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Working together to build a community we can be proud of.

# Twin Sun Lakes

## follow us >>>

### Staying Connected & Keeping Current

The TSL HOA Board strives to ensure all members receive regular updates, event notifications and other information in a timely manner. Please be sure to follow and/or make note of these options.

#### TSL HOA WEBSITE!

The Board works to ensure TSL HOA website is continually updated. Please take a few minutes to check it out. Let us know if you have any suggestions.



[www.TwinSunLakesHOA.com](http://www.TwinSunLakesHOA.com)



[www.facebook.com/TwinSunLakesHOA](https://www.facebook.com/TwinSunLakesHOA)

**Email:** Please make sure you have an email address registered with the HOA. This information is kept private and only used for HOA business.

## TSL Board of Directors Seeking to Fill Open Positions

*The HOA Board is comprised of TSL HOA members who volunteer their time and efforts to manage the day-to-day tasks required to maintain the TSL community and its common areas and develop a sense of community through social activities and amenities.*

Serving as a board member is a valuable and rewarding experience that should be undertaken by those who see an opportunity to serve their fellow neighbors while protecting and enhancing the assets of the community. It is a serious business, but also a task worth doing well in order to safeguard the investments of all.

While our current board has the drive and desire to serve our community members we are significantly understaffed. To help us return to a level of optimal functionality we are currently looking for a few additional volunteers to fill our vacant roles. For those interested but concerned about the time commitment...Board members work together to minimize an impact on personal schedules. Current commitments include (1) attending

quarterly board meetings (scheduled at time convenient for all members), (2) planning and facilitating the HOA annual meeting and (3) assisting with community events (currently 1-2 annually). The Board works cohesively to ensure no member is overtasked. Current openings include:

- Treasurer
- Secretary
- Landscaping Committee Chairperson

For more information about these positions or to express your interest, please email us at [TwinSunLakesHOA@gmail.com](mailto:TwinSunLakesHOA@gmail.com). Please be sure to include your name, property address (i.e. House 1856) and the position(s) you are interested in.

Together, we  
have the power  
to change our  
community  
for the better.

# Mark Your Calendars!

*Mark your calendars for these upcoming HOA sponsored events. Join us and the members of your community! More information to come!*



## Annual Meeting

This year's annual meeting will be held on Wednesday, September 17<sup>th</sup> at 6:30pm. The meeting will be held at the Richardson Center located at 1485 E. Oakley Park (across from Walled Lake Central). This meeting provides homeowners with important information including a financial report, policy changes and an overall community update. All TSL HOA members are encouraged to participate.



## Other Activities

The Board's goal is to plan annual activities to help keep our neighbors connected, but we need your help. If you have an idea or would be interested in helping with or hosting an event, please contact Shelly Koloff.

- Movies Under the Stars
- Subdivision Picnic
- Fall Chili Cookoff & Sub Stroll
- Holiday Charity Drive



## policy update >>>

# TSL HOA Bylaws & Declarations Being Updated

During the last few years the Board has shared its goal of updating TSL HOA Bylaws and Restrictions/Delcarations. Those we govern by today were created 25 years ago and do not reflect or support the current state of our community. We've attempted to involve community members in the process, offering them an opportunity to share their ideas. Although we did receive a handful of volunteers, most needed to step away due to scheduling conflicts. Unfortunately, more than a year later and we are still far from achieving this.

The Board is once again seeking volunteers to help with this very important project. We are looking for three to five HOA members who can provide diverse perspectives and ideas, and best represent the TSL community. The group will attend a "kickoff meeting" on Saturday, April 26<sup>th</sup> at 9:30am (location TBD) to develop a plan and schedule. If you are interested in participating, please email us.



## Let's Have Some Fun Together!

Get to know your neighbors and have some fun! Interested in organizing an activity? Already have and need members? Let us know!

- Walking Club
- Book Club
- Euchre Tournament
- Bunco Club
- Fantasy Football
- Bowling League
- Pickleball League or Tournament



# Canada Geese Continue to be a Nuisance to TSL



Roughly 80 years ago Canada geese were nearly extinct in Michigan – today they number around 300,000. Twin Sun Lakes, as its name implies, is surrounded by water sources and large, grassy areas – two features Canada geese are extremely attracted to.

