



Published for the Residents of Twin Lakes of Brandon

www.tlbhoa.org



photo courtesy of  
Cindy Moran

### PRESIDENT’S MESSAGE

Dear Neighbors,

Welcome to Summer...we survived the Spring of 2020!

No sooner did we send the last newsletter to be printed and the whole world went into Pandemic mode and as you know, we were obligated to cancel all of the Spring events as well as close the pool for the entire Spring season. We have all been doing what we need to do to keep our families safe and we will continue to monitor all of the CDC guidelines as we move forward in our community throughout the rest of this year.

During the pool closure, we were able to have the new security system installed and if you have not yet exchanged your old pool pass for one of the new ones, please download the form from the website and mail it in. Each residence is able to exchange one pass at no cost.

We were also able to get the pool parking lot refinished and have new (replacement) lights being installed around the pool area. We have had a few problems with activities going on in the dark after hours and are also installing some lights to help deter additional problems.

The county did not approve our request to place a new electronic sign in the front entrance area as I mentioned in the last newsletter as there is a “two sign” rule which we fall under with our two large Twin Lakes of Brandon flower garden signs now. It appears that the small announcement board that we utilize is not considered a “sign”. We have tabled the issue for future boards to consider.

For the past few years, you all have heard about the “berm” being built behind some of the residents on Mossy Timber Trail that backs up to the grade school. This project has finally been completed and while it was at a major cost to the Association, we were fortunate enough to have been able to absorb the costs without any special assessments to help pay for it. As we turn the last page of this chapter in the book, I would like to reiterate that it was determined that we were responsible for the berm and the ongoing maintenance. This board, as well as past board members involved did not come to any decisions without a great deal of advisement from our lawyers and engineers, as well as county officials. These funds can and should be replenished over time without additional increases in assessments. That was always a consideration throughout the 3 year process. *(continued on next page...)*

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**TWIN LAKES GOES ZOOM!**

River Hills Clubhouse has been closed to meetings and has limited the amount of people allowed in one area. With all of these restrictions, the Board of Directors with the help of Greenacres Properties, our management company, have been able to move the in-person meetings to an online format where all homeowners are able to join in. While each member of the Association has the right to comment and the right to speak, it is important to note that the purpose of these meetings are to conduct HOA business and not meet to answer to a few. Sadly, we have had a lot of trouble from a few people this past year and have had to enforce these rules. If you need help or have a question, please email one of the BoDs or email [manager@tlbhoa.org](mailto:manager@tlbhoa.org).

## DATES TO REMEMBER:

June 29-July 3: Swim Lessons  
 July 1: Quarterly Assessments Due  
 July 4: Independence Day  
 July 28: HOA Board Meeting  
 August 25: HOA Board Meeting  
 September 7: Labor Day  
 September 22: HOA Board Meeting  
 September 22: ANNUAL MEMBERS MEETING  
 and ELECTION OF DIRECTORS

## PRESIDENT'S MESSAGE

*(continued from page 1...)*

Please read the letter on the next page regarding AmeriGas propane in our community as it is a huge concern for us all. If you are unsure if you are one of the homeowners that has not responded or if you are one of our neighbors who has said no to allowing a leak detection plug in your driveway, please reach out to me to discuss further. This is not about whether or not you like Amerigas or even if you have or do not have propane service. This is about a regulation that helps keep our homes safe from any possible gas leaks. Our safety should be every single homeowners concern. And, of course, please be considerate of all of your neighbors who rely on propane to heat their water, cook, and more. TECO Peoples Gas is NOT an option and any other propane company would have to meet these same requirements. Please help us all get this taken care of before any lawyer's fees begin to mount.

Please note that the Annual Member's Meeting will be September 22nd and will not be held in October as usual. The River Hills Clubhouse is no longer available on the second Tuesday of each month so we had to change them to the fourth Tuesday of each month instead. You will be receiving your annual mailing earlier and please be sure to send it in at your earliest convenience but before the deadline noted on the forms.

Stay safe and have a wonderful summer!

Joanne Bialas



photo courtesy of  
Cindy Moran

## REAL ESTATE NEWS YOU CAN USE

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

### 7 HOME DÉCOR TRENDS FOR 2020 last in the series

#### VELVET, AGAIN!

Velvet is a luxurious classic fabric to use in your home! And it's back! The rustic farmhouse movement has been here for over a decade and although it is still very popular many decorators are just getting a bit weary of it. They long for elegance and beautiful fabrics like velvet and silk!

#### GOING GREEN

Just like some of our other 2020 trends, going green and using sustainable and recycled materials is still here! It is a part of our lives now. There is a definite tidal wave push for sustainable decor materials. From recycled bottles to beautifully engineered materials for floors. Going green and caring for our earth will forever affect the home we live in!

