



Twin Creeks Community Association

June 2025 NewsLetter



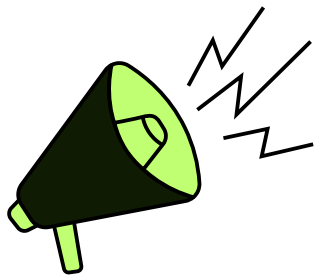
HELLO NEIGHBOR

Hello Neighbor! As the days get longer and the Texas sunshine warmly invites us outdoors, we're excited to bring you the latest edition of your HOA newsletter. This month many of us are looking forward to enjoying our community amenities, whether it's a refreshing dip in the pool, a leisurely stroll or bike ride on the trails, a friendly game of basketball or tennis (maybe even trying out pickleball!), or simply soaking up the outdoors. We hope you find this newsletter informative and a great way to stay connected with everything happening right here at home.

Save the Dates

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

ADDITIONAL
Dive-In Movie Night
Saturday, June 14
8:30 pm
TC1 Pool



Communications Corner: Letters from the Board

Board of Directors

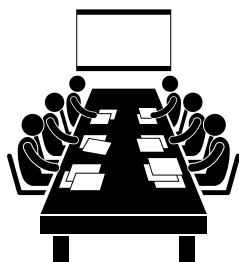
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Dear Twin Creeks Neighbors,

As summer approaches, we're excited about the many activities planned throughout the community. The pools are now open, and we hope many of you had a chance to enjoy the early openings in celebration of the end of the school year.

We also want to share a few updates on key projects and initiatives currently underway.

◆ **Upcoming Amendments: HOA Office and Working Capital Contribution**

During the April Open Meeting, we discussed potential options for the future of the on-site HOA office, along with a proposed amendment to introduce a Working Capital Contribution.

Before sharing these materials for community review and initiating the voting process, we have submitted the documents to our legal firm to ensure they are complete and fully compliant.

We understand the significance of these proposed amendments and will post all relevant information on the community website as soon as legal clearance is received. You will also receive an email notification once the materials are available for review and voting.

◆ **Reserve Study Contract Awarded**

Following a thorough review of multiple proposals, we have awarded the reserve study contract to **Building Reserves** (buildingreserves.com). Their comprehensive services and strategic approach align well with our community's needs and their mission to empower associations through innovative financial planning tools.

We will provide updates as their analysis progresses and will present a summary of their final report during a future Open Meeting.

◆ Social Committee Activities

Exciting News from the Social Committee!

We're thrilled to announce a **Dive-in Movie Night** on **June 14th** at the **TC1 Amenity Center (401 Twin Creeks Drive)**. Join us at **8:00 PM** for popcorn and fun—**The Emperor's New Groove** will begin around **8:30 PM**. This professionally managed event will feature top-notch equipment and **endless popcorn** as part of our effort to elevate community gatherings!

Don't forget our biggest event of the year! **The 4th of July Celebration** will happen on June 29th from 5:30–8:00 pm. This is going to be a fun filled event for the whole family with the always amazing parade, rides and games, water slides, raffle prizes and even a golf simulator! Please plan to join everyone for the fun!

A note: We are looking for volunteers to help during the event and hope some of you will help in supporting this...

- If you have high school children and they want to volunteer, school volunteer credits are available, and we would be happy to sign them post event.
- But, we also need adult volunteers as well, (ok no school credits)...so please help if you can.
- Ideal volunteer hours are 4pm – 9pm, but **you** have the flexibility to choose the number of hours and time frame for which you would like to volunteer.
- Any volunteer time is greatly appreciated.

If you are interested, please

- Send an email to Bryan Salazar directly at BryanSalazar@CMAmanagement.com He will work with you to get everything set-up!

◆ 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

If you are struggling with a landscaping violation for bare areas in your yard that you received from our compliance team, we are here to help!

Here's a plan to help you get your yard looking lush before summer arrives, along with tips for following the City of Allen watering guidelines:

1. Prepare the Site

- Clear and Level the Area: Remove any weeds, rocks, or debris from the bare patches. Loosen the soil and rake it smooth to create a uniform surface.
- Soil Preparation: Consider adding a layer of compost or topsoil if your soil is compacted or short on nutrients. This will help the sod establish strong roots.

