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2024

Newsletter

BUNCO: Bunco will be on May 2nd at the Clubhouse starting at 7:00 p.m. Come Join us for a great time with food, fun, and friendship. Bring \$5 and a snack.

Welcome New Members: Please welcome our newest members (April 2024). Logan Mesikep and Dustin Culp of Lot 101.



ATV Registration and Rules: Please register your buggies at the office. The cost is \$20.00 per vehicle. All lot Lessees shall be responsible for themselves, their families, and their guests in all their actions while at Twin Lakes.

Gate Repairs: After receiving a quote of over \$5K for parts & labor, the BOD officers have decided to order the parts and have volunteers install the new gate workings. This will be a priority. Thank you for your continued patience!!

Veterans Service: "Freedom is not Free" A ceremony honoring those who gave their lives in service of our nation will be held at Veterans Memorial on Monday, May 27, 2024 at 10:00 AM. The ceremony is non-political and will last ten to fifteen minutes. All members, their families, and guests are encouraged to attend.

Storm Season: With all the extra wind and rain, limbs fall, trash blows away and grass grows. This gives us all an opportunity to pitch in and help our neighbors and our community to stay clean and beautiful! Please also remember to mow and maintain your lots **to the graded road**.

Swimming Pool Opening: The pool will tentatively open Friday, May 24th. As a friendly reminder, the pool rules are as follow. Remember, it is our responsibility as leaseholders to follow them so that we may enjoy this wonderful resource.

- * An adult must accompany children 12 years of age and under. Children who cannot swim are required to stay in the shallow end of the pool.
- * A Leaseholder must accompany all Guest(s) **at all times**, unless written approval of pool manager, pool chair, or Board of Directors is on file at pool. Guests may not have a guest.
- * No person with open wounds, bandages, skin eruptions, viral or bacterial infections may use the pool. Swimsuits are required; infants must wear leak proof garments with elastic leg bands.
- * No running, pushing, towel snapping, wrestling, fighting, overt displays of affection, profanity, diving, somersaults, or back dives allowed.
- * No glass containers, beer, alcohol, or pets allowed within the pool enclosure. No food is allowed in the water.



Office Printers: We have a couple of old printers available to new homes. Come make us a deal!!

Twin Lakes Memorial Chapel

Rumors And Gossip

"For I am afraid that when I come I may not find you as I want you to be, I fear that there may be discord, jealousy, fits of rage, selfish ambition, slander, gossip, arrogance and disorder."
-2 Corinthians 12:20

In Fall 2022, the Gas app exploded in popularity among high schoolers, but a vicious, unfounded rumor caused its popularity to nosedive, confounding its founders in the process.

Titled after the internet slang "gas up" which means to flatter someone or give them good feelings, the app allows students to share anonymous compliments with their peers. But mere weeks after it reached No. 1 on the Apple store, rumors began circulating that Gas was being used for sex trafficking.

One user said, *"I have a Glock and I'll come into your house and kill all of you,"* said Nikita Bier, the startup entrepreneur who founded Gas. *"The messages are very detailed, and they'll send like 150 of these messages because they're so angry. We have had emails saying, 'what you're doing is disgusting and I've reported you to the FBI.' We get countless messages every day from users about it."*

According to Bier, the rumors intensified after parents, teachers, news reporters, and public safety organizations amplified them without knowing if they were true or not.

One such agency was the police department in Piedmont, Oklahoma, which later had to post a retraction. Piedmont Police Chief Scott Singer later said, *"That posting was the result of a post that was forwarded to us, which we later learned to be a bogus posting. As a result, we talked with the CEO of Gas, and we have determined it was a bogus posting. We have removed that from our Facebook page and informed the schools that any postings about that were discovered to be false."*

Bier says, *"The app grows on its own, but dealing with the hoax requires a lot of labor."* He's tried a variety of strategies to counter the misinformation, but it seems none of them are very effective. *"The challenge is that you can only fight memes with memes. If it's not easily screenshotable and exciting it's not going to get more visibility than the original message."*

Nothing can ruin a good community like poor judgment and unbridled gossiping. As Christians we MUST ALWAYS be ready to set an example both by what we say and what we choose NOT to say.

"Get rid of all bitterness, rage, anger, harsh words, and slander, as well as all types of evil behavior. Instead, be kind to each other, tenderhearted, forgiving one another, just as God through Christ has forgiven you." -Ephesians 4:31-32

A GOOD REMINDER!

