

The Frio Communities Improvement Association (FCIA) Board of Directors and Twin Forks Neighborhood would like to welcome you!

As a courtesy to you and our fellow property owners, the Homeowners Association (HOA) is providing the following information regarding our history, the care of the property, the location of certain amenities, and the expectations of our Owners.

- Twin Forks was originally developed in the mid-Seventies and has seen an increase in building and in property sales. Developers recognized the beauty and potential of this old ranching area and sought to create a community that would continue caring for the environment and respect the tranquility and beauty of our river parks and common areas. Therefore, ByLaws, Deed Restrictions, Covenants and Policies govern our association today. The elected five-person Board of Directors (five-year term) has the responsibility of adhering to the governing documents as well as issuing Annual HOA dues. As of January 2024, FCIA charges \$252 a year per lot, billed in February and due by May 1, and to meet future needs and according to Texas HOA Law, may increase 10% per year.
- NOTE: Twin Forks DOES NOT allow weekend, vacation or short-term rentals, and requires a 9-month lease for long-term rentals. (See Leasing Policy)
- The ByLaws were established by the original developers, with adjustments made in Policies to accommodate the needs of a growing community. Acknowledging the HOA rules and conforming to community standards help keep Twin Forks beautiful, safe and with strong property values.
- Twin Forks developed with three distinct sections: Unit 1, Unit 2, and Unit 3, each with some differences, such as camping and mobile homes restrictions. New constructions, fencing, in-ground swimming pools, add-ons or remodels, mobile and storage move-ins/move-outs, and driveway work all require FCIA board approval before starting construction of any kind. Failure to get board approval could result in a fine. Email us! (See Construction Fee Structure)
- We have two very nice, well-established private parks that are accessed through keyed gates. Cathedral Park is located where the “twin” East and West Prongs or “forks” of the Frio River merge, and is connected to Pioneer via a rocky pathway. All property along that pathway is private (the river is public), so entering such is trespassing against neighboring owners. Both parks are maintained by volunteers (including you), and both parks are protected by gates which we ask to remain closed and locked while you and your invited guests are enjoying the areas. Property owners are responsible for guests at all times. Owners are issued one park key per lot at no cost, by signature in our Key Log. **NO CAMPING, NO CAMPFIRES ALLOWED AT EITHER PARK.** For the convenience of owners, a brush pile disposal is located near Pioneer Park for brush only (no non-combustibles or household garbage). Clean air and environment matter. **NO DUMPING JUNK!** Household garbage may be arranged for pickup by calling private waste collections companies (local) Rio Brewster Waste Management. Occasionally the Board opts to bring in a dumpster (for a limited time) placed near the brush pile to help Owners keep properties clean and tidy, we will notify you when such arrangements through email and Our Twin Forks Facebook. Two electric utility companies service the Twin Forks area: Bandera Electric Co-op (BEC) and American Electric Power (AEP), and Fiber Optics is offered through Bandera Electric Co-op and Hill Country Telephone Co-op (refer to their websites).
- Your Twin Forks property will always be referred to by Lot Numbers when dealing with HOA issues. However, your delivery address for UPS, FedEx, etc) is the same as your 911 address, which were assigned in later years by Real County. There is no correlation between our Lot numbers and the assigned 911 addresses, and each individual Owner must contact Middle Rio Grande Development Council to acquire the 911 address assigned to their property. You will notice that many properties have two numbers displayed for this reason, one being the Lot Number and the other being the 911 identifier so the ambulance or fire truck can find you, as well as deliveries. Lot numbers are same as Water Account numbers.
- Twin Forks is a private, gated subdivision. Every Owner is issued remotes (clickers). Twin Forks/FCIA will accept no responsibility associated with entry/exit gates. We do not employ security guards, and board members do not act in law enforcement issues. We believe in effective neighborhood community watch and encourage neighbors to watch out after each other and dial 911 when an emergency arises. Surveillance cameras are installed and recorded on the entry/exit gates, and each of our Park gates, and information gathered on these devices will be provided to law enforcement. If damage occurs to any gate equipment, email us immediately, replacement/repair costs will apply.
- The Helicopter Landing Zone near the HOA office Medi-Vac LZ Coordinates are: 29 deg 735634 N, and 99 deg 746689 W, and we recommend the AirMedCare Network (see their website for additional info.) Driving or parking on the HLZ is prohibited, but the zone doubles as a play zone for court-related sports. Helicopter Landing Zone is emergency helicopter ONLY, not for private use.
- For information about pets and animals, see Pet Policy, which requires that you leash (and secure said leash) your dog(s) when off your property. Twin Forks is a private subdivision, and we maintain all our roads, water plant/wells and amenities with our annual HOA dues and the help of volunteers. Our speed limit is less than 20 mph, with great emphasis placed on the safety of numerous pedestrians, bicycle riders, and slow-moving golf carts and ATV's (which are asked to yield to normal traffic). It is recommended that young drivers on carts, ATV's and scooters are monitored by Owners, have Driver's Licenses and wear helmets as safety precautions. FCIA Twin Forks will accept no responsibility associated with vehicle-related accidents. (see Golf Cart/ATV Policy).
- FCIA Twin Forks owns and operates its own water plant with accountability to Texas Commission on Environmental Quality (TCEQ) and we employ licensed and experienced water operators who perform other water-related duties. Your property most likely is (or soon will be) equipped with a water meter which has a serial number, and you have a Water Account Number. We use a reliable computer software program called RVS which tracks and records your water usage, bills and payments. Water bills are mailed at the end of the billing cycle (around the 25th), and payments are due by the 15th or a \$15 late fee is applied. You may pay your water bills by personal check, drop in the HOA office door slot, mail it, or set up Bill Pay with your personal online banking. (See How to Pay Water Bill for more info.) As of 2021, the monthly minimum for 3000 gallons or less is \$29.12. Owners are responsible for all water maintenance and repairs on their property, the HOA is responsible for the maintenance of supply water lines and water meters. (See HOA and Water Fees for additional info.)
- Twin Forks began a sewer project in 2010 funded by the Nueces River Authority which will install updated sewer lines throughout and will do away with all septic systems, and completion was set for 2021, and as of 2024 the project is incomplete due to NRA funding issues. Monthly sewer rates of \$46.88 are added to water bills.
- A list of the FCIA Board of Directors and their phone numbers is located on the bulletin board at the HOA office at 259 Bud Danner. Our traditional Annual HOA Meeting is held the Saturday of Labor Day Weekend, 9 am at the HOA office. If you have any HOA issues you wish to present to the board, please feel free to contact us through our email, and replies will be prompt.



