



# Twin Towers HOA Newsletter

December 10, 2020

Winter 2020



## A Year in Review:

Greetings and Happy Holidays!

What a difference a year makes! Who would have thought this time last year that 2020 was going to be a year of such challenges for all of us to navigate. New terms like “community spread” have been added to our regular vocabulary and we have adjusted to elbow bumps instead of hand shakes!

Even with the “social distancing” and staff changes this year, we have been able to get a few things done on the property:

- Palm tree trimming and annual dune clearing has been completed.
- Parking arrows and walkways have been repainted.
- Internet service is now being provided by the Association for all units.
- Hallway carpets and elevator lobby tile has been professionally cleaned.
- Concrete restoration has begun on the North side of the North Building.
- New A/C units were installed in Clubhouse.
- Pool camera system has been updated with new cameras.
- 2nd floor North laundry floor drain plumbing was complete.
- West End double doors have been replaced in both the North & South Bldgs.
- New pool heater was installed.
- Two new washers & two new dryers were installed on the property.
- New staff members, Frank and Tom, have both been familiarizing themselves with the property and making headway on some of the projects & preventative maintenance here at Twin Towers. WELCOME!



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We would like to thank all of our residents for your support this past year. We wish everyone a Happy Holiday season and a very safe 2021!

## Laundry Costs

Over the past year, we have seen an increase in the maintenance costs of our laundry equipment.

With the age of the equipment, increased costs of maintenance, and cost comparisons of other laundry facilities, we will be updating the fee for using the laundry equipment.

Effective January 1st, the cost for a wash will be \$1.25 per load. The dryer costs will remain the same.

Please be sure to adjust the washer load size if you wash smaller loads to use the appropriate volume of water.

Thank you!

**IF YOU WERE NOT AWARE — THE OFFICE DOES HAVE QUARTERS FOR SALE FOR USE IN THE LAUNDRY EQUIPMENT.**



## **Budget Planning:**

With many homeowners being newer to the community, we would like to provide an update on some of the budget and financial planning taking place to keep your community a beautiful, well-maintained facility.

The Association is in the fourth year of an eight (8) year concrete restoration program. Upon completion, we will be half way through with the concrete renovations. Currently, the Association is using approximately \$175,000 each year from the annual budget to fund the concrete. From a reserve aspect, the next four years will be almost exclusively focused on getting this important concrete work done. As you can see, the work is quite necessary.



As many of our large-ticket reserve items, such as elevators, generator, paving, roofs and the pool area are in fair to good shape, we do not anticipate needing funds for these items within the next few years.

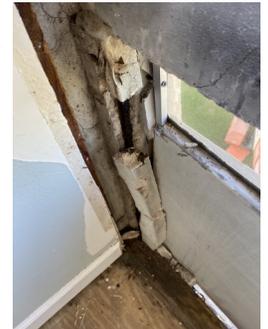
Once we complete the concrete restorations, we will then be able to begin building our reserve balances in the painting, paving, pool, roof and other reserve accounts.

We continually look for new products or methods to maintain the property in a cost-effective manner. Since installing LED lights in the hallways and laundry, our electric bills are approximately \$2,000 less per year.



**Last year we spent \$1,700 in postage. While we are required to send certain items by mail, we are now able to send newsletters and general correspondence via email. PLEASE HELP US WITH OUR EFFORTS to be environmentally friendly by saving paper and reduce our postage costs by SIGNING UP FOR EMAIL MAILINGS (when applicable). Be sure to contact the office with a valid email address and keep it updated! THANK YOU!**

Should you have any questions regarding our future plans, please see the office.



## **2021 Monthly Maintenance Fees:**

New monthly maintenance fees go into effect January 2021. The new monthly rate includes the additional cost of internet service, increased insurance premiums, and increases in general operating costs. If you have a check automatically sent from your bank, please be sure to change the monthly amount immediately!

|            |       |
|------------|-------|
| 1 Bedroom  | \$336 |
| 2 Bedroom  | \$406 |
| Oceanfront | \$449 |

**Welcome New Owners:**

Please join the Board in welcoming the newest members of our Twin Towers family:

|                       |      |
|-----------------------|------|
| Gilbert & Linda Costa | 315N |
| Tera Jones            | 406N |
| James & Lori Plaut    | 612N |
| Stella Luz            | 502N |
| David & Laura Stout   | 407N |

**COVID-19 Update:**

Since the beginning of the pandemic, Brevard County has seen a total of 16,500 recorded cases and over 450 deaths from Covid-19. Unfortunately, we have experienced a few residents that have been sick with Covid in our community.

We are grateful that everyone is on the mend or has recovered. A huge THANKS to each of you who sent well wishes to our Twin Towers family members!

We continue to recommend masking, social distancing, hand washing and limited gatherings until a vaccine becomes available to the general public.



**Get Crafty!**

Interested in learning Cross-stitch?

Susan Howden, Unit 217N, has offered to teach cross-stitching classes to our residents.

If you would like to learn a new craft, please see Ms. Sue!



Cherishing the memories of our time together.

Our condolences to the friends and family of the Twin Towers residents recently lost:

- Kathy Burke
- Roberta Chavers
- Dick Hanson
- John Kay
- Lewis Roberts
- Vincent Warner
- Jerry Wauchter

**EMERGENCY CONTACT**

Any business conducted before or after normal business hours is handled as an Emergency Situation and can include weekend A/C repair, water leaks, or unit lock outs.

For emergencies, please call the manager at 321-537-2020. This number can also be dialed from the touch tone boxes located in the North & South lobbies by dialing "02"—Condo Emergency.

Remember, for unit access after hours (lock outs), there is a \$50 cash fee due immediately upon entry.

IMPORTANT INFORMATION PROVIDED...PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

**NOTE — STAY INFORMED!**

PROPERTY HAPPENINGS ARE  
ROUTINELY UPDATED ON THE  
FRONT PAGE OF THE  
WEBSITE!

**BOARD OF DIRECTORS**

|                 |                |
|-----------------|----------------|
| President:      | Richard Murphy |
| Vice President: | Mike Naumann   |
| Treasurer:      | Tony Jorge     |
| Secretary:      | Lyn Parsons    |
| Director:       | Karen Patrick  |

**Management Office**

The Twin Towers HOA office is located at  
the main entrance to the  
North building.

Office Hours are Monday through Friday  
from 9:00 AM - 3:30 PM

Launa Young  
Community Association Manager

Phone: (321) 783-2435  
Fax: (321) 783-2040

E-Mail: [twintowersmanager@yahoo.com](mailto:twintowersmanager@yahoo.com)

**Visit us at [www.twintowershoa.com](http://www.twintowershoa.com)**