




Twin Creeks Community Association

May 2025 NewsLetter



HELLO NEIGHBOR

As the vibrant colors of spring paint our Texas landscape, we're happy to bring you the May 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!

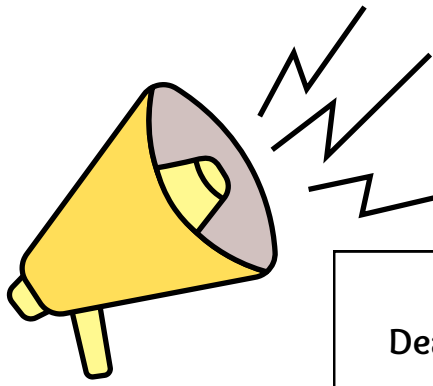
Save the Date

Open Board Meeting
Monday, June 16th
6:30pm
The Golf Club at Twin Creeks

Coming Soon

Voting on HOA House
and Capital
Improvement Fee





Communications Corner: Letters from the Board

Board of Directors

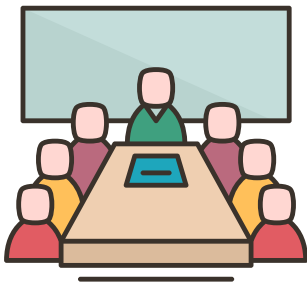
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Dear Twin Creeks Neighbors,

While we've made meaningful progress in several areas, there is still much to be done to improve our processes and responsiveness to the community. Here are some key updates:

◆ Updated Modification Guidelines

As shared in last month's communication and reviewed during the recent Open Board Meeting, the updated Modification Guidelines have now been published. This comprehensive revision enhances the document's structure, formatting, and usability—including direct links to specific guideline sections. Our goal was to reflect evolving architectural trends, landscaping options, and frequently requested modifications within the community. We believe the result is a more accessible and helpful resource for all residents.

◆ HOA Office Update

During the Open Meeting, we discussed potential options regarding the future of the on-site HOA office. These options will soon be posted on our website, along with a voting link to decide whether or not to sell the property. We will notify residents via email once the materials and voting information are available.

◆ Working Capital Contribution Amendment

We also reviewed a proposed amendment introducing a Working Capital Contribution. This one-time fee—equal to the current annual assessment—would be paid by new homebuyers at closing. The intent is to strengthen our reserve funds and reduce the likelihood of future assessment increases. The proposal and voting link will be shared on the website shortly.

◆ Reserve Study and Vendor Selection

We have received multiple competitive proposals for a new Reserve Study and completed a thorough comparative analysis. These proposals vary significantly in scope and cost, and we aim to finalize our selection by mid-May. We are committed to choosing a qualified, cost-effective, and comprehensive provider. Once finalized, full details will be shared with the community.

◆ From the Communications Committee

Communications initiatives such as the website update, text, zoom for meetings, request handling process improvement, an official TCCA Facebook page, and others are on pause. These initiatives require partnership with our management company, CMA, for action beyond the committee's access and purview. The required resources are not currently being made available to complete that portion of implementation. We'll resume these important topics when support becomes available.

Note from Robert Merlo:

"I'm concerned about the lack of support hindering progress on these high-priority projects. To address this, I will begin holding bi-weekly one-hour meetings with CMA to identify constraints and determine how we can move these initiatives forward effectively."

◆ Commitment to Our Six Pillars

We remain committed to the six pillars that guide Twin Creeks' success. These principles inform every decision we make and reflect our shared vision to keep Twin Creeks "The Place to Live!"

Stay Involved

As highlighted throughout this update, many important discussions take place at our Open Board Meetings. We strongly encourage all residents to attend—it's the best way to stay informed, ask questions, and actively contribute to our community's success.

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

COMPLIANCE CORNER

Modification Applications

With pleasant weather upon us, you may be considering exterior modifications or landscaping enhancements. Before you begin your spring projects, please ensure a seamless and hassle-free process by submitting a Modification Application (MA) request form to your Modification Committee for approval. All MA requests should be submitted through the homeowner portal at twincreekshoa.net.

Fence Staining

If you're planning to replace or re-stain your fence, begin your project by reading pp. 21-25 in the new Modifications document. Don't forget to submit an MA request and select a stain color that is approved within the Twin Creeks community. Be sure to review the community's acceptable "Medium Brown" stain options.

Dark brown may be considered. Alternate stains or paint colors are NOT allowed. Although we cannot make specific brand recommendations, the Association has used OLYMPIC Dark Mahogany Semi-Transparent Stain Color and OLYMPIC Mahogany Solid Stain Color. See color spectrum: Picture below is Typical Medium Brown.



