



Twin Brooks Homeowners Association

911 Duluth Hwy. Suite C-1, B-220

Lawrenceville, GA 300043

tbha@twinbrooks.org – www.twinbrooks.org

HOA Meeting June 30th, 2026
5:30pm 420 Twin Brook Way

Meeting Minutes

- I. **Introductions – Sign In**
- II. **Approval of Last Meeting Minutes – approved as presented.**
- III. **Financial Report**
 - a. The budget for 2026 and 2027 was provided, reviewed and approved as presented. It's the same budget provided to all homeowners via email with subject line "Community Updates" earlier in the month.

Our current balance as of June 30th, 2026 is \$8,869.19.
- IV. **Community Updates**
 - a. Lucia an elected Board Member resigned in April. We greatly appreciate her time and support during her time as a Board member. Lucia supported the entrance beautification project which had many moving parts, her support helped achieved this project and we are very thankful for her support. Althea and Rosa remain on the Board.
 - b. Gwinnett County Community Support – We contacted the county for support including parking, and overcrowded homes. Officer Brock provided information via email on how the county can support our community including street parking and the COPS program. A week prior to our meeting he was replaced by Officer Key. Officer Key informed us a day before our meeting that he was in training and was not going to be able to attend the meeting. We informed him we will let him know when our next HOA meeting will be so he can attend.
 - c. Tax Records – We contacted 2 tax companies to file our taxes. One company charge \$750 per year, the other one \$400. It was decided to go with the company that charges \$400 for our tax needs.
 - d. Cat concern on Twin Brook Court – in November of 2025 a homeowner in Twin Brook Court called and shared her concerns about a large number of cats. Rosa contacted animal welfare and they provided information on a Community Cat Program. In May another HO in the same are reached out. I asked both homeowners to send me photos and videos. Rosa contacted animal welfare again, and included the pictures received from homeowners.

Rosa spoke with an officer from animal welfare and he provided additional information on 2 options homeowners have. Rosa provided homeowners with the information given to her by the officer. One option is to take cats to the Gwinnett County shelter; another option is to pay a company to trap the cats and do the whole process for them. Rosa provided information to both homeowners on their options.

Board of Directors
Althea & Rosa



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- e. Electrical Covers – we are looking at this as a safety issue. Covers no longer fit the original box, often move when mowing the lawn. We contacted Jackson Electric; boxes don't belong to them. These covers seem to be for cable TV wires. We are working on finding out who is responsible so they can replace them.
- f. Hiring a Property Management Company. Maintenance violation support is a need for the community. Since 2018 we have tried to manage maintenance violations and is not possible. We will only outsource the maintenance part.

We will like to have the service for one year, then evaluate the progress. Six companies were contacted, we had phone calls with 3, and met with one. This service will start in July of 2026. We will pay for the first 2 months in advance, then each month for the remaining of the 12 months. The monthly cost is \$500. This is the most economical company and also the one that best fits our needs. Their office is nearby and they service Chandler Park. Our 2027 dues will increase to \$175. This is the same information that was emailed to all homeowners earlier in the month.

- g. Community Communication – we will continue to utilize different ways to share information about the community including our Facebook page, newsletters, and emails.
- h. Yard of the Month – the first month was May. The winning homes are uploaded to the website. The winner receives a \$50 Home Depot gift card.
- i. We had our first community gathering April 18th. It was a small group but it was great company. We talked, ate, learned more about each other and shared home projects going on and ideas.
- j. Adjourn – Next HOA Meeting – we will check with the Community's Police Officer to see when he is available to attend our next meeting. We are looking into late September or October of 2026.