

# TWIN LAKES VILLAGE POA BOARD PRESIDENT'S REPORT

December 27, 2014

## Board President's Message

Although it is hard to believe, the New Year is just around the corner – a time of reflection and hope. Reflection on the year past and hope for all that the New Year may bring.

As a board, we have been part of the culmination of a project that has involved the hard work of many members and staff – replacement of our boat docks. For those who are still in the village, you can go take a look at the first dock, as it was put in place earlier this month. It looks great! Depending upon weather and other factors the remaining docks may be placed during January.

Twin Lakes Village is ending the year in sound financial shape. After the planned transfer of over \$160,000 at year end, our reserve balance will be \$489,692. That is after paying for the docks and all 2014 capital expenditures have been taken out and before prepaid 2015 contributions. We would not be in this position without the foresight of previous boards nor without the sound fiscal management of our staff.

We look forward to a year that will find Twin Lakes Village in the best position it has ever been.

This is the first year that there will be no regularly scheduled board meetings during January, February and March. If circumstances require we will have special board meetings, but otherwise we will not be meeting again until April. The day to day operations of the Village are, as always, in the competent hands of our staff.

With the increase in real estate sales this year, we begin the New Year with quite a

few new members. It will be interesting to see what the impact on our demographics will be. Thanks to the hard work of the Long Range Planning Committee, we now have a current snapshot of village demographics so we will be able to identify trends as they happen. You can find the data on the TLV web site in a committee report titled 2014- LRPC Demographic Questionnaire Results.

To each and every member of our Twin Lakes Village family, both staff and members, may the New Year find you enjoying good health and the love of friends and family.

**Char Burrill  
President**

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## Board General Manager's Message

Snow has finally blanketed North Idaho and winter has arrived. The break in the weather allowed Terry and crew to get a good start on the expansion of the practice range with the dirt procured from Twin Lakes Flood District with Gordon Stephenson's help.

We didn't received as much soil as we were anticipating, but it should be enough to complete the range enhancements and help with the old parking lot beautification.

In the coming weeks, the staff and I will be busy closing the books on a great 2014 and laying the groundwork for an even better 2015. We all wish our TLV family the best of times in the New Year.

Live every moment to its fullest.

**Kevin Sharrai  
General Manager**

## JANUARY 2015 NL

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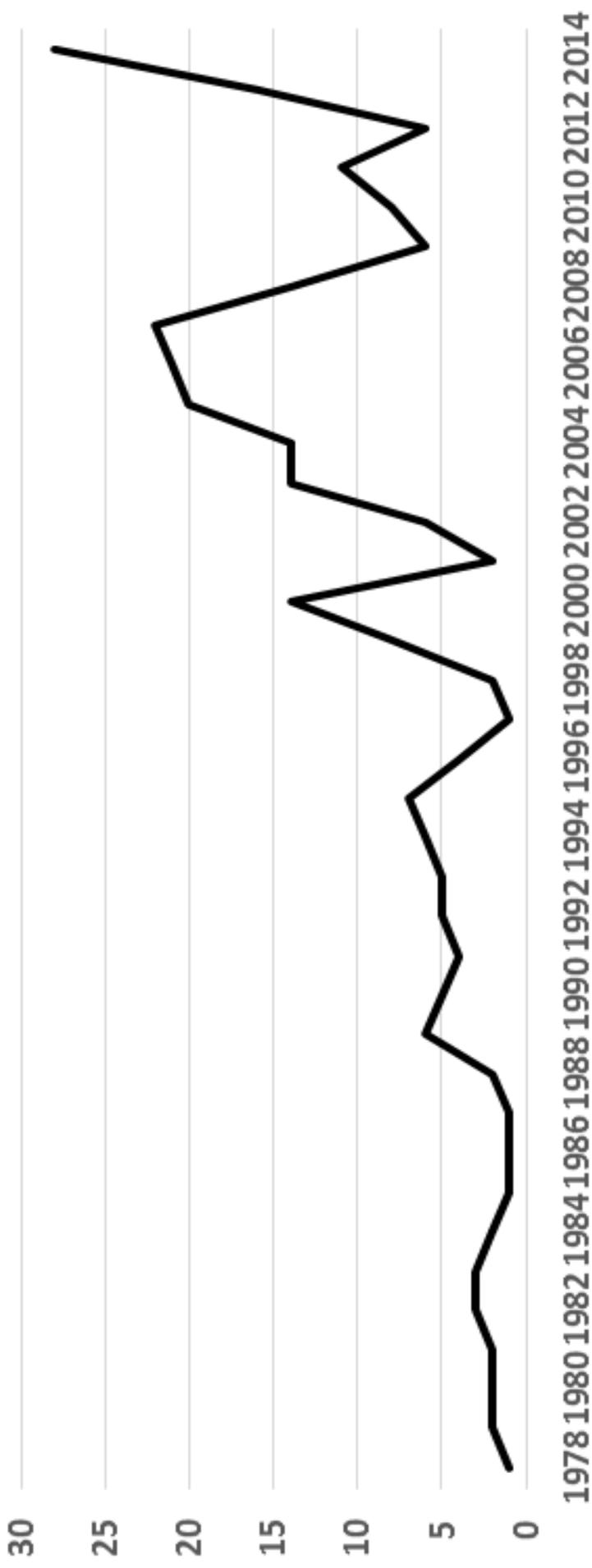
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## Long Range Planning Committee

