



Twin Rivers Connection Sponsored by the Twin Rivers Home Owners

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HOA MEETINGS

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

- ◆ 11 March 2021 (Annual Meeting)
- ◆ 08 April 2021
- ◆ 13 May 2021

The virtual link will be sent via email.

Other HOA Roles and Responsibilities

There are some collective responsibilities a homeowner association board of directors must fulfill. In addition to the specific tasks that come with their job titles, the HOA board of directors as a whole must carry out the following HOA board member duties:



1. Follow Governing Documents

Every homeowners association, no matter which state they're in, has a set of governing documents. These include the association's bylaws, articles of incorporation, and CC&Rs. Such documents contain guidelines on how the board should run the community. They also typically consist of provisions regarding what the board can and can't do. These governing documents, second only to the laws of the land, hold the highest authority in an HOA. They dictate the rules and regulations within an association, which both the board and the community members must follow. As the community leaders, the HOA board must make sure to follow the stipulations laid out in the governing documents. They must follow the processes and procedures stated in these documents. Failure to do so can be considered a breach of fiduciary responsibility of HOA board members. Of course, it goes without saying that the HOA board must also follow federal, state, and local laws. .

2. Enforce Rules

An association's CC&Rs and operating rules direct what homeowners can and can't do in the community. The CC&Rs also inform how to compute and collect assessments. Board members have a duty to enforce these covenants and rules to allow for smooth operations. For instance, if a homeowner fails to pay their dues, the HOA board can impose fines or place a lien on their property to encourage payment. Of course, make sure to still adhere to your governing documents when enforcing such rules. As such, the board must always practice uniform enforcement of rules and covenants. Follow precedence and stay away from conflicts of interest.

3. Maintain Common Areas

One of the primary HOA board duties is to maintain the community. This means hiring vendors to keep common areas in tiptop shape. Each year this board develops a plan to tackle these requirements in order of priority. In addition, the board must perform regular inspections of all common areas. The board doesn't necessarily need to conduct the inspection themselves. In fact, it's infinitely better to outsource the job to a professional like Sentry Management who can spot even the tiniest of vulnerabilities. By scheduling regular inspections, you can make sure all areas remain safe and in good condition.

4. Handle Funds

Managing the association's financials also falls under the list of HOA board duties. Board members work together to prepare the annual budget for the coming year. To do this, the board anticipates upcoming expenses, taking things like services and insurance. The board must also look at the previous year's actual expenses and obtain proposals from vendors and don't forget to account for the reserve fund, as well. An association's reserves are there to cover future large-scale replacements or repairs. A portion of the collected assessments goes to the reserve fund to maintain a healthy level.

From there, the board must then calculate how much to charge homeowners in dues. Once you have a number in mind, you must notify all homeowners of the amount. The board also takes charge of collecting these assessments, including any late fees residents may incur. For delinquent homeowners, the board can partner with an HOA collections agency, a management company, or handle the issue themselves.

The Twin Rivers HOA Board will be making changes to the Association Rules this year so please get engaged and assist us in this endeavor.

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Archecture Review Committee Corner

Getting Your Yard In Shape for Spring:

If your lawn is looking worse for the wear with bald and brown spots and pesky weeds growing throughout, it may be to start over and establish a new lush lawn. Use a grass removal tool to help remove the old lawn, prepare the soil and re-seed or re-sod your yard

Clean Up. The first thing you should do once it starts getting warm is clean up any leaves, branches, and other debris that fell over the winter months.

Trim shrubs **(SHRUBS SHOULD NOT BE MORE THAN 6 FT. TALL WHEN PLANTED ALONG PROPERTY LINES, FENCES, AND WALL. IF PLANTING AROUND HOME TO KEEP ROOTS FROM GETTING TO BIG AND CAUSING PROBLEMS ITS GOOD TO KEEP THEM NO HIGHER THAN 38 INCHES.)**



Fertilize, Mulch and Plant. ...

Inspect Your Trees, Fence, and Yard. ...

Consider Improvements. ...

Your Lawn. If you received a violation letter regarding re-sodding your lawn now is the time to prep your lawn One easy method is to apply an herbicide for grasses on your lawn. Multiple applications may be necessary for new sod.

