



# Twin Rivers Connection

*Published by Twin Rivers Home Owner Association*

## We Are Back—Return of our newsletter

Let me start by apologizing for the gap in publishing this newsletter. As the editor I have experienced some personal losses and a few health issues. It has taken me awhile to recover and I am ready to reinitiate our newsletter.

I encourage our members to feel free to contact me with ideas for articles and/or ask questions of our HOA directors in an effort to open up conversations of interest to you. My email is flatbush74@gmail.com.

Thanks for your understanding.

-Editor

## 2023 Florida Hurricane Season

The National Oceanic and Atmospheric Administration (NOAA) predicts a near-normal 2023 Atlantic hurricane season this year. NOAA is forecasting a range of 12 to 17 total named storms (winds of 39 mph or higher). Of those, 5 to 9 could become hurricanes (winds of 74 mph or higher), including 1 to 4 major hurricanes (category 3, 4 or 5; with winds of 111 mph or higher). NOAA has a 70% confidence in these ranges. Given the effects of last year’s storms here on Twin Rivers we should all be aware of these storms and prepare accordingly.

Attached is an Emergency Supply Checklist provided by the Federal Emergency Management Agency (FEMA) for your planning and use. The 2023 season starts on 1 June and ends 30 November.

The HOA is committed to assist its members anyway it can before, during and after an event. Please reach out to us if you have any questions.

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### HOA Meeting Dates

The Board meets the second Thursday of every month at 6:30 p.m. virtually. Sign up for Board email to receive notification of virtual site.

- 8 June 2023
- 13 July 2023
- 10 August 2023
- 14 September 2023
- 12 October 2023
- 9 November 2023
- 14 December 2023



## Architectural Review Committee



The architectural committee has been empowered by the Board to ensure the community maintains its aesthetic and financial values. Angry homeowners across the country have made members of association architectural committees seem like ogres. But what exactly do architectural committees do? Here's the skinny on architectural committees.

"Typically, an architectural committee's responsibility comes from the association's bylaws or CC&Rs," says Sharon Glenn Pratt, an attorney who advises homeowners associations

and the principal at Pratt & Associates in Campbell, Calif. "Its members are responsible for maintaining the aesthetic and structural integrity of the association and enforcing the CC&Rs. They should be reviewing any applications for modifications, additions, or architectural changes in the community."

"The board has a fiduciary duty to do what's best for the whole association, not just one member who thinks his unit would be much more valuable if he made certain changes" explains Pratt. "What if those changes affect the rest of the association? You can't have people adding to their homes and possibly violating your CC&Rs or changing the actual structure without getting the association's approval."

Here at Twin Rivers our ARC has traditionally met with homeowners, discussed their proposal and amicably agreed to approving it. In the case of a disagreement to member may appeal to the entire Board whose decision is final. Working with the ARC is not difficult. It takes a little time and effort to usually get the desired results.

### NEWSLETTER FEEDBACK

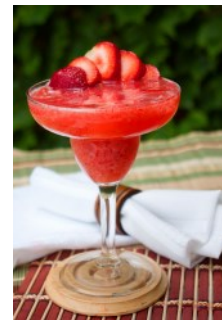
The time and effort it takes to publish a quarterly newsletter is much easier when we get feedback from our community as to the quality and relevance of the newsletter. The Board of Directors want to use this newsletter as the cornerstone of our communications effort as we are working to make our web-site more robust and up to date and improve our Facebook presence with important information and issues affecting the Twin Rivers development. Please take a moment and tell us how we are doing at [board@twinrivershoa.org](mailto:board@twinrivershoa.org). — Editor

## Summer Treat

### Slushy Strawberry Margarita

If you are hosting a cocktail party at home and searching for a recipe that tastes just like the restaurant, this strawberry margarita is just for you. You will need only six ingredients to make this cocktail. The ingredients include:

- Tequila
- Frozen lime juice
- One tablespoon of sugar
- A liqueur with a low percentage of alcohol
- Sea salt
- Frozen Strawberries



Use all the ingredients in their frozen form to give the drink the best texture. Blend all the ingredients in a blender. You can top the rim of your glass with sea salt to give your drink a salty touch. You can serve the cocktail in our disposable cocktail glasses, which come in different styles and designs

# Annual Meeting Highlights

The Board held its Annual Meeting in March and created and appointed members to the following committees:

- Architectural Review Committee (ARC)      Darrell Lopez  
Viv Guerra  
James Ransom
- Community Appearance Committee (CAC)    Lori Topor  
Oskar Abboud  
Mark White  
Mike Franckewich
- Neighborhood Committee                      Vivian Guerra  
Tom Petrillo
- Fining Committee                                John Painter  
Stephan Barber
- Nominating Committee                        Bob White  
Viv Guerra  
Darrell Lopez

