

Twin Creeks Community Association

August 2025 NewsLetter



HELLO NEIGHBOR

Welcome to the August edition of our HOA newsletter! We hope this message finds you well and that you're enjoying the final weeks of summer here in Texas. We've got some exciting updates and important information to share with you this month, all designed to help keep our wonderful community a great place to live. Dive in to learn more about upcoming events, important reminders, and ways you can get involved.

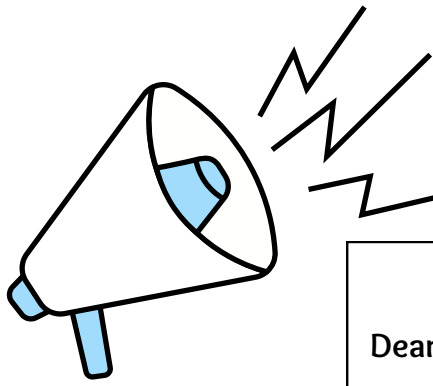
Save the Date

Annual Board Meeting
Monday, September 8th
6:30pm
Location: Allen ISD Service Center

Coming Soon

Voting on HOA House and Capital Improvement Fee





Communications Corner: Letters from the Board

Board of Directors

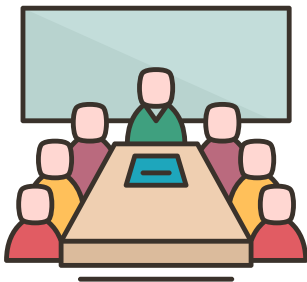
Bob Merlo
President

Carol Ayangbile
Vice President

Beverly Coghlan
Treasurer

Alan Mead
Secretary

Gregg Watling
Director



Dear Twin Creeks Neighbors,

As we look ahead to September, we're excited to share some important updates, highlight recent progress, and invite you to take part in key upcoming events for our community.

Our Annual Meeting is now officially scheduled for September 8th at the Allen ISD Service Center, and we hope many of you will join us there.

There are details included in this Newsletter, and you will also be receiving an email and letter in the coming weeks on this.

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

◆ **Annual Meeting – September 8**

Mark your calendars! Our Annual Meeting is scheduled for Monday, September 8, at the Allen ISD Service Center. This gathering is an important opportunity to connect, discuss community priorities, and hear updates directly from the Board. You'll find full details in this Newsletter, and you'll also receive a separate email and letter in the coming weeks with everything you need to know.

◆ **Amendment Voting: HOA Office and Working Capital Contribution**

Following the completion of the legal review, we're on track to begin voting on two important amendments this September. At the Annual Meeting, we'll walk through the details, answer questions, and ensure every homeowner is fully informed before casting their vote.

◆ **Board Member Candidates / Voting**

This year, three positions on the Twin Creeks HOA Board of Directors are open for election. If you're passionate about serving the community, the Newsletter outlines the nomination process and includes a link to the Candidate Form. You should have also received a letter with instructions for submitting your candidacy.

Once the nomination period closes, we'll host an All-Resident Zoom Call where candidates can introduce themselves and answer your questions—helping everyone make confident, informed decisions before voting.

◆ **Reserve Study Underway**

We've officially begun the Reserve Study—a vital evaluation of all commonly owned community assets. This assessment will determine current conditions and forecast maintenance, repair, and replacement needs for the years ahead. It's a cornerstone of our budgeting process, ensuring we allocate funds responsibly to preserve our neighborhood's quality and value. We'll provide a detailed update and answer questions during the Annual Meeting.

◆ **Stay Connected & Involved**

This year's Annual Meeting will cover topics that directly shape Twin Creeks' future—budgets, priorities, and community initiatives. Your participation ensures your voice is heard and helps guide decisions that benefit us all. We hope to see as many of you there as possible. Together, we can keep Twin Creeks a vibrant, thriving community.

Warm regards,

The Twin Creeks HOA Board of Directors

RESERVE STUDY



The Reserve Study is Underway.

Why do we need this?

Our governing documents require the Board to create an annual Reserve Budget as part of the Annual budget process. We need a complete and accurate inventory and precise evaluation of all common areas, structures and equipment.

What items are included?

