

Twin Creeks Community Association November Newsletter



HELLO NEIGHBOR

As Thanksgiving approaches, we want to extend our heartfelt gratitude to you for being such an important part of our community. Your commitment to your home and neighborhood helps create a warm, welcoming environment we're proud to be part of.

This season is a time to reflect on the blessings in our lives—and we count you among them. Whether you're gathering with loved ones or enjoying a peaceful holiday at home, we hope your Thanksgiving is filled with joy, comfort, and connection.

Thank you for all you do to make this community thrive.

Wishing you and your family a safe and happy Thanksgiving!

Save the Date

Townhall Meeting

Wednesday, December 3rd &
Tuesday, December 9th at
6:30pm

Location: Allen ISD Service
Center

Holiday Event

Sunday, December 7th
2:30 pm - 5:00 pm
Location: TC1

Board Meeting

Monday, December 15th
6:30pm
Location: TBD





Communications Corner: Letters from the Board

Board of Directors

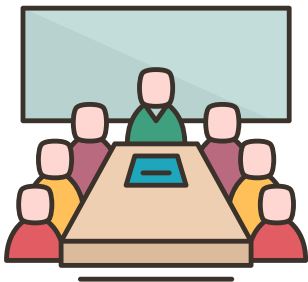
Carol Ayangbile
President

Robert Merlo
Vice President

J.D. Gibson
Secretary

Erik Young
Treasurer

Pat Edmiston
Director



Dear Homeowners,

We hope you're enjoying the crisp Texas fall air as you prepare for the Holiday season—and that you're soaking in every moment of those Texas football playoffs! With the year quickly winding down, we wanted to share updates, express our appreciation, and highlight several activities happening in our community.

First, a big thank-you to everyone who joined us for the Fall Festival. It was a very fun event filled with plentiful activities, and your energy and participation made the day truly special. We're grateful for your engagement and community spirit.

Several important initiatives are underway this month and next:

Pickleball Focus Group

Our Pickleball Focus Group has kicked off with the first of four meetings to ideate on a long-term solution. The group of eight members represents five key voices: current impacted homeowners, potential future impacted homeowners, homeowners who do not participate in either activity, pickleball players, and tennis players.

During the first meeting, the group created foundational requirements that any viable solution must meet and began uncovering potential options. These will be thoroughly vetted using the foundational criteria in session two.

Modification Committee Update

This month, the Modification Committee is meeting with the Board to review their last of two biannual updates to the modification guidelines for 2025. After Board approval, the updated guidelines will be forwarded to the HOA attorneys for a Texas State Code compliance review.



HOA House Options – December Sessions

In December, the Board will host two in-person information sessions—requested by homeowners—to learn more about available options for the HOA House. At these informal gatherings on December 3rd and 9th, residents will be able to deep-dive into solutions, participate in Q&A, and provide input on feasible paths forward. The two sessions are identical, so feel free to attend whichever works best for your schedule.

Final Open Board Meeting of 2025

Our last Open Board Meeting of the year will be held on December 15th from 6:30–8:00 pm. We hope to see you there!

🌲 Annual Twin Creeks Holiday Celebration – December 7th, 2:30–5:00 pm 🌲

Be sure to join us for our much-loved Annual Twin Creeks Holiday Celebration! This year's festivities will include a fun visit from Santa, a chance to meet Elsa from Frozen, and the challenge of finding your way out of the Holiday obstacle course. Kids (and kids at heart!) can enjoy the thrill of the bounce house, ride the North Pole Express, savor mini churros with ice cream, capture magical Snow Globe selfies, and indulge in sweet treats from the Holiday House—complete with hot chocolate.

Bundle up for the fun—we can't wait to celebrate the season with you!

Sincerely,

Your Twin Creeks HOA Board of Directors



COMPLIANCE CORNER

Twin Creeks Community Lighting Reminder

With the recent time change and earlier sunsets, it's a great moment to revisit our community standards for outdoor lighting. Thoughtful lighting helps preserve the comfort, privacy, and beauty of our neighborhood—especially during the darker months.

