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Board Minutes

Reminders

Annual Meeting

MARCH/APRIL

Issue

2016

# TWIN GATES Townhomes

## theGatekeeper

current topics >>>

### HOA DUES INCREASE

**HOA DUES: \$120**

**Effective 2/1/16**

**Missed the Memo?**

**Contact the Board-  
twingates1@gmail.com  
and make  
arrangements to get  
caught up!**

## ANNUAL MEETING REVIEW

**THANK YOU!** The Board would like to say thank you for coming to the annual meeting. We appreciate all the questions, comments, and opinions given at the meeting.



### ELECTRONIC VOTING

DocUSign was a success! Thank you for working through this new process with us. We will be using this more and more to ask for your opinions and get buy-in about important decisions in the HOA.

### MINUTES

*The minutes are located on the website. Many of the comments/questions and answers are available to review. Questions? Contact us through twingates1@gmail.com or the website: mytwingates.com.*



### BOARD

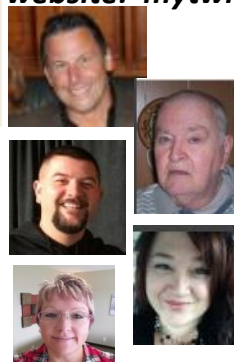
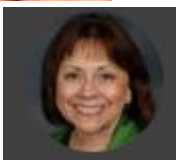
Please welcome your 2016 Board:

President, Tom Senn

Vice-President, Rose Marie Scott

Treasurer, Pat Haws

Maintenance, Tim Sheeks



# SPRING REMINDERS



## PETS



It's getting to be that time again! The evenings are getting longer and it's a great time to get out and enjoy our neighborhood with your family pet. Please remember that pets need to

be on leashes **at all times** and must be picked up after they complete their "business." Following this rule helps all of us enjoy our common areas! Fines will begin March 1 for yards not picked up after pets.

## ARCHITECTURAL CHANGES

Warmer temperatures remind us that there IS a lawn under all that snow! We encourage the community to make changes and upgrades to their areas—just remember there are rules and regulations and changes to **any** part of the exterior must be approved by the HOA Board. Visit the Website to get an Architectural Change Form and submit it to the Board for approval! Additionally, if you are selling your home and have made approved changes, please let those interested in your home know their responsibility to upkeep those changes. If you are a new homebuyer and aren't sure, please contact the Board for clarification.



## PARKING:

Please remember that guests should be parking on the street. HOA Homeowners have a garage/parking pad and one other spot in the parking areas. This is a general reminder and fines of \$50 will start to be given to those not following this covenantal rule.

## MAINTENANCE

**Common Areas**—If you see a maintenance issue in the common area, please be sure to let the board know via the website.

**Exterior Repairs**—Please contact the Board immediately if you have an exterior repair that needs to be done.

**Tree Circles**—Please let the Board know if you will be taking care of the tree circle in your area this season. We are thankful there are so many caring for these areas, and we want to make sure we have all them adopted before Spring.

**Bushes**—if you were a household that received a bush replacement this last year, please let the Board know if the bush died during the winter. We will contact the nursery for replacements soon.



# ELECTRONIC COMMUNICATION

## VOTING

Look for upcoming votes in the next few months! We are going to be asking your thoughts and opinions about several things in the association. We want to hear from you! One of the upcoming votes is that of the roof replacement plan and the specific strategy we will be using to address this issue.



## EMAIL BLASTS

Please be aware that we will regularly be sending information to the entire HOA through our website to your email. Some information may pertain to you and some may not. In order to be fair and consistent, we send out these reminders to all homeowners. This is one of the ways we provide clarifying communication to everyone.

# NEW BOARD MEMBER



My name is Cindy Augustine and I moved to Twin Gates in September 2014. I came here from Omaha, where I had lived for 23 years. I have two grown children; Adam who lives with his wife, Rachel, in Columbia, MO and Joy, who lives in Clive with her husband Ben. Professionally, I was part owner in a consulting firm, and was the Divisional Director of Volunteer Services at The Salvation Army in Omaha. I have also worked in Public Relations and was a news reporter. Personally, I have always been very involved in my Church. I have been a Stephens Minister, Sunday School teacher, and hospital visitor. I now attend Hope Ankeny where I am a prayer warrior. I belong to a book club and a movie going group. I am excited to be part of the Twin Gates HOA Board. I love living here and am anxious to give back my time and abilities to insure the continued success of the place we call 'home.'

*ask the experts >>>*

*Q: How do I change my password?*

*A: Follow these easy steps!*

Step One: log into your account at [mytwingates.org](http://mytwingates.org)

Step Two: click on My Account

Step Three: click on "change my password"

Step Four: enter a new password



They who are  
all things to  
their  
neighbors  
cease to be  
anything to  
themselves.

Norman Douglas

# ANNUAL MEETING MEMBER

The Annual Meeting took Place January 30, and we appreciate all those that voted and came to the meeting. We had great discussions about many items and you can find the meetings—as well as public comment and responses— on the website.

Voting

Investments: 40 yes—8 no

Hello Twin Gates,

Thanks to all who came to the Annual Meeting and gave very valuable input regarding our roof replacement project and investing some of our funds to maximize Hoa money. Recently we sent out to every resident/owner in the HOA, the various snapshot plans that could be used to help achieve our roof replacement goal in the next few years. We emailed and mailed these out so that if folks could not be at the Annual Meeting, you would still be equipped with this very important information.. We'll be sending out a voting ballot in the near future, and the main optional strategies to choose from. Since dues have already been increased this year, it's important as you vote to keep in mind that the final plan of attack for roof replacement funding (whatever that ends up being based on the final tallies) would not begin until next year. As a board, we are trying to plan as far ahead as possible, give as much advance notice and use as much foresight as possible in offering strategies for the continued upkeep of Twin Gates over the years. We appreciate (and need) everyone being part of that decision making process. Thanks again!

Sincerely,

Tom Senn (President)



coming soon >>>

## In The Next Issue

Annual Meeting Update

Reminders

Current Topics

## REMINDERS

HOA Dues

\$120

Annual Meeting  
Minutes Online

## 2016 HOA GOALS



### COMMUNITY FOCUSED

1. Lawn Care / Landscaping
2. Snow Removal
3. Relationship Building

### BOARD FOCUSED

1. Electronic Communication
2. Budget: Prepare for large expenses (roof repair, etc)

### FUTURE FOCUSED

1. Finalize Investment Opportunities
2. Roof Replacement Plan

Twin Gates HOA

PO Box 936

Ankeny, IA

Contact us at [twingates1@gmail.com](mailto:twingates1@gmail.com)

[mytwingates.org](http://mytwingates.org)