



Twin Creeks Community Association

July 2025 NewsLetter



HELLO NEIGHBOR

Welcome to the July edition of our HOA newsletter! As the days get longer and the Texas sun shines brighter, we hope you're all enjoying the summer season. This newsletter is packed with important updates, community news and pictures, and helpful reminders to ensure our neighborhood remains a wonderful place to call home. We're excited to share all that's happening and look forward to a fantastic month ahead with all of you.

Save the Date

Dive-in Movie

Saturday, July 19

Movie starts at 9:00

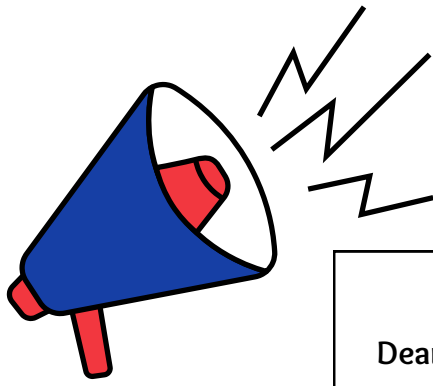
Annual Board Meeting coming in
September final date TBD

Coming Soon

Voting for 3 Board positions

Voting for HOA Office and
Working Capital Contribution





Communications Corner: Letters from the Board

Board of Directors

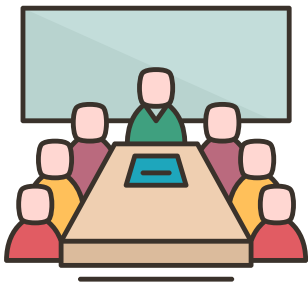
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Dear Twin Creeks Neighbors,

We hope everyone who attended our 4th of July Independence Day Celebration had a fantastic time! It was a joy to see families enjoying the upgraded rides, exciting water slides, and our always-special parade. Speaking of which, a special callout and big thank you to the Twin Creeks Tiger Sharks swim team for leading the way!

Also, a warm thank-you to all our generous sponsors—it was wonderful to have so many local businesses and organizations represented and involved in making the day memorable.

We also want to take a moment to update you on a few important projects and initiatives currently in progress:

Compliant Amendment Voting: HOA Office and Working Capital Contribution

As mentioned in our June letter, we submitted the amendment documents for legal review and identified a technicality around electronic voting. The good news: the Texas Legislature recently amended the Texas Property Code to allow Property Owners Associations (POAs) to use electronic voting, unless expressly prohibited in their governing documents. This law will take effect on September 1, 2025.

To remain compliant, we'll initiate the voting process shortly after that date, in September 2025. We appreciate your patience and will share all related information on the community website in advance to keep everyone informed.

Annual Meeting 2025

We're planning to hold the 2025 Annual Meeting in September. The date has yet to be confirmed as we're still finalizing the venue, which must accommodate a presumed large turnout. Stay tuned - confirmation will be sent via email and posted on the website once arrangements are finalized.

Call for Board Member Candidates

The Annual Meeting also culminates our election season! This year, **three positions** on the Twin Creeks HOA Board of Directors will be up for election. If you're interested in making a difference, please keep an eye out for instructions on how to submit your candidacy form.

New this year, once the submission window closes, we'll host an **All-Resident Zoom Call** where each candidate will have the opportunity to introduce themselves and answer questions from the community. We hope this open forum helps residents make informed decisions during the election.

Our Commitment to the Six Pillars

Our vision for Twin Creeks continues to be anchored by the Six Pillars that shape and guide our efforts. These foundational values ensure our community remains a vibrant, welcoming, and well-managed place to live.

Stay Engaged

Your involvement is vital. We encourage all residents to attend our **Open Board Meetings**, where key updates, discussions, and decisions are shared. It's a great way to stay connected, ask questions, and contribute to the continued success of our community.

Warm regards,
Your Twin Creeks HOA Board of Directors



COMPLIANCE CORNER

Hey neighbors!