FCIA/TWIN FORKS ESTATES

PO BOX 248

LEAKEY, TX 78873

830-232-6876 (Unstaffed/Unmonitored)

Webpage: <https://www.TwinForksLeakey.com>

E-mail: twinforksleakey@gmail.com (fastest response time)

Facebook: Our Twin Forks

Our Neighborhood is called Twin Forks Estates

Our Homeowner's Association is called FCIA

(Frio Community Improvement Association)

LIST OF FCIA/TWIN FORKS FEES and/or FINES: (Refer to HOA and Water Fees List for more information)

ANNUAL HOA DUES (as of January 2024): \$252 per lot, Billed in February, Due May 1 (late fee \$25)

To meet future HOA needs, and according to Texas HOA Law, Property Owners may expect a 10% increase in HOA Annual dues each year.

Special Road Repair Assessments are occasionally necessary. You will be notified of such well in advance.

HOA TRANSFER OF PROPERTY (BUYER): \$300.00 per lot

CONSTRUCTION FEES: Fees vary by project(s), which must be submitted for HOA Board approval.

Construction Fee Schedule can be emailed, is available on our website, and is posted on HOA bulletin board at the office.

Before building, Just Email Us!

PARK GATE KEY: NO charge to Buyer for first key; however, if Seller has been issued a Park Key(s), and key(s) unreturned at closing of a property sale, current rate is \$300.00 from Seller collected by the Title Co. for

FCIA; All additional keys are \$50.00 each available only to Owner(s) and signed for in person at the HOA

office. Lost replacement keys are \$150.00 each. **ENTRANCE GATE REMOTE:** Clickers available for \$50.00

FINES: Fine for Violation of Deed Restrictions: \$150.00 a month until Violation is cured.

Loose Dogs: 1st Letter of Warning, 2nd: \$50 and doubled thereafter. (See Pet Policy)

Any violation of HOA policies or damage done to HOA community property will result in damage reimbursement and may result in a fine to be determined by the Board of Directors.

WATER SERVICE FEES:

Installation of NEW SERVICE or RECONNECT terminated by payment default \$1200.00

Water service transfer of active service—Seller to Buyer, New Owner fee \$200.00

Water service billing due received by the 15th of the month. Received after 15th \$15.00

From Twin Forks Water Supply Corporation:

Your Water/Sewer Account # _____ became more than 30 days past due on the 15th of the current month, past due balance of \$_____. Termination of service is scheduled for the 25th of the current month and \$1200 re-connect fee will apply in the event of water disconnect, in addition to the past due balance. Past due payment MUST be received at PO Box 248, Leakey TX 78873 (or

HOA office door slot) on or before the billing cycle ends on the 24th of the current month. TFWSC Hours: M-F, 9-5. No online or phone payments. Questions? Reply email only to the FCIA Twin Forks Board of Directors with written intent of payment. Recommended Payment: ACH Recurring Bank Draft Form available on this website.

IN ACCORDANCE WITH THE TEXAS PUBLIC UTILITY COMMISSION, Disconnection with Notice: Prior to disconnecting your service, your water or sewer utility company must provide you with a separate written statement mailed or hand delivered. The disconnection date must be 10 days from the date the notice is issued unless a shorter time is authorized by the commission. The notice must include the intended date of disconnection, the total past due charges, all reconnect fees, and the company's office work hours and contact information.