The Board is aware of state's Canada Goose Program and the changes that went into effect this year in response to increased disease HPAI (Highly Pathogenic Avian Influenza) concerns (for more information visit [www.michigan.gov/dnr](http://www.michigan.gov/dnr)). The directs landowners first use alternative methods to address the problem. Additionally, this method would only apply to those who have established nests and would not necessarily discourage others from returning to the area.

Within the next week we will begin a series of applications of a liquid concentrate designed to repel geese. The concentrate is safe to people, pets and the environment. Although results will not be instant our hope is after a few applications (about every 2-3 weeks), especially prior to their molting season in June and July, we will begin to see fewer and fewer geese.

## Do Not Feed the Geese!

As the Board has requested previously, please DO NOT FEED THE GEESE. Artificial feeding can habitate them.



## Hornets Nests

Take a moment to step outside and look at your trees. What do you see? We have noticed that some have become home to hornets nests. To ensure your safety and that of our community and children, please take the initiative to have these removed before the weather warms up and its tenants are no longer dormant.

## TSL Playground

At last year's annual meeting we shared that our current play structure is unfortunately showing its age. The coating is falling away and some of the plastic is cracking. We have been researching the possibility of replacing the current structure. Unfortunately, to do so will be quite expensive with costs ranging from \$30k to \$35k. This exceeds the HOAs current savings and would impact our ability to cover basic maintenance expenses. In hopes of alleviating some of the cost we have been looking into grants, loans, etc. with no success. As a last resort the Board is requesting a vote to allow for a special assessment. The details for the vote are available in the section to the left and on the included ballot form. Please review it carefully and send in your form with your annual dues payment. If you have any questions please submit them in writing (email).

### time to vote >>>

**Q: How much is the special assessment?**

**A:** The special assessment is estimated to be \$400-\$500 per TSL property.

**Q: How much is the new play structure going to cost?**

**A:** Please see the breakdown provided. This does not include replacing the ground cover.

**Q: Is any of the cost being covered by the HOA savings?**

**A:** Yes. The Board estimates that about \$5,000-\$10,000 will be pulled from account to contribute toward the purchase of the new equipment and to pay for the clean-up and replacement of the current ground cover.

**Q: Is there anything we can do to save money?**

**A:** Yes. If we are able to assemble a group of volunteers to help with the removal and replacement of the mulch around and under the structure we would not need to hire a landscaper.

Equipment/Shipping	\$19,800-\$22,000
Removal/Installation	\$9,500-\$11,000
Sales Tax	<u>\$1,100-\$1,300</u>
Total	\$30,500-\$34,300

# final thoughts...

*A community is more than the place we live. A true community is comprised of people who care about each other, who interact regularly and are passionate about a common purpose.*



During last year's annual meeting we decided to open with a quick "fun fact" moment...Did you know that of the 80 properties in Twin Sun Lakes, 40% of those homeowners have lived here for 20 years or more! A testament to what a great community we live in! At the other end of that spectrum, a whopping 25% have only been a part of our community for 5 years or less (half of which have been here less than 1 year). The remaining 35% fall into the 6-19 year range. What does this mean? It means our veteran residents will most likely

start seeing faces they don't recognize during their walks. Stop for a second to say hello and welcome them to TSL.

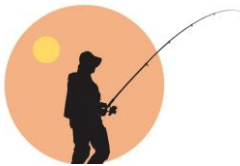
- Have an idea for an event or improvement? Email us!
- Join us for our annual meeting! It's only an hour or two out of your year.
- Volunteer to help with an event or activity.
- Go all in and join the Board!

Contact us at [TwinSunLakesHOA@gmail.com](mailto:TwinSunLakesHOA@gmail.com)

[www.TwinSunLakesHOA.com](http://www.TwinSunLakesHOA.com)

## your thoughts >>>

*Thank you for taking the time to read our newsletter. Have an idea or a thought to share? Let us know! We are always looking for input from our community members!*



**Twin Sun lakes**  
Homeowners Association

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