Hope everyone's staying cool—what a shift from all that rain! Just a quick safety and curb appeal reminder as we head into the heart of summer:

Tree Limb Clearance

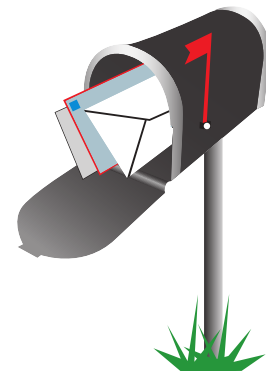
- **Over streets:** Minimum 14 ft vertical clearance
- **Over sidewalks:** Minimum 7 ft vertical clearance
- **Around signs:** Keep branches completely clear of street signs, stop signs, and warning signs so drivers and pedestrians can see them clearly.

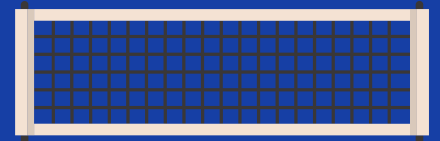
If any limbs are hanging too low, please arrange for trimming soon. You can hire a certified arborist (many offer free estimates) or take care of smaller branches yourself.

Mailbox TLC

- We've loved seeing all the fresh paint and new mailbox tops—great job!
- Don't forget to check the base and post for rot, rust, leaning, or loose hardware.
- A quick coat of weather-resistant paint, tightening bolts, or replacing a wobbly post takes just a few minutes but makes a big difference in our neighborhood's appearance.

Thanks for helping keep Twin Creeks safe and beautiful!





Pickleball Royalty Reigns in June Heat!

The Twin Creeks Pickleball King & Queen of the Court series brought the heat in more ways than one this June! Held under the blazing summer sun, players showed up with unmatched energy, skill, and determination. The competition was fierce, with thrilling rallies and razor-close matches that kept everyone on their toes.

The intense heat added an extra layer of challenge, testing endurance and reminding everyone just how crucial hydration is—many felt the effects of the sun as water bottles emptied faster than expected. Despite the sweltering conditions, players pushed through with grit and resilience.

But beyond the battles for the crown, what truly stood out was the incredible camaraderie. Laughter echoed between games, sportsmanship was on full display, and new friendships were forged on and off the court. Whether players walked away with a title or parched from the heat, everyone left as winners thanks to the electric atmosphere and shared love of the game.

Here's to sunshine, strong serves, and a community that plays like champions and supports like family. Long live the Pickleball kings and queens!





I - King of the Court

II - King of the Court

I - Queen of the Court

II - Queen of the Court

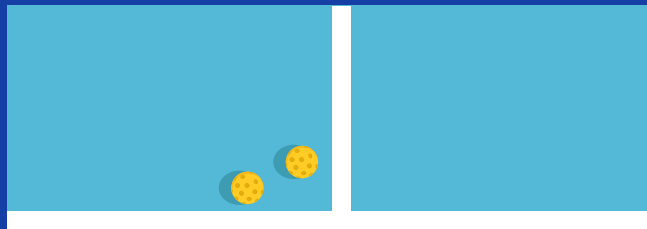


Kings
Alex Uy & John Alexander

Kings:
Albert Yu & Sean Liew

Queens:
Diana Wilcoxson & Gigi Vanlaan
Runner ups:
Lynne Webb & Kim Nguyenphu

Queens:
Daisy Tai & Cynthia Grieco
Runner ups:
Kara Newton & Peggy Sutco



**King/Queen of the Court:
Random Mixed Doubles**

**King/Queen of the Court:
Random Mixed Doubles**

**I - King/Queen of the Court:
Fixed Mixed Doubles**

Fixed Mixed Doubles



King/Queen:
Susan Hoyt & Dhiral Vora
Runner ups:
Diana Wilcoxson & Hari Iyer

King/Queen:
Piero Grieco & Dan Moulton
Runner ups:
Mike Carter & Navneet Sharma

King/Queen:
Amanda Chin & Ethan Chin
Runner ups:
Libby Hartter & Eric Hartter

King/Queen:
Tatum List & TJ List
Runner ups:
Aimery Bell & Adam Bell



Our Twin Creeks youth tennis players are off to a strong start this summer! I wanted to give a quick shout-out and congratulate a few of our players on their recent successes:

- **Asher Burns** was named Camper of the Week out of 115 campers at Baylor Tennis Camp.
- **The 10U Twin Creeks Team** took **1st place** in Junior Team Tennis.
- **Miles Cober** earned **1st place** at the 8U tournament at Lifetime.

