



Twin Rivers FlyLine



A Newsletter about the Twin Rivers Mountain Resort near Boone, North Carolina

Volume 3, Issue 1

Fall 2005

Twin Rivers POA Annual Meeting and Picnic

The Annual Meeting of the Twin Rivers Property Owners' Association (POA) was held on July 16, 2005 at the Fairfield Inn in Boone, NC. The meeting was well attended by more than 30 property owners, and including proxies, over 70% of the lots, thus voting rights, were represented.

Mary Lou Transue and Kristin Copeland were elected to three-year terms on the Board of Directors (BOD) as listed in the below. After considerable discussion, the proposed Amendment to the Twin Rivers Declaration of Restrictions to allow the Association to designate a lot as common property and use it to create a community park or other facility for use by POA members did not get the required 75% affirmative vote. Other business of the POA was also discussed and several worthwhile suggestions were provided for further consideration by the Board of Directors.

The Board of Directors wishes to express their sincere appreciation to those who attended this very important meeting.

A meeting date of July 15, 2006 was tentatively set for the next annual meeting.

Immediately following the meeting, a picnic was held in TR for the entire community. The weather was beautiful (no rain), and the barbecue was good. We hope to have a social event again next year, since it provides an excellent opportunity for all of us to get better acquainted with our neighbors.

Twin Rivers Board of Directors

The TR POA Board of Directors for 2005-2006:

Tom Loftin	(President)	Term: 2004-2007
Kristin Copeland	(Vice-President)	Term: 2005-2008
Nik Pry	(Treasurer)	Term: 2004-2007
Herm Tomer	(Secretary)	Term: 2004-2007
Steve Irwin		Term: 2004-2006
Bob Hosea		Term: 2004-2006
Mary Lou Transue		Term: 2005-2008

Streams Committee Report

John Welfare, Chairman

As we near the close of another successful fishing season at Twin Rivers, we can reflect on the best and the worst which nature can throw at us. Last year's unprecedented floods were followed by good rains and water flows through the spring and much of the summer. This allowed our streams to weather the six week drought of August and September fairly well. The flood damage to the Watauga River was significant but not as destructive to our trout populations as expected.

Section five below the Watauga bridge provided consistent fishing for good sized fish most of the season. Section six continues to be a challenge as the floods radically affected the stream bed and resultant cover for our trout.

Poaching re-emerged as a serious challenge, particularly on the Watauga. A number of poachers were discovered and escorted off the property (or ran). Two bold individuals were actually seen under the Watauga River bridge with a stringer of over 20 dead fish. We have had a number of members report confirmed or possible sightings of poachers well after the sighting occurred. The only way to stop the poaching is for property owners to immediately report such sightings before more fish can be killed and the individuals can leave unfettered. Reporting later is of minimal help. We are also reposting the Watauga with no trespassing signs which face the highway and stepping up patrols.

We have also had numerous complaints about members not respecting beat boundaries and fishing in other member's beats. This is simply not acceptable and is very inconsiderate to other fishermen. If continued abuse of the rules persists, the board will be forced to consider more drastic measures such as revocation of fishing rights for repeat offenders. Let's not go there. Simply respect the rules so that all may enjoy our streams. If you are unsure about the beat boundaries, ask Bill Drummond or an experienced member for directions. There is also a detailed map on the sign-in station as well as signage on the stream.

An additional stocking was recently completed in October. For those who are able to fish the late fall or Thanksgiving holiday, fishing should again be great.

Tight Lines!

Trails Committee Report

Tom Loftin, Chairman

The Trails Committee has been hard at work overseeing the construction and maintenance of trails within Twin Rivers.

Construction of the new swinging bridge to cross Boone Fork Creek near lot 332 is essentially complete. Also, a connection with the Boone Fork Loop Trail has been constructed to allow hikers to walk all the way to Hebron Colony Falls and Julian Price Lake or in the other direction to Grandfather Mountain. A Trails Map is being prepared to illustrate these trails.

Finally, several new foot bridges were installed at various stream crossing to improve access and use of the trails.

Landscaping & Beautification Committee Report

Kristin Copeland and Susie Morgan, Co-Chair

The fall planting of mums was completed and provided significant beauty in our manicured beds for all to enjoy. Our next planting will be in the spring.

We look forward to a beautiful winter in the High Country!

Architectural Review Committee Report

Sandy Welfare, Chairperson

With numerous homes completed in Twin Rivers and more under construction, the current building season is winding down. We look forward to the spring when new construction will get into full swing.

There have been many questions raised concerning lot subdivision. In 2005, before the approval of the new lot subdivision clause in the Deed Restrictions, there were several large tracts of land held by various entities. After the approval of lot subdivision, these were quickly subdivided by their owners according to the criteria collaboratively set up by the ARC and the POA Board. Most all the large tracts have now been subdivided. The ARC hopes that further subdivision will not be an issue. We believe that further subdivision will negatively impact the trails, streams and overall appeal of Twin Rivers. The ARC has decided that should any new requests for lot subdivision be submitted, all adjoining lot owners as well as lot owners who are across the street will be notified that a request is under review. The adjoining lot owners will then have 30 days to notify the ARC in writing of any concerns they have about the request. These concerns will be taken into consideration when looking at the impact of further lot subdivision.