Resodding your Lawn:

1. Removing and killing your existing grass is the first step. One easy method is to apply an herbicide for grasses on your lawn. Multiple applications may be necessary.
2. If you want to replant sooner and are willing to do more physical work, consider using a grass removal machine such as a sod cutter or tiller. You can also use a tiller as a grass removal tool. After breaking up the grass, you may want to apply an herbicide as well with this method as tilling can propagate unwanted weeds and grass.
2. Due to our Florida weather we recommend waiting until March to re-sod, as that is usually the start of our rain season.
3. You will need to ensure a new lawn is watered daily for the first 30 days to ensure the root system has been established in your lawn.

Whether resodding your yard or performing major landscaping changes contact your ARC Committee to determine if there are any rules that need to be addressed, or if you have received a violation you can get the violation removed once the HOA has determined you meet the requirements of the rules.

Where to Eat in Oviedo - Here is a List

If you are at all like my family during this pandemic we have been supporting our local eateries. Thanks to Mayor Sladeck here is a list of places to eat or get food here in Oviedo. See how many you can support!

CAFE OVIEDO 945 CITY PLAZA WAY S1011	407-542-5716	METRO DINER 946 W MIT HAMK RD S1220	407-698-5290
ANTHONY'S PIZZA 1811 E BROADWAY ST	407-542-0509	MILLER'S ALE HOUSE 312 W MIT HAMK RD	407-365-6331
BROKEN EGG CAFÉ 1079 ALAFAYA TRAIL S1223	321-765-7083	MISSION BBQ 968 W MIT HAMK RD S1000	407-449-3386
ARBY'S 4951 LOCKWOOD BLVD S1201	407-366-3430	MOE'S SW GRILL 976 W MIT HAMK RD S1140	407-542-1519
ARCADE MONSTERS 15 ALAFAYA WDS BLD S111	407-542-4499	MOOYAH BURGER OVIEDO MALL	407-542-4408
ASIAN EXPRESS 1530 OVIEDO MALL BLD	407-542-7250	NAMI POKE/TEA OVIEDO MALL	407-542-7955
BACKSTREET PIZZA 1949 W CR 419 STE 1261	407-542-1199	OUTBACK STEAKHOUSE 215 W MIT HAMK RD	407-366-0008
BEEF O'BRADY'S 1817 E BROADWAY ST	407-366-2333	OVIEDO BOWLING 376 E BROADWAY ST	407-366-5000
BENTO 15 ALAFAYA WOODS BLVD, S107	689-999-4423	OVIEDO BREWING COMPANY OVIEDO MALL	407-542-8248
BERNIE'S GOURMET 1875 W CR 419 STE 400	407-977-0010	OVIEDO TREATS HERSHEY'S OVIEDO MALL	407-977-9833
BERRY FLD FR YOGURT 1505 OVIEDO MALL BLD	321-282-3481	OYISHI JAPANESE STEAKHOUSE OVIEDO MALL	407-971-2968
BOLAY 1079 ALAFAYA TRL STE 1203	407-588-4588	PANERA BREAD 205 E MIT HAMK RD	407-706-6480
BONFIRES 1340 ALAFAYA TRL	407-366-4073	PAPA JOHN'S PIZZA 1016 LOCKWOOD BLV S120	407-366-7272
BRKFEST CLUB/OVIEDO 1977ALAFAYA TRL S1001	407-542-1521	PHO GRILL VIETNAMESE 1361 ALAFAYA TRL S160	407-542-7855
BURGER FI 25 W MITCHELL HAMMOCK RD S1101	407-604-5001	PIZZA HUT 026511 1875 W CR 419 STE 100	407-359-5699
BURGER KING #7847 1197 ALAFAYA TRL	407-366-3339	PLANET SMOOTHIE 7 ALAFAYA WOD BLV S2000	407-977-5050
BURGERIM 1351 ALAFAYA TRL STE 1001	407-542-3682	POKEWORKS 45 W MIT HAMK RD S1371 (407)	796-2148
CAFE PANUZZOS I1003 LOCKWOOD BLVD	407-977-2116	POPEYES LA KITCHEN 230 W MIT HAMK RD	407-278-0577