Landscape & Exterior Lighting

To minimize glare and light spillover:

- All exterior lighting should be shielded, directed, or strategically placed to avoid shining into neighboring homes or open spaces.

Permanent Outdoor Lighting

- Bulbs must emit a soft white light with low brightness throughout the year.
- Exceptions are allowed only during approved holiday periods.
- Lighting must not intrude into neighboring windows or disrupt the peaceful enjoyment of nearby properties.
- When submitting lighting for approval, please include a detailed product description, including any programmable features.

Let's continue to be considerate neighbors and maintain the welcoming atmosphere that makes Twin Creeks special.





SPORTS

Get Ready for Team Spirit and Fun — MLP Style!

Experience the excitement of a Major League Pickleball (MLP) Format Tournament right here in our Twin Creeks community! This unique, team-based format brings a whole new level of excitement to the game we love.

SATURDAY DECEMBER 6TH - 11AM START

Here's how it works:

- **Teams of 4 players (2 men and 2 women)** compete against other teams in a series of 4 matches — Women's Doubles, Men's Doubles, and two thrilling Mixed Doubles matches.
- If the score is tied after those matches, it all comes down to an electrifying Dreambreaker tiebreaker, where players rotate in singles points until one team claims victory!
- Every point counts — teamwork, strategy, and energy make all the difference.

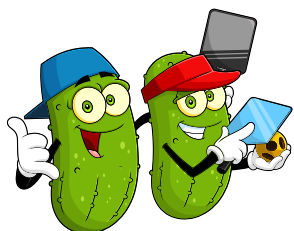
Whether you're playing or cheering, you'll love the fast-paced action, friendly rivalries, and community spirit this event inspires. It's a fantastic way to connect, compete, and celebrate pickleball together.

Form your team today and be part of the action — MLP-style!

Spaces are limited, so don't wait to register here. Let's make this a fun-filled day of great matches, laughter, and community connection!

If you need help finding other players to form a Team, please send your name, email, phone number and pickleball experience level to Dave Schrob at david.e.schrob@gmail.com

If you have any questions, please contact **Dave Schrob** at **214-717-1356**.



FALL FESTIVAL





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SOCIAL

Jingle all the way to Twin Creek's Annual 2025 Holiday Celebration!



We're decking the halls and inviting all homeowners to join the merriment on **Sunday, December 7, 2025, from 2:30 PM – 5:00 PM** at 300 Twin Creeks Dr. and TC1.

Get ready for festive fun, including:



A magical visit from Santa with a picture-perfect backdrop
Holiday bounce houses and obstacle courses for the little elves
Train rides aboard the North Pole Express

And don't forget to stop by the Twin Creeks office for a sleigh full of sweet treats:



Fresh-baked cookies
Hot chocolate, eggnog, and spiced apple cider with cinnamon sticks
Mini churros topped with ice cream and whipped cream

Mark your calendars, bring your holiday cheer, and let's make this season sparkle together!





Welcome **HOME**

A Warm Welcome to Our New Neighbors This
Month!

Caroline & Nathan Day
915 Tyler Ct

Matthew & Kristen Sickel
1504 Blossom Ct

Willam Joseph Major Jr & Jodi Lynn Major
1229 Comanche Dr





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

WE ALWAYS WELCOME NEW MEMBERS! COME AND JOIN US!



The November 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.



Announcements



Twin Creeks
HOLIDAY CELEBRATION

Visit from Santa, Meet Elsa from Frozen, Holiday obstacle course, Bounce houses, Ride the North Pole Express, Mini churros with ice cream, Snow Globe selfies, Sweet treats from the Holiday House with hot chocolate

DECEMBER
SUNDAY **7** 2:30-5:00 PM

300 Twin Creeks Dr. Allen,
TX 75013

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Tuesday, December 9th at 6:30
pm

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Center

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BOARD MEETING

Monday, December 15th
at 6:30 pm
Location: TBD





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