

Twin Creeks Community Association

October NewsLetter



HELLO NEIGHBOR

Even though October may bring cooler mornings and the occasional gust of autumn wind, we hope you're enjoying the vibrant colors and cozy charm of fall in Texas. It's a season that invites reflection, connection, and celebration.

We encourage you to take part in local events, check in with your neighbors, and embrace the spirit of the season. Whether you're sipping a pumpkin-spiced latte, decorating for fall, or simply enjoying a walk through the crisp air, we hope October fills your days with warmth, joy, and community.

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



Communications Corner: Letters from the Board



Board of Directors

Carol Ayangbile

President

Robert Merlo

Vice President

J.D. Gibson

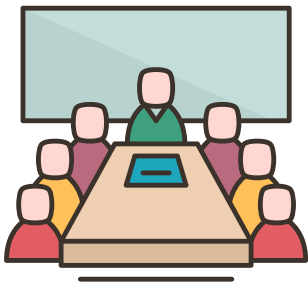
Secretary

Erik Young

Treasurer

Pat Edmiston

Director



Dear Twin Creeks Homeowners,

Your HOA Board and I are pleased to share that the **2026 Budget** has been completed and was unanimously approved by the Board during the October 14th, 2025, Open Board Meeting. Most importantly, we painstakingly navigated creating the budget to ensure there would be **NO Increase** to homeowner **assessments**.

We are thrilled to report additional great news - we **saved** homeowners an added **\$46,631.39** as compared to the 2025 Budget! These **milestones** reflect our continued commitment to **sound financial stewardship** and ensuring the **long-term health** and **sustainability** of our community. Many thanks to my Board partners and CMA for the prudence and diligence!

As we move through the remainder of 2025, the Board will focus on two key priorities based on homeowner feedback and community needs:

1. **HOA Sale and Working Capital Voting** – In response to requests raised during the September 8th, 2025, Annual Open Board Meeting, the Board will host two in-person meetings and one virtual session to review the details and implications of the HOA Sale options. We encourage all homeowners to take part and share their perspectives during these important discussions.

2. **Pickleball Long-Term Solution** – To thoughtfully address the next steps, the Board will establish a Pickleball Focus Group comprised of 6–8 homeowners representing current and future impacted residents, as well as both pickleball and tennis enthusiasts. The selection process will be completed by the end of October, and the group will begin meeting in November and December. Their charge will be to develop two potential options for the Board’s consideration by January 2026.

Please see the slide on the next page for more details about the Focus Group’s structure and process.

NEXT STEPS – FOCUS GROUP

- I. Size – 6-8 homeowners
- II. Part current/future affected TC1 & homeowners, part pickleball players, part tennis players
- III. 3-4 in-person meetings at HOA house to introduce ideas, brainstorm, evaluate solutions, and curate an Ideal & 2nd choice option

Focus Group to **commence in November** with search and appointment of **selected homeowners to be completed throughout October:**

- Work November & December
- Proposal to Board – early January
- Civil, empathetic, compassionate, and kind – qualities looking for
- Vendor search – at least 3; CMA/Board



As always, the Board remains dedicated to fostering a **collaborative**, inclusive, and forward-looking community. Together, we will continue to preserve the charm that defines Twin Creeks while positioning it as a preeminent community to live, play, and thrive.

Warm regards,

Carol Ayangbile, President TC HOA Board and
Twin Creeks Board of Directors



COMPLIANCE CORNER

CITY OF ALLEN

Parking Rules and Regulations

•**Vehicle Status:**

Vehicles parked on public roadways must have a valid license plate, temporary tag, and up-to-date registration.

•**Duration of Stay:**

An unattended motor vehicle cannot be parked in the same place on a public street for more than five days.

•**Junked Vehicles:**

Inoperable or junked vehicles, defined as those without a current, lawful license plate and registration, are not permitted on public streets.

Prohibited parking locations

•**Residential yards:** It is illegal to park or store a vehicle on an unpaved surface in your front or side yard. Parking must be on a driveway or other improved, paved surface.

•**Alleys:** You may not park a vehicle within a public alley.

•**Obstructions:** Do not park in a way that blocks a public or private driveway, a fire hydrant, or a sidewalk.

•**Intersections:** Parking is prohibited at an intersection, on a crosswalk, or within 20 feet of a crosswalk.

•**Fire hydrants:** You must park at least 15 feet away from a fire hydrant.

•**Near stop signs:** Parking is prohibited within 30 feet on the approach to a stop sign.

•**Wrong direction:** Vehicles must be parked parallel to the curb, in the direction of authorized traffic movement. On a two-way street, the right-hand wheels must be within 18 inches of the curb.



Courtesy Reminder

Please be considerate and avoid parking near community entrances and exits to help ensure safe driving conditions for all residents, including teenage drivers.

MODIFICATION

The Single, Most Important Bit of Information that can Delay Approval of your Painting/Staining ACC Request

Most ACC requests are for fence replacements, fence re-staining, or painting the outside of a home. Our guidelines are flexible when it comes to colors, as long as they fall within the earth tones listed in the document. The biggest challenge for the committee comes when homeowners say their project will “match the existing color” or only provide a paint name, like Sherwin Williams exterior stain's Manzanita.

Since committee members don't always know what the “existing color” looks like - or what a color name really means - we often must ask for more details, which will delay approval. Some homeowners upload color snippets from their computer or screenshots from their phones, but these can be misleading because screen displays don't always show the true shade.

The fastest and most accurate approach is to include both the manufacturer and the exact color code (for example, Sherwin Williams - DB2304 - Manzanita). With that, we can confirm right away if it meets the guidelines and keep your project moving forward.

Helping us will help you!





