



Twin Brooks Homeowners Association

911 Duluth Hwy, Suite C-1, B-220
Lawrenceville, GA 300043
tbha@twinbrooks.org

Meeting Minutes October 24, 2025

Welcome and Introduction

Review of Previous Minutes

New Business

A. Annual Expenditures Sept 2023-Sept2024

Final Balance Sept 2024 : \$14,993

Dues Received: \$8,871.66

Utilities: \$647

Landscaping: \$6434

Office Supplies: \$1837.42

MISC: \$110.67

B. Sept 2024-Sept 2025

Final Balance Sept 2025 : \$18718 (+3725)

Dues/Fines Received: \$12886.29 (+4014.63)

utilities: \$677 (+30)

Landscaping: \$6417 (-17)

Office Supplies/Business Costs: \$2393.26 (+555.84)

C. Annual Expenditures October 2024 to September 2025: \$8,863.87

D. 2026 Annual Dues will be \$100

E. Balance (10/23/2025): \$17,329.67

F. Accounts Past Due: Four homeowners \$1,087.18 (includes annual interest rates and certified letter cost)

A detailed breakdown was shared showing current projected operational expenses for 2026. Projected expenses for existing services: \$7,086.00 OR if conducting pressure washing every other year would be 7,024.00. Yearly dues/if all paid would bring in \$9,800/year.

Some homeowners asked about raising dues to help give more money for other projects. It was discussed to get quotes for these projects to detail out/be able to show why dues would be raised.



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Needs for 2025 – 2026 were discussed, included continuing to budget for improving the front entrance and using mailing service for dues statements and elections packets. The challenge of not having a working water sprinkler system at the front was discussed. Previous improvements were discussed, Tasya has watered in the past/but water sprinkler or hose section was stolen and Rosa mentioned 590 has also agreed to water.

Some of the projects that homeowners mentioned were: better look for front, more pinestraw, more resources, and painting the fence. There is the possibility of our current/new lawncare company to do other things such as pinestraw during the off season. Terri will check the agreement.

Community Update

A description of the roles of President, Treasurer and Secretary were distributed. It was brought up that more help is needed to run the HOA. A suggestion of considering a management company was brought. Some in attendance brought up that this was explored in the past and supported continuing without a management company.

Landscaping was discussed – Shared information about the new lawncare company and new weed control company. Both are relatively new, started in late August/early September. The HOA had not been pleased with the previous weed control company. Pipeline mowing has been turned over to property owners. Those along the creek may still need to be notified. Lawn service yearly has been reduced from \$6,600/year (our old lawn person raised prices) to \$3,120/year. Weed control reduced to \$600/year (was \$1,266).

Pressure washing of front stone monument and wall occurred in September

Topic of reaching out to homeowners whose property backs up to Lawrenceville/Suwanee Road to request bushes/trees get trimmed up. It is possible the lawncare service would do it.

Home improvements were recognized. 545 Twin Brook Way and 960 Twin Brook Court.

Shared pending violations, Rosa distributed a detailed list of all violations, status, if fines given that she has been working on since August. A homeowner added that Gwinnett County code enforcement can also be contacted regarding things such as tall grass. Concerns brought up about gravel in front/side yard of a property.

Rosa shared thoughts on dividing the community up to better address violations.



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Pending Concerns: There are four delinquent accounts; Collections have begun on one and others to follow. One account is on a payment plan. This is an improvement from September 2024 where there were 18 past due accounts. It was discussed the work that goes into getting dues paid including statements, second notices, emails, texts and third notices.

Terri put together and emailed a community survey to our email list in September; a summary of the results were shared on the agenda. Rosa distributed a print out. The hope is to conduct more and include links in newsletter and to dig deeper into some of these/get more details from homeowners.

It was brought up that security is a concern in the community and the possibility of installing security cameras.

Ballots were counted by home owners in attendance. The board members for 2025 – 2026 are Rosa Gutierrez, Terri Wellman and Lucia Maldonado to begin October 31, 2025.

After 8 PM, a board member distributed an additional document to attendees and began reviewing contents. Earlier in the day, the board had communicated internally about adjourning the meeting at 8:00 p.m. due to one member's illness and another's prior commitment. The 8:00 p.m. adjournment time was also mentioned during the meeting for attendees' awareness. The meeting was subsequently adjourned shortly after 8:00 p.m., and the document was not able to be reviewed as part of the meeting.

Next meeting date: Next HOA meeting will be determined and shared with community