The graph below shows an increase of 27 new memberships in 2014. However, this is balanced by an equal number of membership losses. Twenty-seven previous members sold their residences to 27 new members. 2014 recorded the highest number of real estate transactions in the history of TLV. **TLV is being recognized as a great place to live.**

Annual (Yearly) Number of New/Transfers of TLV Memberships  
Data taken from the Dec/13 LRPC Demographic Questionnaire.

2014 data from YTD Financials



## TLV Finance Committee

With the typically professional help of Kevin and his staff, the Finance Committee has completed their analysis of the proposed 2015 operating and reserve budgets and submitted their recommendation to the Board who will make the final decision. Our recommendation maintains the current dues level of \$302.00 which has been unchanged since the 2011 budget.

We are blessed with a staff that recognizes the financial pressure facing the Village and has gone out of their way to manage within a flat budget for the last few years. While our finances have improved quite a bit recently, we have yet to overcome the major financial deficit caused by the lack of a strong, long term reserve program and that issue is what has most impacted our dues structure.

Regarding reserves, the CC&R's state ***"The regular assessments shall include an adequate reserve fund for maintenance, repair and replacement of those portions of the Common Area which must be replaced on a periodic basis."*** The "Common Area" includes all the grounds and the assets contained therein.

Unfortunately, the importance of the CC&R directive "...shall include an adequate reserve fund..." was not taken seriously for many years. Some small amounts of reserve were accumulated but quickly spent. Sadly, this shortcoming affects the value of all of our member's properties. The Board of Directors of a Property Owners Association has a fiduciary responsibility to establish and properly manage a reserve program in order to protect the assets of the association which also affects the values of the individual member's properties. Without these assets, TLV is just another housing development in Rathdrum, Idaho.

It's interesting that TLV has been forced to approach reserves in reverse. When we needed to buy the golf course, remodel the clubhouse or replace equipment, etc., we used bank loans since there were no adequate reserves. Our first venture into reserves was forced upon us when we had to assume maintenance of the roads and instituted the Road Fund which is, in essence, a reserve program for one very large asset.

In 2011, the Board came to grips with this issue and started a reserve and contingency program to deal with current year reserve needs (contingency fund) and attempt to accumulate funds for long term reserve needs (reserve fund plus residual contingency). The result of all these actions is what I'd like to explain in detail and the simplest way to do this is illustrating how it affects each member on a monthly dues basis.

• Monthly Dues		<u>\$302</u>
• 2013 Loan Payments	\$18	\$284 (paid off in 2013)
• Road Fund	\$20	\$264
• Reserve Fund	\$20	\$244
• Contingency Fund	\$15	\$229
• Golf Course Loan	\$22	\$207 (pays off in 2018)
• Club House Loan	\$19	\$188 (pays off in 2024)

(Continued from page 4)

As you can see, the cost of basic operations for TLV is much lower than many members realize. However, our reserve contributions include previous obligations (loans), current year reserve needs (contingency fund) and building the reserve fund to a minimally accepted level (reserve and road funds). The previous Board opted to keep 2013 loan obligation intact to accelerate the building of the reserve fund.