Rabbi Joseph Telushkin, author of Words That Hurt, Words That Heal, has lectured throughout this country on the powerful, often negative impact of words. He often asks audiences if they can go 24 hours without saying any unkind words about, or to, another person. Invariably, a small number of listeners raise their hands, signifying "Yes." Others laugh, and quite a few call out, "No!"

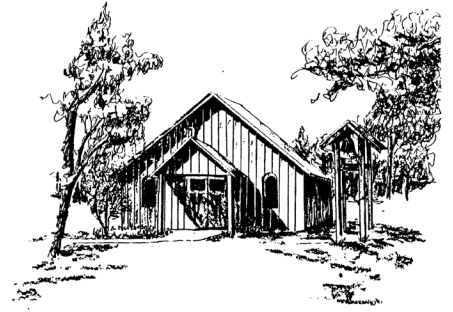
Telushkin responds: *"Those who can't answer 'yes' must recognize that you have a serious problem. If you can't go 24 hours without drinking liquor, you're addicted to alcohol. If you can't go 24 hours without smoking, you're addicted to nicotine. So, if you can't go 24 hours without saying unkind words about others, then you've lost control over your tongue."*

"Those who consider themselves religious and yet do not keep a tight rein on their tongues deceive themselves, and their religion is worthless." -James 1:26

For the Twin Lakes Chapel, this is Pastor Sheldon Tucker

Twin Lakes Memorial Chapel

Sunday Morning
 Fellowship – 10:30
 Worship Service – 11:00
 Children’s Church – 11:00



May 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 7pm Bunco	3	4
5	6	7	8	9	10	11
12	13	14 TLFD Meeting 7:00 pm	15	16 Booster Club Meeting 6:30 pm	17 Board Meeting 7:00 pm	18
19	20	21	22	23	24 Pool Opens	25
26	27 Veterans Service 10AM Block Party 6PM Pool	28	29	30	31	

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

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

Flag Salute: All

Prayer: Scarlet Miller

P Helen Allbright
E Brooks DeMunbrun
P Mark Hiatt
P Jerri James
U Nick Sharp

P Denice Baldwin
P Nanci Donaldson
E Brendan Horn
P Troy James
P Jessica Smith

P Chris Buck
P Mike Gilliam
P Daniel Ingram
P Scarlet Miller
P Larry Ziegler

Roll Call (P=Present, E=Excused, U=Unexcused) Motion to Approve Roll Call: Moved: Jerri James Second: Larry Ziegler **Carried** Unanimous

Approval of minutes: Minutes of the Regular Board of Directors Meeting and held **February 16, 2024** sent via email to the members of the board prior to meeting. Moved: Helen Allbright Second: Troy James **Carried** Unanimous

President's Comments: Regarding the Lakes Update on the Agenda, we are not ready to present a complete report. Daniel Coker will spearhead the gathering of information. Troy James will give any information he gets to Daniel. I had guy that looked at the windmill. The hope is to have something together by the Stockholders Meeting. It has turned out to be a bigger project than expected.

Motion to Enter Executive Session 1: Moved: Mike Gilliam Second: Denice Baldwin **Carried** Unanimous

Lease Review Follow-Up: Scarlet Miller – Committee will continue to review Lease Agreement and policies to see how to proceed.

Lot Lease Transfers, Additions or Changes – Membership Committee

◆ No transactions this month.

Agenda Requests/Special Invitations:

- ◆ Robert Carr/Suzanna Carver – not present
- ◆ Mike & Lauren Wells – Scarlet will meet with Mike to go over financials. Temporary resident approval request form to be turned in for Jimmy.

