

Twin Creeks Community Association



Save the Date

Fall Festival Event
Sunday, October 26th
2:30 pm - 5:00 pm

Holiday Event
Sunday, December 7th
2:30 pm - 5:00 pm

HELLO NEIGHBOR

As we say goodbye to the heat of summer and welcome the cooler days of fall, we've settled into a new school year and the beginning of a vibrant autumn season. We hope you've had a wonderful summer, filled with memorable moments.

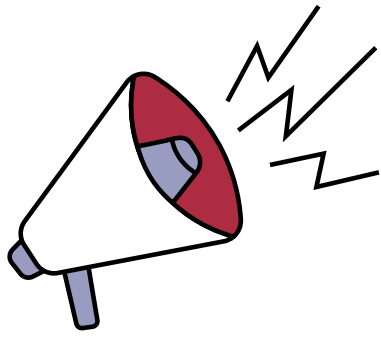
This September edition of our newsletter is packed with important updates, community events, and helpful reminders to keep our neighborhood beautiful and running smoothly. We look forward to connecting with you and sharing all the exciting things happening in our community.

Coming Soon

Annual Budget Open
Board Meeting

October - date and
location TBD





Communications Corner: Letters from the Board

Board of Directors

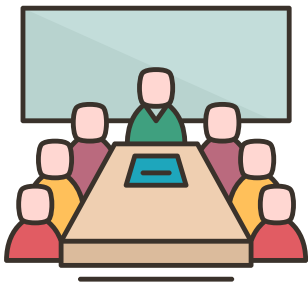
Carol Ayangbile
President

Robert Merlo
Vice President

Erik Young
Treasurer

J.D. Gibson
Secretary

Pat Edmiston
Director



Dear Homeowners,

On behalf of the Board of Directors, we would like to extend our heartfelt thanks to all homeowners who participated in the recent election. Your engagement and commitment to our community are deeply appreciated!

Please join us in congratulating the newly elected Board Members: **Erik Young, Pat Edmiston, and JD Gibson**. We are excited to welcome them to the Board and look forward to the energy and perspectives they bring.

Following the election, the new Board convened for a **Special Board Meeting on September 15th**, during which officer roles were elected.

We are pleased to announce the 2025–2026 Board of Directors positions:

- **President** – Carol Ayangbile
- **Vice President** – Bob Merlo
- **Treasurer** – Erik Young
- **Secretary** – JD Gibson
- **Director** – Pat Edmiston

Congratulations to all Board Members! We are excited to collaborate as a team and serve our community with dedication and transparency in the year ahead.

What's Next?

The Board is currently working closely with our management company, CMA, to develop the Annual 2026 Budget. This is a critical process, and we are committed to a thoughtful, strategic approach to ensure that the budget reflects the needs and priorities of our community.

We'll be meeting frequently over the coming weeks to iterate on and finalize the budget. Once complete, the final 2026 budget will be shared with all homeowners during our next **Open Board Meeting in October**. An invitation with the **exact date, time, and location** will be sent out soon via **e-blast**—please keep an eye on your inbox!

We encourage all homeowners to attend, ask questions, and stay involved.

We are eager and very excited to collaborate with each of you this board year and are looking forward to a productive, positive, and engaging year ahead.

Thank you for being an active part of making our community a great place to live!

Warm regards,

Your HOA Board of Directors

Carol Ayangbile, President

Bob Merlo, Vice President

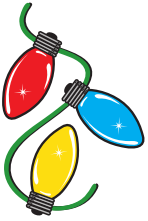
Erik Young, Treasurer

JD Gibson, Secretary

Pat Edmiston, Director



COMPLIANCE CORNER



Holiday Lighting Guidelines & A Heartfelt Thank You

As the holiday season approaches and we begin to unwrap our festive décor, we kindly remind everyone of the community guidelines for seasonal lighting:

- Christmas lights may be displayed up to six weeks before and 21 days after Christmas.
- For other commonly recognized holidays, temporary lighting may be displayed within a 21-day window surrounding the holiday.
- Please ensure that all lighting remains appropriate to the holiday tradition and avoids excessive displays.
- As a courtesy to neighbors, please ensure holiday lights are not overly bright or disruptive

Let's keep our neighborhood looking joyful and respectful for all!



A Big Thank You! We'd also like to extend our sincere appreciation to the hundreds of homeowners who took the time to repaint or replace their mailboxes and bases. It may seem like a small gesture, but it truly enhances the beauty and pride of our community.

Thank you for your care and commitment!



VOLUNTEERS NEEDED

Requesting newsletter help!

While other Comms initiatives remain on hold, the newsletter remains active!

TCCA is seeking a community 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.

The Modifications Committee Wants You!

There is still one opening on the Modifications Committee that the committee would like to fill.

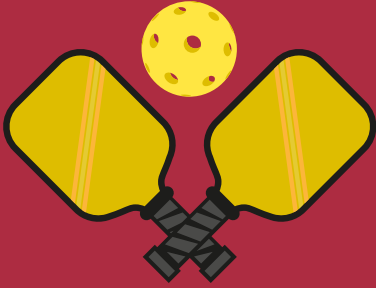
The position does not require a great deal of time and would allow you to help shape the future look and appeal of the Twin Creeks area.

