

New Look! Please let the editor know if you like this newsletter and suggestions for articles are welcome.

**INSIDE THIS
ISSUE:**

Letter from TRHOA President	1
Annual Budget and Dues	2
Safeguard Your Auto	2
HOA Governing Documents	3
Cartoon Corner	4
Recipe	4
THIS IS ABBREVIATED	

LETTER FROM TRHOA PRESIDENT

Dear members,

Your Board Members are Unpaid Volunteers. They spend countless hours interfacing with the city on issues affecting our HOA, ensuring quality upkeep of our common areas, helping members in need and enforcing OUR rules so that the community continues to be an attractive place to live.

We value your support and your ideas, but you should know that we have limited power and therefore rely on civil communications to resolve issues. Uncivil interactions with board members whether verbally or in social media does not help the resolution process. In many cases, we must agree to disagree, particularly when the issue involves a rule interpretation and strong personalities.

Remember, the board members are trying to care for the interests of not one or two but all 1,173 members.

Bob White
President
Twin River HOA
Board of Directors

HOA Meetings

The Board meets the second Thursday of every month at 6:30 p.m. at the Twin Rivers Golf Course Clubhouse.

- ◆ 14 November 2019
- ◆ 12 December 2019
- ◆ 09 January 2020

*Indication
Communication
Conflict Resolution
Liaison
Discourse*



Some of you may have seen this in an email last month regarding the HOA 2020 budget and the dues assessment. Suffice it to say that the HOA Board of Directors carefully studied the budget and concluded that after many years of no dues increases they approved a minor 5% increase to meet the demands placed on our organization. If you have any questions please contact

Approved 2020 HOA Operating Budget

At the December 12 HOA Board meeting, the Board approved the 2020 Budget for the HOA which included a 5% increase in Annual Assessments to the HOA Members. The 2020 Assessment levels are \$228.90 for most HOA Members and \$171.68 for the 103 HOA Members with smaller lots.

I recommended this increase to the Board for the following reasons.

The impact on individual HOA Members is less than a \$1 per month (\$10.90 per year for most HOA Members and \$8.18 per year Members on smaller lots);

There has not been an Assessment increase for 6 years since 2014;

The priorities the Board set for this year's budget are very worthwhile and should be undertaken; and

Its important to maintain a very strong HOA from a financial standpoint.

You can download a package that sets forth the 2020 Approved Annual Budget using the following link:

https://gallery.mailchimp.com/7191923177017c1c63ed05840/files/cf8d0984-2417-46b5-b3eb-4e4ab74d41e3/Budget_2020_Approved_Message_w_Package.pdf

Please let me know if you have any questions.

John Painter

Secretary/Treasurer

Twin Rivers HOA Board



SAFEGUARD YOUR AUTO PREVENT AUTO THEFT

The Oviedo Police has been publishing notices about locking your car and ensuring it is made less appealing to a potential thief. Here are some practical advice about auto safety. To a thief, there's nothing like a car. It's self-propelled and fully equipped for a fast get-away. The car and most especially components, are items in steady demand. You should not leave the vehicle unattended without locking the ignition and removing the key. A significant number of automobiles are stolen because drivers fail to remove the ignition keys.

Establish Ground Rules All members of the family should know how to protect the car against theft. Licenses, registration cards or other identifying papers that a thief could misuse should never be left in the car. Keys should be carefully guarded. If the keys have punch-out numbers these should be removed and kept at home for reference in case of loss.

How to Give a Thief a Hard Time The National Automobile Theft Bureau (NATB) recommends the following precautions:

- > Park in a well-lighted area
- > Close all windows, lock all doors.
- > Activate any theft deterrent device you may have.
- > Put packages or valuables out of sight: phones, and other expensive items in full view invite theft.
- > If you park in a commercial lot or garage, leave only the ignition key with the attendant.
- > Keep license and registration in your wallet or purse. If left in car, thieves can use these documents to sell your car if it's stolen, or impersonate you when they are challenged by police. Owners who indiscriminately leave keys titles and other identifiable material in their vehicle may return to their residence only to find that they are the victims of a burglary.



Follow the Twin Rivers HOA on Facebook



How Are HOAs Run?

Most homeowners associations are self-governing, nonprofit corporations. The association's Board of Directors is an all-volunteer group elected by the residents of the association.

Most of the newer associations are incorporated as nonprofit mutual benefit corporations. The association's Board of Directors is mandated to enforce the rules spelled out by a handful of papers known as the governing documents. So What Are CC&Rs Anyway???