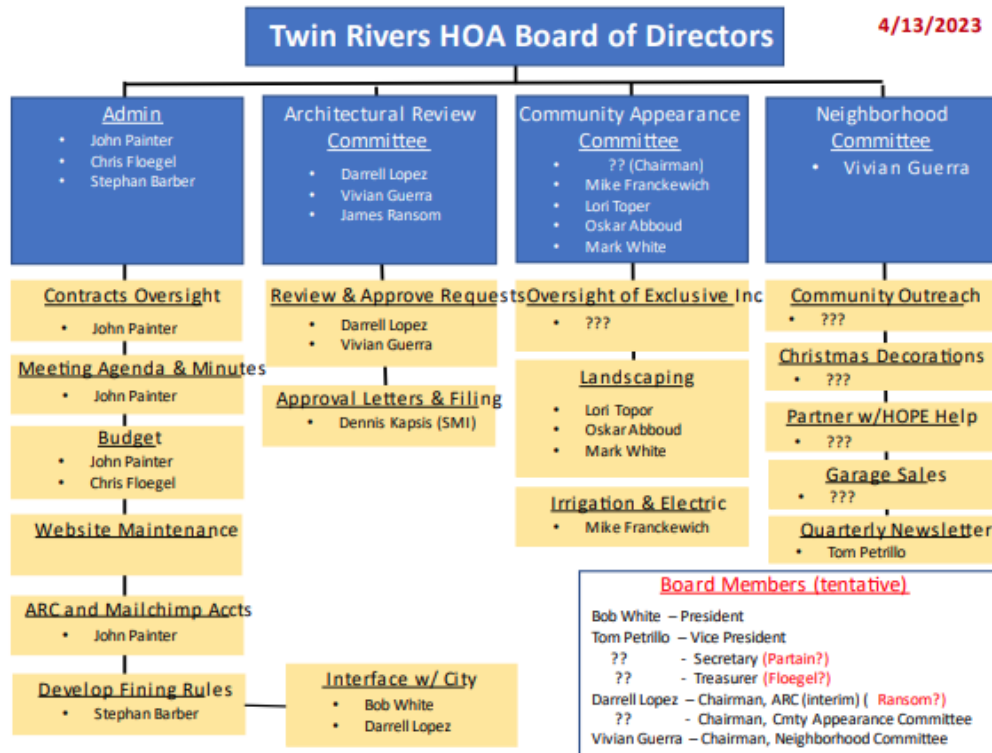
## Directors/Officers for 2022/2023:

- President:    Bob White
- Vice President:                                 Tom Petrillo
- Secretary/Treasurer                         John Painter
- Vice-Secretary                                 Don Partain
- Vice Treasurer                                 Chris Floegel
- Director:                                         Vivian Guerra
- Director:                                         Darrell Lopez
- Director:                                         James Ransom

The Twin Rivers HOA Management Company information is:  
**Sentry Management Inc. (SMI)**  
 2180 W. State Road 434, Suite 5000 Longwood, Florida 32779  
 Dennis Kapsis  
 407-788-6700 x 51315  
 dkapsis@sentrymgt.com

HOA WEBSITE:  
<https://twinrivershoa.com>  
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# 2023/24 Organizational Chart





### Additional Items to Consider Adding to an Emergency Supply Kit:

- Prescription medications and glasses
- Infant formula and diapers
- Pet food, water and supplies for your pet
- Important family documents such as copies of insurance policies, identification and bank account records in a portable waterproof container
- Cash and change
- Emergency reference material such as a first aid book or information from [www.ready.gov](http://www.ready.gov)
- Sleeping bag or warm blanket for each person. Consider additional bedding if you live in a cold-weather climate.
- Complete change of clothing including a long sleeved shirt, long pants and sturdy shoes. Consider additional clothing if you live in a cold-weather climate.
- Fire Extinguisher
- Matches in a waterproof container
- Feminine supplies, personal hygiene items and hand sanitizer
- Mess kits, Paper cups, plates and disposable utensils, paper towels
- Paper and pencil
- Books, games, puzzles or other activities for children



## Emergency Supply List



FEMA's Ready Campaign educates and empowers Americans to take some simple steps to prepare for and respond to potential emergencies, including those from natural hazards and man-made disasters. Ready asks individuals to do three key things: get an emergency supply kit, make a family emergency plan, and be informed about the different types of emergencies that could occur and appropriate responses. Everyone should have some basic supplies on hand in order to survive several days if an emergency occurs. This list of emergency supply kit items is only a starting point. It is important that individuals review this list and consider the unique needs of their family, including pets, for items to include. Individuals should also consider having at least two emergency supply kits, one full kit at home and smaller portable kits in their workplace, vehicle or other places they spend time.



Federal Emergency Management Agency  
Washington, DC 20472



### Recommended Items to Include in a Basic Emergency Supply Kit:

- Water and non-perishable food for several days
- Extra cell phone battery or charger
- Battery-powered or hand crank radio that can receive NOAA Weather Radio tone alerts and extra batteries
- Flashlight and extra batteries
- First aid kit
- Whistle to signal for help
- Dust mask, to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Non-sparking wrench or pliers to turn off utilities
- Can opener (if kit contains canned food)
- Local maps