CHICK-FIL-A 32 E MITCHELL HAMMOCK RD	407-365-7657	SALSAS 45 W MITCHELL HAMMOCK RD S1381	321-765-4193
CHICK-FIL-A OVIEDO MALL	407-977-5698	SANTORINI RESTAURANT 111 GENEVA DR	321-765-8247
CHICKEN SALAD CHICK 946 W MIT HAMK RD	(407) 792-2111	SARKU JAPAN OVIEDO MALL	407-977-1808
CHINA ONE 1015 LOCKWOOD BLVD	407-971-3988	SONIC DRIVE-IN 1055 W BROADWAY ST	407-366-1069
CHIPOTLE MEX GRILL 327 E MIT HAMK RD S1021	407-365-7274	SUBWAY #28399 OVIEDO MALL	407-971-8042
CLEAN JUICE 945 CITY PLAZA WAY S1071	407-542-5816	SUBWAY #33738 1767 E BROADWAY ST	407-971-6920
CUCINELLA'S BRK OVEN PIZZA 254 N DIVI ST	407-890-9000	SUBWAY #58792 2200 WINTER SPRGS BLV S107	407-901-3540
CULVERS 889 W MITL HAMMOCK RD	407-542-5238	SUBWAY'S #11395 1121 ALAFAYA TRL S1001	407-366-7180
CUPPASTA 1510 OVIEDO MALL BLVD	407-542-1546	SUSHI POP 310 W MIT HAMK RD S900	407-542-5975
DAIRY QUEEN GRILL/CHILL 960 W MIT HAMK RD	407-542-7726	TACO BELL 1859 W CR 419	407-359-6612
DE LA VEGA 945 CITY PLAZA WAY S1001	407-900-9882	TAZIKI'S MEDITERAN CAFÉ 45 W MIT HAMK RD S1311	407-542-4860
DISTRICT EAT/PLAY 1395 OVIEDO MALL BLVD	407-542-3536	THE TOWNHOUSE REST 139 N CENTRAL AVE	407-365-5151
DOMINO'S 1795 E BROADWAY ST	407-971-9663	TIJUANA FLATS 1016 LOCKWOOD BLVD S150	407-706-1468
DRAGON CITY 2200 WINTER SPNGS BLV S115	407-359-8085	TJ'S SEAFOOD SHACK 197 E MIT HAMK RD	407-365-3365
DUNKIN DONUTS 865 W MITL HAMK RD S1021	47-542-8944	TOKYO TAPAS INC 1813 E BROADWAY ST	407-542-8780
FIREHOUSE SUBS 1016 LOCKWOOD BLV S140	407-359-0045	TROPICAL SMOOTHIE CAFÉ 45 W MIT HAMK RD S1351	407-542-3078
FIRST WATCH REST 25 W MIT HAMK RD S1121	407-901-6070	TWIN RIVERS GOLF CLUB/GRILLE 2100 EKANA DR	407-366-1211
FLIPPERS PIZZA 45 W MITL HAMK RD S1361	407-890-9001	VICTORIO'S 1500 ALAFAYA TRL S1056	407-366-7330
FROGGERS GRILL/BAR 27 ALAFAYA WDS BLV	407-359-8388	WENDY'S 90 W MITCHELL HAMMOCK RD	407-359-5262
GINO'S PIZZA/PASTA 43 ALAFAYA WODS BLV	407-366-1000	WHAT A RIB BBQ/SOULFOOD 298 GENEVA DR	(407) 542-0647
HABANEROS MEX GRILL #5 829 EYRIE DR	407-365-7877		
HINODE SUSHI 1016 LOCKWOOD BLV S160	407-542-1686		
HONG KONG RICE BOX 7 ALAFAYA WDS BLV S4000	407-542-3910		
IHOP #36-137 15 ALAFAYA WDS BLV S101	407-359-0888		
IRISH 31 65 W Mitchell Hammock Rd Ste 1501	407-627-0079		
JEREMIAH'S ITALIAN ICE 1024 LOCKWOOD BLVD	407-542-0505		
JERSEY MIKE SUBS 1797 E BROADWAY ST	407-542-3524		
KELLY'S HOMEMADE ICE CREAM 119 N CENTRAL AVE S1007	407-542-5495		
KIMCHI KOREAN RESTAURANT 7 ALAFAYA WDS BLV S1000	407-977-4455		
KYOTO JAPANESE SUSHI/GRILL 200 W MIT HAMK RD	(407) 278-3100		
LITTLE CAESARS 7 ALAFAYA WDS BLV S3000	407-366-6700		
MAD HATTERS PIZZA 115 GENEVA DR	407-365-3808		
MAPLE STREET BISCUIT COMPANY 978 CITY WALK LN	407-604-3015		
MARCO'S PIZZA 1977 ALAFAYA TRL STE 1041	407-977-1777		
MARTIN'S DREAMERY CREAMERY 1945 W CR 419, Suite 1151	321-765-4275		
MARLOW'S TAVERN 352 MIKE ROBERTO WAY	407-542-1475		
MCDONALDS 1605 E MITCHELL HAMMOCK RD	407-977-9086		
MEDITERRANEAN GOURMET OVIEDO MALL	407-971-1997		
MENCHIE'S FRZN YOGURT 45 W MIT HAMK RD S1341	407-542-1682		