Like the current study our new study will have several hundred unique items. They begin with 54 acres of association-owned common areas and the structures and equipment on them, distributed across the 2,700 acres of Twin Creeks. Some are easy to recognize such as the Amenity centers each with dozens of separate embedded components. Others we see but may not recognize, like the monument signs, rock walls landscape and irrigation at our 27 neighborhood entrances or the 4.2 miles of cedar fencing with stone columns, sidewalks, landscape and irrigation around or boundaries.

Why is the study important?

Each annual budget contains contributions to the interest-bearing savings accounts dedicated to restoring or replacing aging facilities and equipment. These contributions have a material effect on our assessments. Accuracy matters.

Update or upgrade?

The current static inventory model has worked reasonably well for years. However, making adjustments required cumbersome manual calculations. In high inflationary times this proved challenging.

The Board decided to not just update but upgrade the reserve study model to apply modern data tools allowing us to quickly adjust costs, timing, scope, schedules and plans in a complex 30-year model with just a few keystrokes.

Who is doing this work?

Reserve studies are specialized projects undertaken by firms with unique qualifications. Fortunately, there are numerous firms doing this work. Only bidders compliant with CAI National Reserve Study Standards were interviewed. Four were chosen for bids and Building Reserves was selected. You can learn about their capabilities here: www.BUILDINGRESERVES.com.

When will this work occur?

The pre-inspection collaborative work is almost complete. This involves detailed reviews of all financial reports, plat and satellite imaging, maintenance work assessments and much more. The on-site evaluation is scheduled to begin in late August with the final report completed by mid-September in time for use in the 2026 budget planning effort. The final study will be available for member review at that time.



VOTE

Annual Meeting Announcement – Board of Directors Election

The Annual Meeting will take place on **Monday, September 8, 2025**. Three homeowners will be elected to serve on the Board of Directors for a two-year term.

How to Submit Your Candidacy

A Call for Candidates Notice was sent via mail and email to all homeowners on July 29, 2025. Homeowners can submit their Candidate Questionnaire online by scanning the **QR code** provided or visiting:

https://cmamanagement.formstack.com/forms/canquestion_tcca

To be included on the proxy/absentee ballot, submissions must be received by CMA no later than **August 12, 2025**.

Please note: Nominations will also be accepted from the floor during the meeting for those who miss the submission deadline.

Annual Meeting Notice & Voting Information

The official meeting notice will include the time, location, and voting instructions. Voting will be available via paper ballots and electronic ballots.

Starting **August 13, 2025**, the Annual Meeting notice will be mailed to all homeowners and emailed to those with registered email addresses. The mailed notice will include a paper ballot, which can be returned to the Onsite Office drop box (**available 24/7**).

Electronic voting will also begin on **August 13**, when the ballot goes live on the website.



COMPLIANCE CORNER

HOA Property Maintenance & Parking Guidelines

Boat and Miscellaneous Vehicle Parking.

Homeowners must store the following items inside an enclosed garage:

- Boats, personal watercraft, ATVs, RVs, trailers
- Inoperable or Unused vehicles, golf carts
- Construction vehicles, equipment, and similar items

Exceptions:

- Service vehicles actively performing duties
- Temporary loading/unloading is permitted for up to 24 hours
- Storage in Association common areas is strictly prohibited

City of Allen Regulations

- Parking or storing these items on public streets or alleys is not allowed
- Violators may be subject to fines or towing under City of Allen Municipal Code Chapter 9, Article 9, Sections 9-223 to 9-227

Trash & Rubbish Accumulation

All outdoor areas—including yards, alleys, driveways, and side spaces—must be kept free of trash and debris.

- Landscape waste (e.g., tree trimmings, grass clippings) must be removed within 24 hours of activity
- Dumping debris on Association property, greenbelts, waterways, or neighboring land is prohibited

Enforcement & Fines

Parking Violations (within a 12-month period)

Offense	Penalty
---------	---------

First violation	30-day, written fine notice
-----------------	-----------------------------

Subsequent violations	\$50 per day until item is removed
-----------------------	------------------------------------

Trash & Rubbish Violations

- Notices or fines may be issued for accumulation beyond 24 hours
- Continued noncompliance may result in further enforcement per Board Policy

References

- Deed Restrictions: Exhibit C, Section 2(a) & Section 2
- HOA Board of Directors Policy
- City of Allen Municipal Code: Chapter 9, Article 9, Sections 9-223–9-227

SPORT COURT



Tennis Court Reservation System Update



We're excited to share that the new Tennis Court Reservation System is receiving fantastic feedback from the community!

