



2022
TWIN SUN LAKES
HOMEOWNERS
ASSOCIATION
ANNUAL
MEETING

October 12, 2022

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AGENDA

WELCOME

Board Members

- Kelly Kelly - President
- Sirisha Uppalapati - Treasurer
- Shelly Koloff – Secretary/Event Chair

Homeowners

- Please use the Sign-In Sheet.

Please **print** your name(s) next to your property address. If the area is not grayed out please also provide your email address. This information will be kept confidential.

House #	Attendee(s)	Email Address	How do you check for updates?				
			Sub Website	Facebook	Nextdoor	WhatsApp	Other (Describe)
1400							
1401							
1410							
1411							
1420							
1430							
1431							
1441							
1450							
1451							
1460							
1461							
1471							



Trying to minimize use of hardcopy and improve timing of communications to homeowners.

Email

- TwinSunLakesHOA@gmail.com
- TSLHATreasurer@gmail.com

Facebook (TwinSunLakesHOA)

NextDoor

TSL HOA
Communications



FINANCIAL UPDATE

2022 EOY STATEMENT AND 2023 BUDGET



FINANCIAL REPORT – HOA DUES

HOA DUES

2022 HOA DUES PAYMENTS (Income)

Current Annual Amount	\$400.00/yr
TSL Homeowners	80
Expected Annual Income	\$32,000.00
# of Delinquent Properties	3
Amount of Unpaid Dues	\$6,092.00

*In 2021 there were 10 properties with delinquent dues totaling almost \$13,000.

FINANCIAL STATUS

2022 YTD FINANCIAL STATUS

Current Balance	\$26,538.00
Estimated Outstanding Expenses	\$11,550.00
Mowing (Sept/Oct)	\$2,700.00
Fall Clean-up	\$2,100.00
Snow Removal/Salt	\$3,000.00
Insurance	\$2,100.00
Sprinkler Winterization	\$650.00
Fountain Storage	\$700.00
Utilities	\$300.00
Estimated Year End Balance	\$14,988.00

FINANCIAL REPORT - EXPENSES

2023 Maintenance Expenses

Landscape 2022-23 Snow Removal, Weekly mowing, Spring clean-up, Fall clean-up, Monthly weeding of entrance, cul-de-sacs, playground and sidewalks leading to beach and common area, Installing fresh mulch at entrance, cul-de-sacs and beach area.	\$16,320.00
Pond/Fountain Water treatment, installation/removal/storage of fountain.	\$3,500.00
Sprinkler System System start-up, Winterization, Repairs	\$2,000.00
Fertilizing Fertilizing of sub entrance, common area and cul-de-sacs.	\$1,900.00
Playground/Soccer Field Regular Inspection & Maintenance (Weeding included with Landscape)	\$500.00
Electrical Utilities, Regular Maintenance & Repairs	\$2,000.00
Twin Sun Lakes Treatment Treatment of waterfront	\$5,000.00

FINANCIAL REPORT - EXPENSES

2023 Maintenance Expenses

Miscellaneous LARA Annual Report filing, Office supplies & stamps/certified mailers, HOA Insurance, Miscellaneous materials	\$5,000.00
Events Annual sub picnic, Holiday decorations	\$3,000.00
Legal Fees Filing of liens for delinquent HOA dues (as needed); Update of HOA bylaws and declarations. (One time fee).	\$10,000.00

