentially receive credits for their volunteer time!

In addition, we welcome all sponsorship and know that there are many residents with local businesses that we would love to feature!

Please send an email to info@twincreekshoa.net if you have an interest in more information.

Community Interest



Bark in the Park!

May 22

[Click here for info](#)

[Water Education and
Landscaping](#)



TWIN CREEKS BOOK CLUB

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

If you are a book lover, please contact:

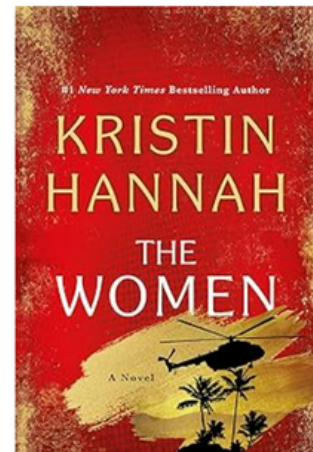
Jitka Hynecek at 214 728 8980 or

hynecek2@tx.rr.com

WE ALWAYS WELCOME NEW MEMBERS! COME
AND JOIN US!



MAY BOOK
THE WOMEN BY KRISTIN HANNAH



This is a story about patriotism, friendship, remembrance, and defying expectations. It tells an often-overlooked story of the courageous women who served in Vietnam.

Community Interest



April 12
Spirit Park in Allen

[Click here](#)

 LexisNexis[®]
RISK SOLUTIONS

Community Crime Map

[Click here](#)





Questions?



Information Center

300 Twin Creeks Drive

Office # 972-390-1194

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