2. Installing the Sod

- Lay the Sod Immediately: Arrange the sod pieces as tightly as possible (stagger the seams like bricks) so that there are no gaps where weeds might eventually take hold.
- Rolling the Sod: After laying the sod, lightly roll it with a lawn roller to ensure good contact with the soil.
- Cutting to Fit: Trim any excess or uneven pieces to match your yard's shape.

3. Watering the New Sod

- Initial Watering: Immediately water the sod for a deep soak. For the next 30 days, new sod typically needs more frequent watering to help develop roots.
- Adhere to City Rules: The City of Allen has specific watering restrictions aimed at water conservation. For example, during the growing seasons, sprinkler use is generally not allowed between 10 AM and 6 PM to reduce evaporation.

4. Ongoing Maintenance

- Monitor Moisture: Keep an eye on the soil moisture. Overwatering can lead to root diseases, and under-watering can stress the new sod.
- Adjusting Frequency: As the sod becomes established, gradually reduce the watering frequency to match the City guidelines and your landscape's needs.

5. Stay Informed

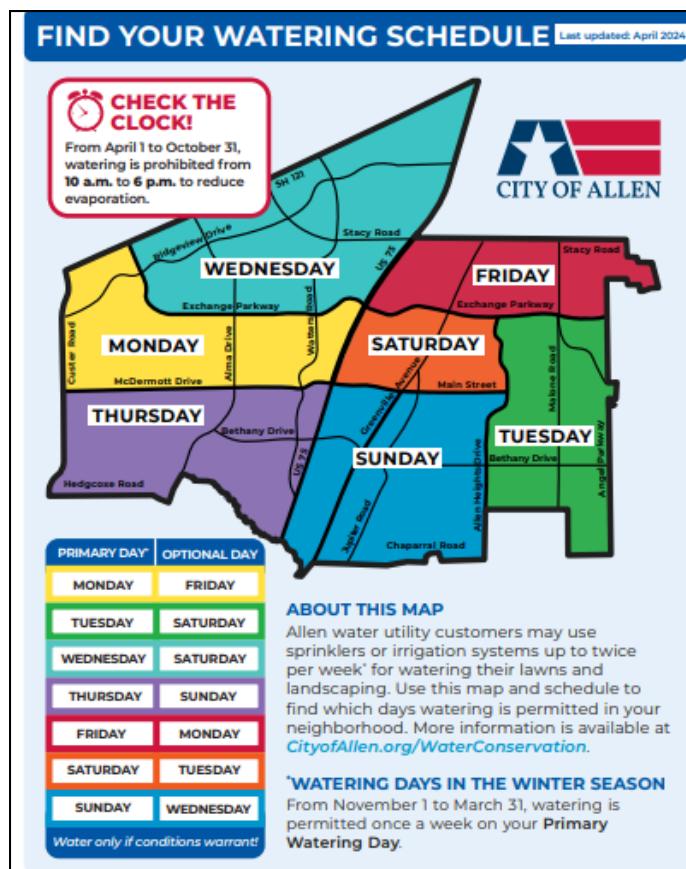
- Check the City Website: For any updates or specific details about watering days, acceptable methods, and seasonal changes in restrictions, regularly review www.cityofallen.org. This helps avoid any fines and ensures you're doing your part for water conservation.

COMPLIANCE CORNER

Assigned Watering Days: Many cities, including Allen, assign certain days for sprinkler use based on address numbers. (For instance, even-numbered addresses might get specific days, while odd-numbered addresses have theirs. Check the City's "Find My Watering Day" tool for the exact schedule.)

Handheld Watering: Watering with a hand-held hose, drip irrigation system, or soaker hose might be permitted at times outside the restricted hours provided no runoff occurs.

New Landscaping Exception: Although standard restrictions apply, new sod installations may often be allowed daily watering during their first 30 days—but be sure to water only before 10 AM or after 6 PM to comply with the restrictions.



Taking these detailed steps will help you lay a strong foundation for your new lawn while staying within the City of Allen's rules. Not only does this ensure a healthy, green space, but it also contributes to responsible water use—a key component during hotter months when water is at a premium.

SPORT COURT



We're about to launch a new **Tennis Court Reservation System** called **Pickle Planner**. No more driving up to check availability—this system will allow you to reserve a court **up to 7 days in advance**, with a limit of **3 reservations per week**.

Stay tuned for more details and the official launch date—it's just around the corner!

