



Twin Brooks Homeowners Association

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

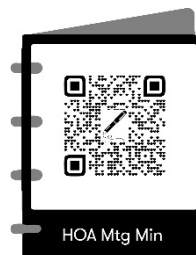
tbha@twinbrooks.org Cell: 678.682.4946

www.twinbrooks.org

HOA Newsletter June 2026

Community News

- A huge THANK YOU To our neighbors helping us water the trees on the wall side; to our neighbors who donated \$50 for additional flowers and a neighbor assisting us with the newsletter.
- 93 out of 98 payments have been made. We were not at 100% but the best we have done since our HOA meetings started in 2018. Of the 5 late accounts, 1 have been in collections since October of 2025. Stay informed, scan the QR code to read the HOA Mtg Minutes.
- HOA Gathering – Saturday April 18th at 2:00pm, 420 TBW(plant/flower sharing activity). Marcela from Bloom Landscaping will attend. Stop by get to know your neighbors and get suggestions from the pros on how to maintain a beautiful landscape for your home. We will have light refreshments.
- Jonah from Turf Masters and Twin Brooks resident came to our HOA meeting and provided \$25 Vouchers for us (1st application), I still have 8 left, contact me to get yours.



HOA Mtg Min

Community Updates

- **Parking** – A big **THANK YOU** to all residents who have cooperated with us and are helping the community to be a safer place to live by parking on your driveway. We will continue addressing this concern on all streets. We might get stickers to place on cars.
- **Entrance Beautification Project** – For the most part the project is finalized. The plan is to continue working along the fence and in other areas in our community. Share suggestions and ideas.
- **Annual Maintenance Assessment** – As we finalized phase one of the Entrance Beautification Project in the second quarter we will focus on annual maintenance assessments.
- **Streetlights** – Help keep the lights on!! 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.

Community Reminders

Everyone,

Please help us identify dog owners who do not clean up after their dogs. Please send a picture to our email or text us at (678) 682-4946. Your information will be kept confidential.

Dog Owners,

If you don't clean up after your dog, a violation fee will be enforced. Wherever in our community you let your dog poop is someone's property. No one should clean up your dog's poop but you.

Structural Changes to Properties - Any structural changes to your property require HOA approval. If you don't ask for approval, a violation fee may apply.

Need Bulk Items Removed? Call Waste Management to set up a pickup date at (678) 684-1493.

Cutting Trees? Building a fence? Make sure you get your lot surveyed and talk with your neighbors regarding property lines. Your neighbor can sue you if you cut his/her tree(s) or build into their property.

Twin Brooks Board of Directors



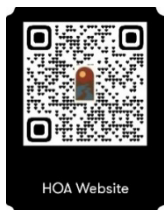
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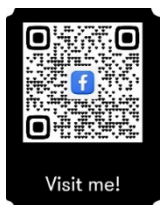
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Call Gwinnett County Non-Emergency (770) 513-5700, for violations such as loud music, lawn mowing, construction, excessive dog barking, etc., if it's between 10:00 PM and 8:00 AM.



Visit our website www.twinbrooks.org for the latest updates, 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 Twin Brooks Facebook Page. Share news, home improvement recommendations, community events, concerns, etc. We use this platform to share community news and updates with you.

Our neighbor Chris is live streaming a nest. A post with the link is on our FB Page. Hatching is expected this Sunday and Monday. <https://www.youtube.com/@GeorgiaBackyardBirding/live>



We are partnering with Bloom Landscaping to save you \$\$\$\$ and improve our community!!!!

 **SPECIAL SPRING BUNDLE:** Three services for **ONLY \$249**. Choose one from each category.

☒ **Foundation:**

☐ Aeration (front & side of home—up to 1,500 sq ft) ☐ Driveway pressure wash (up to 640 sq ft)

☒ **Maintenance:**

☐ Front bushes trimming (up to 4 ft height) ☐ Overseeding (front & side – up to 1,500 sq ft)
☐ Fertilization+weed control (front & side, one time service)

☒ **Finish touch:**

☐ Front & back mowing + edging ☐ Leaf clean-up ☐ Flower bed clean-up.

 OTHER SPECIAL BUNDLES

- ☐ Pine Straw or Mulch Package – \$149 Front flower beds (standard size by the front walls) PLUS mowing, edging & blowing included.
- ☐ Tree Pruning Package – \$199 Low branch pruning up to 4 trees (12 ft height max).

 **GROUP DISCOUNT: Get 10% OFF** Monthly Lawn care services when 3 neighbors sign up together!

✓ Same-day neighborhood service ✓ Consistent scheduling ✓ Cleaner, uniform curb appeal

If you don't see a bundle for you, Contact Marcela (470) 871 95 78 to create your own. Habla Espanol. Come talk to her at our HOA Gathering April 18th, 2:00pm, 420 Twin Brook Way. See you then.

Laugh Moment

Which US state has the smallest drink? Minnesota.

Twin Brooks Board of Directors