### **How Much Reserve Do We Need?**

There aren't many associations that are 100% funded but there are standards for associations with varying levels of assets. One of the main goals of a reserve fund is avoiding a large special assessment should there be a major disaster. Well funded reserves not only allow you to "pay as you go" but also create strong credit worthiness if an emergency situation required bank loans. Based on national standards, an association like TLV should be at 30% funded at a minimum and that is our current reserve policy goal. This goal was confirmed by our auditor who is a specialist in POA's. Therefore, with total assets of \$6,000,000, our minimum goal would be \$1,800,000.

There are some who would argue that the asset study is overstated, which is a common problem, and our goal is too high. If you reduce the asset total by \$2,000,000 to \$4,000,000, we still have a Reserve Fund goal of \$1,200,000. We expect to end 2014 with about \$526,000 (8.7% funded of the \$6,000,000 and 13.2% of the \$4,000,000 figure). If our current plan is accurate, we would end the year 2018 with reserves of \$727,000 (12.1% funded of the \$6,000,000 and 18.2% of the \$4,000,000). We are short of the goal but a much better financial standing than 2011 and one that we can show future home buyers at TLV with pride.

We are on a good path toward reaching 2018 when our golf course note will be paid off. When that note is paid off, we will be able to accelerate our Reserve Fund build up. We are optimistic that strong collaboration between the Board and the Finance Committee and with the help of our outstanding staff, we can keep dues stable at the \$302 level which is critical to the appropriate building of our Reserve Fund and avoidance of special assessments.

I hope this analysis provides a better understanding of our financial position as well as our financial goals. I'm always available for questions or discussion.

ajcarney41@yahoo.com

(760) 221- 6332

Andy Carney

Chairman, TLV Finance Committee

# TLV WOMEN'S 18---HOLE CLUB 2015 MEMBERSHIP APPLICATION



**FILL OUT & SEND THE FORM BELOW**

**WITH YOUR CHECK FOR \$70 MADE OUT TO: "TLV WOMEN'S  
18---HOLE CLUB" AND SEND TO:**

**LORRIE BEACH**

**5209 W. RHODES CT.**

**RATHDRUM, ID 83858 (or bring it to my house)**

**NOTE: Please do NOT send or take your payment to the Pro Shop!!**

**PLEASE HAVE YOUR DUES IN BY DECEMBER 31, 2014**

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NAME \_\_\_\_\_

LOCAL PHONE # \_\_\_\_\_

LOCAL ADDRESS \_\_\_\_\_

E-MAIL \_\_\_\_\_

CITY \_\_\_\_\_ ZIP \_\_\_\_\_

**Questions? Call Lorrie at 208 687-4566**

## **EMERGENCY NUMBERS AVAILABLE**

***"If you are a victim of a Crime... there is Help!"***

**Victim Services Unit 24-hour Crisis Line—(208) 773-1080**

**National Domestic Violence Hotline—(800) 799-7233**

**Rape, Abuse, Incest National Network—(800) 656-4673**

**Idaho Suicide Crisis Line—(800) 273-8255**

**Victim Information & Notification Everyday (VINE)—(866) 984-6343**

**Crime Victims Compensation—(800) 950-2110**

**The Post Falls Police Victim Services Unit provides a FREE weekly support group. This support group is every Thursday from 6-8 pm. No appointment is needed. Crime victim Advocates are available 24 hours a day through our hotline (208) 773-1080.**

***There is Help Available!!***

## JOIN 'NEXT DOOR TWIN LAKES VILLAGE'

*Nextdoor* is the free and private social network for neighborhoods. On *Nextdoor*, neighbors create private websites for their neighborhoods where they can ask questions, get to know one another, and exchange local advice and recommendations. Many of your TLV neighbors have already joined & are sharing notes.