SPRING INTO ACTION! — 8-Week Pickleball Ladder Summary

Event Overview:

"Spring Into Action!" was an exciting 8-week pickleball ladder that brought together players of all skill levels for a competitive yet friendly series of weekly matchups. Designed to build community, encourage consistent play, and improve skills, the ladder ran from early spring through mid-season, offering players a chance to climb the ranks and have fun.

Format:

- Each week, players were matched in round-robin formats within their group.
- Scores determined weekly standings, with winners moving up and others moving down the ladder.

Highlights:

- The participants included 48 women and 48 men plus a large group of substitute players.
- Many close matches and dramatic ladder climbs.
- A mix of newcomers, seasoned players, and substitute players kept the competition lively and unpredictable.

Outcome:

The ladder successfully fostered a stronger Twin Creeks pickleball community, provided an opportunity to exercise, encouraged friendly rivalry, and inspired players to keep improving and having fun. Many participants expressed interest in future seasonal pickleball ladders. See pics on next page!



SPORT COURT

Winners!

Women's Ladder
Beena Paracha
Valerie Van Ausdall

Men's Ladder
Stefan Kulti
Nathan Svedvik





MODIFICATIONS

The Mods committee has 2 new members! We'd like to welcome:

Ken Fairchild
Richard Zeigler

Many thanks to Ken and Richard for volunteering their time and sharing their experience for this important committee.

COMMUNICATIONS

Requesting newsletter help!

While other Comms initiatives remain on hold, the newsletter remains active! We are seeking a Communications Committee member to focus on the newsletter and help take it to the next level!

Previous experience with newsletters would be wonderful but is not a requirement; we are seeking someone with a passion for our community and an interest in improvement.

Please use the [form](#) on the last page of this newsletter to share your interest and send to info@cmamanagement.com.

SOCIAL

The Tiki Party on the last day of school was a fun and well-attended event at both pools to kick off of the summer. See pictures on the following page. We are working on two fun family friendly Dive-In Movies as well as the beloved July 4th celebration. Dates are:

- **Dive-In Movie 1: Saturday, June 14, 2025**, from 8:00pm until movie ends at TC-1. The movie will officially start at 8:30pm to allow the sun to set and no glare will be on the screen for a better movie experience. Free bottomless popcorn!
- **July 4th: Sunday, June 29, 2025**, from 5:30pm – 8:00pm
- **Dive-In Movie 2: Saturday, July 19, 2025**, from 8:00pm until movie ends at TC-1. Free bottomless popcorn!

Flyers for the above are in the Announcements section of this newsletter and we are seeking both sponsors and volunteers for the July 4th event. For more information about volunteering or sponsoring a booth at the 4th of July event, please contact Lifestyle Manager Bryan Salazar @ BryanSalazar@CMAMANAGEMENT.COM We look forward to seeing you!



School's Out for the Summer - Tiki Party!





E-Scooters and E-Bikes

As summer begins, our neighborhood has seen a noticeable increase in young kids riding e-scooters and e-bikes. While it's great to see them enjoying the outdoors, many of these riders are zipping through the streets at speeds up to 20–40 mph without helmets or attention to traffic rules. This has raised serious safety concerns among residents. Parents, please take a moment to talk with your kids about responsible riding. Remind them to always wear a helmet, ride on the correct side of the road, obey stop signs and traffic signals, and avoid riding on sidewalks or in driveways where visibility is low. A quick safety conversation can go a long way in keeping everyone safe this summer.

On the flip side, there have been some instances in which drivers have narrowly missed bikes and e-bikes by cutting a corner and/or speeding through the neighborhood. Drivers, please be extra cautious, also!



In addition to riding through neighborhoods, there have been an increasing number of instances in which children are riding their e-scooters and e-bikes on the golf course. The course has been in excellent shape and this activity is damaging. Parents, please tell your children that it is never permissible to ride on the course property - including fairways, greens, and cart paths. The hike and bike trails are the appropriate alternative.



Welcome Home

Welcome to this month's new neighbors!