7 Habits of Highly Successful Boards

Being on the Board of a Condo or HOA is no easy task. Here are some of the best habits we have seen in the most successful board members we have worked with:



1. Put Community Interests First – The Board has a fiduciary responsibility to look out for the best interests of the community. This means keeping up with the physical property and changing times to make sure the community appeals to new buyers, which will maintain the property values of the community. Adding a new community feature that might add great value to the community, but that may not interest or benefit you needs to be looked at for the overall good of the community; not what works for you personally.

2. Seek Consensus – The best board members are experts at rallying support and knowing how a vote is going to go long before the board meeting. Even when board members don't agree on priorities, they have a professional working relationship with the other board members and understand the value of compromise.

3. Invest in your Community – Remember the board has a duty to maintain the property values of the community, which means investing in the common areas and potentially making capital improvements. **Reserve FUNDS are SAVED to be spent.**

4. Trust your Manager – Property Managers are licensed professionals typically with years of experience in their field. Good managers don't want to be micromanaged. If you cannot trust your manager, then you have the wrong manager.

5. Over-communicate – The number one complaint we hear from frustrated owners that end up running for the board is: **Lack of Transparency.** Communicate with residents via monthly newsletters, community email blasts and manager's reports.

6. Play by the Rules – Rules are not made to be broken in a Condo or HOA. It's important to lead by example and not be accused of selective enforcement. The board must follow the same rules as everyone else.

7. Be a Good Neighbor – You are a board member, but you're also everyone's neighbor. Treat your neighbors the way you want to be treated. Try to de-escalate situations whenever possible.

Join us at one of our upcoming Condo or HOA Board Certification Courses to see the "7 Habits of Highly Successful Board Members" presentation where we go through the 7 habits in more detail. [Click here](#) to view our course schedule.

by [Ashley Dietz Gray](#), Marketing Director, Campbell Property Management



TWIN RIVERS CONNECTION
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ASSOCIATION

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 please take a moment and tell us how we are doing at board@twinrivershoa.org. — Editor

ADULT RED VELVET HOT CHOCOLATE

Ingredients:

- 8 oz. chocolate chips - 1 cup whole milk - 1 teaspoon vanilla extract - 4 drops of red food coloring (more if deeper color)
- 1 oz. vanilla or cream flavored vodka

Recipe:

1. In a small sauce pot, on medium heat, add the chocolate chips.
2. Once they start to melt, start adding in the milk, while stirring with a silicone covered whisk. Stir until all melted and smooth.
3. Bring to a low boil, stirring often, and add vanilla or cream flavored vodka, red food coloring. Stir and cook for about a minute.
4. Serve it in a clear cappuccino cup and top it off with whipped cream and more chocolate chips.

TWIN RIVERS GOLF COURSE UPDATE

The Twin Rivers golf course is doing very well. The improvements made by the city and management team have increased its membership and drawn increased numbers of new players. The greens, fairways and tee boxes are in excellent condition. Cart paths have been rebuilt. The clearance of underbrush in several areas has increased speed of play. All of the golf carts have been replaced. These improvements have drawn new golfers, made the course profitable and provided the financial stability for continued improvements.

You should be proud of the City of Oviedo's decision to purchase the course. It has kept a key social venue for the citizens and stabilized your home values. You only have to look at property values around the closed Eastwood and Winter Springs golf courses to appreciate the impact that Twin Rivers golf course has had.

