Community Updates
Twin Brooks Community 10/06/2026

Good day neighbors,

A **BIG** Thank You to everyone in all streets who contributes and has contributed to making our community better and safer (homeowners, tenants, landlords, management companies) by parking on your driveway. **This has been a huge safety concern on all three streets and has made a huge difference in our community in the last weeks.** This is a big deal for our community. Thank you!!

As a community we have made a significant progress regarding maintenance specifically with landscaping (vines growing on the home, overgrown grass/bushes), mailbox repairs/cleaning/painting, home pressure washed. Our community is looking cleaner, nicer, and as a result our efforts make our community safer.

REMINDERS

Annual Meeting

If you are interested in serving the community at any capacity, Baard member or officer, please **send us a biography to post on our website and have on the ballot.**

You can vote for up to three (3) candidates. Ballots will be mailed out in the next week or so.
You can return your completed ballot or Proxy form in any of the following ways:

- If you will attend the meeting, bring your completed ballot or Proxy form with you.
- Mail the completed ballot in the stamped envelope you will receive.
- Drop it off in Rosa's mailbox, text or call her to inform her (678) 682-4946.
- Personally give it to Rosa, text of call her (678) 682-4946.
- Email it to tbha@twinbrooks.org

The annual meeting will be on Tuesday November 3rd, 2026, at 6:00pm, 420 Twin Brook Way.

Keep in mind, you can become a volunteer at any time throughout the year. As discussed on our last meeting, volunteers who complete a full calendar year serving will get their HOA dues reimbursed at the end of the year served. In addition to this incentive, you will help make a positive and impactful difference in our community.

If for any reason you can't commit to one year, you can support the community by being a Board member for a month. This is a way you can support those who serve, without feeling overwhelmed or pressured ☺

Proposed Covenant Amendments

As discussed at our recent meeting, we are working to update our community covenants so they better reflect our community today and provide clearer protections and procedures for all homeowners.

Our current covenants are more than 30 years old and contain language written when our community was still being developed by the builder. Many provisions are outdated, no longer apply, or do not provide clear procedures for today's homeowners as new regulations have been created.

Our goal is not simply to change the covenants—it is to create a clearer, more current, and more balanced set of rules that protect homeowners, provides a fair process, and better serves our community for years to come.

The proposed amendments will provide:

- **Clearer violation procedures**, including reasonable timeframes for homeowners to correct violations.
- **A defined hearing process** for homeowners who receive a violation notice.
- **Updated language** that reflects how our community operates today.
- **Removal or revision of provisions** that were intended for the original development and are no longer applicable.
- **Clearer expectations and responsibilities** for homeowners, helping the Board apply the covenants more consistently and fairly.

Within the next couple of weeks or so, we will email the proposed amendments, including the current language, proposed changes, and reasons for the updates.

Your input matters. Please review the document and send us your questions or feedback by email. We also plan to hold a community meeting sometime in mid-November or early December to go over your feedback. If any article requires additional consideration, we will provide a survey for homeowners to provide further input.

This is an important opportunity to strengthen our community, protect homeowners, and establish clearer and fairer rules for everyone. We encourage every homeowner to review the amendments, participate in the discussion, and support the updates.

We will only talk about updates to the Covenants at this meeting. This meeting will count as a community gathering, and so will have refreshments at this meeting. We look forward to hearing from you and working together to improve our community.

Sincerely,

Rosa G

Twin Brooks HOA Board of Directors - Althea & Rosa
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For violation inquiries contact Brittney Sutton
(678) 384.9385 / CCR2@associationmgt.com