

Twin Sun Lakes *Times*

FEBRUARY
2026

Stay Connected Stay Informed

The Board makes every effort to ensure communications are shared in a timely manner and encourages its members to reach out with questions or suggestions.



www.TwinSunLakesHOA.com



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



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IMPORTANT! Enclosed Documents

Included inside this newsletter:

- 2026 Dues Invoice
- Ballot for Playground Vote
- Bylaws Recommendation Form



this issue

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A Letter from the TSL HOA Board

Dear TSL HOA Members,

As we welcome a brand new year, your HOA Board would like to extend our sincere wishes for health, happiness and prosperity to each of you. We are grateful for the sense of community we share and the support you've shown throughout the past year.

Looking back, 2025 brought about a few changes. We've seen some of our long-time TSL families move on to their next adventure. To them we share our heartfelt thanks for the time they've spent as part of our neighborhood. While it's bittersweet to say goodbye, we're excited for the new chapter ahead of them. We also extend a warm welcome to those new to Twin Sun Lakes and look forward to meeting each of you.

We are also sad to have lost two people who were part of our community for more than 25 years. To their families we extend our deepest sympathy and pray that the new year brings you peace.

As we step into this new year, the Board is excited to focus on several projects and plans that will enhance our shared spaces, improve communication and create more opportunities for us to connect – whether through community events, volunteer projects or simply stopping to chat during our evening walks. Take a few moments to read through this newsletter for more information about our 2026 goals.

We encourage you to reach out with ideas, questions or concerns at any time. Together we can continue to make our neighborhood vibrant, welcoming and a desirable place to live.

Thank you,

The Board



A Few Bylaw Reminders

Throughout the year the Board observes and receives concerns regarding issues that impact our community members. Please take a moment to review.

Parking Across Sidewalks:

No vehicles should be parked in a manner where it obstructs all or a portion of the sidewalk. Be advised that these vehicles can be ticketed.

Commercial Vehicles/

Campers/Trailers: No commercial vehicles, trailers, campers, etc. can be parked/stored in the sub unless stored within the property's garage with the door closed.

Accessing the Common

Area: Unless permission is given by both homeowners, do not cut between houses to access the common area...use the walkways at the entrance or north side of the sub.

Curb Appeal Upkeep:

Homeowners are responsible for maintaining their property's landscaping and exterior including mowing lawns, keep landscapes groomed, removing trash/garbage and storing bins out of site.



Homeowner's associations (HOAs) are built on a foundation of governing documents – bylaws, covenants, conditions and restrictions (CC&Rs), and various rules and regulations. These documents set the tone for community life, outlining everything from board election procedures to landscaping standards. Yet in many communities, including Twin Sun Lakes, these documents remain unchanged for years, even as laws, technology and homeowner expectations evolve.

Twin Sun Lakes' governing documents were written more than 25-years ago with only a few amendments implemented during that time. The Board announced a while back its intent to begin the long process of updating the documents to better reflect and support the needs of the TSL community today. That was 3 ½ years ago. So why aren't the updates done

yet? Although the process can be lengthy and costly, the largest obstacle the Board continues to face is lack of HOA member participation. It is vital that the HOA membership is afforded the opportunity, whether directly or through representation, to give input and recommendations. This ensures that the rules and regulations reflect the community's needs and values and provides them with a sense of ownership.

In hopes of revitalizing this effort the Board is introducing a new approach we hope will improve the engagement of our HOA membership.

Included in this mailer is a *Recommendation for TSL Bylaw and CC&Rs Amendment* form. Simply fill out the form and mail (or email) it to the TSL Board before May 15, 2026. All submissions will be reviewed by the Board and a committee of membership volunteers.

Keeping Our Community Current

Refreshing Our HOA Bylaws and CC&Rs to Meet the Needs of Today's TSL Community

As explained previously, this process does take time. Assuming everything aligns with the timeline below we estimate the newly updated documents will be sent to all residents this fall (September or October).