Find all your modification answers at www.twincreekshoa.net. Simply hover over Association Info, click Documents, then navigate to Governing Documents > Modification Guidelines for either the MASTER Modification Application Form Fillable, or > UPDATED Modification Guidelines Twin Creeks 2025.

Please note: until CMA has the availability to remove the old Guidelines from the website, it is important to ensure that you are navigating to this NEW section dated 2025 - not the Modifications Guidelines contained in the DCC&Rs document.



LANDSCAPE AND GARDENING

April and May are seeing a lot of Twin Creeks residents replacing sod, particularly in front yards. Some for beauty enhancement of year-round thickness and color, many for health as original plantings were normally Bermuda, and as shade trees matured with thick canopies, sunlight was severely compromised. For some, St. Augustine has been the replacement selection, as it does well in the shade. Others do not care for the broad blade appearance. For them, Zoysia has become very popular in the last few years. The two most popular varieties are Zeon, and Palisades. A comparison:

Zoysia Zeon

- **Texture:** Very fine-bladed and soft (almost like Bermuda or hybrid grasses).
- **Color:** Deep green and very lush.
- **Shade tolerance:** Excellent (one of the best among Zoysias).
- **Drought tolerance:** Good, but not as high as Palisades.
- **Growth habit:** Dense and slow-growing, which means less mowing but also slower recovery if damaged.
- **Maintenance:** Low; doesn't require frequent mowing or fertilizing.
- **Foot traffic:** Moderate tolerance.
- **Use case:** Ideal for high-end residential lawns, golf courses (fairways/tees), and areas where aesthetics are key.

Zoysia Palisades

- **Texture:** Coarser than Zeon but still relatively soft.
- **Color:** Medium to dark green.
- **Shade tolerance:** Good, but not quite as good as Zeon.
- **Drought tolerance:** Excellent—one of the best among Zoysia.
- **Growth habit:** Upright and faster-growing than Zeon, making it better for recovery.
- **Maintenance:** Slightly more mowing needed than Zeon, but still low overall.
- **Foot traffic:** High tolerance—good for active families or pets.
- **Use case:** Great for residential and commercial properties needing durability and visual appeal.



After installation, be sure to adequately water to encourage root health and development. Unless nature has provided heavy rainfall, 10-15 minutes daily for the first two weeks is recommended. If temperatures are continuously in the 90s, twice daily may be required.



SPORT COURT

SPRING INTO ACTION! PICKLEBALL LADDER - 3 WEEKS TO GO!

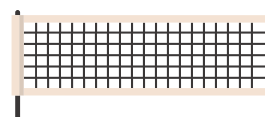
Our Spring into Action! Pickleball Ladder is in full swing and going strong! With just 3 weeks left, players are showing great enthusiasm, sportsmanship, and competitive spirit. The ladder is heating up as participants continue to climb the ranks, and every match counts as we head into the home stretch.

Beyond the competition, it's been inspiring to see how the ladder has helped build a strong sense of Twin Creeks community—bringing players together, forming new friendships, and creating a fun, welcoming atmosphere on the courts.

Keep bringing your best game and stay tuned for final standings as we wrap up the season!

OUR PICKLEBALL COURTS ARE THE PLACE TO BE!

Whether you're a family looking for fun, a group of energetic kids, or an individual chasing your next win, our pickleball courts are buzzing with action! It's become one of our most popular attractions—often filled with friendly competition, laughter, and lively games from morning to evening. Come join the excitement and see why everyone is picking up a paddle!

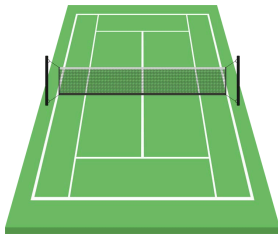




SPORT COURT

TWIN CREEKS TENNIS UPDATE!

The 105 Tennis Social is being rescheduled for June!
Stay tuned - we'll be sharing more details soon.



MODIFICATIONS



Check Out the Updated Modification Guidelines

After a lengthy process that included numerous meetings with the Modification Committee, CMA staff and the Board, the Twin Creeks Modification Guidelines have been updated.

The rigorous review and resulting updates were made with considerations around current architecture and design standards and trends and technology considerations (e.g., permanent outdoor lighting). We also sought guidance from the Twin Creeks' landscape and arbor experts as well as the Texas A&M Forest Service to review and update the recommended trees and shrubbery for landscaping options.

