

# TWIN LAKES OF BRANDON

Published for the Residents of Twin Lakes of Brandon

| Website: [tlbhoa.org](http://tlbhoa.org) | Facebook: [groups/TLBHOA](https://www.facebook.com/groups/TLBHOA) |



photo courtesy of Cindy Moran

## PRESIDENT'S MESSAGE

Dear Neighbors,

Happy New Year!

As 2020 is now upon us, it is once again time to put our annual budget to work, try to continue to maintain the community, and to keep it at it's highest standards. While it is true that our community is made up of two beautiful lakes, several parks, two gazebos, and a freshly refinished pool, it is also made up of the many people who live in the 460 homes that are here in Twin Lakes. It is all of us that help make our community the wonderful neighborhood that it is known to be.

As you may know, we have had our annual meetings and have had few changes moving into this new year. Four of the members are returning for another year on the 2019-2020 Board. Laura Moses has become the Vice President and is now Chair of both the ACC and CSAC Committees. Laura is incredibly helpful with our activities but she needs volunteers to help keep the social events going. Please reach out to her if you are looking to have more activities in our community. Bring your ideas for new things to do as well. Please just remember that ideas alone don't get things done, we need volunteers too!

We are also committed to getting as much information out to you all as possible. We are currently in the process of getting a new electronic community announcement board at the front entrance. This will help get more up to date information to you and should be much easier to view as you enter the community. While the website is currently under some construction/repair, the basic information that does not change monthly is still available there. The HOA also posts events and limited information on the FB page. Please remember that we can not conduct any HOA business on this page and if you have a question or concern, please email any one of us on the board or our property manager. You are welcome to attend the monthly HOA meetings. Please note that your attendance does not guarantee your topic or concern being fully addressed but will get it brought to the HOA's attention. Lastly, if you have not signed up with the Greenacres secure website for Twin Lakes, you can still use the login information that you received in the mail this past year. Agendas, minutes, and other information regarding your homeowner account are available here. The best way to keep informed is definitely to get involved.

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# GASPARILLA

### Saturday, January 18th

Children's Gasparilla Extravaganza

- 11am Gasparilla Bicycle/Pedestrian Safety Rodeo
- 12pm Gasparilla Air Invasion
- 1:30pm Gasparilla Preschooler's Stroll
- 3:30pm Children's Gasparilla Parade
- 7pm Gasparilla Piratetechnics

### Saturday, January 25th • Gasparilla (The Big Day)

- 9:30am Gasparilla Invasion Brunch
- 11:30am Gasparilla Invasion
- 2pm Gasparilla Day Parade

### Saturday, January 26th • Gasparilla Jazz Fest

- 10am Gasparilla Jazz Fest
- 11am VIP Brunch

### Saturday, February 8th – Gasparilla Knight Parade

- 6:30pm Gasparilla Illuminated Knight Parade

### Saturday, February 22nd, Saturday, February 23rd

- Gasparilla Distance Classic

### Saturday, February 29th

- Gasparilla Festival of the Arts

### Sunday, March 1st • Gasparilla Festival of the Arts

### Saturday, March 8th & 9th • Gasparilla Music Festival

### Tuesday, March 17th-22nd • Gasparilla Intl Film Festival

## DATES TO REMEMBER:

January 1:	Quarterly Assessments Due
January 14:	HOA Board Meeting
January 20:	Martin Luther King Jr. Day
February 2:	Groundhog Day
February 11:	HOA Board Meeting
March 8:	Daylight Saving Time Begins
March 10:	HOA Board Meeting
March 17:	St. Patrick's Day



[facebook.com/groups/TLBHOA](https://www.facebook.com/groups/TLBHOA)



## PRESIDENT'S MESSAGE

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As you know, last year we cut back on our printed newsletters to four quarterly issues from the six bi-monthly issues as in the past. Due to the large amount of advertising, we were able to have an eight page newsletter. This year has seen a significant decrease in advertisers and so we are cutting back to the four page model that we used to have in the past but will be keeping the quarterly issues in place.

Over the holiday break from school, our **berm** was constructed behind the area of Mossy Timber Trail being flooded and we should now have this major expense behind us. As we move forward, the County will require that we maintain this berm and it will be included in the new reserve study being done this year. For those of you that are not aware, the HOA board maintains the community assets with reserve funding. There is a reserve study done every few years designed to help guide us to both properly fund and maintain our assets. For the past few years, the reserve fund was very well funded as there was no major expenses until this past year. The planned budget will see the reserve funding going back up over the next few years without an increase in fees as the maintenance will be significantly less as is currently projected.

