



# Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

[Tbha@twinbrooks.org](mailto:Tbha@twinbrooks.org)  
[678.682.4946](tel:678.682.4946)

## HOA Newsletter December 2022

### Key Dates for 2023

#### HOA Meetings:

- **March 1, HOA Dues**
- March 24, 2023
- **April 1, 18% interest applies**
- June 23, 2023
- September 23, 2023

**The location is 420 Twin Brook Way, at 7:00 pm.**



## 2023 Upgrades and Updates

### **We are Going Digital**

In the next year, we will start sending you the HOA Dues invoice, and Newsletters via email. Send your email to [tbha@twinbrooks.org](mailto:tbha@twinbrooks.org)

### **Hiring PT Support**

We are looking to hire someone to complete different tasks including but not limited to distribute violation notices, and decorate among other duties as needed. The pay would be \$50 per service performed; this could be a monthly service depending on the need. Usually it takes about 1:15 minutes to distribute newsletters.

We are looking for residents in our community who truly are interested in seeing our community prosper, and improve. This information was discussed during the last HOA meeting. Please review the minutes located in our website for additional information regarding this decision. Contact us if you are interested.

### **New Landscape Company**

We have a new landscape company. The bids this year were between \$7,000 and \$12,000 per year. We are at the very bottom of \$7,000. As you may have experienced yourself with your expenses, cost has gone up. We must keep in mind our HOA dues might go up as cost goes up in the next years.

As we look into the New Year, and think of goals or just things we want to accomplish, let's evaluate the progress we have accomplish as a community, and let's look for ways to continue improving it.

### **Achieved in the past 4 years**

- ✓ Speedbumps
- ✓ Active Website
- ✓ Lights at the entrance
- ✓ Landscape beautification at the entrance
- ✓ Each year since 2018, the number of current accounts has increased. The best year yet is this year with 94 current accounts. Only five accounts in collections. It used to be about 50% accounts in collections. **Kudos to all of you who have been part of this progress!**



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## **Now, how can we keep our momentum and continue improving our community?**

Per observations, homeowner's suggestions, and feedback during HOA meetings, here are some items we can work on.

- Clean Up Your Yard. Yard work is not only cutting the grass during summer. Is also cleaning the leaves during fall and winter. Is maintaining shrubs and tree(s) trimmed. In addition, is removing from your front yard any items that do not belong in the front yard such as chairs, and grills, among other items.
- Remove Non-operative Cars and RVs. These vehicles are not allowed to be parked in our (most) communities.
- Attend HOA meetings. Meet your neighbors, have a laugh and share ideas. It is a great group of people.
- Volunteer. It takes time and energy to create the newsletters, the invoices, and notices, go buy ink and paper, the printing, the mailing and delivering of notices. Even paying someone once per month, we still need your help. One hour of your time per month can really made a different for us the current volunteers.

## **Our expectations as a Community**

In an effort to increase the value of our homes, keep our community safer, and clean, below are some things our community expects from you, and what you can expect from your community.

### What Your Community Expects (needs from you):

- To continue being a responsive member and paying your HOA dues.
- To cooperate when a notice is given to you.
- To support your community by volunteering at some capacity when possible. If we have a couple of persons distributing door hanger per street, we will sure see a significant improvement.

### What You Can Expect from your Community:

- To be treated with respect and dignity.
- To be informed of what is happening in the community.
- To receive information on resources when you ask.

We would like to say thank you to our neighbors who have supported the community by volunteering in different capacities, Cindy and Pablo. If you know them, say thank you next time you see them.

Cindy has been helping with the website for over a year now. She uploads the newsletters, minutes and updates the website as needed. Pablo has attended some meetings this year, and assisted in delivering notices in the community.

Your neighbor Douglas has served the community since 2018 by processing all expenses, sending invoices, processing HOA dues, and making all payments for landscaping, electricity, Website, GA Secretary of State, and P.O. Box accounts, and filing taxes for the HOA.

Rosa has been serving the community along with Douglas since 2018, she assists in the annual Yard of the Month project, writes and delivers newsletters; assists in closing letters for home sellers/buyers. Assists in writing invoices, writes agendas and minutes. Hosts HOA meetings.

As you see, there are plenty of tasks you can help your community with. We look forward to hear from you in 2023!