Please use this form to indicate your
interest.

[https://cmamanagement.formstack.com
/forms/volunteer_form_twin_creeks](https://cmamanagement.formstack.com/forms/volunteer_form_twin_creeks)



SPORT COURT



Pre-Labor Day Pickleball Tournament Series

The Twin Creeks Pre-Labor Day Pickleball Tournament Series brought players of all skill levels together for a fun, competitive lead-up to the holiday weekend. The series featured (1) **Queen of the Court Tournament**, (2) **King of the Court Tournament**, and (3) a **Mixed Doubles Tournament** ensuring everyone had the chance to compete. Matches were spirited, with plenty of camaraderie, energy, and community connection on the courts.

QUEENS OF THE COURT



Beena Paracha & Orit Mazor

KINGS OF THE COURT



Kyle Nguyenphu & Josh Aaron

KINGS OF THE COURT



Kunal Parikh & Nitin Kumar

MIXED DOUBLES TOURNAMENT



Beena Paracha & Josh Aaron

MIXED DOUBLES TOURNAMENT



Sabrina Sun & Wei Shen

MODIFICATIONS

Don't Let Insufficient Information Delay your Projects!

The Modifications Committee has recently adopted an internal policy to speed up the approval process for Twin Creeks homeowners' ACC requests.

While state regulations allow up to **30** days for review, the committee's goal is to complete each request within 16 days of posting.

CMA staff first review submissions to confirm basic information is provided, but their role is limited; the committee's evaluation is more detailed and may require information CMA does not have the resources to verify or chase down.

Delays most often occur when applications are incomplete. Missing details prevent the committee from accurately assessing a request, and even if the homeowner provides the information a week later, there would not be enough time left to complete the process. In those cases, the request will be marked "ACC Denied – Insufficient Information" and must be re-submitted.

To avoid this, homeowners are highly encouraged to carefully review the requirements for each project type and ensure all necessary documents—including City of Allen permits, when applicable—are included at the time of submission.



SOCIAL



Twin Creek's annual Fall Festival is coming soon!

Mark your calendars and get ready to experience one of the most exciting events of the year for our community. The Twin Creeks social committee and board members are thrilled to announce that this year's Twin Creeks Fall Festival will take place on **Sunday, October 26, 2025, from 2:30pm to 5pm**. Our goal this year is to enhance your homeowner experience by delivering a riveting fall event that combines the elements of fall season and Halloween.

The Fall Festival will feature:

- Local vendors
- Food and beverages
- Carnival style rides, obstacle courses, and mazes
- A fun pumpkin patch area that serves food, beverages, and free pumpkins for homeowners
- Music
- Raffles and giveaways
- Much more!

If you'll like to volunteer for the event or become a partner and promote your business with your own space, please contact Lifestyle Manager **Bryan Salazar**

BryanSalazar@CMAmanagement.com. Stay tuned for more information.





Welcome Home

Welcome to this month's new neighbors!

Benjamin & Tracy Leeann Isley
1842 Trinidad Lane

Emily Liczbinski
1159 Landon Lane

Russell Huang & Stephanie Lin Yin
1837 Nueces Drive

Matthew & Madeline Eibel
1208 Wills Point Drive



Announcements



MEETING

Annual Budget Open Board Meeting coming in October final date TBD

FALL FESTIVAL EVENT

Sunday, October 26th
2:30 pm - 5:00 pm

HOLIDAY EVENT

Sunday, December 7th
2:30 pm - 5:00 pm



Community Interest



The Allen Public
Library is Going Home!

[Click here](#)

The Twin Creeks Golf Club
is getting a new look!



The Golf Club at Twin Creeks Transformation Site

[Click here](#)

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!



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



WATERS CREEK VILLAGE

CRAFTS & DRAFTS

SEP 26-28, 2025

Waters Creek Village logo, a shield with a paint palette, a beer mug, and the text 'Acton Arts Alliance'.

[Click here](#)



WATERS CREEK VILLAGE

Acton Children's Business Fair

10/4/25

SEE YOU THERE!

Waters Creek Village logo, a blue tent, a table with items, and a circular logo.

[Click here](#)



WATERS CREEK VILLAGE

September Wine Walk

HOPE'S DOOR NEW BEGINNING CENTER

Building Lives Without Violence

Waters Creek Village logo, a wine glass with grapes, and a tree logo.

[Click Here](#)



Questions?

Working for You



- Replaced pump motor and lights – TC Dr exit side pond fountain
- Replaced fallen streetlight – 501 Lakeway Dr
- Repaired retaining walls – Somerset gazebo area
- Rebuilt and reinstalled WP waterfall pump
- Installed safety sensors – WP2 swing gates
- Fixed erosion – east of Somerset gazebo
- Fixed erosion – TC1 amenity center flower bed
- Installed water replenishment system – Somerset upper pond
- Power washed Somerset waterfall wall
- Treated all ponds for algae and weeds



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