Community Updates
Twin Brooks Community 06/15/2026

Dear Neighbors,

We hope this message finds you well. Happy Friday.
Since October 2025, your Board has been working diligently to improve the appearance, safety, and overall quality of life in our community while protecting and enhancing the value of our homes.

This year, we successfully completed the Entrance Beautification Project, investing approximately $13,0007.30 to create a more attractive and welcoming first impression for all residents. This project reflects our commitment to making meaningful improvements that benefit every homeowner and resident.

We are also pursuing and working on five additional initiatives that will help strengthen our community:
• Partnering with the Gwinnett County Police Department's Crime Prevention and Community Affairs Section to enhance neighborhood safety and community engagement. Officer Brock will attend our next HOA meeting.
• Review tax records to ensure our community is in compliance with State and Federal regulations.
• We are waiting response from Gwinnett County Services Animal Welfare to get assistance with a cat concern in Twin Brook Court.
• We contacted Jackson Electric/cable companies regarding the replacement of electrical covers in our community.
• Retaining a professional property management company to assist with covenant administration and community operations.

For many years, the Board has relied on volunteers to help address covenant compliance and community maintenance concerns. Since 2018, we have repeatedly asked for additional volunteers, but participation has remained limited. While Board members continue to dedicate countless hours of personal time to serving the community, the responsibilities have grown beyond what a couple of volunteers can effectively manage.

During a community-wide inspection conducted on May 14th 2026, 71 maintenance violations were identified among our 98 properties. Addressing these issues requires far more than simply sending notices. The process involves:

• Conducting property inspections
• Documenting and photographing violations
• Maintaining records and correspondence
• Preparing and mailing notices
• Tracking compliance deadlines
• Communicating with homeowners
• Performing follow-up inspections
• Maintaining consistent and accurate documentation

These responsibilities require time, organization, and consistency. Professional property management companies have the staff, systems, and expertise necessary to perform these functions efficiently and fairly. Hiring a management company is not about creating more violations or imposing unnecessary

restrictions. It is about ensuring that our community standards are administered consistently, professionally, and objectively.

Most importantly, well-maintained communities tend to preserve and enhance property values. When homes and common areas are properly maintained, the entire neighborhood benefits. The goal is not enforcement for enforcement's sake—it is protecting the investment that each of us has made in our homes.

Over the past several months, we researched multiple management companies, held discussions with their representatives, evaluated their services, and carefully considered the needs of our community. We listened to homeowner concerns and selected a company that we believe can help us achieve the standards established by our governing documents while providing professional support to both homeowners and the Board.

In addition, Officer Brock Marks of the Gwinnett County Police Department has expressed interest in attending our next HOA meeting to discuss programs and resources available to support community safety and neighborhood improvement efforts. He is able to come on Tuesday, June 30th, 2026. We will make our next meeting on that date, and because of his work schedule our HOA meeting will be at 5:30pm this one time.

We encourage you to visit our website to review the community budget, future projections, and additional information regarding these initiatives. You can also visit our FB page for community news. We are also providing you with the 2026-2027 Operating budget.

The improvements we have made at our entrance demonstrate what can be accomplished when we invest in our community. The next step is ensuring that we have the resources and professional support necessary to maintain those improvements and continue moving our neighborhood forward.
Together, we can create a safer, more attractive, and more desirable community—one that protects our property values and remains a place we are all proud to call home.

Sincerely,
Your HOA Board of Directors
Have a great weekend - Althea & Rosa

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