



# Twin Rivers Connection Sponsored by the Twin Rivers Home Owners

*Published by the Twin Rivers HOA Community Relations Committee*

## HOA MEETINGS

The Board meets the second Thursday of every month at 6:30 p.m. virtually.

- ◆ 12 November 2020
- ◆ 10 December 2020
- ◆ 14 January 2020

The virtual link will be sent via email.

## HOA Roles and Responsibilities

The Twin Rivers HOA is made up of volunteers who offer their services and talents to their community. The HOA tried to administer the Association in such a way as to fulfill their assigned duties with an understanding of it's members needs and the benefit of the entire membership. To that end it is important for everyone to understand the roles and responsibilities of the Officers and Directors of the HOA.

Within the Twin Rivers HOA there are three Officers who are elected by the Directors. They are; Board President, Vice President and Secretary/Treasurer. Other members can be appointed as Chairpersons of various committees such as Chairpersons of; the Architectural Review Committee, the Community Appearance Committee, the Communications Committee and others. Let's look at the President's duties, others will be published in future newsletters.

### 1. HOA Board President (Bob White)

A successful president has, or quickly develops, strong leadership and organization skills. Bob possesses those skills and artfully leads our Association. He was elected to lead the community and help direct the board through tough situations.

The president's main responsibilities include, but may not be limited to:

- **Know the rules:** The president should become familiar with the covenants, conditions, and restrictions (CC&Rs) and other governing documents of the association. Also, making sure the board has adequate insurance in case of being sued is crucial.
- **Lead board meetings:** First, the president should work with the secretary to create meeting agendas. This means making sure that vital issues don't get left off the list. The president may ask for items a few weeks before the meeting to make sure all imperative items are addressed. During meetings, tough decisions might need to be made. The president should ensure that every board member gets to say his or her piece before a final decision.
- **Lead membership meetings:** The yearly member meeting may be overwhelming for any president because of the amount of people who wish to speak. No single member should be allowed too much time to speak.
- **Oversee projects:** It is crucial that the president knows what going on in the association. This may mean meeting with vendors and keeping in touch with the property manager.

In most associations, it is the president who has the power to sign documents on behalf of the board such as amendments and contracts. However, the president should make sure that he or she has board approval before committing the association to any decisions.

The president should not be hesitant about calling for volunteers. Most people don't have extra time to volunteer, but that should not stop the president from asking individuals to help. Many homeowners would be willing to volunteer for a short-term or one-time-only project.

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## The Most Common HOA Issues

As with just about any living situation, membership in an HOA has its ups and downs. While there are definite perks, things are not always perfect. When issues arise within the community, it is vital that homeowners and the board are prepared to handle them so they can reach solutions quickly, fairly, and in the best interest of everyone involved.

These are common issues from various associations across the country and many have not been experienced here in Twin Rivers but, be assured that our HOA Board of Directors are committed to ensuring all Members are represented and allowed to be heard as we all endeavor to reach solutions agreeable to everyone concerned. Here are a few common issues that may occur, and how to best deal with them:

**Problem – Fee Frustration:** It's not uncommon for boards to hear complaints from homeowners about the amount or frequency of assessments. Homeowners may feel that the amount is too high, or they may not understand where their money is going. [TRHOA comment: It should be noted that the TRHOAS had not had a fee increase for more than 5 years. This year the HOA did raise fees slightly to offset raising costs for maintenance and insurances.]

**Solution – Ask for Details:** If you feel that your monthly dues may be unfair, ask the board for a detailed breakdown that outlines where your fees are distributed each month. This will help you determine whether your money is being put to good use.

**Problem – Minimal Maintenance:** Homeowners have every right to expect that common areas, landscaping, and other regularly-maintained elements of the HOA are kept to a high standard. [TRHOA comment: Our Community Appearance Committee does an exceptional job in maintaining our common areas. We have one of the most beautiful and manicured landscapes in the area. If you ever have a concern about the appearance of the community please contact the HOA.]

**Solution – Communicate:** Communication is key if you are having an issue with the level of maintenance the association provides. Some issues may have been overlooked and can be addressed when brought to the board's attention.

**Problem – Homeowner Conflicts:** You can carefully select your HOA, but you can't choose your neighbors. Whether it's a problem with a barking dog, loud music, or cooking odors, issues between homeowners are common and are bound to arise in any association. [TRHOA comment: The truth is the HOA can only respond to complaints associated with infractions of our rules. The HOA is not a police force so complaints regarding legal issues or infractions of civil law must be referred to the police department for remediation.]

**Solution – Know the Rules:** Fielding complaints is a big part of the board's job and takes up a lot of their time. By familiarizing yourself with the HOA's rules and regulations, you'll be able to bring the offense to the board's attention and be helpful in reaching a swift solution.

**Problem – Member Involvement:** HOA boards often struggle with fostering a sense of community when homeowners are reluctant to actively participate in the association. This sense of disconnect makes their job more difficult and can be detrimental to the success of the community. [TRHOA comment: Volunteers are always needed to assist the HOA in meeting its obligations. In fact, as has been noted before the HOA Directors are volunteers themselves. Please contact the HOA if interested in volunteering.]