Residents are loving it!

Everyone is playing nicely (**yes, really!**), and we've received many thank-you messages for getting this system up and running. The tennis community is thrilled!

Growing Participation

- 119 members have signed up so far
- We continue to receive new approval requests weekly
- On average, 51 residents are actively using the system

Everything is running smoothly, and we're happy to see such strong engagement!

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

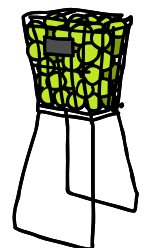


RESERVATION RULES

- 📅 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



MC BOARD LIAISON NOTE

Hi Twin Creeks Homeowners,

My name is Carol Ayangbile, and I am the Vice-President of our HOA and the board liaison to the Modifications Committee (MC). In that capacity, I serve as a resource to the MC and conduit between the committee and the board. Other responsibilities with the role, is assisting as they need, facilitating continuous improvement needs, and more. Mostly, I am a silent partner to them, removed from their day-to-day committee work, and in the wings for when they may call on me for any variety of assistance. For this month's newsletter, I wanted to take an opportunity to share an overall update from the important work the committee and I as a liaison have embarked upon.

Homeowners this past July and August, **gave a mandate to Board candidates**, speaking clearly that our community desired a few things from the MC:

- **Consistency** in application of the modification guidelines by the MC, for all homeowner project submittals
- **Fairness** is decisions rendered across project submissions
- **Removing** individual **preferences** of MC members in decision-making
- A thorough review and **updating** of the **outdated modification guidelines**, with considerations and revisions **reflecting** more **current needs** of homeowners
- Acknowledgement of and **Vision** for our **aging community** that keeps up with modernized needs, which should be reflected in within the modification guidelines
- **Homeowner-friendly**, standard MC decision-making process
- A Board appeals process that **hears** and **values** the **homeowner voice**

As I stepped into this MC board liaison role as a newly elected board of director this past fall '24, I took your needs and voice seriously and began this important work. Based on various board appeals, I also committed to reducing MC decisions that placed the **HOA in positions of litigation risk**.

The dedicated MC members wrapped up their review of the guidelines and worked collaboratively with me to initiate and complete a series of board workshops to comb through and thoroughly update the guidelines. Updates included hot-topic items such as fence height, exterior façade & additions, exterior lighting, and more.

Next, the MC and I needed to work through the remaining six out of the seven homeowner mandates (bullet points above), as well as ensuring MC decisions weren't **positioning the HOA in litigation risk**. This necessitated some **crucial**, not lightly made **changes** within the chair role and membership of the MC:

- Previous chair position replaced and creation of a vacancy for a new MC member – please join me in thanking Bryan Burchfiel for his years of service within the MC as prior chair & prior MC member
- New members appointed to two vacant seats on the MC – please welcome Ken Fairchild and Richard “Ziggy” Zeigler
- New chair appointed – please welcome Ken Fairchild
- Current members: Ken Fairchild, Cary Conway, Eric Braithwaite, and Ziggy Ziegler
- Recruitment forthcoming of a fifth and final MC member

This last month, the MC and I worked through its **first-ever process improvement workshops**. Their dedication was yet again on display, as we **simplified** and **revamped** the current MC review, decision-making process, & notification email templates. From homeowner submission, CMA’s role, MC role, application of modification guidelines objectively, and all the way through to the final step - decision notification back to homeowners via email.

Another important outcome was the MC decided that the **modification guidelines** should be a **living document**, that consider the **needs** and regular **feedback** of our community. Therefore, reviews and potential subsequent **updates** will now occur **biannually**, so about every six months.

I am proud of the tremendous work already accomplished, and am excited to continue working through your homeowner mandates for the MC. One that continues to prioritize maintaining the integrity of the character of Twin Creeks, while iterating on a clear Vision for upholding and elevating our community’s aesthetics!