Attention Twin Creeks Tennis Players!



No more driving by to check court availability—you can now reserve your Twin Creeks tennis courts online!

A few important notes:

- This reservation system is **for tennis courts only**, not pickleball.
- **You must register your household first.** If you register on a Friday, approval may take up to 72 hours due to address verification. **This system is for Twin Creeks residents only.**
- Once registered, you may reserve courts **up to 7 days in advance** and **3 times per week per household.**
- The flyer includes a website and QR code to help you **register and book** a court easily.

TWIN CREEKS TENNIS NEW COURT RESERVATION SYSTEM

GET STARTED

To register your household, scan the QR code or visit:

twincreeks.pickleplanner.com

⌚ Allow up to 72 hours for HH registration approval

SCAN ME



RESERVATION RULES

- 📅 Reserve up to 7 days in advance
- 🕒 Limit: 3 reservations per household per week
- ✉️ Required during peak hours
- 🕒 End on time so others may begin

POLICIES

- 📅 Cancel at least 2 hours in advance
- ⚠️ Repeated no-shows may lead to suspension
- 👥 Up to 3 guests allowed per reservation



MODIFICATIONS

A new set of Modifications Guidelines was approved earlier this year, with two new members recently added to the committee. It's been a busy spring and here are some suggestions that speed up the approval process of your applications.

Prior to your submission for any project, please review the Modifications Guidelines (available at the HOA website under Association Info - Documents - Governing Documents) for what the requirements are and what information is needed for a successful application. This will help eliminate requests for additional information, expediting the approval process.

The committee has seen numerous requests for replacing fences and re-staining. When submitting a request for these projects, please, be sure to provide a plat of your home indicating the existing fence and proposed replacement/new fence (if applicable), specify your fence's existing height, the proposed height, as well as a picture of the stain planned for the fence. Remember that all new and replacement fencing must be board on board, and fence stains must be in the family of brown or gray colors - no reds, oranges or greens.

When submitting a request for adding an exterior structure (patio covers, outdoor kitchens, pergolas, etc.), understand that there are requirements set by the HOA defining the setback distances from property lines, along with height limitations. It is recommended to start with the City of Allen's engineering department for the setbacks on your specific property and then see what the Modifications Guidelines require. Don't forget to include a detailed and dimensioned site plan showing existing conditions; the proposed building location; the setback requirements and the distances to the structure from setback and/or lot lines; a detailed and dimensioned floor plan showing proposed features; proposed materials and stain/paint colors; pictures of the current house; and City permit(s) with your application. Too much information is much better than not enough! Finally, having a City permit for your project does NOT automatically constitute MC approval.

The committee is here to serve you and help you achieve your goals for enhancing your home while preserving the feel and look of the neighborhoods of Twin Creeks.

SOCIAL



COMMUNICATIONS



Would you like to be a part of our newsletter creation? If so, we'd love to hear from you!

Please fill out the Volunteer form on our website and send to info@twincreekshoa.net

June Dive-In Movie + Upcoming July Dive-In Movie

Twin Creeks kicked-off its 2025 summer events season with its first Dive-In Movie Night on June 14, 2025. We had a large turnout which featured bottomless popcorn, waters, and juices for residents along with some music entertainment before the feature presentation started.

Stay tuned for more information about our next Dive-In Movie Night taking place on Saturday, July 19, 2025. The event will start at 8:30pm, and the movie will begin at 9pm for a better movie experience and allow the sun to set and not affect visibility.

July 4th event

We were thrilled to host our annual 4th of July Celebration on June 29, 2025. This year featured more attractions, more thrills, and a great gathering of Twin Creek residents and guests.

The event kicked off with another exciting street parade led by our very own Twin Creeks Tiger Sharks swim team. This time around, we wanted to provide something for people of all ages to enjoy, and residents were not disappointed by the featured attractions such as: Our always popular giant water slides, Spider Man World, a golf simulator, a video game truck, an obstacle course, a trackless train, a hair raising carnival swing ride, and the always popular free pizza made onsite and free snow cones.

We would also like to extend our heartfelt thanks to all our event sponsors and volunteers, your presence and support helped make the event a great success and strengthened the sense of community we value so much.

Stay tuned for more information on our next "big" event taking place in the fall on Sunday, October 26 with a Halloween theme.