We have also had several complaints concerning construction debris visible from common areas. It is the property owner's responsibility to make sure that builders keep construction areas cleared of unsightly debris during construction. It is also the responsibility of each property owner to make sure that all debris is cleared before the builder leaves the job. In other words, don't pay before the site is cleaned.

Now, indulge me while I get on my soapbox. Please make sure to vote on issues that come before the membership of the POA. Your vote is important. *According to the NC Planned Communities Act and the Twin Rivers Declaration of Restrictions, in order to make any changes in the Deed Restrictions, 75% of all members must cast an affirmative vote.* It is vital that each and every one of us be a part of our community in this way.

As always, I'm here to answer any questions you may have about building in Twin Rivers. I can be reached at 704-366-3935 (h), 704-996-1181 (c) or by email at aquabonita@aol.com.

Twin Rivers Management

Bill Drummond, Manager

Summer is over and winter has just begun. We had another great year at Twin Rivers. I believe I witnessed more fishing activities than ever before. The enthusiasm that the Fisherman showed just proves that Twin Rivers has some amazing waterways. As I mentioned at the annual meeting, Section 5 made major gains this year with stream improvements. Many Fisherman remarked on their success while fishing there. We also stocked both streams in October, which will make some great pre-winter fishing.

The swinging bridge was completed this summer. It spans over 80 feet across the Boone Fork. It is located at Drakes Bend on Section 4. We built it to be a low water crossing for safety but made it high enough to hopefully withstand high water flood conditions. This bridge allows you to easily cross the creek to gain access to the Boone Fork Loop. Please remember to cross it one at a time for your safety. Currently, we are working on a trails map that will show the Twin Rivers Trail system and the State Parks system as well. With this you will be able to plan a hike starting on our trails and going as far as you wish, including Grandfather Mountain. Please remember to bring necessary items such as water and snacks when hiking deep in the State Park.

The main road in the Meadowoods Section of Twin Rivers has been paved. It looks great and, just like the rest of TR, will be maintained throughout the winter. If you are planning winter trips to Twin Rivers, please be assured that the roads are always kept in top condition. The roads are plowed, when required, in the morning at 5 a.m. We do this so that if you have a flight or a long travel you will not be delayed. As snow accumulates we re-plow Twin Rivers so that you are always able to leave. We place salt and chat along the roads especially in certain areas that are prone to having black ice. If you are traveling in Twin Rivers with these conditions, please be careful. We recently painted reflective striping at the entrance to help night vision as well as deter people from driving and parking on the grass.

Activity in general in Twin Rivers has been strong. From sales, to home construction, to maintenance, to lot owners spending time here, Twin Rivers is maturing into a great Development. We are excited for spring with many improvements being planned. We would also like to thank the lot owners and fisherman that have reported suspicious activity to the TR Office. By doing this we are able to better protect our waterways and trails. It also protects the community as a whole. Thank you.

If you need any assistance or have any questions please call the Twin Rivers Office at 828.963.7020. We will be glad to help you in any way. Please feel free to call us with suggestions or recommendations as well. This is our community and we benefit from everyone's input. Have a great holiday season and hope to see you in Twin Rivers soon.

“Deed” You Know?

The Twin Rivers Declaration of Restrictions states that all lots in Twin Rivers shall be used for single-family, detached residential purposes only. No structure shall be permitted on any lot other than one detached single family dwelling not to exceed two and a half stories in height and one small one story accessory building which may include a detached private garage, provided the use of such dwelling or accessory building does not include any activity normally conducted as a business.

Street Name Change

The following street names have been officially registered with Watauga County and are now in effect for Twin Rivers. Please note that the Post Office will continue to recognize the previous street name until September 15, 2006, but after that date will only recognize the new street name.

Old Street Name	New Name	Indian Meaning
Twin Rivers Drive	Twin Rivers Drive	
Bordeaux Lane	Ontario Ridge	Beautiful Hills, Rocks, Rivers
Cabernet Drive	Tioga Trail	Where Trail Forks
Pinot Drive	Tonawanda Trail	Confluent Stream
Merlot Drive	Conestoga Court	Beautiful Magic Land
Golden Trail Drive	Allegheny Lane	Fairest River
Queen's Ridge	Yakima Ridge	Runaway River
Artence Lane	Seneca Drive	Standing Stone
Gallatin Lane	Kenosha Drive	Long Fish
East River's Edge	Merrimac Way	Swift River
West River's Edge	Muskegon Drive	Plenty of Fish

Other POA Business

New Gate Code. A new gate code was implemented effective July 16, 2005. The old gate code was discontinued. As in previous years, the gate code will be changed each year during July.

Board Meetings. The Board of Directors plans to meet at 9:00 a.m. on March 4, 2006 and May 6, 2006 at the Twin Rivers Office and July 15, 2006 immediately following the Annual Meeting. You are welcome to stop by and meet the Board members and catch up on the latest TR activities.

POA Documents. POA documents such as the Declaration of Restrictions, By-Laws, Construction Criteria, and recent newsletters are available from the TR Office or on-line at www.twinriversnc.com.

“Deed” You Know?

No fuel tanks or similar storage receptacle may be exposed to view, but rather, must be installed only within the main dwelling house or within the accessory building or buried underground or otherwise appropriately fenced or screened from view.

Twin Rivers POA
7803 Highway 105 South
Boone, NC 28607