



Twin Rivers HOA: Summer 2026 Newsletter

Warm weather is finally here, and we hope everyone is enjoying the season! As we head into the high summer months, the Board wants to share important maintenance updates, upcoming project timelines, and crucial community reminders.

Important: Bear Aware Trash Reminder

The bears are active in Basalt! It is critical that all residents tightly secure the trash enclosure lids after every single use. The **Basalt Police Department** is actively monitoring the area, and the HOA will face strict notices and fines if our bins are left open. Let's protect our local wildlife and our community budget—keep the lids latched!

Current & Upcoming Property Projects

We are keeping busy this summer with several property improvements designed to keep Twin Rivers safe, efficient, and well-maintained:

- **Decks & Landscaping:** Crews will be on-site shortly to repair damaged deck boards and cut back tree limbs that have grown too close to the building.
- **Carport Lighting Upgrade:** Beginning the **first week of August**, we will start replacing the original, inefficient fluorescent light bulbs in the carport area with modern, motion-sensor LEDs to improve safety and cut down on energy costs.
- **HVAC & Energy Efficiency:** Jason is currently working on securing funding for a comprehensive engineering study to explore installing **mini-split units** for optimized heating and cooling. Even better news: **CORE** (Colorado Office for Resource Efficiency) may be able to offer rebates to help offset the costs of these efficiency projects.

Annual Security Inspection: This Friday

Vision will be completing our annual security system test and inspection **this Friday from 12:00 PM to 2:00 PM**.

- **Note:** They will **not** require access to individual homes for this test. You may hear alarms or testing signals briefly during this window.

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Neighbor-to-Neighbor: Preventing Water Damage

Water seems to be our number one recurring issue each year, causing major disruptions and multi-unit damage. Following our recent leak, our neighbor **Bob** reached out with a proactive, budget-friendly solution that we highly encourage all owners to adopt.

Bob recently purchased a pack of **Govee Life Smart Water Leak Detectors**, which include a small Wi-Fi Gateway hub that sends instant alerts straight to your smartphone the second moisture is detected.

- **The Cost:** They typically run around \$45 to \$60 depending on the bundle size you choose (packages like a 3-pack or 5-pack are readily available). You can order them directly online via the [Govee Official Store](#).
- **Where to put them:** They are ideal for high-risk zones like **under kitchen sinks, behind washing machines, and around hot water heaters**.
- **What they *can't* do:** While these won't catch hidden, internal wall leaks, they are incredibly effective at stopping appliance overflows and water heater failures before they destroy the units below them.

If every stakeholder takes this small step, we can drastically minimize destruction and save thousands in shared repair costs.

Thank you all for doing your part to keep Twin Rivers a safe, beautiful, and neighborly place to live. Have a fantastic rest of your summer!

— **The Twin Rivers HOA Board & Anderson Property Management**