ESTIMATED 2023 TOTAL EXPENSES

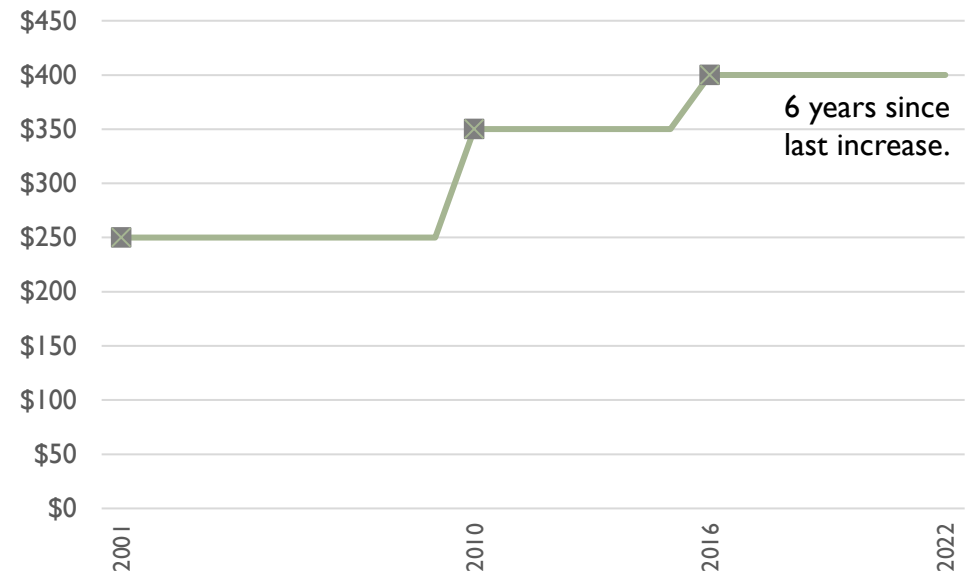
\$49,220.00

TWIN SUN LAKES HOA DUES

Propose to increase dues in 2023 to \$500
Annually to

- cover increased cost of existing maintenance fees;
- pay legal expense for update of TSL bylaws & declarations (one time expense for 2023) and dues collections
- allow for increased surplus to cover potential future repairs and avoid need for special assessments.
 - Entrance – Retaining walls, Signage, Trees, Perennials
 - Playground – Eventual replacement could cost about \$10k

History of Annual Assessment





TWIN SUNS LAKE & BEACH

NEW MAINTENANCE STARTING SPRING 2023





TWIN SUNS LAKE CLEAN-UP & MAINTENANCE

- Current condition makes lake and beach area unusable.
- Water Treatment: Engage services of Aqua Weed to treat water.
 - Application of herbicides and algaecides along TSL waterfront (beach and waterfront homes).
- Beach
 - 2023 budget for landscaping to include monthly weeding addition of beach and landscaping area.



TWIN SUN LAKES BYLAWS & DECLARATIONS

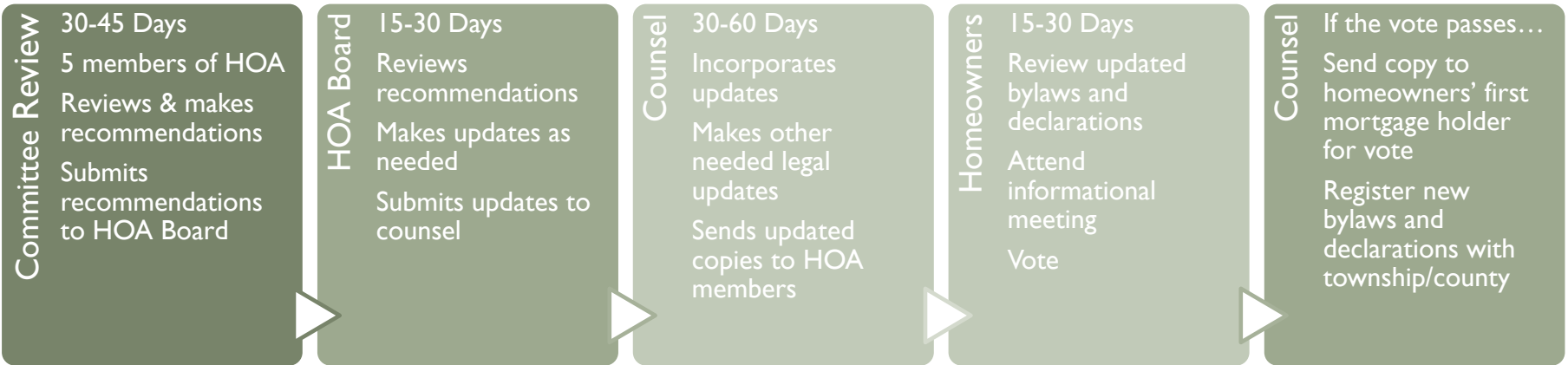
PROPOSAL TO AMEND



TWIN SUN LAKES BYLAWS & DECLARATIONS

- Original to development of the TSL subdivision.
- Recommended that governing documents should be reviewed/updated every 4-5 years.
- Committee Review: Looking for 5 volunteers to review and make recommendations.





TWIN SUN LAKES BYLAWS & DECLARATIONS

Above is a high-level overview of how the process will work. The project duration could take anywhere from 6 to 12 months from start to completion.