OUR SPONSORS

We'd like to extend a heartfelt thank you to our generous sponsors for the July 4th Event. Their contributions and presence played a huge role in making the event a success. Please consider supporting these local businesses who support our community:

Barbieri Law Firm
972-424-1902
barbierilawfirm.com

Lisa Alleva, Coldwell Banker Apex Allen
214-232-4072
www.lisaalleva.com

Big Blue Swim School – Allen
945-800-9190
<https://bigblueswimschool.com/locations/texas/allen>

Main Event – Plano
972-881-8181
<https://www.mainevent.com/locations/texas/plano/>

CareBuilders at Home – Plano
469-854-0265
<https://cbahtx.com/plano/index.html>

Peace of Mind Spa
469-727-4548
<https://peaceofmindtx.com/>

Christian Care Communities and Services – Allen
469-656-9900
<https://christiancareallen.org/>

Personal Pet & Home Care, Inc
214-208-2182
<https://www.personalpetandhomecare.com>

Dr. Jose Soria, DC – Provision Chiropractic
945-758-3273
<https://provisionchirotx.com/>

Radicubs Robotics
972-881-8181
<https://radicubs.com/>

F45 Training – Watters Creek
214-612-0014
<https://f45training.com>

Randolph-Brooks Federal Credit Union
<https://www.rbfcu.org/>

Flour Power Cooking Studios
855-735-7797
<https://flourpowerstudios.com/locations/allen/>

TC Roofing and Restorations
833-799-7663
<https://www.tcroofingexperts.com/>

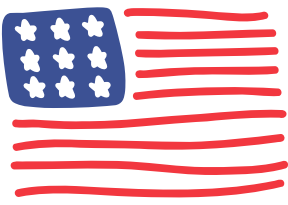
Gideon Math & Reading Center – Allen
469-656-1239
<https://gideonmathandreading.com/allen/>

White Tiger Taekwondo Allen
214-383-7679
<https://ilovewhitetiger.com/>

K9 Resorts Luxury Pet Hotel – Plano
469-702-8925
www.k9resorts.com/Plano

Movie Night





4th of July Event



Thank you all for attending our recent community event! It was a joy to see so many of you come together, and we're grateful for the energy, smiles, and support that made the day so special.



4TH OF JULY



Twin Creeks Tiger Sharks Swim Team

The Twin Creeks Tiger Sharks swim team has had a great summer of competition & fun. The team is made up of kids from all the Twin Creek neighborhoods, ranging from 6 to 16 years old. With 95 kids on the team this summer, it is one of the largest teams we have had in years and we are the only HOA swim team in Allen. It is a great way to get started in competitive swimming and make friends outside of school. The Tiger Sharks had 5 swim meets in June including two at the Twin Creeks 1 pool, where they competed against other neighborhood teams and local country club teams. The squad practices every morning Tuesday – Friday at the Twin Creeks 1 pool. Our final meet will be the Championship on Friday, July 11 at the Garland Natatorium. Swim Fast Tiger Sharks!



The Twin Creeks Tiger Sharks Swim Team hosted their second home meet at the TC1 pool on Monday, June 23rd against El Dorado Country Club. See pictures below.