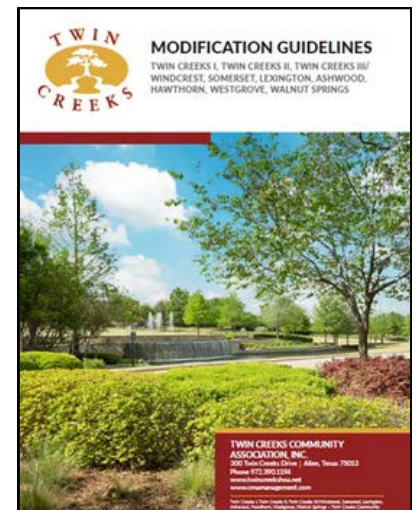
As many homeowners have likely never reviewed the document, we encourage you to take a look as it not only offers information about the modification request and approval process but also offers insight to ensure homes meet the clearly defined standards for property maintenance.

The updated reference was designed to be much more user friendly with hyperlinks from the table of contents, easier to read formatting, and more pictures as to acceptable (and sometimes unacceptable) solutions.

Ever wonder if an update or modification to your home requires approval in advance? A good rule of thumb is to assume that any updates or changes made to the exterior of your home may require a review and approval so we encourage you to consult this resource. And if ever in doubt, reach out to CMA to check as it could save you a lot of frustration, time and money by getting proper approvals in advance.

Find the new Modification Guidelines at www.twincreekshoa.net. Simply hover over Association Info, click Documents, then navigate to Governing Documents > Modification Guidelines for either the MASTER Modification Application Form Fillable, or > UPDATED Modification Guidelines Twin Creeks 2025.

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SOCIAL



Twin Creeks Annual July 4th Celebration

Please see the flyer in
Announcements for
information regarding
the July 4th
celebration held on
June 29th.

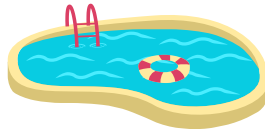
Movie Night! July 19th

See Announcements
for flyer

SCHOOL'S OUT FOR THE SUMMER PARTY!



Join us for a pool party bash on Friday, May 23rd, 2025, from
4pm – 6pm for a fun evening to celebrate the last day of
school and the beginning of summer vacation for Twin Creeks
residents and their families.



Event Features:

TC-1 Pool

- Tiki theme decorations
- Pool games
- A DJ and host
- Free lemonade to the first 50 residents

TC-2 Pool

- Music
- Snow cones
- Inflatable canopy
- Rubber ducky games for kids



Look forward the revised tradition of opening the pools on the
last day of school!

Come join your neighbors, have some fun and get wet!

We are seeking sponsors and volunteers for the July 4th Event

Please see the Announcements section for the flyer regarding sponsorships for this event.

If you would like to be a volunteer for this event, please reach out to the Social Committee on
info@twincreekshoa.net.



POOL

We're delighted to now have a pool committee! Watch this space next month for more information!

COMMUNICATIONS

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RECIPE OF THE MONTH



OLD FASHIONED COCONUT CREAM PIE

As summer approaches, some of our palates shift, so our menu preferences follow. From hot chocolate to margaritas (OK, some of you drink margaritas all year long!), and with desserts, from apple and pumpkin pies to key lime and coconut cream to remind us of warm sandy beaches and palm trees. So here, from Ashwood baking legend Lori Bajema, a 5-star favorite of all her family, friends, and neighbors.

Prep time: 20 minutes

Cook Time: 30 minutes

Ready In: 4hrs. 50 min.

INGREDIENTS

- | | |
|---|--|
| 2 cups sweetened flaked coconut | ¼ teaspoon salt |
| 1 can Coco Lopez crème coconut + enough half-and-half to measure 3 cups | 1 teaspoon vanilla extract |
| 2 eggs, beaten | 1 (9 inch) pie shell, baked |
| ¾ cup white sugar | 1 cup frozen whipped topping, thawed (add a little coconut extract) |
| ½ cup all-purpose flour | |

DIRECTIONS

1. Preheat oven to 350 degrees F (175 degrees C)
2. Spread the coconut on a baking sheet and bake it, stirring occasionally, until golden brown, about 5 minutes.
3. In a medium saucepan, combine the half-and-half, eggs, sugar, flour, and salt, and mix well.
4. Bring to a boil over low heat, stirring constantly, for 2 minutes more. Remove the pan from the heat and stir in ¾ cup of the toasted coconut and the vanilla extract. Reserve the remaining coconut to top the pie.
5. Pour the filling into the pie shell and chill until firm, about 4 hours.
6. Remove from refrigerator. Spread frozen whipped topping. Top with remaining flaked coconut.