As we continue to serve our community to the best of our abilities this year, I would like to personally thank those of you who offer your help, support and appreciation. We live in a time where it is so easy to share the negative in everything we see and do. It is my hope that together, we can all focus on the positives and that we all work toward the same goals which is to keep Twin Lakes of Brandon the beautiful community that it is.

My best wishes for you and your families,

Joanne Bialas

## REAL ESTATE NEWS YOU CAN USE

Courtesy of Laura Moses, Realtor, Signature Realty (386) 383-5210 [lauramosesrealtor@gmail.com](mailto:lauramosesrealtor@gmail.com)

### 7 HOME DÉCOR TRENDS FOR 2020

#### NEUTRALS

Very strong for 2020 are neutrals, they are not going anywhere! We will be seeing more bone, and wool white, and softer tones and tints of white. While gray is still popular the shift is moving from gray to bone.

#### DULLED DOWN BLUES

Blue was the up and coming color in 2019 and now it's the "it" color. This new decorating trend blue is moody and muddied and darker.

#### GEOMETRIC DESIGN

Geometric designs have been popular for a couple years and they are here to stay for another year. Geometric wallpaper, lighting, furnishings, and accents! The lines are clean and thin. Nothing clunky or heavy.

Status	Address	Sq Ft	Price	Beds	Baths	Year Built	Pool	DOM	LP/Sq Ft	SP/SqFt
PND	2809 WINDING TRAIL DR	3,193	\$459,000	4	3	1998	Y	6	\$143.75	
PND	3122 BEAVER POND TRL	1,558	\$270,000	3	2	1998	Y	6	\$173.30	
SLD	3121 BEAVER POND TRL	1,887	\$263,000	4	2	1999		25	\$137.73	\$139.37
SLD	2835 LAKE MICHAELA BLVD	3,089	\$440,000	4	3	2002	Y	29	\$142.44	\$142.44



Laura Moses—Vice President /ACC/CSAC

Happy New Year to all of our wonderful Twin Lakes residents!

We had a great 2019 and are looking forward to an even better 2020. As you know, I have been responsible for events for the past year. This year we would like to do things a little differently and form a committee of residents that choose the events and put them together. Over the years we have had many wonderful events. We are not limited except by our imaginations (and perhaps the budget) and I am sure that with a little creativity this could be the best year ever. If you would like to chair or be a part of the committee, please contact me at vice-pres@tlbhos.org.

Looking forward to a fresh outlook on events!

Irene Cusack—Treasurer

How about a recipe for some Homemade Butter?

Don't let that leftover heavy whipping cream in your fridge go to waste, use it to make fresh butter! Start by pouring the cream into a mixing bowl start whipping. First the cream will go to the whipping cream stage, keep whipping and it will start to thicken and separate into butter and buttermilk. This can get a little splashy/messy and I recommend either using a splash guard if you've got one or make sure you use a large bowl if you have a hand mixer. Once you have reached this stage, the butter will be in tiny pieces in the buttermilk. Pour the mixture into a strainer and rinse with cold water, getting out as much of the buttermilk as possible. Pour the butter curds into a clean cheesecloth, dishtowel or even paper towel and squeeze out the excess water. Voila, you have fresh butter! If you like your butter salted, add salt to taste at this stage and mix well to incorporate. Good Luck!



Mark Gaudio— Secretary/CALM

A Look At our lakes' "Winter" Maintenance

Hello Twin Lakes neighbors. It's always been a delight to me how we in FL welcome our beautiful lower humidity, cool and crisp winter days. Sometimes it seems that our winters don't last long enough while our family and friends up north feel like winter lasts forever. And while winter hits most of the country with snowfall, our southern states rarely get a break from the nuisance aquatic plants and algae that grow year round. However, this dryer season does provide a short window of time each year to implement lake management tools that help restore balance in in our lakes. One resource called Shoreline Restoration is a proactive strategy that can revolutionize how we approach our lake management. And staying ahead of the game by thinking long term will ensure our lakes' health and beauty in 2020. Shoreline management should never be overlooked. It is one of the most important aspects of keeping both Lake Michaela and Lake Stearns healthy and happy. Proper "buffer management" and shoreline stabilization maintenance are not only aesthetic enhancers, they help prepare our lakes for the harsh effects of erosion and protect excess nutrients from entering the water. Some of the things our lake management company looks for during the year is a slowly receding shoreline and average water depth depletion. Eroding shorelines is a natural, yet unwelcoming process of bank erosion. This is especially problematic in man-made lakes, like Lake Michaela, as nature utilizes gravity to level everything out. With erosion comes the mobility of additional pollutants into our lakes including nutrients, chemicals, and additional pathogens. When you combine all these factors, erosion can contribute to an overwhelming amount of stress factors on water quality, wildlife balance, and functionality. In most cases, the easiest and most cost effective measure to help prevent bank erosion is by creating a vegetative buffer zone. This is the number one reason we installed Florida natural vegetation along Lake Michaela's shoreline last year. The number one benefit of a beneficial vegetative buffer is its ability to act as a natural filter for runoff. The longer and wider the buffer zone extends, the more particles it can slow down, intercept, and settle before reaching the pond. Vegetation can also protect the bank from rain impact erosion. Rain drops that hit bare soil can displace a lot of soil in a short amount of time. Another critical defense a buffer zone can provide is protection from wind and wave erosion. Plant roots can also help hold soil together whether it is along the shoreline in the water or even upland. A robust, healthy buffer can further provide a variety of other benefits and landscaping bio-diversity. Nuisance levels of fowl infestation is less likely to occur in waters surrounded by wide, thick buffer zones. This is because they are fearful of predators (aka gators) lurking in the vegetation and this trepidation deters them. A diverse buffer zone full of a wide variety of native plants can also help encourage a healthy population of native pollinators, songbirds, butterflies, and other desirable wildlife. Another added bonus is that a wall of vegetation can form a great blockade to windblown garbage that would otherwise end up polluting our lakes that we spend a lot of time, money and attention maintaining. And the cherry on top is that a well-designed vegetative-buffer adds beauty to our lakes and aquatic ecosystem and enhances the view and overall aesthetics for all of us in Twin Lakes to enjoy.

