



2025

Newsletter

Bunco: Come join your neighbors at 5pm on Saturday the 4th at the Clubhouse for some food, fun and friendship. Bring \$5 and a snack.

Baby Shower!!: The community is invited to attend a celebration for Sarah Donaldson on Saturday, January 18th from 2-5 pm at the Clubhouse.

Holiday Mailbox: Please remember to check the white mailboxes by the Gazebo for cards from your neighbors. They will be taken down a week after New Years.

Booster Club: The Tree Lighting and Kids Holiday Party were well attended. The winners for the light decorating contest were 1st place: Charles & Gloria White, 2nd place: Rodney Hill & Brenda Church, 3rd place: Chris Rogers. They all got prizes and did a great job!! A date will be set to help with the light tear down soon. Please consider volunteering to help all of our events be successful. Their monthly meetings are on the 3rd Thursday at 6:30pm.

Restaurant Inquiries Wanted: The restaurant committee has worked very hard to develop a vision of the best restaurant option for our community. We have interviewed several potential candidates, which unfortunately did not work out in the best interest for our community. We will continue to seek out owner/operators/employees and are hopeful we will find a great fit. **If you have any ideas or interest in working in the café or operating it, reach out to us. Please call 405-969-2577 or come by the office in person and let us know.

New Members (December 2024): Please welcome our newest member, Kristen Buck, of lots 310, 312, 413.

Fire Department Reminder: Please remember to clear out and remove all of the dead wood from around your properties. These create a real fire hazard.

SAFETY CORNER: A monthly reminder of some of the rules that are important for the safety of our community.
Derelict Vehicle Definition: any "motor vehicle" that has not moved for 30 days without proper tags from either state issued registration or Twin Lakes.
USE OF LOT: No "derelict vehicle" may remain in open sight of a road for longer than 30 days.

SAFETY: All operators of street legal vehicles are required to have a valid operator's license, as prescribed by Oklahoma Law. Vehicle owners allowing an unlicensed driver to operate said vehicle shall be held fully liable.

Emergency Management: The newly developed Emergency Management Plan is in the final stages of development. We hope to have this implemented just after the new year.

River Project Financing Completion: December marks the last month of payments for those who were making monthly payments. If you are having your bank send us a check every month, please reduce the amount by \$20.28 per lot. Please call the office if you have questions.

Twin Lakes Memorial Chapel

And the Verse of the Year Goes To...

Every year, YouVersion, the Bible App, announces which Bible verses are the most shared, bookmarked, and highlighted by its users. The list often includes the classics like Jeremiah 29:11 “For I know the plans I have for you, declares the Lord, plans for welfare and not for evil, to give you a future and a hope.” or John 3:16, “For God so loved the world, that he gave his only Son, that whoever believes in him should not perish but have eternal life.” but this year, the app announced that Philippians 4:6 took the top spot.

The Scripture reads: “Do not be anxious about anything, but in every situation, by prayer and petition, with thanksgiving, present your requests to God.”

Yeah, that checks out for 2024.

YouVersion founder and CEO Bobby Gruenewald, of OKC, believes this verse’s popularity shows that people are regularly turning to God when they face stress and daily struggles.

Gruenewald said, ‘In many cases, our anxiety comes from holding onto worries that we aren’t meant to carry. To me, this verse being sought out the most this year is an illustration that our community is seeking God in prayer and choosing to trust Him to carry their burdens—and we’re seeing that supported in the data.’

A portion of Scripture that God is bringing to my mind as we face 2025 in Twin Lakes is Proverbs 3:5-8 “Trust in the Lord with all your heart, and do not lean on your own understanding. In all your ways acknowledge him, and he will make straight your paths. Be not wise in your own eyes; fear the Lord, and turn away from evil. It will be healing to your flesh and refreshment to your bones.” Read those last two sentences again and remember them!

For the Twin Lakes Chapel this is Sheldon Tucker

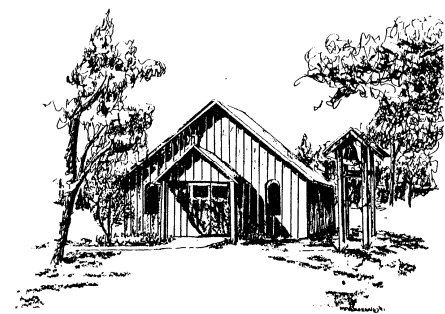
Twin Lakes Memorial Chapel

Sunday Morning

Fellowship – 10:30

Worship Service – 11:00

Children’s Church – 11:00





January 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
		NYE Party 9pm	NY Day Lunch 11:30am	Thunder vs Clippers, Paycom Ctr, OKC	1 st Friday Gallery Walk, Paseo District, OKC	Bunco 5pm
5	6	7	8	9	10	11
Arcadia Lake Eagle Watch		TLFD Meeting 7:00 pm			ESPN Gymnastics Invitational, Paycom Ctr	ESPN Gymnastics Invitational, Paycom Ctr
12	13	14	15	16	17	18
OKC Boat & RV Show, OK State Fair Park	Full Moon Yoga, Factory Obscura, OKC			Booster Club Meeting 6:30 pm	Board Meeting 7:00 pm	Sarah Donaldson Baby Shower 2- 5pm
19	20	21	22	23	24	25
	Edmond Ice Rink ends Today, Mitch Park		Thunder vs Jazz Paycom Center, OKC		Kicker AMA Motocross Show, Lazy E Arena	
26	27	28	29	30	31	
Sooners vs Bulldogs Women's Basketball Lloyd Noble						

December 2024 Monthly Board Meeting Notes

Meeting began at 7:00 PM with a flag salute and prayer.