Welcome Home

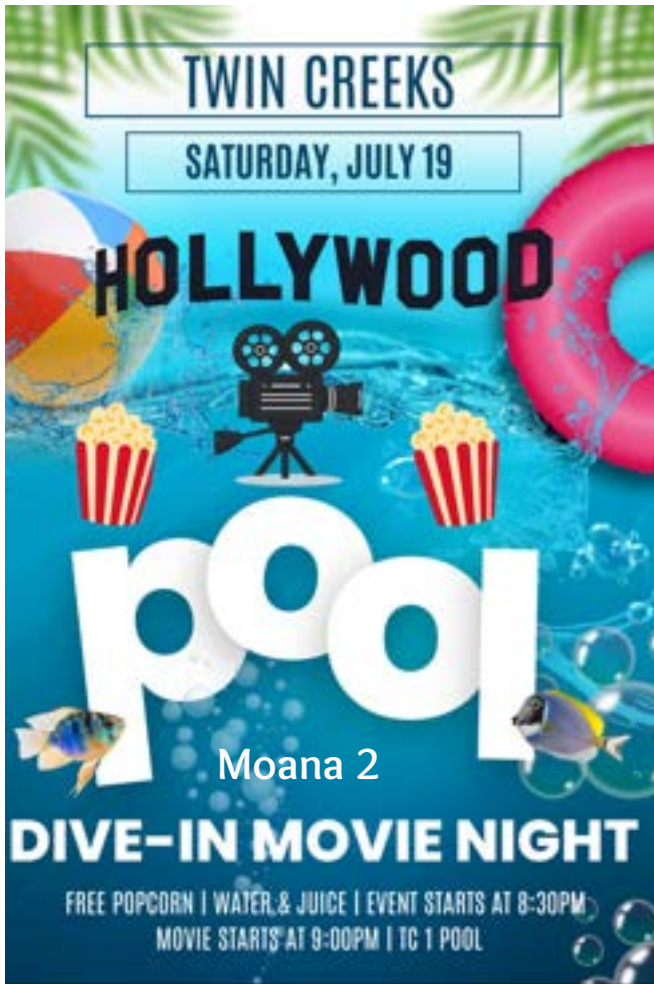
Welcome to this month's new neighbors!

David & Elizabeth Porter
1109 Italy Drive

Christopher & Andria Blunt
1301 Mills Court

Kamal & Rukhsana Khan
806 Buffalo Springs Drive

Announcements



Twin Creeks Tiger Sharks Swim Team

Fun, active daily outdoor time, learning new skills & socializing

Twin Creeks is the only neighborhood in Allen with a swim team

The swim team is exclusive to Twin Creeks residents

Make new neighborhood friends who go to Boon, Evans, Green, GATE, Ereckson, Lowery, AHS, Private School & Homeschool

Excellent Coaches and helpful volunteers

All skill levels are welcome - beginners included!



Message from the Allen Police Department: Coyote Activity in Twin Creeks

The Allen Police Department is aware of ongoing concerns regarding increased coyote activity in the Twin Creeks neighborhood. Over the past several months, we have partnered with Texas Parks and Wildlife, who have conducted nighttime operations and successfully removed several coyotes from the area.

We have requested their continued support and are actively exploring additional resources to further address the issue. Our goal is to ensure the safety and peace of mind of all residents.

We encourage the community to remain cautious by securing outdoor trash, removing pet food from outside areas, and keeping small pets indoors or supervised. If you see a coyote acting aggressively or unusually bold, please call 911.

We appreciate your continued partnership and vigilance as we work to address this matter.
— Allen Police Department



Community Interest



A message from the Golf Club at Twin Creeks

Starting Monday, July 7th, we'll begin a major renovation of our clubhouse aimed at enhancing the overall guest experience and elevating our amenities. Golf operations, food & beverage service, and all daily activities will remain fully operational throughout the project. We're looking forward to unveiling the refreshed space later this year and appreciate the continued support from our Twin Creeks community!

Brian Locke, General Manager

TWIN CREEKS BOOK CLUB

The Book Club is paused for the summer and will start back on Wednesday, September 24th.

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!



The September book selection is

THE FROZEN RIVER
BY
Ariel Lawhon

Ariel Lawhon's newest offering introduces an unsung heroine who refused to accept anything less than justice. The Frozen River is a thrilling, tense, and tender story about a remarkable woman.



Questions?

Working for You...

- TC1 New pool furniture.
- TC2 Pool - Sand filter major repair.
- TC 1 sod installed along new tennis sidewalk.
- TC2 sod replaced.
- Community-wide summer flowers installation completed.
- Community-wide tree trimming project completed.
- Community-wide multiple street signs straightened.
- Pickleball court entrance - concrete staging pads installed.
- Pickleball (2) and Tennis (1) Lights repaired.
- Lexington Truscott Park - benches cleaned, wood stained, and metal painted.
- Somerset fountains serviced and cleaned.
- Somerset Monument Lights replaced at McDermott and Lakeway Dr.
- Somerset retaining wall on San Leanna at Desert Court repaired.
- Wimberly Place entrances - white lane stripes repainted and lengthened.
- Wimberly Place 3 streetlights repaired.
- Wimberly Place main entrance/exit - Stone Walls (3 repaired; 1 being rebuilt).



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