SAFETY



New AEDs to be Installed at each of the Twin Creeks Community Pavilions – Your Safety Matters!

We're preparing to install new Automated External Defibrillators (AEDs) at each of the Twin Creeks community pavilions as part of our ongoing commitment to health and safety.

These life-saving devices will soon be available for use in case of cardiac emergencies and is part of our ongoing commitment to the health and safety of everyone in our community.

Sudden cardiac arrest (SCA) is a leading cause of death in the U.S., striking more than 350,000 people annually, including healthy, active individuals. Immediate access to an Automated External Defibrillator (AED) increases the chance of survival by up to 70%. Cardiac emergencies can happen to anyone—including youth, spectators, event attendees, and older adults using the facilities.

Every minute counts during cardiac arrest: Survival drops by 7–10% for every minute without defibrillation. EMS response times vary, and our Twin Creeks facilities may experience 3–5 minute wait times—well beyond the optimal window for dealing with a cardiac emergency.

Planned Location:

Twin Creeks I - 401 Twin Creeks Drive - TBD

Twin Creeks II - 902 Comanche Drive - TBD

How to Use: The AED provides clear audible voice instructions and is designed for use by anyone, no medical training required.

More details to follow.



SOCIAL

Save The Date! 2025 Fall Festival is Coming Soon!

We are thrilled to announce that our annual Twin Creeks Fall Festival will be taking place on **Sunday, October 26, 2025, from 2:30pm to 5:00pm!** This year's festival promises to be another exiting experience for Twin Creeks homeowners with more attractions, vendors, raffle prizes, music, carnival rides, and games. Save the date and join us for a fun-filled festival to commemorate the fall season!

Event Details:

- **Location:** 300 Twin Creeks Dr Allen, TX 75013 (TC-1 Amenity center)
- **Time:** 2:30pm – 5pm

Event Features:

- Halloween themed attractions
- Papa Murphy's Pizza
- Pumpkin Patch Party! – (Lawn games, music, free snacks, candy and beverages)
- Free pumpkins to first 100 homeowners to attend
- Carnival rides and giant bounce houses
- Spooky maze obstacle course
- Trackless train and video game truck
- Local business vendors offering free schwag and giveaways for attendees

Seeking adult and student volunteers:

We are seeking resident volunteers to help support one of our biggest event of the year, If you or your kids would like to volunteer for this event, please email **Lifestyle Manager Bryan Salazar** - bryansalazar@cmamanagement.com. We welcome resident parents and adults and all students, if school volunteer credits are available, we will be happy to confirm volunteer hours post event.

Sponsorship Opportunities:

If you would like to become a sponsor and promote your local business with a booth at the event, please contact bryansalazar@cmamanagement.com. Your support will help offset some of the costs for the event, and we will help promote your business with a great outreach campaign to all homeowners.





Welcome Home

Welcome to this month's new neighbors!

Paul & Kathleen Measley
1827 Truscott Lane

Kashif Latif & Ghazala Khan
1207 Conroe Drive



Community Interest

The Twin Creeks Golf Club
is getting a new look!



The Golf Club at Twin Creeks Transformation Site

Scan the QR code below to explore



TWIN CREEKS BOOK CLUB

Next meeting will take place on Wednesday,
November 19th at 7:30 PM

If you are a book lover, please contact:
Jitka Hyncek at 214 728 8980 or
hyncek2@tx.rr.com

**WE ALWAYS WELCOME NEW MEMBERS! COME
AND JOIN US!**



The October book selection is

THE GOOD NURSE
BY
Charles Graeber

The author tells a true story about Charles Sullen, a nurse and convicted serial killer, as he moved between hospitals in New Jersey and Pennsylvania. The book is praised for its suspenseful narrative and its critical look at the failures of the American healthcare system.

Community Interest



Allen ISD is pleased to announce the completion of renovation work on the tennis courts at the Lowery Freshman Center. This project was funded through the 2024 bond election and aligns with the district's commitment to maintaining high-quality facilities for students.

The upgraded complex includes four tennis courts and four pickleball courts. While designed primarily for student use, the space also includes dedicated hours for recreational community access. Community members are welcome to use the courts on weeknights from 6 p.m. to 10 p.m. and on Saturdays and Sundays from 6 a.m. to 10 p.m. Automatic locks will provide access during these times, and automatic lighting will keep the courts lit each evening until 10 p.m.

Use of the courts will be available on a first-come, first-served basis. No reservation system will be in place.

Community access began on Sept. 29. The courts are located next to the Dillard Special Achievement Center at 601 E. Main St., with entry available at the northeast corner of the complex. This project is one of many made possible by the 2024 bond election.



Announcements

Twin Creeks
FALL FESTIVAL
SUNDAY, OCTOBER 26TH, 2025
2:30 PM - 5:00 PM

FEATURING:
SPOOKY MAZE - RECKLESS CARNIVAL RIDE - BUCCANEER PIRATE SHIP - OBSTACLE COURSES - BOUNCE HOUSES - ARCADE TRUCK - PUMPKIN PATCH GAMES - DJ - PAPA MURPHY'S PIZZA - PUMPKIN SPICE COLD BREW - APPLE CIDER & MORE!

TCI AMENITY CENTER

TWIN CREEKS FALL FESTIVAL
COMMUNITY SPONSORSHIP OPPORTUNITY
SUNDAY, OCTOBER 26TH, 2025
2:30 PM-5:00 PM

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

With over **1,500 neighbors** expected to join us for a day full of food, music, and carnival rides, we're asking for **contributions of \$150 or waters** 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

FALL FESTIVAL EVENT

Sunday, October 26th

2:30 pm - 5:00 pm

HOLIDAY EVENT

Sunday, December 7th

2:30 pm - 5:00 pm



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