Welcome Home

Welcome to this month's new neighbors!

Thomas & Karen Woloszyn
1106 Winnsboro Ct

Douglas & Terry Kibler
805 Twin Creek Dr

Wasif Sattar & Kendall Krohn
1310 Dalhart Dr

Ganesh Muthukumaraswamy & Preetha Venkatarmani
1221 Concho Dr

Scott Lepage
1613 Pantego Ln

Biren & Archana Mistry
1817 Lizzy Ln

Frank & Sheila Pollacia
1167 Landon Ln

Joseph & Candice Burgess
1215 Brenham Ct



Announcements



Open Board Meeting

Monday, June 16th
6:30pm

The Golf Club at Twin Creeks



Allen ISD
Where Eagles Soar

CONGRATULATIONS

To the 1760 graduating members of the Allen High School Class of 2025!

The Graduation Ceremony takes place on May 23, 7:30pm at Allen Eagles Stadium.

Thank you all for your diligent study and academic achievements. We wish you great success in your next steps of education and/or career work. We look forward to your future contributions of leadership to your families and our community.

Announcements

TWIN CREEKS

4TH OF JULY INDEPENDENCE DAY CELEBRATION

Community Sponsorship Opportunity

★ **29TH** ★

JUNE

5:30-8:00 PM

Help Us Make This Year's 4th of July Celebration Unforgettable!

WE'RE GEARING UP FOR OUR NEIGHBORHOOD'S BIGGEST EVENT OF THE YEAR AND WE'D LOVE YOUR SUPPORT!

WITH **1,500-2,000 NEIGHBORS** EXPECTED TO JOIN US FOR A DAY FULL OF FOOD, MUSIC AND GAMES. WE'RE OFFERING **SPONSORSHIP OPPORTUNITIES OF \$150 OR MORE** TO HELP COVER THE ESSENTIALS THAT MAKE THIS EVENT SAFE AND SPECTACULAR.

YOUR SPONSORSHIP FEE ISN'T JUST SUPPORT—IT'S RECOGNITION. HERE'S HOW WE SAY THANK YOU:

- Shoutout from the DJ during the event
- Recognition in an **email blast** to over 2,800 households
- **Space provided** for you at the event (perfect for local businesses or community groups!)

READY TO BECOME A SPONSOR OR HAVE QUESTIONS? REACH OUT TO:

BRYAN SALAZAR
BRYANSALAZAR@CMAMANAGEMENT.COM



TWIN CREEKS

4TH

OF JULY

INDEPENDENCE DAY CELEBRATION

JUNE 29, 2025

5:30PM - 8:00PM

JOIN US FOR:

- NEIGHBORHOOD PARADE
- FREE PIZZA & SNOW CONES
- WATER SLIDES
- FUN RIDES & GAMES
- RAFFLE PRIZES
- GOLF PRO CHALLENGE (*NEW*)
- GAME TRUCK

MOVIE NIGHT



AT THE POOL

SAT. JULY 19, 8:00PM



Community Interest



Allen Public Library

On stage at APL



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

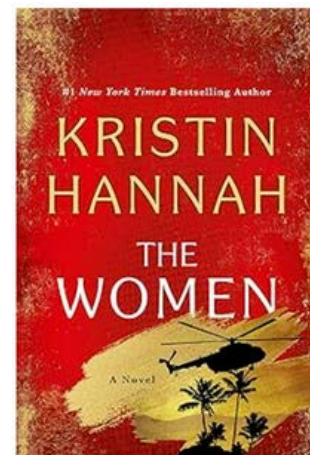
hynecek2@tx.rr.com

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



THINGS TO DO IN ALLEN

No matter how long we have lived in our wonderful city, none of us have really “scratched the surface” of year-round activities available to us. Men and women of all ages, families, kids! Sports, music, arts and crafts, camps, parks, trails! Particularly with summer upon us, you’re missing out if you don’t regularly consult the “Life in Allen Activity Guide”.

[Summer 2025 LIFE in Allen Activity Guide - Allen Parks and Recreation by City of Allen - Issuu](#)



ALLEN POLICE DEPARTMENT

Allen Police Department Condition Series

Ready for a new fitness challenge? Allen Police Department (APD) is offering new workout programs for the community, open to age 18 and older. APD Condition Series are free, beginner-level workouts styled after the training undergone by police recruits!

[Click here](#)



City of Allen Survey results

[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