Thousands of neighborhoods across the country are already using *Nextdoor* to:

- Find trustworthy local resources, such as babysitters, plumbers, and dentists

- Organize neighborhood events, such as garage sales and block parties

- Get assistance in finding lost pets

- Sell or give away items, like an old kitchen table or bike

- Offer rides to the airport, cinema, public garden, etc

- Report suspicious activity and local crime

- Share tips about good restaurants, a fun cruise, and more

*Nextdoor's* mission is to use the power of technology to build stronger and safer neighborhoods. The inspiration behind *Nextdoor* was to give people a social network to connect them to one of the most important communities in their lives - the neighborhood. Nextdoor believes that when neighbors start talking, good things happen.

*Nextdoor Twin Lakes Village* was established to build community, make friends and share. It is not intended as a venue for political views nor as a complaint forum. Let's use it as a respectful, fun communications avenue.

*Nextdoor* is headquartered in San Francisco and was founded by a group of entrepreneurs who have a passion for creating meaningful online communities.

To join *Nextdoor Twin Lakes Village* - reply to your neighbor's invitation or go to Nextdoor.com & enter your address. Then follow the guidelines for joining. The request for verification that you are who you are & are a resident here at TLV may not work for those of you who have already departed for your winter home. In that case, you can verify by emailing a copy of a utility bill that shows your TLV address. Questions - look on line at [https://twinlakesvillage.nextdoor.com/about\\_us/](https://twinlakesvillage.nextdoor.com/about_us/) or contact Cheryl Harris at 707 294-6423 or [cheryleharris@sbcglobal.net](mailto:cheryleharris@sbcglobal.net).

## TLV Scholarships

As I sit down to post information about scholarships, the 2014 recipients are past mid-terms and looking toward their first-semester exams, high school football is drawing down to their play-off games, we're in the middle of World Series Baseball and we're beginning to hear about college basketball teams on TV. 2014 is quickly winding down—it has flown by so it's time to remind Twin Lakes Village residents once again to remember our scholarship fund for end-of-year donations.

The Activities Committee has set a goal of raising \$5,000 each year to sustain the TLV fund in the Lakeland Education Foundation with the hope of raising the amount of the scholarships that are awarded each year. School expenses continue to rise yearly so our Lakeland District students are very appreciative for the help we can give them.

Money is raised through personal donations, donations when family members or TLV residents pass away, 50-50 donations, raffle baskets, music concerts, Clothing Boutiques, yard sales and other money-making endeavors throughout the year. Some of our members have been extraordinarily generous this year and it's greatly appreciated! The funds from these projects and donations are then deposited in the Foundation where they have the opportunity to grow and are tax deductible for the people who itemize their deductions on their Federal Income Tax. Lakeland Education Foundation is classified as a 501(c)3.

Guidelines for donations are as follows:

Make checks payable to **Lakeland Education Foundation**

On the memo/for line (lower left corner of check) write: **TLV Scholarship**

Send checks to the following address:

Lakeland Education Foundation

PO Box 39

Rathdrum, ID 83858

Checks may also be given to the TLV office and they will help get it to the Foundation office.

Won't you consider being part of this Village project? We have 343 residences in TLV and even \$10 per household would put us close to the \$5,000 goal. The Scholarship Committee and future applicants thank you for your continuing consideration and generosity. Working as a team, we can help reach the Activities Committee goal.

Peg Salo, Chair  
Scholarship Committee



## Thrifty Boutique

We will be having our Thrifty Boutique again in the spring. This is our largest fundraiser for the **Scholarship Fund**.



Please save your gently used men's and women's clothing shoes, purses, jewelry and accessories to donate.



Call Ann Rholl for further information at 687-2901



Bill Haraldson-Hole in one at Granite Falls South, 167 -yard No. 13, 5 -hybrid.  
Congrats Bill!



## ATTENTION

The Landscape Committee would like to ask all the Villagers to please leave your porch lights on at night for better lighting and safety in the community.

Thanks for your help

## FYI

There is a clipboard in the loft with a list of things you can borrow such as: walkers, shower stools, crutches, card tables, coffee pots, etc. All you have to do is check them out.

Looking for a plumber, handy man, etc...

There is also a notebook with area business cards, from members who were pleased with their service.