TWIN SUNS LAKE HOA BOARD MEMBERSHIP





TWIN SUN LAKES HOA BOARD VACANCIES

Requirements

- Per current bylaws, 5 members.
- President, Treasurer, Secretary, Committee Chairs

Current Board

- 3 Members (President, Treasurer, Secretary)

Proposed Solution

- 2 Committees with chairperson;
or
- 1 Committee with chairperson
and co-chairperson; *or*
- Change bylaw requirements to 3
members





or Management Company

MANAGEMENT COMPANY

Some homeowners asking about using a management company. Why not?

- HOA Board would still need to be in place.
- Management company would focus more on administrative services under direction of HOA Board.
- Dues would increase by about \$125 per property.



EVENTS & ACTIVITIES





TWIN SUN LAKES EVENTS & ACTIVITIES

Some Previous Activities

- Subdivision Picnic
- Egg Hunt
- Chili Cookoff

Have a Recommendation?

Do you have any ideas for a sub-wide event or activity?

Volunteers

Come join in the fun! We are always looking for volunteers to help with the planning and execution of our sub events and activities.





ISSUES & VIOLATIONS

REMINDER



RECENT ISSUES & VIOLATIONS AND REMINDERS

Campers, RVs, Trailers, etc.

- Not permitted to be parked/stored on property unless it fits within the property's garage with the door closed.
- When parked in driveway, must be detached from vehicle of length encroaches on/over sidewalk.
- Acceptable practice is 24 hours.
- Dumpsters need to be stored in the owner's driveway.



Parking

- No vehicles may be parked on or over the sidewalk.
- Vehicles parked in the street must be facing the same direction as the flow of traffic.
- During winter, move cars out of street when it snows so plow can fit through.



RECENT ISSUES & VIOLATIONS AND REMINDERS

Pets

- Pets must be confined to the owner's property by way of leash, tether or electric fence.
- Pets must be on a leash when outside of the properties boundaries.
- Owner's must pick up after their pets



Signs

- Per bylaws, no signs permitted to be displayed on property with the exception real estate signage advertising the property is for sale.






ANNUAL HOA MEETING VOLUNTEER & VOTE



VOTE

REQUIRED
Homeowner Info & Vote



TWIN SUN LAKES HOMEOWNERS ASSOCIATION 2022 ANNUAL MEETING

This section must be completed. Please only submit one form per property and print legibly.

Homeowner Name	
Property Address	
I am the:	<input type="checkbox"/> Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/> Other (Please specify):

TWIN SUN LAKES HOA BOARD
If you are interested in joining the Twin Sun Lakes HOA Board please select the box below and describe the type of committee you would be interested in chairing or co-chairing.

Yes, I am interested in becoming a member of the Twin Sun Lakes HOA Board.

TWIN SUN LAKES HOA ACTIVITIES
Do you have an idea for a sub-wide event or activity? Are you interested in helping with one or more events?

Yes, I am interested in helping with an event.

TWIN SUN LAKES BYLAWS/REGULATIONS UPDATE COMMITTEE
The TSL HOA is looking for five volunteers to take part in a temporary committee that will review and make recommendations to update the current bylaws and regulations. If you are interested in joining that committee please complete the section below.

Participant Name:	
What year did you move into TSL?	
Age Range:	<input type="checkbox"/> 20-29 <input type="checkbox"/> 30-39 <input type="checkbox"/> 40-49 <input type="checkbox"/> 50-59 <input type="checkbox"/> 60+
Have you ever served as a TSL HOA board member?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have children under the age of 18 living at home?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have pets?	<input type="checkbox"/> Yes <input type="checkbox"/> No

TWIN SUN LAKES ANNUAL MEETING VOTE
The TSL board would like to increase dues for 2023 to \$500 to cover the (1) rising costs of existing maintenance, (2) addition of legal assistance for the update of the TSL bylaws/regulations and dues collection, and (3) to improve the HOAs financial position for future repairs avoiding the need for special assessments.

Yes, I agree to have the dues increased to \$500 annually beginning in 2023.
 No, I don't agree to have the dues increased.

VOLUNTEER
HOA Board, Events, Bylaw Review Committee



Q&A

Let us know if you have any questions.



THANK YOU!

THANK YOU FOR ATTENDING THE 2022 TWIN SUN LAKES ANNUAL HOA MEETING.
PLEASE FEEL FREE TO CONTACT BOARD MEMBERS WITH QUESTIONS.