



Twin Brooks Subdivision

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

Email: tbha@twinbrooks.org

Phone: 678-701-6903

HOA Newsletter June 2025

Thank you to all homeowners who have paid the 2025 dues as it keeps our community operational and funds necessary maintenance and improvements.

Announcements:

- **CONGRATULATIONS CLASS OF 2025:** Alanna Sims - Collins Hill HS, Sophia Weise - Collins Hill HS, Jacquelin Estrada – Georgia Gwinnett College
- **Yard of the Month Project:** Between May and August, one spectacular home will be chosen each month to receive a \$50 Home Depot Gift Card. Interested in helping judge? We need volunteers!
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Congratulations to our May and June winners!



- **HOA Payment Methods:** We have implemented Zelle and PayPal as more convenient payment options.
- **HOA Phone Number:** A dedicated community phone line has been put in place. Our new number is listed in the header of this newsletter.
- **Front Entrance Sign:** We're updating our entrance sign, as the current one is showing its age. Stay tuned for a fresh new look.
- **Violation Fees:** Our aim is to enhance our community's appearance by adhering to HOA Covenants.

Effective immediately, unauthorized driveway construction from October 2024 onwards will incur monthly fines until removed. Per article 6.12: Roads, Sidewalks and Driveways, no road or driveway shall be constructed or altered without prior written approval.

- **Collections:** We have selected a collection company to manage delinquent accounts effectively and are working to have an account created.



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Community Reminders:



- **Parking - THIS IS A SAFETY CONCERN:** Please park in your driveway to ensure visibility and safe passage for everyone, including school buses and emergency vehicles.
- **Dog Owners:** Kindly pick up after your dogs and keep them on a leash. Let's be considerate of our neighbors. The areas by the creeks and the pipeline are not public property and are mowed by your neighbors.
- **Structural Changes to Properties:** Remember to seek HOA approval for any property alterations to avoid violation fees.
- **Commercial Vehicles:** Should not remain on the property for more than 48 hours.
- **Junk Vehicles:** Must be kept out of public view.
- **Maintenance:** Maintain lawns by keeping grass short, trimming bushes, and removing vines from houses.
- **Trash Bins:** We aim to beautify our community by keeping trash bins out of public view. One homeowner built a fence for this purpose. Contact Zack Nowell at Transparent

Maintenance Company, 404-394-2449, and mention you live in Twin Brooks.

Coming Up:

Annual Election Board of Directors: Want to make a difference in our neighborhood? Run for the HOA Board! It's a great way to shape decisions, protect property values, and bring fresh ideas to the table. Your voice matters – step up and get involved! Submit your name to tbha@twinbrooks.org by July 31, 2025.

Good Info to Know:



- **Street light Repairs:** In May, three street lights were repaired. If you observe a light that is not functioning, please contact Jackson Electric at 1-800-462-3691, select option 1, then option 1 again to report the outage. Kindly provide the number on the street light pole.
- Need bulky items removed? Contact Advance Disposal at (678) 684-1493.
- Gwinnett County Non-Emergency: (770) 513-5700
- Noise violations between 10:00 PM and 8:00 AM.
- Parking issues (blocking fire hydrant and driveway, No Parking zone violations).

Please visit our website at www.twinbrooks.org to review the covenants, pay your HOA dues or violation fee, and access other important information about our community. Should you have any questions, concerns, or comments, contact us at tbha@twinbrooks.org.