**PLEASE BE AWARE THAT THERE HAS BEEN BREAK-INS AT TWIN LAKES VILLAGE. MAKE SURE YOU LOCK YOUR DOORS AND TURN LIGHTS ON AT NIGHT!  
PLEASE CALL THE POLICE TO REPORT ANY SUSPICIOUS BEHAVIOR!**





**Thank You So Much**

**LET'S ALL THANK THE LADIES ACTIVITIES COMMITTEE!**

**It is the wonderful "Activities Committee" who are responsible for making most of the projects and fun that happens in the Village! Please remember to thank them for all their time and hard work. The ladies pictured are part of that committee. Please join them for their meetings on Wednesdays at 10 am. They are meeting in one another's homes at the present time, so call the office for directions or it is in your monthly newsletter & on the calendar. TLV Office-687-1312**

## Christmas for All

Many thanks to all you TLV Elves who helped make the Rathdrum Food Bank Christmas for All project a big success.

Villagers Donated \$800.00 to buy toys and gifts and donated 50 gift or toy items. Stanna and Ann got to “shop ‘til they dropped” and had fun doing it. You also donated used clothing and other items and Christmas decorations that were given away. Also, gift wrap, bows and boxes.

Winnie, Sheila, Doreen, Judy Minter, Sandy White, Vicky, Lilas and Abby all came at some time during the 4 day ”prep and give time” to sort and wrap packages at the Lions Club. Doug and Darryl got to pick-up, pack-up and set-up.

Over 200 kids from newborn to 18 years were given gifts and the families received grocery certificates and mugs with candy.

All your help is greatly appreciated by Sharon Dillon from the Food Bank and Ann & Stanna your TLV Chairmen

## COMMITTEE MEETING TIMES AND DATES

1. ACTIVITIES COMMITTEE – Wednesday year round, 9:00AM June-August, 10:00AM September-May
  2. ARCHITECTURAL COMMITTEE – Meets as needed. Approves most requests via email, because people need them rapidly.
  3. BLUE (DOCKS AND WATERFRONT) COMMITTEE – Second Wednesday 6:00PM, fourth Wednesday, if needed, 6:00PM
  4. CLUBHOUSE/RECREATION COMMITTEE – First Monday of month at 1:00PM
  5. FINANCE COMMITTEE – No meetings until Spring
  6. GREEN COMMITTEE – No meetings until next spring
  7. LANDSCAPE COMMITTEE – Third Friday of month at 9:00AM
  8. LONG RANGE PLANNING COMMITTEE – No meetings until Spring.
  9. SCHOLARSHIP COMMITTEE – Meets as needed.
  10. SECURITY COMMITTEE – Not organized at this time .
- Some of these committees don't meet in the winter months, so if you are not sure, call the office and check .



## TWIN LAKES VILLAGE COMMITTEES

<u>Committee</u>	<u>Chair</u>	<u>Board Liaison</u>
Finance	Andy Carney	Gale Salo
Long Range Planning	Gordon Stephenson	Wendy Veale
Club House	Patty Garbrick	Carole` Jenness
Green	Mary Lou Bunn	Sara Thweatt
Landscape	Thanne Halsted	Wendy Veale
Architectural	Mary Sue Degerman	Gale Salo
Scholarship	Peggy Salo	Patsy Jaspers
Blue Committee	Chris Voelz	Patsy Jaspers

TLV Office Address, Phone Number, & Emails:

Twin Lakes Village POA  
5416 W Village Blvd  
Rathdrum, ID 83858

Phone: 208 687-1312

Fax: 208 687-0999

E-mail:

Manager: kevin@golftwinlakes.com

Office Manager: judy@golftwinlakes.com

Golf Pro-: darin@golftwinlakes.com

## BOARD MEMBERS

Char Burrill, *President*  
687-1931

Patsy Jaspers, *Vice President*  
208 659-0775

Carole` Jenness, *Secretary*  
755-8908

Gale Salo, *Treasurer*  
818-9127

Sara Thweatt, *Director*  
818-8041

Richard Beach, *Director*  
687-4566

Wendy Veale, *Director*  
659-5549



## New Members—Emails—Addresses—Phone Numbers

**New Members: Michael & Cynthia Scardina & Michelle Padilla—22035 N Molly Ln-Rathdrum, ID 83858—Phone-208 651-7527**

***(Correction) Gay & Harry (Hanley) Harrison-(not Gay Harrison & Harry Hanley as previously printed, I'm sorry)--***

**New E-mail Address: Steve & Lou Courchaine—Sljsc12@gmail.com**

**New Phone Number: Gloria Markowitz—760 568-4718 (not new, wasn't in the directory); Char Burrill 509 991-2217; Dick Burrill 509 991-2216**