## CRITTER CORNER



In a Polynesian legend there was once a "Prince" named Tuboo and that's who this adorable Australian Labordoodle was named after. Tuboo was born in Colorado and is 10 years old. In 2013 he completed Therapy dog training. He was trained to provide comfort and affection to people in hospice, nursing/retirement homes, hospitals and schools. He retired when we moved to Twin Lakes in 2015. He is loving and has lots of energy and enthusiasm. The breed is hypo-allergenic and does not shed! He is a wonderful companion and still loves being with people. You will see him walking every morning around Lake Michaela!

Would you like your pet to be featured in an upcoming issue of the newsletter? Email your photo and pet info to [editor@tlbhoa.org](mailto:editor@tlbhoa.org).

# WARNING

THE FEDERAL TAX CODE IS NEARLY

## 4,000,000 WORDS LONG

AND ITS OUR JOB TO UNDERSTAND IT

Top 5 Reasons For Not Filing Your Own Taxes Online Or Going To A Large Chain Store This Year:

**Your Tax Expert**

1. FREE Estimate (Last Paystub or W2)
2. FREE Electronic Filing (with paid tax preparation)
3. "Complete Peace of Mind" Accuracy Guaranteed
4. Help with Trump's New Tax Reform
5. FREE Gift (while supplies last)

GET A \$500-  
**\$6,000** REFUND  
ADVANCE  
LOAN

GET  
**\$50 CASH**  
or **\$75 OFF**  
Your Tax Prep Fee

WHY WAIT FOR A REFUND?!

The Fast Cash Advance is an optional tax-refund related loan provided by MetaBank®, it is not the actual tax refund. The amount of the loan and applicable interest will be deducted from tax refunds and reduce the amount that is paid directly to the taxpayer. You can e-file without applying. Fees for other optional products may apply. Loans offered in amounts of 25%, 50%, or 75% of your expected tax refund from \$500-\$6,000. Loan deducted from tax refunds and reduces amount paid directly to taxpayer. Availability and loan amounts subject to eligibility, underwriting conditions, and locations.

**IRiS**  
TAX & FINANCIAL SERVICES

WE MOVED TO:  
3117 Lithia Pinecrest Rd • Valrico, FL 33596  
**(813) 985-Iris (4747)**  
Across from Walmart Entrance

Please note that we no longer have an interactive version of the newsletter available from the printers. Recent newsletters can be found on our website for online viewing.

### 2019 - 2020 BOARD OF DIRECTORS

Joanne Bialas	President	<a href="mailto:president@tlbhoa.org">president@tlbhoa.org</a>
Laura Moses	Vice President, ACC, CSAC Chair	<a href="mailto:vice-pres@tlbhoa.org">vice-pres@tlbhoa.org</a>
Irene Cusack	Treasurer	<a href="mailto:treasurer@tlbhoa.org">treasurer@tlbhoa.org</a>
Mark Gaudio	Secretary, CALM Chair	<a href="mailto:secretary@tlbhoa.org">secretary@tlbhoa.org</a>

The (CSAC), Communications and Social Activities Committee has made every effort to provide accurate, relevant and timely information. However, errors and omissions can occur. By using the information herein, the reader assumes all risks associated with such use. The Homeowner's Association, (CSAC), or contributing authors shall not be responsible for any special, consequential or other exemplary damages resulting from any reader's use, interpretation or reliance upon any information contained herein.