Looking forward to continuing to serve you over the next year.

~Carol Ayangbile

MODIFICATIONS



Join the Modifications Committee – One Position Available

The Modifications Committee is seeking one additional member to complete its five-person team.

This volunteer role involves reviewing and voting on homeowner modification requests to ensure they align with Twin Creeks HOA Guidelines. In addition to evaluating applications, the committee periodically recommends updates to the Guidelines for HOA Board approval.

The time commitment is minimal, and it's a great opportunity for someone interested in maintaining the high standards that make Twin Creeks one of the most desirable communities in North Texas.

To apply, log in to the HOA website and download the **Volunteer Form** (found at the **top right of the Association Info > Documents page**), or contact HOA management to request a copy.

SOCIAL



Pavilion Clean-Up Reminder

If you are hosting a party at the pavilion, we kindly ask that you help us keep the space clean and welcoming for everyone. After your event, please make sure to follow these clean-up guidelines:

Bring your own cleaning supplies, including:

- Trash bags
- Cleaning products
- Paper towels
- Dustpan and broom

Clean all surfaces thoroughly, including:

- Tables and floors
- Removal of craft residue, food and drink spills, tape, etc.

Take all trash with you when you leave. Please do not leave any garbage behind.

Important: If trash is left in the pavilion or not properly bagged and removed, **\$150** will be deducted from your deposit.

Thank you for your cooperation in keeping our community spaces clean and enjoyable space for all residents!





The 2nd movie night was a chill evening under the stars of cinema and the TC renowned community! The atmosphere was warm and welcoming.

Families came out, enjoyed fresh, buttery popcorn magic, juices, waters etc. Neighbors got to have a relaxed evening, kick back with each other, swapping travel stories, the children had fun splashing in the pool. The Disney Moana movie was a classic crowd pleaser & feel-good vibe. Tons of fun for the littles. Adults mingled and caught up on summer plans.

It fostered a shared sense of community and belonging for TC neighbors- one scene at a time.



Welcome Home

Welcome to this month's new neighbors!

Krishna & Rema Sayeram
1318 Comal Drive

Mark Lilly & Rachel Herzog
1601 Putnam Lane

Kelsey & Matthew Acton
1305 Mills Court

Stephen & Mary Crisler
1011 Cross Plains Drive

Zhuoyu Zeng & Qinyuan Ma
1423 Quannah Court

Kristi Huspen & Linda Cooper
1160 Sophia Street



Announcements

FALL FESTIVAL EVENT

Sunday, October 26th

2:30 pm - 5:00 pm

HOLIDAY EVENT

Sunday, December 7th

2:30 pm - 5:00 pm



Annual Board Meeting

Monday, September 8th

6:30pm

Location: Allen ISD Service Center



Community Interest



Don Rodenbaugh Aquatic Center Pool Update

Great news! We'll be open, up and running on **Tuesday, August 12.**

The new pump room controls are in place, and now our team has filled both of the pools. And plastering the competition pool and wrapping up the slide repairs - check!

Here's what's done:

- New filtration and chemical controls installed
- New plaster on the competition pool, leisure pool, and spa
- New diving boards installed
- Slide repairs wrapped up
- Final electrical work
- Concrete work on the pool deck

We're getting closer every day, and we can't wait to welcome you back to enjoy the upgraded space!



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.

Community Interest



Renovation of the Golf clubhouse has begun and will be a multi-month process. We look forward to announcing fun events there later in the year!



Help Allen Animal Services Clear the Shelter, with FREE PET ADOPTIONS on Saturday, August 23, from 10 a.m. to 5 p.m

[Clear the Shelter](#)



Questions?



Working for You

- Wimberly Place - rebuilt entry side retaining wall.
- Adjusted all sport court nets at TC1 and TC2.
- Replaced or repaired all non-working sport court lights at TC1 and TC2.
- Replaced all squeegee rollers on the sport courts at TC1 and TC2.
- Applied algae and pond weed treatment to all ponds.
- Ordered Fountain pump at Western Pond at Twin Creeks Dr exit



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