



# Twin Brooks Subdivision

P.O. Box 692 Lawrenceville, Georgia 30046

[tbha@twinbrooks.org](mailto:tbha@twinbrooks.org)

[www.twinbrooks.org](http://www.twinbrooks.org)

## April 26, 2019 HOA Meeting Minutes

### **Attendance:**

This was the 2<sup>nd</sup> meeting of the year. There were 11 members present. Five new home owners joined the meeting (new to the meeting not the association). This is the meeting with most members since our community started having HOA meeting last year. Welcome!

### **Items Covered:**

Reading of Minutes- The minutes from the previous HOA meeting were approved as presented.

Treasurer's Report- The treasurer provided a copy of the financial report with HOA dues paid and expenses. Home owners continue to make their accounts current by paying in full past due balances and/or setting up a payment plan.

### **Unfinished Business**

Speed Hump- Speed humps were installed by the county. All feedback received has been positive.

No Parking Signs- This topic was brought up last year due to multiple vehicles being parked on the street, grass, sidewalk and parked against traffic. Some neighbors have expressed approval and disapproval of "No Parking" signs installed in our subdivision. HOA President Rosa Gutierrez, contacted the county and made a formal petition. Every home owner should receive a letter in the mail in the near future informing them of the process. Every home owner will have an opportunity to vote.

### **New Business**

2019 Taxes- Taxes were filed for the 2018 year.

Fence Repairs- We received 3 bids (\$6,000, \$4,232 and \$3,800) to repair the subdivision's fence. It was decided to go with the \$3,800 bid, the company is insured and is the best for our budget.

Financial Investment- There was approval to invest 50% of the current balance on a CD or other form of investment to gain funds for the community.

Delinquent Accounts- There was discussion of putting property liens on delinquent accounts. In an effort to give home owners an opportunity to bring their accounts current, there were no liens placed last year. A final letter will go out to all delinquent accounts in May of 2019 giving the home owner 30 days to come current or set a payment plan. A property lien will be placed on the property of any unpaid accounts.

Graduation Banner- A graduation banner was order to honor all students graduating in May. The request for names was on the previous newsletter. Three names were submitted.

Door Hangers- Starting on April door hangers were and will be placed on doors indication the home owner/tenant there is a violation of the HOA covenants. The violations include lawn maintenance, garbage bins by mailbox or in front of property and junk vehicles among others.



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The HOA email address is on the door hanger for home owners/tenants to provide questions, feedback and corrective action.

## **Other**

Restrictions on Rental Properties- There has been concerns about rental properties not maintaining their properties according to covenants including loud noise, outdoor storage, junk vehicles and lawn maintenance. About 30% of homes in our community are rental properties and several property owners are from out of town. In some situations the police has been called and the county code enforcement has been contacted several times. HOA president will gather information on a proposal to put in place restrictions on rental properties. There will need to be an amendment to the bylaws/covenants to have this implemented. HOA President will look into it and provide information to all home owners before the next HOA meeting.

Increase of HOA dues- Several home owners are happy with the changes they have seen in our community, they have expressed their desire in seeing more positive changes and have indicated their willingness to pay more in HOA dues to bear the cost of current expenses and additional improvements. The HOA covenants briefly addressed the increase of HOA dues. There will be no need to amend the bylaws/covenants to have this implemented but a vote of 2/3s is needed. HOA President will look into it and provide information to all home owners before the next HOA meeting.