Eleven (11) of fifteen (15) BOD members attended. November meeting minutes approved as written.

Septic maintenance form for all septic systems discussed and approved. Required for any lease transfer or replacement of any septic system.

Gate damage discussed. Decision, waiting on insurance company for damage payment before decision on new gate. A bid for two styles of gate presented. No decision.

Raccoon road update. Removal of a large cedar tree is required in order to proceed with proposed work. Removal by volunteers was initial proposed, two potential volunteers declined to remove tree due to liability concerns. Further discussion required.

Lake updates, Discussed possible new well, no decision.

Parcel Locker or converting bus stop discussed. Various pro and con concerns presented without a decision. Further discussion in Jan 2025.

Restaurant Committee will continue to seek an operator. Will increase scope of advertising.

Fire Dept report, in process of obtaining new Command Car. FC advised removal of material which might burn from around your house (leaves) etc.

Entered and exited Executive Session.

Twin Lakes employees (4) a \$300.00 bonus was approved.

Meeting adjourned approximately 9:30 PM. Next meeting Jan 17, 2025 at 7:00 PM in Community Center. All members are invited to attend.

Note, not official minutes.

Comments welcome.

Larry Ziegler BOD

ljziegler@hotmail.com

Minutes of the Board of Directors
Twin Lakes Sports Club
Meeting Date: November 15, 2024

Call to Order: A regular meeting of the Twin Lakes Board of Directors was held in the Community Center on November 15, 2024. The meeting convened at 7:00pm. President, Mark Hiatt presided with Scarlet Miller as Secretary.

Flag Salute: Larry Ziegler

Prayer: Mark Hiatt

 P Kelli Adams
 P Denise Baldwin
 E Chris Buck
 E Brooks DeMunbrun
 P Nanci Donaldson

 P Mike Gilliam
 P Jamie Green
 P Mark Hiatt
 P Brendan Horn
 P Daniel Ingram

 P Scarlet Miller
 P Mark Reed
 E Nick Sharp
 P Jessica Smith
 P Larry Ziegler

Roll Call (P=Present, E=Excused, U=Unexcused) Motion to Approve Roll Call Moved: Denise Baldwin Second: Jamie Green
Carried Unanimous

Approval of minutes: Minutes of the Regular Board of Directors Monthly Meeting held **October 18, 2024**, sent via email to the board members prior to the meeting. Moved: Daniel Ingram Second: Larry Ziegler **Carried** Unanimous

President's Comments: Neighbors Helping Neighbors filled up the dumpsters fast! That is a good thing. Veterans Luncheon was a great event. Appreciate all that helped with the fences. Christmas lights help uplift our spirits. Rachelle, Denise, Terri and Kristy all work hard every year and need some volunteer help to string them up. Please consider helping in the evenings or weekends.

NEW Business:

1. Raccoon Road Update – It is the plan to continue development of the road running South, ending at Lot 1842. Removal of a tree to be handled by insured professional. This will mean that the temporary road coming from Quail Trail will no longer be needed and open up possible sales of Association lots 1739, 41 & 43. Discussion included offer on Lot 1735 and BOD's previous decision to keep that lot together with 1733.
2. Leaseholders requesting removal of additional/other leaseholders from lease – Discussion verified that the individual member should seek legal advice or follow the Twin Lakes protocol, which is to have a Quit Claim signed and submitted.
3. TL Property Damage – Pol & Procedures – Follow protocol of getting insurance information (if possible), call authorities, call insurance, document, etc.
4. Securing our Assets -Gate Protocol – Follow current guidelines which are that if the café is open, gate is open. Otherwise, the gate is closed and the member must meet their guest at the gate. If the Booster Club has an event in which the gate needs to be open, they will seek approval from the Board. The Emergency Manager will handle gate emergencies along with the Fire Department. Taking a key inventory was discussed as well as whether lock boxes are needed for the Heat/Air system and cameras for the clubhouse. This will be added to the Newsletter.
5. Fences/Property Lines – Discussion with decision to work with maintenance on handling ongoing upkeep.
6. Package Drop Off – Research and follow-up on the possibility of getting parcel lockers from Amazon will occur. Might need cameras.
7. Pol & Proc/R&R – RV's – old policy stated by approval only - **Tabled**

OLD Business:

1. Pol & Proc – Defining Absences – Unexcused vs Excused – Follow By-Law already in place.
2. Pol & Proc - Mow & Maintain to the Graded Road – Fire/Safety Violations – Motion to approve addition to R&R 13 by: Larry Ziegler Second: Kelli Adams. **Carried** 2 Abstained - Details will be published in December Newsletter.
3. Membership – Motion to approve revision of Temporary Resident Form by: Mike Gilliam Second: Larry Ziegler **Carried** Unanimous
4. Restaurant Committee – Update – Committee continues to meet bi-weekly. Scarlet and Kelli will work on possible outside ads. TL Newsletter will continue to run.
5. Front Gate Median – Jamie to work with Carol on placement of donated cinder blocks. Might become a possible work day.