Motion to Exit Executive Session: Moved: Jerri James Second: Mike Gilliam **Carried** Unanimous

NEW Business:

1. Sanitation Review: Scarlet Miller – Republic was getting us with overages. Letter will be sent to discontinue their services. Motion to switch to Veterans Waste Solutions: Daniel Ingram Second: Helen Allbright **Carried** Unanimous
2. Fireworks Fund-Approval: Kelli Adams is spearheading. Motion made to spend a maximum of \$2500 with the association paying a ¼: Scarlet Miller Second: Jerri James **Carried** Unanimous
3. Pol & Procedures – New Proposals: Helen Allbright – Three proposals presented as included in Policy & Proc. Committee report to be presented at the July Stockholders. Motion to accept proposals: Troy James Second: Larry Ziegler **Carried** Unanimous

OLD Business:

1. Booster Club Calendar Approval and Event Insurance: Scarlet Miller – Scarlet and Brooks Robertson are both in discussion with their insurance agents on how to proceed. Move forward operationally and when needed, formally vote on specific events.
2. Mowing Season Discussion – Troy James/Nick Sharp –The old mower has had 2 engines replaced and other parts are now going bad. McPhail's has a Skaggs 61" for \$12,759 (tax free) or full price \$15,399. Motion to spend no more than \$16,000: Jerri James Second: Scarlet Miller **Carried** Unanimous
3. Lakes Project Update and Discussion: Mark Hiatt – Daniel will be taking the lead. Will have an overall plan in April and a bigger plan in May heading towards Stockholders.
4. Restaurant Review: Mark Hiatt – The Cooksey's asked for an extension of the decreased rent until June with a re-evaluation then. In January, the association paid a \$2000 propane bill and \$400 electric bill for January and February each month. Motion to increase and accept rent of \$400 for March and April with no 2%: Mike Gilliam Second: Jerri James 1 opposed **Carried**
5. Site Plan Committee: Jerri James - Met Tuesday, February 20th. Rachele would like to see a basketball half court be constructed at a location either South of the Fire Department by the Chapel or on the East side by the dumpsters where there is already a pad. She has a concrete bid of \$13,000.

COMMITTEE REPORTS: See Separate Sheet Emailed

Fire Department: Mike Gilliam said that the sales tax passed and thanked those that voted for that. Those funds will be available, if needed. The FD is looking to replace the 200 gallon tanker with a 400 gallon.

Well was leaking and part replaced by Duane Dahlem.

Pool: Nanci will need help with taking tarp off the pool. Sarah can still work as pool tech. Brooks and Rachelle will be taking class in OKC to get certified.

Other: Neighbors Helping Neighbors is coming up April 16th. Motion to approve roll-offs for this day: Troy James Second: Daniel Ingram **Carried** Unanimous

Motion to adjourn made by: Jerri James Second: Troy James **Carried** Unanimous

The meeting was adjourned 10:05 pm.

Early Notice and Request for Submissions

This year we wanted to give Stockholders, who are interested in running for the Board, a chance to get their submissions to be a candidate turned in as early as possible. This will give the office some lead time to get prepared for the upcoming meeting in July.

Please take a minute to sign and date and get it to the office. Thank you!!

Candidate Authorization

To The Board of Directors,

I hereby authorize Twin Lakes Sports Club Association to add my name on the ballot as a candidate for the Board of Directors at the Annual Stockholders Meeting, to be held July, 2024.

I agree that as a director I shall be a member-stockholder, and also agree that I shall receive no compensation as a director. If my Stock is transferred in the Corporation, it shall operate as an automatic resignation of my office. I agree to remain current on my assessments while carrying out the duties of my office.

I realize, if elected, I will be expected to execute my responsibilities in a diligent and honorable manner and shall uphold the authority and integrity of the Board of Directors by following and obeying the By-Laws, Rules and Regulations and the Covenants of my lease agreement.

I am aware Board Members are volunteers for the Community and I have no expectations of special considerations or compensation of any kind.

I also understand, if elected, the Stockholders have placed their confidence and trust in me and will take full advantage of the opportunity by attending meetings and participating in the discussions and decisions that will directly affect the Association, Community and Lease-holders.

Candidate

Date

** If you are interested in running for the BOD, please sign and return to Twin Lakes Office prior to Stockholder's Meeting.*

April 2024 Board Meeting Highlights

April 16, 2024 monthly Board of Directors meeting was held at 7:00 PM in community center. Meeting opened with a flag salute and prayer. As usual these highlights are not official minutes, they are intended to inform shareholders of events at monthly meeting as I recall them.

No Presidents Comments.

Entered Executive Sessions 1, 2, and 3
Exited Executive Session 1, 2, and 3

Two add to lease applicants approved.
One building permit extended / one new permit approved.

Fire Chief (FC) spoke concerning burn pit which has been found burning on several times recently requiring Fire Department to respond. No idea how or who is responsible. Actions will be taken to discourage this action.