Planned Timeline

February-May: *Recommendations submitted by HOA members/residents.*

June/July: *Board/Committee Review of Submissions*

July/August: *Draft of new documents created and reviewed.*

August/September: *Final draft sent to legal counsel to update language.*

September/October: *New documents sent to HOA Members/Voting process begins.*

If we are able to stay aligned with this plan the Board will include on the annual meeting agenda a Q&A session with its legal counsel.

Copies of the current TSL governing documents are available on the HOA website (see Pg. 1).



TSL Board Looking for Members

The Twin Sun Lakes HOA Board is comprised of residents who have volunteered their time to manage the day-to-day tasks required to maintain the TSL community and its common areas. The current Board is looking for additional volunteers to fill two roles: Treasurer and Secretary.

The *Treasurer* is responsible for paying invoices, collecting annual dues and managing the HOAs bank account.

The *Secretary* is responsible for

maintaining accurate records of meetings, decisions and correspondence.

Interested but concerned about the time commitment? The Board works together to schedule meetings/events so that conflicts with personal obligations are avoided. The typical calendar usually includes (a) quarterly Board meetings to discuss HOA business and plans; (b) hosting the HOA Annual meeting; and (c) planning and hosting any Board sponsored events (1-2

each year). Any additional responsibilities are handled as needed by those available to assist. The Board works as a team to ensure no member is over-tasked.

If you have questions or are interested in volunteering for either of these roles, please email the Board (see email address on Pg. 1).

Your Current Board:

President: Kelly Kelly

Treasurer: TBD

Secretary: TBD

Events Chairperson: Shelly Koloff

TSL Play Structure Needs To Be Replaced

Last year the Board called for a vote for a special assessment to raise funds for the removal and replacement of the current play structure. Unfortunately, although close, the vote did not pass. Following some revisions, the Board is once again introducing a vote. Enclosed with this newsletter is a copy of the ballot. Please review the information and return your ballot by or before April 15, 2026. Feel free to email the Board with any questions.

What Are the Changes?

2025 Ballot: A request for \$500 per property payable in one installment.

2026 Ballot: A request for \$350 per property payable in two (2) equal installments of \$175. Provided the vote passes, the first installment will be due May 30, 2026, and the second will be due July 15, 2026. Estimated delivery and install would take place in mid or late August.

COMMUNITY NEWS

Commerce Township Sidewalk Repair Program

In 2025, Commerce Twp. initiated a Sidewalk Repair Program. The township has been divided into five (5) districts, with one district scheduled for inspection each year between 2025 and 2029. A copy of the district maps is available on the township site.

Twin Sun Lakes is scheduled in the fourth district meaning the inspection process will begin in the Spring or Summer of 2028.

Following the timeline provided on the township site, construction would most likely begin in Spring 2029.

For more information about this program visit the township website (commercetwp.com). From the menu bar select Reference; then Latest News. Scroll through the list to the article (posted 10/16/2025). Questions about this program can be directed to the contacts listed in the article.



Neighborhood Clubs

Get to know your neighbors and have some fun! Start or join a club! Let us know about it and we'll post on our website and Facebook page. Some ideas...

Walking Club

Book Club

Euchre, Bunco or other Game

Pickleball, Bowling...and more.

Important Dates & Upcoming Events

- **March 30th**
2026 Annual Dues payments are due.
- **August (TBD)**
TSL HOA Annual Meeting will be hosted at the Richardson Center (located on Oakley Park across for Walled Lake Central High School) at 6:30pm.
- **October 31st**
This year Halloween falls on a Saturday. Let's make this a fun-filled day for our kids. Send your ideas to the Board!
- **November and December**
TSL Holiday Charity Drive. The Board is always looking for opportunities to give back. If you have an idea for a charity (coat drive, food drive, etc.) or know of a family in need, send your suggestions to the Board.

Visit the Twin Sun Lakes website for more information.

www.TwinSunLakesHOA.com

We are always looking for ideas for community events. Have any recommendations? Contact our Events Chairperson, Shelly Koloff, at Twin5801@aol.com.



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