When our community was developed, the developer filed with the state a series of documents designed to uphold the integrity of our community and spell out the duties of our association, and the responsibilities of each of us, the owners. Those documents are often referred to as the governing documents are made up of :

1. **CC&RS** (Covenants, Conditions & Restrictions), which dictate the powers and duties of the corporation and regulate both the physical characteristics of the development and the lifestyles of its residents.
2. **The Bylaws**, which dictate the powers and duties of the Board of Directors (when meetings occur, how Board members are elected, etc.).
3. **The Articles of Incorporation**, which is a one-page document that must be filed with the Secretary of State.

In order to close escrow on your home, you signed a series of papers, one of which stated that you had read the CC&R's and agree to abide by them. When escrow closed, you entered in to a contractual agreement with the other owners in our community to conform to the dictates of those CC&R's. This is where some owners get confused. The confusion, however, is easily cleared up once the CC&R's are read, or re-read as the case may be. After all, how many of you actually read and understood the CC&R's before closing escrow? Those that did are to be applauded. The rest of us have had to take a crash-course on the CC&R's through trial and error.

Often we have found out that we are in non-compliance to the CC&R's or Rules & Regulations through correspondence received by our management company. So, we dust off that old copy of the CC&R's (it took me half a day to remember where it was) and, sure enough, there it is in black and white, the exact restriction that we completely forgot about. Being responsible owners we correct the situation and, armed with a new-found knowledge of our CC&R's, we continue with our lives, undisturbed (that is, until we "forget" something else and have to go through the process once again). Often we focus on the "pain in the neck" aspect of our CC&R's, but by doing so we miss the real beauty of their purpose. The CC&R's provide a structural framework to help residents of different backgrounds, ideals, and perceptions to live together in harmony and by doing so, the community and our property values benefit. If we had no architectural controls (as spelled out in the CC&R's) or no ability to correct violations of the Rules & Regulations (also spelled out in the CC&R's), then there would be no harmony and ultimately our community and our property values would suffer.

In other words, the CC&R's are good business...they help ensure that our property values are maintained and our investments protected. Example: What would the impact on your property values be if your neighbor decided to repair automobiles in his parking area as a part-time job and decided to advertise with a big sign he nailed to the roof of his building? Furthermore, in order to attract attention to the sign, he painted his building bright red. This example may be a little over the top, but it applies equally to the neighbor who doesn't maintain his/her living area. The bottom line is that your property values would suffer. No one would want to buy your home and have to live next to such "chaos".

Since market values are affected by the law of supply and demand, if the demand (or attractiveness) of your community is poor, then the supply (or cost) is reduced. When the demand is high (the community is aesthetically attractive) then the supply (or property values) are increased. The CC&R's promote conformity, which encourages harmony, which has a positive impact on the value of our community. So, the next time you get a note from the management company explaining why you are in non-compliance with the CC&R's or the Rules & Regulations, take a moment to remember what the spirit of the CC&R's embrace (protection of your investment) and be thankful that our Board of Directors are taking their job seriously and are working to protect, preserve and enhance our property values.

Directors/Officers for 2019/2020:

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

The Twin Rivers HOA Management
 Company contact information is:
 Sentry Management Inc. (SMI)
 2180 W. State Road 434, Suite 5000
 Longwood Florida 32779

We Are on the Web
<http://twinrivershoa.com>

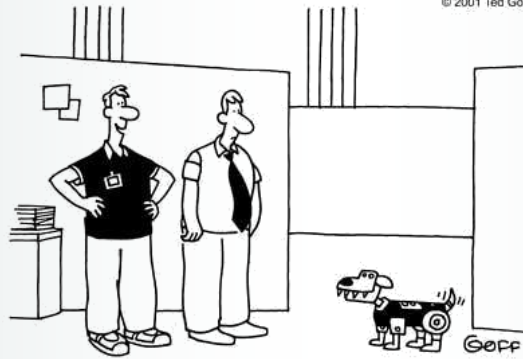


Twin Rivers is a deed restricted community located in Oviedo, Florida. The Twin Rivers Homeowners Association is a non-profit organization of homeowners dedicated to preserving the character and excellence in design of our community.

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

FEEDBACK REGARD-

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 with important information and issues affecting the Twin Rivers develop-



"Finally, the first approved pet for homeowner associations."

We want our newsletter to be informative, fun and useful for our members. If you have anything you would like to see in the newsletter please let us know!

CHICKEN ROYALE

This is an extremely easy and elegant dinner for guests or family:

- 1 8oz bottle French Dressing
- 1 large can whole berry cranberry sauce
- 1 pkg. dry onion soup mix
- 1 large chicken (quartered or pieces)

- Place chicken skin side up in roasting pan.
- Mix first 3 ingredients together and pour over chicken.
- Cover tightly with aluminum foil and bake 375 degrees for one hour. Remove foil and continue baking 30 - 45 minutes until browned.
- Serve over white rice. Serves 4.

- Add a salad and dessert and you have a wonderful company dinner.

- (Can be made one day ahead and refrigerate..skim fat and reheat in oven or microwave.)

