



TWIN MILL FARMS  
HOMEOWNERS ASSOCIATION

# Newsletter

# March 2024



## Exciting News!

The Board of Directors has been looking into lighting options for the Winding Hollow Drive entrance off Old Decatur.

A new light pole has been ordered and will be installed in the next few weeks!

## Management Team

Ryan Smith, Community Manager

[ryan@legacysouthwestpm.com](mailto:ryan@legacysouthwestpm.com)

Steve Duckworth, Compliance Inspections

[steve@legacysouthwestpm.com](mailto:steve@legacysouthwestpm.com)

Pool Key Requests

[poolkeys@legacysouthwestpm.com](mailto:poolkeys@legacysouthwestpm.com)

Make a payment online today by visiting [lswpm.cincwebaxis.com](http://lswpm.cincwebaxis.com) or mail payment to  
Twin Mill Farms HOA  
c/o Legacy Southwest  
Property Management  
PO Box 294047  
Lewisville, TX 75029-4047



## Making a Change? Submit an ACC

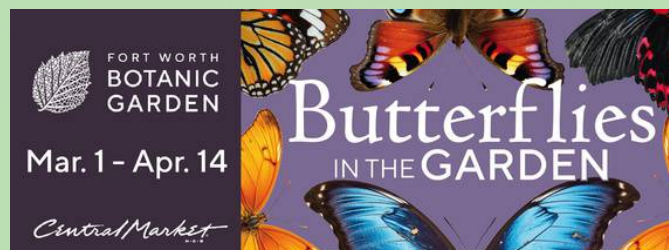
If you're making a change to the outside of your home please make sure to submit an ACC application for review and approval.

Visit [Twinmillfarmshoa.com](http://Twinmillfarmshoa.com)



## March in Fort Worth

The Fort Worth Public Library has something for everyone! From storytime for infants and toddlers to science experimenting, crochet or chess clubs, you can find just about anything. Check out the Bee Lab on March 11. Visit <https://www.fortworthtexas.gov/departments/library>



## Cowtown Goes Green



Ft Worth Stockyards March 16

Round up the family for an entire day of Irish-Western fun! Featuring festive food & drink, live music, armadillo races, lawn games, pony rides, Old West Gunfight shows, cloggers & dance troops, a special matinee Stockyards Championship Rodeo at 1:30PM and a spectacular Irish-Western parade at 4PM. All this in addition to the twice daily cattle drives.

## Yard of the Month

Due to the recent freezing weather and it's effect on the lawns in the neighborhood, the committee has made the decision to start yard of the month again in April.





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# MARCH 2024

## March is...

**Brain Injury Awareness Month**

**March 10th: Day Light Savings**

**March 17th: St Patrick's Day**

**March 20th: Spring Equinox**

**March 31st: Easter Sunday**

## Community Reminders



Gentle reminder to pick up after our canine family members when they are out and about in the neighborhood.



**Portal Registration**

Pay assessments online Contact your management staff!  
<https://lswpm.cincwebaxis.com>.



**Trash & Recycling Collection**

All garbage, recycling, and yard waste must be at curb by 7am on Tuesdays. Collection can occur anytime between 7am and 7pm.



**Bulk Trash**

Bulk trash is scheduled for pick up the 1st Monday of the month. Please have items at curb by 7am for pick up.

## March Community Calendar

					1	2
3	4				8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



## Waffles from Scratch

1 1/2 cups all purpose flour

1 teaspoon baking powder

1/2 teaspoon of salt

2 eggs, separated

1 cup milk

1/4 cup melted butter

Confectioner's sugar and fresh fruit or maple syrup



### Step One:

In large bowl, combine the flour, baking powder and salt. In a small bowl whisk egg yolks, milk and butter. Stir into dry ingredients until moistened.

### Step Two:

In small bowl, beat egg whites on medium speed until soft peaks form. Fold into batter.

### Step Three:

Bake in preheated waffle iron according to manufacturer's directions until golden brown. Top with confections sugar and fruit or serve with maple syrup.

Recipe via [www.tasteofhome.com](http://www.tasteofhome.com)



# EASTER EGG HUNT!

HOP ON OVER!

Address: Twin Mills Park

Date/Time: March 24th 2 to 4 PM

Easter Bunny  
Icecream Truck  
Bounce Houses  
Easter Egg Hunt

starts promptly at 3pm





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# 2024 ANNUAL HOMEOWNERS ASSOCIATION

# MEETING

TUESDAY, APRIL 23, 2024

5:45PM CHECK IN 6:00 PM START

**BOSWELL HS KIRK WATSON LECTURE HALL**  
5805 W. BAILEY BOSWELL RD.

TO VIEW THE MEETING DOCUMENTS OR TO FILL OUT THE ONLINE  
PROXY IF YOU CANNOT ATTEND, GO TO THE HOA WEBSITE  
BEFORE 5PM APRIL 22



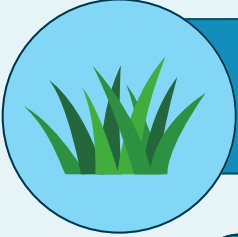
Visit Us

**[twinmillfarmshoa.com](https://twinmillfarmshoa.com)**



CONTACT RYAN SMITH WITH ANY QUESTIONS  
**[ryan@legacysouthwestpm.com](mailto:ryan@legacysouthwestpm.com)**

# A RESIDENTS GUIDE TO Property Maintenance

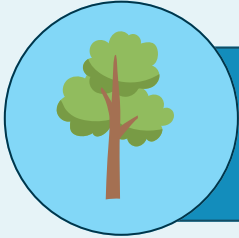


## GRASS

Grass must be mowed, edged and free of weeds.

## CLEAN YARD

Yards should be well-kept, clean and free of loose trash and debris.



## TRIMMED TREES AND BUSHES

All trees must be trimmed at least 7ft above any sidewalk and 13.5 ft above the street, bushes should be neatly trimmed.

## VEHICLES

Junk and inoperable vehicles are not permitted. All vehicles must be parked on an improved surface. No vehicles are allowed to be parked on the grass or side yard.



## FENCES

All fences must be well maintained, no missing or broken slats or panels.

## OUTSIDE STORAGE

Shall not be located in the front yard and must be screened from public view. Furniture, appliances, and trash may not be stored outside.



## PAINT AND SIDING

paint must be well maintained without chipping and siding must be intact.



## TRASH

Trash cans may not be set out at the curb before 6pm the day before collection, and must be removed by 7am the day after collection. Bins must be stored out of view of the street per City Ordinance.

