



Twin Brooks Homeowners Association

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

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HOA Newsletter July 2026

Community Updates

Last month we shared 5 community projects we are working on. Below are the updates;

1 - We have retained a property management company to support our community with maintenance assessments-violations.

Effective July 1st, 2026, the property management company Association Management Advisory Group professional with our approval will oversee all community maintenance inspections.

- Action Required: Moving forward, all maintenance violation notices will be issued directly by the management company. If you receive a notice, the name of the accounts manager will be listed on the notice, you must respond and provide proof of compliance directly to the account manager.
- Inspection Preview: A copy of the maintenance inspection form is included for your records. Please note this is a foundational guideline and not an exhaustive list; other violation notices may be issued as necessary.

2- We have selected a tax firm that will file our tax forms.

3 – Cat concern. We contacted Gwinnet County Animal Welfare to get assistance and information about the high population of cats in one area of our community. We also contacted a Planned PETHood in Duluth. Is a wellness center for cats and they also offer to pick up/safely trap cats. The Gwinnett County Animal Welfare officer advises to not feed cats unless you plan on keeping them long-term.

4 – We are still working on replacing the electrical cable tv/phone covers throughout our community.

5 – At our next meeting, we will have an officer from Gwinnett County Police Department's Crime Prevention and Community Affairs.



May - 340 Twin Brook Way

Congratulations to the Yard of the Month winners!!!

Winners receive a
\$50 Home Depot gift card



June - 370 Twin Brook Way

We would like to provide more information about the maintenance assessments under different articles. At any time, you can visit the website under tab "HOA INFO" then select Covenants to review each article.

The goal for enforcing monthly maintenance assessments is to improve our community, increase the value of our homes while keeping our community safe, clean and beautiful.

Violation fees are not part of our budget because we don't want to have any. Here we go-

Spotlight on Article 6.05: Front Yard Sod Requirements

All front yards of all lots must be fully sodded with Bermuda grass.

The Concern: There are many properties with excessive weeds rather than compliant sod. This is actively impacting neighboring lawns, as weeds migrate and damage well-maintained properties. To protect everyone's property values, enforcement of Article 6.05 is being prioritized.

**Twin Brooks Board of Directors
Althea & Rosa**



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Resolving a Notice: If you receive a violation notice regarding Article 6.05, you must resolve it and provide proof of action to the Accounts Manager via one of the following methods:

- ✓ Installing compliant Bermuda sod, installing a straw seed blanket or/and hiring a monthly, professional weed control service, or any combination of these. If you have another solution provide it in your response.

Spotlight on Article 6.15: Mailbox Requirements

Mailbox needs repair and/or painting. Shall be constructed of brick or stucco to match the property.

The Concern: Approximately one-third of the mailboxes in our community require cleaning, painting, or repair. Neglected mailboxes and poorly maintained properties diminish our neighborhood's aesthetic value, create a false impression of neglect, and can inadvertently compromise community safety.

Resolving a Notice: If you receive a violation notice regarding Article 6.15, you must clean, paint, repair or do all three to comply.

🔔 Community Reminders

🐾 **Responsible Pet Ownership** -To Our Dog Owners: Please remember that every common area, easement, and yard in this community belongs to someone. No one should have to clean up after your pet but you. Failing to pick up after your dog will result in an immediate violation fee.

🚗 **Parking Success** -A big THANK YOU to all residents who are parking exclusively in their driveways! We are continuing to monitor and address street-parking concerns across all neighborhood roads.

🔧 **Structural Changes & Property Lines** – as of July 1 2026 all property structural changes MUST have HOA Approvals and will be 100% enforced. Proceeding without an approved modification form WILL result in violation fines and a request to undo the changes. We are working on properties where changes have been made.

💡 **Report Out-of-Service Streetlights** – Call Jackson Electric at 1-800-462-3691 (Select Option 1, then Option 1 again).

📞 **Gwinnett County Ordinances** - For neighborhood disturbances—call Gwinnett County Non-Emergency at (770) 513-5700.

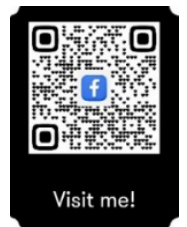
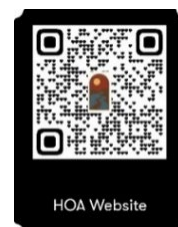
Looking Ahead

We are finalizing our recommendation to establish a reasonable cap on rental properties within our community. Communities are strongest when a high percentage of homes are occupied by owners who have a personal investment in their property's upkeep and in the future of the neighborhood.

One of the ongoing challenges our community has faced has been communicating with absentee landlords and obtaining timely compliance with our governing covenants, making it more difficult to enforce the covenants that protect every homeowner's investment.

We will share the final recommendation in the months to come.

For your convenience, we created QR Codes to share important community information with you.



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