Tsay-Jiu & Brian Shieh
1411 Cibolo Drive

Nicole Maureen Cagliostro
801 Twin Creeks Drive

Deepak Jayadeva Karanavar & Lakshmi Vikraman Unnithan
1818 San Leanna Drive

Paul Swan Cushman
914 Pampa Drive

Julie Chappell & Dustin Chappell
1420 Tascosa Court

Valentin Toma & Dora Toma
1404 Brandon Court

John Egan & Catherine Egan
1105 Dunlay Court

Shelley Penner & Brooks Penner
614 Driftwood Court

James R. Lewis & Wendy A. Lewis
507 Twin Creeks Drive

Kathlyn Kight & Jonathan Thomas Kight
1321 Marble Falls Drive

Zhixin Wei & Yanfei Wang
1223 Granger Drive

Chaudhry Javed Ahmed
1037 Lucy Lane

Dinesh Sangam
1403 Luckenbach Drive

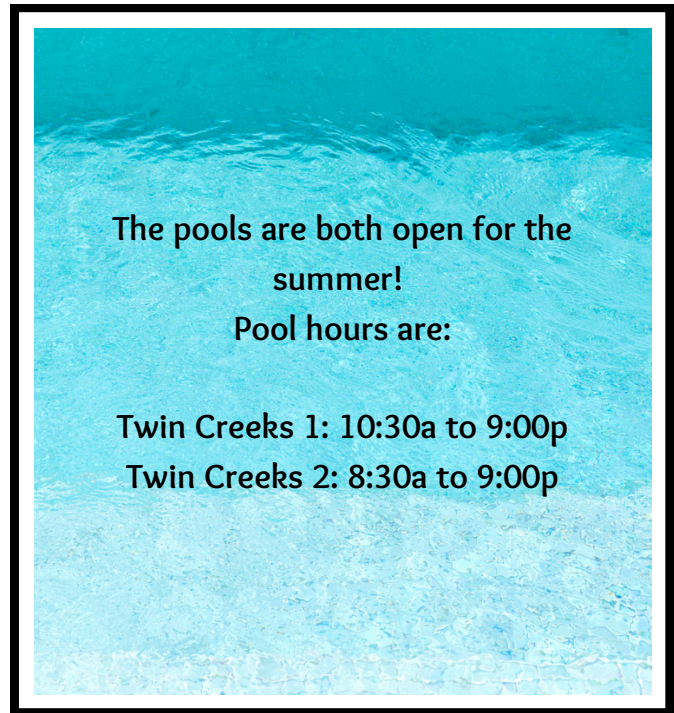
Jeffrey Willen & Denise McCullar
518 Rainforest Lane

Robert Terence Klein & Victoria Lynn Klein
404 Lakeway Drive

Minjun Ke & Pei Chiang Lo
1011 Taylor Drive

Logan Dale Knox
406 Bastrop Drive

Announcements



Announcements

TWIN CREEKS BOOK CLUB

The Book Club is paused for the summer and will start back in September.

In the meantime, if you'd like to join, please reach out to:

Jitka Hynecek at 214 728 8980 or
hynecek2@tx.rr.com

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

WE ALWAYS WELCOME NEW MEMBERS!
COME AND JOIN US!



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

TWIN CREEKS
4TH OF JULY INDEPENDENCE DAY CELEBRATION
Community Sponsorship Opportunity

★ **29TH** ★
JUNE
5:30-8:00PM

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

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

Community Interest

News+Updates



Allen Ranked #5 Most Affordable Fastest-Growing City in the U.S
Reader's Digest has named Allen the *fifth* most affordable and fastest-growing city in the U.S. based on a GOBankingRates analysis of cities with over 100,000 residents. The rankings considered factors like cost of living, home values, mortgage rates, and population growth. Allen stood out nationally for its balance of rapid growth and economic affordability. [View the full list here.](#)

Summer Series



Get ready for summer nights filled with music and fun! Pack your picnic blanket, gather your friends, and enjoy FREE live concerts during this year's NETSCOUT Summer Sounds Concert Series Presented by Credit Union of Texas. Don't miss the chance to relax under the stars while local bands bring the energy!



[Click here for dates](#)

HOA dues at Work



Working for you...

- **TC1 Restroom Renovation Completed:** The upgrades feature stunning haloed mirrors, elegant yet durable wall and floor tile, hand towel and soap dispensers, efficient ventilation and fans, stalls, and toilets.
- **Fresh Mulch Installation:** Mulch was refreshed throughout the Community's common areas, with Kiddie-Mulch added to TC1 and TC2 Playgrounds for enhanced safety.
- **Seasonal Flower Bed Enhancements:** Vibrant summer colors have been introduced across the Community's flower beds.
- **Tree Maintenance:** Trees throughout the Community have been trimmed, with their canopies raised to improve aesthetics and overall health.



Fresh Mulch Installation



Seasonal Flower Bed Enhancements





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



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.

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

- Landscaping
- Communication

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
Visit our website @ www.twincreekshoa.net