Committee Reports – See separate sheet emailed.

1. Fire Department – Mike Gilliam gave details about recent fire and expressed a need to walk behind the houses from the cattle guard East to see about a fire guard and determine if there is enough room for fire trucks. Omer said that there is a road bed behind the oil tank.
2. Booster Club (BC) – Chris Buck reported by email that the Fall Festival was a success with \$400 profit and games were created that can be used for years to come. The Chapel turkey bowl was a hit and it was just a great community event. The BC is working on becoming more transparent with a focus on expenditures and tracking of donation. Upcoming events for December are the Tree Lighting (1st), Xmas Bash with Santa (14th), New Years Eve Party (31st).
3. Chapel – Thank you to the Chapel family for funding and putting on a great Veterans Day Ceremony Luncheon!!

Motion to Enter Executive Session Moved: Daniel Ingram Second: Brendan Horn

Lot Lease Transfers, Additions or Changes – Membership Committee

- ◆ Lots 253,255 Ron and/or Joree Walters releasing interests to Jodie Ware & Beau Jenkins – Quit Claim **Approved**
- ◆ Lots 428,430,529,531 Cody Yount and Erica Barnett releasing interests to Daniel & Mary Coker – Quit Claims **Approved**
- ◆ Lots 140e2,142 Darrel & Denice Baldwin submitting Temp Res renewal for Weston Baldwin – TR 2nd Yr Renewal **Approved**
- ◆ Lot 133 Darrel & Elizabeth Stetler & Daniel & Mary Coker selling to David, Ester & Jonathan Catron – New Members **Approved**
- ◆ Lots 459e2,461,463w2 Tyler & Shelby Jenkins submitting Temp Res approval for Christopher Boren – TR Approval **Approved**

Building Permits

- ◆ Lots 1926,1932w2 Mike & Karla Cannata 20x30 shop/shed with parking cover – New Build **Approved** contingent on committee inspection

Agenda Requests/Special Invitations

- ◆ Collections – Robert Bloom & Kara Nelms - Paid
- ◆ Collections – Gavin & Jamie Herriott - Paid
- ◆ Collections – Mike & Leah Wells - Paid
- ◆ Collections – Mike & Lauren Wells - Unpaid

Motion to Exit Executive Session Moved: Larry Ziegler Second: Brendan Horn **Carried** Unanimous

Other:

Motion to Adjourn Moved: Daniel Ingram Second: Brendan Horn

Meeting adjourned 10:06 pm.



BUNCO

and

POTLUCK

\$5 BUY IN

Twin Lakes Clubhouse
1st Saturday
of the month
5 pm

For questions please text
Porscha @ 405-503-7982

If you are interested in an available property or listing your lease with the office, please reach out to us. There are very limited properties available. Also, Twin Lakes rarely has multiple lot sections for lease.

Lot Lease Committee: Please contact the office if you would like us to put your information in the upcoming newsletter.

PROPERTY LISTINGS BY TWIN LAKES
Please contact the office at 405-969-2577

- ❖ **429** Murphy-\$5000.00
- ❖ **1559-(s1/2)** Turkey Trail-\$4000.00
- ❖ **1733, 1735** Quail Trail-\$10,000.00

Twin Lakes Sports Club Association is not a real estate agent; therefore, are released from any and all liability arising from the sale or purchase of these properties. Buyers will be responsible for any and all inspections including septic, well, etc.

All properties are sold "AS IS". Single lots will need additional types of approvals.

PROPERTY LISTINGS BY OWNER

Please contact the listed owners or for additional information contact the office at 405-969-2577

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|--|--|--------------|
| ❖ 463 e1/2, 465, 467 n1/2, 364 se1/4 Lemon - available lots with outbuildings | <u>Call/Text Nita</u> | 580-716-3441 |
| ❖ 215, 217 Squirrel – 1 bedroom, 1 bath | <u>Call Patricia</u> | 405-514-5357 |
| ❖ 1403, 1405 Whippoorwill – 2 lots, 3 buildings as is | <u>Call Charlene</u> | 405-834-6961 |
| ❖ 132, 134 Mockingbird – 2 unimproved lots | <u>Call Mary</u> 405-881-9744 or <u>Kristi</u> | 405-595-7073 |
| ❖ 421, 423 Murphy – 2 beautiful cleared lots | <u>Call Shelly</u> | 479-414-9241 |
| ❖ 1840, 1841, 1842 Raccoon Road – 3 bedroom, 2 bath, newly renovated | <u>Call Jessica</u> | 405-969-3357 |
| ❖ 309,311,313 Thunderbird – 1 bedroom, 2 living rooms, 1 bath | <u>Call Angel</u> | 405-471-3999 |