**Solution – Get Engaged:** You can easily become more involved in your HOA by attending, and encouraging your neighbors to attend, community events. Another great way to get involved is to go to regular board meetings and voice your opinion about the needs of the community.

A Common Goal In the end, HOA board members and homeowners want the same thing: a safe community and a comfortable, pleasant living environment.

*You can make the most of your HOA membership by supporting your board through open communication as you work together to achieve common goals in the best interest of your association.*

# 10 Tips for Surviving Social Distancing and Lockdowns

Hi everyone! Even though our area isn't on a full-lockdown, we have all been practicing social distancing and limiting the time spent outside of the house (which you should be doing). This dilemma has caused many to build up some bad habits which are negatively affecting mental health. So, treat this time in the house as an experiment and given yourself some rules to follow for the future. Check them out! Maybe you'll see something you like!



1. **Establish a routine** - This one might be the most important. We've been going to work less and less. However, that means that our normal routine is gone; everyday is now a weekend. We stay up late and get up late. We sit around and do nothing, then complain when it's midnight and haven't done anything. We promise tomorrow will be different, go to sleep, and repeat everything over again. To stop these endless weekend blues try to go to bed early, wake up early, study a language, read; any thing. Make time for watching Netflix and playing games and it won't feel like my day was a complete waste.
2. **Take some time to clean your house**—Going off of number 1, it's easy to just sit around all day and fall into the slump. Spend a little time everyday cleaning. It could be the dishes or a load of laundry, anything to keep things tidy. Don't get stressed out when the house is dirty so clean. Open up your windows once a day. Get that air circulating!
3. **Exercise**—Doesn't matter what you do, but do something! Jumping jacks, sit-ups, planks, random dancing, whatever floats your boat. Or, check out You tube; there're plenty of people out there with exercise-at-home-type videos just for you. Get those limbs and heart moving!
4. **Get some sun (I mean it is Florida!)** - Linking to exercise, go outside and take a walk! This area is a great place to walk so you can safely take a walk without coming into close contact with. If you don't feel safe leaving your house, stand on your balcony (if you have one) or just stand by a window. Heck, be a cat and take a nap in the sunlight!
5. **Limit your junk food intake**—This one's hard for all of us. Sitting at home all day, doing nothing. You don't even feel hungry most of time. Popcorn, soda, and chocolate not on the "A" list. This just adds to your slump and makes me lethargic. To combat this, go to the grocery store and get stuff for salads. Snack on carrots and eat a big salad for dinner instead of junk food. Yay!
6. **Limit your news intake**—Seriously. Do it. There is so much nonsense and stupidity out there it's hard to know what's even real anymore. Its bad to sit at your computer and scroll through the news constantly, just looking at death and case counts and what countries are doing (or not doing) in response to Covid-19. It makes you stressed and depressed — so stop. Scroll news websites once a day, looking for things that might effect you personally, and don't look again until the next day. If something major happens, someone will probably post something on social media and I'll see it there. Doing this has definitely had a positive effect on my mood!
7. **Unfollow people on social media.**—This one brought me a lot of calm. There are always a handful of friends who post multiple things AN HOUR about Covid and complain about the situation. That excessive posting really clogs up your newsfeed and do nothing for your mental state. Not saying that people can't complain, but when it's all they do, it only serves to cast a cloud over everyone around them. So unfollow that handful and my life is much sunnier.
8. **Video chat with friends and family**—Just because you can't go hang out with friends doesn't mean you're cut off completely! We have so much technology at our fingertips and a favorite is the ability to video chat with people half-a-world away. This one has been a mainstay for many, so set up times with friends and family and talk to them! It's always nice to hear their voices and be able to see their faces; it's like they're there with you for a little bit. It also gives you a chance to complain, air out your concerns, and get feedback from other people. Don't stress and panic by yourself; reach out to others! We're all going through this together!
9. **Do things that make you happy**—This one is kind of a 'duh', but do it anyway! Listen to music, read a book, play video games, watch You tube, whatever it is, do it! I like to do those things in small doses so they're still enjoyable days later. No point in overdoing something and becoming tired of it!
10. **Try something new**— Trying something new is always an option. Recommend checking out places like schools that have classes online; It doesn't have to be anything crazy though! Just something small.

**Last thoughts..**—So don't stress and worry by yourself! We are literally all going through this together. Reach out to those around you! Don't forget to give yourself some slack too. These are strange, confusing times; you can't be expected to know everything or to get everything right.



## ***BEWARE OF THE BEARS!***

### **Fall spurs activity for Florida black bears, cubs**

The Florida Fish and Wildlife Conservation Commission (FWC) reminds the public to be aware that bears are becoming more active this time of year. There are important things people can do over the next few months to reduce negative interactions with Florida's largest land mammal.

"Now is the time to expect bears to show up looking for food," said Dave Telesco, who directs the FWC's Bear Management Program. "If they can't find food in your neighborhood, they'll move on."