Potential Violations and boards responsibility. The board is charted with enforcement responsibilities for rules / violations.

Handicap parking at Community Center / Restaurant
Handicap signs are too far apart allowing non handicap vehicles to use space between signs presenting access problems into vehicles properly parked. East side handicap location is not safe and may be removed.

Rules and Regulations requested a \$100.00 for a member driving recklessly. Fine approved.

Board approved \$300.00 for front gate plants and flowers. Work done by member volunteer.

Lake project progress presented by a member. Activity has been halted. Board officers will discuss further / future activities.

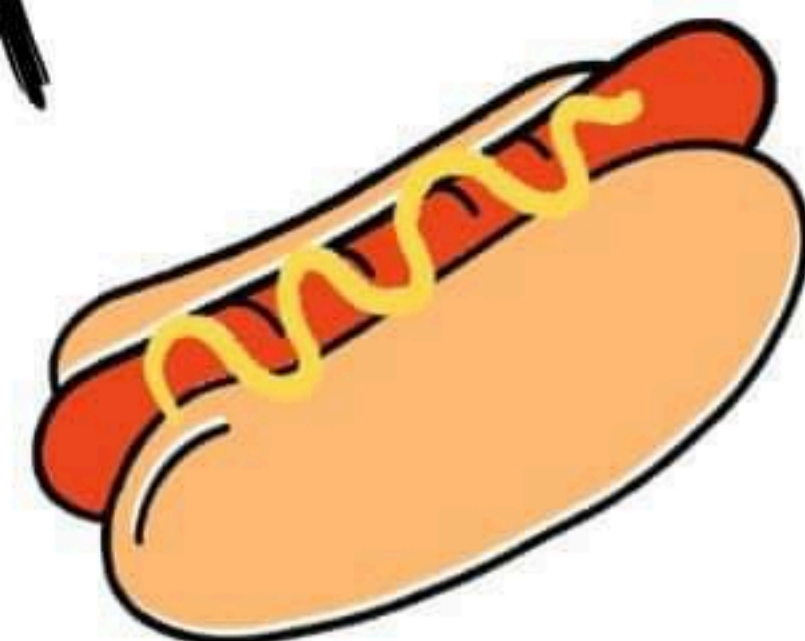
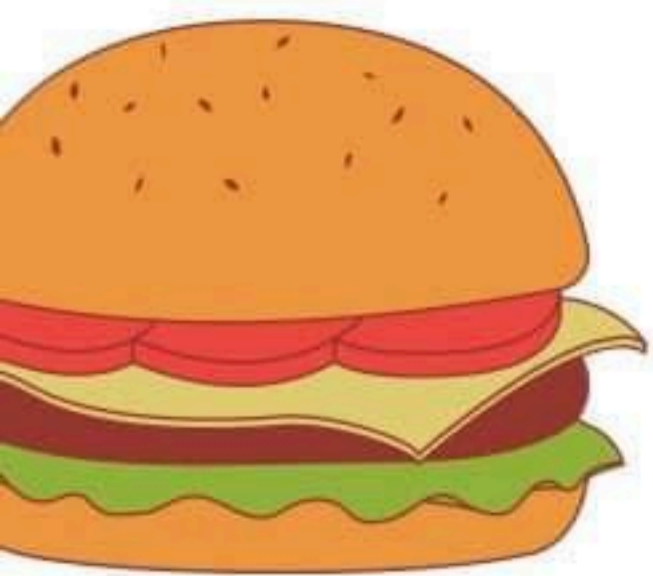
Decision on Booster Club playing court decided. Location, north of Chapel on hill. Site # 2.

A member represented two other members discussed and requested a third review to an ongoing boundary issue between multiple members. President agreed two (2) board members and one (1) non board member will meet to review current issues hopefully reaching a remedy acceptance to all members involved. No further information available at this time.

Comments / suggestions welcome

Larry Ziegler
BOD member
405-969-2043

JOIN US FOR A
TWIN LAKES



BLOGGERS
PARTY



Monday, May 27th 2024
6PM

At the Park and Pool

**HAMBURGER & HOT DOGS,
AND CHIPS**

Free to all Twin Lakes members

Hi Stockholders!

We are in this thing together! We are a team. There is NO Us vs Them, Stockholders vs the Board. Which is why we will be sending out a Survey in the next few weeks to get a feel for what you guys would like to see YOUR Board focus on.

