



Twin Brooks Homeowners Association

911 Duluth Hwy, C-1B, #220 Lawrenceville GA 30043 (UPS Store)

tbha@twinbrooks.org Phone: 678.701.6903, Cell: 678.682.4946

www.twinbrooks.org



HOA Newsletter November 2025

Community Updates

Boar of Directors Election: Althea McFarlane, Lucia Maldonado, and Rosa Gutierrez are Twin Brooks' Board of Directors. Terri Wellman was originally elected but decided to step down.

This year we received more participation than in past years, thank you for getting involved in your community. Mickey Mouse had 1 vote, thanks for laugh 😊

We look forward to having a productive year 2026 for our community. Working together we will see our community improve. We are ready to roll up our sleeves and get to work.

On November 17th we had our first directors meeting. We discussed the parking concern at the entrance, entrance beautification and our budget. Let us know if you are interested in serving the community.

Community Maintenance

- Annual Maintenance Assessment – we will do an annual maintenance assessment at the beginning of the year. The goal is that this assessment will help minimize monthly maintenance violations.
- Maintenance Violations – we will be assessing our community for maintenance violations. We will divide up the community amongst volunteers. A report will be provided at each HOA meeting.
- Entrance Beautification Project – we are working on this project and will share it with you once it's finalized. This is an exciting project for our community.
- Streetlights – get the streetlight number located on the post, call Jackson Electric at 1-800-462-3691, select option 1, then 1 again to report a non-working streetlight.
- Colonial Pipeline Maintenance – we contacted colonial gas company to inquire about mowing the pipeline area. We were informed that their contractor will come late November.
- Trash Bins – Some of you have a sticker on your trash bin some of you don't. This is very important information regarding your trash and mail services:
 - Rosa spoke with the Post Office, and the garbage company, both indicated that your trash bin(s) needs to be on the oposite side of your mailbox.
 - The US mail driver can't deliver your mail if your trash bin is infront or near your mailbox.
 - See the sticker for other requirements to ensure your trash is picked up and your mail is delivered. Unfortunately Waste Managment does not have any stickers to give us.



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Our community is in your hands!
It takes all of us to create and
maintain a cleaner and safer
environment to live in.

We appreciate your cooperation
in keeping your home in
accordance with our covenants.

Community Reminders

Parking – THIS IS A SAFETY CONCERN. Blocking the driver's view, mailboxes, hydrant, parking on the sidewalk and yard, and parking on the wrong side of the street or on another property remains a concern. Park on your driveway to ensure safe passage for school buses, emergency vehicles, and all drivers.

Call Gwinnett County Non-Emergency (770) 513-5700 to report parking concerns.

Dog Owners - Pick up after your dog and keep your dog on leash. This is a sanitary concern, your dog your poop. Contact us if a dog owner is not picking up after their dog.

Structural Changes to Properties - Any structural changes to your property require HOA approval.

Commercial Vehicles - Commercial Vehicles shall not be on a property for more than 48 hours.

The More You Know:

Need bulk items or appliances picked up? Call Waste Management to set up a pickup date (678) 684-1493.

Call Gwinnett County Non-Emergency (770) 513-5700, for violations such as loud music, lawn mowing, construction, excessive dog barking, etc., if it's between 10:00 PM and 8:00 AM.

Visit our website www.twinbrooks.org to review the covenants, pay your HOA dues or a violation fee and for other important information about our community. If you have any questions, concerns, or comments in general please reach out to us.

 Join the community's Facebook Page "Twin Brooks Neighbors Lawrenceville GA". Share news, home improvement recommendations, concerns, etc.

Laugh Moment

Why did an accountant quit his job? Because he lost interest.

Share the joy, send us a laugh moment.