**New Winter Address: Patsy & Don Jaspers-1110 N Henness Road #5, Casa Grande, AZ, 85122.**

**Kent & Kathleen McArthur-73363 Desert Green N, Palm Desert, CA 92260**



## MONDAY NIGHT FOOTBALL

Monday night is “Mug Night” at The Turn

\$3 Domestic draft beer in a 25oz mug

Half Price Apps with purchase of an entrée.

## THURSDAY NIGHT FOOTBALL

\$2 Domestic draft beer

\$4 Margaritas

“Taco Night”

\$1 Beef Tacos

\$2 Chicken Tacos

\$3 Fish Tacos



## SEAHAWKS GAMES

Become the MVP of the Game!

Receive one drawing entry ticket for each drink or menu item purchased.

One ticket will be drawn at the beginning of each quarter and the winner will receive bottomless draft beer for the quarter!

The MVP will be drawn at the end of the game and will have their **TAB PAID FOR** by The Turn!



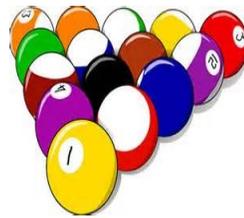
## SUNDAY FUN DAY!

**50 Cent Wings**

**\$2 Domestic Drafts**

**\$3 Well Drinks**

**Free Pool—Come Join the FUN!**



## **2015 NEW YEARS PARTY AT “THE TURN”**

Please join “The Turn” for a Prime Rib dinner & drinks.

Wednesday, January 31st to celebrate the coming New Year!



A HAPPY  
NEW YEAR

# MORE ACTIVITIES COMMITTEE NEWS

## Ladies Bible Study



We are studying Esther and will be meeting Mondays from 9:45 until 12:30 (new ending time).

All TLV women are welcome to join us for breakfast -- please try to let us know you're coming so we can plan!

On January 5, we will be studying the book of Hebrews.

We encourage everyone to join us for our casual study and fellowship. Call Pat Kobylensky at 687-4537 or Joanna Rohrmann 651-2352 (new number). We'd love to hear from you.

## BRIDGE

Bridge is canceled until there are more interested in playing.

## KNITTING ANYONE?



The Knitting Club meets at the Rathdrum Library on Tuesdays from 1 to 3 pm for those of you that are interested.

## BOOK CLUB

The Book Club meets at 3 pm, the first Tuesday of every month at the Rathdrum Library.

## MAH-JONGG



Mah-jongg is at 12:30 pm on Wednesdays in the Club House loft.

## MEN'S BIBLE STUDY

Men's Bible Study Thursdays, 8 am in Spirit Lake.



## PAINTING CLASS



The painting class is now on Fridays at 10 am in the loft starting Jan 9th, 2014. Cost is \$7.50 Please check the calendar.

## BUNCO

Join us for Bunco on the 3rd Monday of the month which is January 19 at "The Turn." The cost is \$5 & prizes are awarded for most wins, most losses and most Bunco's. Meet us for dinner at 6 pm and/or play at 7 pm.

What is Bunco? It's a dice game that requires no skill, but is fun! Men and women are both welcome to play.

Call Stanna Headden for info:  
801 699-0264

Newsletter



**FEBRUARY**

**2015**

**NEWSLETTER**

**DEADLINE**

**MONDAY, JANUARY**

**26TH, 2015**

***THANK YOU FOR YOUR***

***CONSIDERATION!***

**It's been a Great Year!**

**Happy New Year**

**Everyone!**

This bright new year is given to me to live each day with zest. To daily grow and try to be my highest and my best. - William Arthur Ward