One of the things that I am very passionate about is the beautification of Twin Lakes with a priority of making the lakes better and improving the fishing for my great grand babies. We have been looking at a lot of things from dredging to a long reach trac-ho to what Daniel Coker has been working on and more. In my opinion we should end up with maybe some of each maybe on a small scale as opposed to a very costly complete overhaul, and of course new wells. But this isn't about what I want, it is about what YOU want.

I think we can get a lake that has some deeper holes in it for fish to thrive and maybe a channel down the middle with fish habitat installed. I think we could add a couple of docks on East Lake and one on West Lake. I think we can fix the banks and line part of them with rock to help with the erosion. I think we could set up some picnic tables and maybe a gazebo or two around the lakes. I think we could raise the culvert between the lakes and add another well to improve the water inflow and depth too. I also think we could have a fountain on both lakes. I think we could repair and stain all the fences. As I have said, this isn't about what I want, it is about what YOU want.

If you want some of these things or others that are not on this list, please, when the survey comes out, fill it out and return it. We really do want to know what is important to YOU, the stockholders. I know what I like and what I would like to do, but this is about what YOU want to see done.

One idea that a member passed on to me was that when the Special River Assessments are finished in December this year, we could do another SMALLER special assessment for the Beautification and Improvement of Twin Lakes. This would kind of be like the MAPS project in OKC but on a tiny scale. I was thinking maybe half of the River Assessments or \$500 a lot divided up over something like 42 months would only be \$11. When the \$20 River assessments go away, they could be replaced by that \$11 or so per lot per month which would generate over \$200,000. An awful lot can be done with that especially if you use mostly volunteers. It's just an idea. I think it is a good one, but it is not about what I think, it is about what YOU think.

I think we are so blessed to have this beautiful property we all love, and I also think we are so blessed to have each other. The uniqueness of this place and the diversity of its members is a major strength for us going forward to the future. I think we have a responsibility to preserve and improve this community for future generations. As I watched the sunset after the recent storms, I am asking that we all make a commitment to do just that and be positive in our opinions whether we agree or not. Looking forward to hearing from you all.

As always, please pray for us, all of Twin Lakes, and the world. Mark

TWIN LAKES BOOSTER CLUB
4TH OF JULY
SPONSORSHIP FORM

\$1000

What's includes

Platinum

NAME ON SHIRT, NAME ON BANNER, ADVERTISEMENT ON FACEBOOK,
 2 FREE 4TH OF JULY T-SHIRTS
 ADVERTISEMENT ON DAY OF EVENT

\$500

What's includes

Gold

NAME ON SHIRT, NAME ON BANNER,
 ADVERTISEMENT ON FACEBOOK,
 1 FREE TSHIRT,
 ADVERTISEMENT ON DAY OF EVENT

\$250

What's includes

Silver

ADVERTISEMENT ON FACEBOOK,
 NAME ON BANNER
 NAME ON SHIRT

\$100

What's includes

Bronze

NAME ON SHIRT

**Any
Amount**

**Contact us to sponsor a
specific Event**

Name: _____ Phone Number _____

Address _____

Sponsorship Level: _____ Bronze. _____ Silver. _____ Gold. _____ Platinum

Card Type _____ Number _____ Exp _____ CVV _____

Check can be payable to Twin Lakes Booster Club
 Thank you so much for your contribution!
 Email Forms to twinlakesboosterclub@yahoo.com

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

- | | | |
|---|--|--------------|
| ❖ 463 e1/2, 465, 467 n1/2, 364 se1/4 Lemon - available lots with outbuildings | <u>Call/Text Nita</u> | 580-716-3441 |
| ❖ 163 Mockingbird -1bd, 1ba, loft, stand-alone sheds/garage, hot tub, greenhouse | <u>Call/Text Mike</u> | 405-315-3481 |
| ❖ 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 |
| ❖ 1830, 1832 East Lake Dr , 2 bd,2ba, FP,1 car gar, 1064 sq ft, built 2023, \$175K | <u>Call Linda</u> | 405-420-2135 |
| ❖ 300 Thunderbird – 1 bedroom, 1 bath, corner lot | <u>Call Don</u> | 580-278-9686 |
| ❖ 107e2, 109 Mockingbird – 2 bd, 1 bath, fully furnished | <u>Call Steve</u> | 405-312-8196 |