While black bears generally are not aggressive, they have injured people in Florida. Never intentionally approach any bear. When walking dogs in bear country, keep them close to you—preferably on a non-retractable leash—and be aware of your surroundings. Dogs can trigger defensive behaviors from bears, especially females with cubs.

To keep bears away from your home and neighborhood, follow these simple tips:

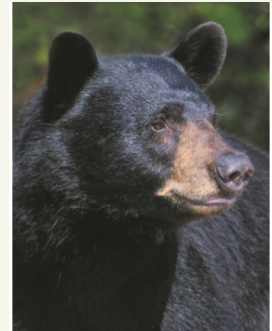
- Secure garbage in a sturdy bear-resistant trashcan, shed, or garage.
- Feed pets indoors or bring in dishes after feeding.
- Remove bird and wildlife feeders.
- Keep garage doors closed so bears cannot access freezers or refrigerators, garbage, or pet food stored in the garage.

It is illegal in Florida to intentionally feed bears or leave out food or garbage that will attract bears and cause human-bear conflicts.

As bears increase their movements this time of year, they also increase the number of roads they cross. For the safety of yourself and bears, remember to slow down when driving, particularly on rural highways at dawn or dusk. Watch for road signs identifying bear crossing areas. Each year in Florida, an average of 240 Florida bears are killed after being hit by vehicles.

Having conflicts with bears? Call the FWC's regional office in Ocala at 352-732-1225. If you feel threatened by a bear or want to report someone who is either harming bears or intentionally feeding them, call the FWC's Wildlife Alert Hotline at 888-404-FWCC (3922).

More information is available at MyFWC.com/Bear, where you can access the "Guide to Living in Bear Country" brochure. <http://myfwc.com/media/1333887/LivinginBearCountryBrochure.pdf>



### **Twin Rivers Board Welcomes New Management Company Manager**

The Board of Directors would like to congratulate Jamie Bowling on her promotion with Sentry Management Company. We would like to welcome our new Manager Dennis Kaplis, who is an experienced manager, he has 10+ years in the management business. 407-788-6700. x 51315 dkapsis@sentrymgt.com



**Board Website:** <http://twinrivershoa.com/>

**Directors/Officers for 2016/2017:**

President: Bob White  
Vice President: Tom Petrillo  
Secretary/Treasurer: John Painter  
Director: Cheryl Siegler-Restagno  
Director: Darrell Lopez  
Director: Stephen LaRocca  
Director: Erick Basilo

The Twin Rivers HOA Management Company contact information is:

**Sentry Management Inc. (SMI)**  
2180 W. State Road 434, Suite 5000  
Longwood Florida 32779  
Attn: Dennis Kaplis 407-788-6700 x 51315  
dkapsis@sentrymgt.com

Twin Rivers is a deed restricted community located in Oviedo, Florida. The Twin Rivers Homeowners Association is a non-profit organization of homeowners dedicated to preserving the character and excellence in design of our community.

This newsletter is published quarterly by the Twin Rivers Home Owners Association Board to provide it's members with community and HOA news.

## NEWSLETTER FEEDBACK

The time and effort it takes to publish a quarterly newsletter is much easier when we get feedback from our community as to the quality and relevance of the newsletter. The Board of Directors want to use this newsletter as the cornerstone of our communications effort as we are working to make our website more robust and up to date and improve our Facebook presence with important information and issues affecting the Twin Rivers development. So



## ROASTED CHESTNUTS—LEA ABRAHAM (DELISH)

We've all heard the song, "chestnuts roasting on an open fire..." but, how do you *actually* roast chestnuts? I don't know about you, but I don't have access to an open fire. The good news is, you can roast delicious chestnuts in your oven! Read on to learn all about cooking this delicious nuts.

**When are chestnuts in season?** Chestnuts start appearing in stores in early October and close out their season in late December—just in time for the holidays!

**How can I tell which chestnuts to buy?** Good chestnuts should have taut, shiny skin, and should feel very hard. If the skin is wrinkled and the nut feels soft or has shrunken in the shell (you can tell by shaking it) then it's no good.

**How long are chestnuts good for?** If kept in a covered container in your refrigerator, chestnuts can last 2 to 3 weeks! Once roasted, they will last 2 to 3 days if refrigerated.

**How do I serve roasted chestnuts?** We love the way roasted chestnuts taste straight out of the oven! If you want to get fancy, though, there are plenty of options. Try tossing the peeled nuts with butter and your favorite herbs and spices: rosemary and salt for savory, nutmeg and sugar for sweet. They're also delicious in stuffing, in pasta, or blended with vegetables in a soup!

**DIRECTIONS: 1.** Preheat oven to 425°. Lay chestnut flat side down on a cutting board and use a serrated knife to cut an "x" about 1/3 of the way through the chestnut. Repeat until all chestnuts are scored. **2.** Place chestnuts flat side down on a small baking sheet. Pour 2 cups cold water into another small rimmed baking sheet. Place chestnuts on top shelf of oven and baking sheet with water on the bottom shelf, directly below the chestnuts. **2.** Bake until skin peels away from chestnut, 20 to 25 minutes. Remove chestnuts from oven and cover with a clean kitchen towel. Let cool 5 minutes before peeling.