Status	Address	Sq Ft	Price	Beds	Baths	Built	Pool	ADOM	LP / SqFt	SP/SqFt
PND	3043 BEAVER POND TRL	1,792	\$279,900	4	2	1998	Y	46	\$156.19	
PND	3213 PARTRIDGE POINT TRL	3,034	\$409,500	4	3	2000	Y	159	\$134.97	
PND	5007 WHISPERING LEAF TRL	2,586	\$415,000	4	3	2001	Y	15	\$160.48	
PND	2934 HICKORY GROVE DR	2,186	\$295,000	4	3	2001	Y	0	\$134.95	
PND	3103 BEAVER POND TRL	2,084	\$259,000	4	2	1999		136	\$124.28	
SLD	2836 MOSSY TIMBER TRL	3,590	\$544,900	4	3	2002	Y	3	\$152.51	\$151.78
SLD	2956 HICKORY GROVE DR	2,091	\$269,500	4	2	2001		65	\$128.89	\$128.89
SLD	3209 PARTRIDGE POINT TRL	2,612	\$340,000	4	3	1999	Y	38	\$135.87	\$130.17
SLD	4702 MARSH HAWK CT	2,710	\$422,000	4	3	1998	Y	23	\$156.83	\$155.72
SLD	2906 HICKORY GROVE DR	2,060	\$315,000	4	2	2002	Y	3	\$152.91	\$152.91
SLD	3050 BEAVER POND TRL	2,090	\$264,000	4	2	1997		30	\$129.14	\$126.32
SLD	2833 LAKE MICHAELA BLVD	3,318	\$450,000	4	3.5	2000	Y	46	\$137.13	\$135.62
SLD	3125 BEAVER POND TRL	1,574	\$239,900	3	2	1999		5	\$152.41	\$152.41
SLD	3139 BEAVER POND TRL	2,082	\$275,000	4	2	1999		17	\$132.08	\$132.08
SLD	2843 MOSSY TIMBER TRL	2,947	\$450,000	4	3	2002	Y	11	\$156.09	\$152.70
SLD	2906 MOSSY TIMBER TRL	3,347	\$525,000	5	3.5	2001	Y	9	\$162.80	\$156.86

## CRITTER CORNER



Meet Henry (Blenheim) and Oliver (Black and Tan). They are both the same breed and are Cavalier King Charles Spaniels. They enjoy living in Twin Lakes, especially walking around the lake.

Henry is the older one and is shy. Oliver loves meeting all people and dogs and making lots of new friends.

*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).*

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## IMPORTANT LETTER REGARDING PROPANE - PLEASE READ

Dear Twin Lakes of Brandon,

We are writing to you in conjunction with AmeriGas Propane. As many of you may know, AmeriGas Propane has an underground propane system in our community that provides many of our community members with propane services that include heat, cooking, and other services. Recently, many of you received letters, phone calls or in person visits from AmeriGas representatives regarding a leak survey then need to perform. This leak survey is required by federal law in order to confirm that the system in our community is functioning properly and safely. In order to perform the leak survey AmeriGas may need to enter on to some of the members property's and drill a hole and place cover. Although many members have already allowed this to happen there is a small group of members that have refused to allow AmeriGas to perform the leak survey to assure that it is functioning properly and safely.

AmeriGas and Twin Lakes residents request that any members who have not allowed AmeriGas to access your property to please reconsider. By allowing AmeriGas to perform the survey you are assuring that the system located in (insert community name) is functioning properly and safely. If you have previously refused AmeriGas to enter your property to perform the survey, please contact them to let them know that you are now providing them access. Reach them at 863-665-6016 or [AmeriGas-1510@amerigas.com](mailto:AmeriGas-1510@amerigas.com)

We thank you for your consideration,  
AmeriGas Propane & Twin Lakes of Brandon HOA

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## VIRTUAL VACATIONS FROM HOME

Bored at Home? Check out Museums, Zoos, theme Parks and More Offering Virtual Tours.

Below are a few web addresses that have virtual tours for kids and adults.

The Louvre: The Louvre has free online tours of three famous exhibits, including Egyptian Antiquities.

**[www.louvre.fr/en/visites-en-ligne#tabs](http://www.louvre.fr/en/visites-en-ligne#tabs)**

Smithsonian National Museum of Natural History: 360-degree room-by-room tour of every exhibit there.

**<https://naturalhistory2.si.edu/vt3/NMNH/>**

National Museum of the United States Air Force: check out their military weapons and aircraft online.

**<https://www.nationalmuseum.af.mil/Visit/Virtual-Tour/>**

Atlanta Zoo: The Georgia zoo keeps a "Panda Cam" livestream on its website.

**<https://zooatlanta.org/panda-cam/>**

The Cincinnati Zoo: Check in around 3 p.m., because that's the time the Zoo holds a daily Home Safari on its Facebook Live Feed.

**<https://www.facebook.com/cincinnati-zoo/>**

## Home of the Season



Congratulations to *The Mercado Residence* at  
**2953 Hickory Grove Drive**

This home has been nominated as the Twin Lakes of Brandon “Home of the Season.”

Mr. Mercado will receive a \$50 gift card in honor of his selection as this issue’s featured home.

Nominate your favorite home that exemplifies the care and pride of the community for the next issue by emailing [editor@tlbhoa.org](mailto:editor@tlbhoa.org).

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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>
Victor Jusino	Vice President, Legal Liaison	<a href="mailto:vice-pres2@tlbhoa.org">vice-pres2@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>

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