



# Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046  
(678) 682-4946

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

## HOA Meeting Minutes December 5, 2023 7 PM

Welcome and Introduction

### Review of Previous Minutes

The minutes of the previous meeting were approved as presented.

### New Business

#### Financial Report

-HOA dues received as of December 5, 2023

-84 payments received, 15 delinquent accounts, 4 multiple years.

- Account Balance: \$13,324

Breakdown of past year expenditures:

Landscaping (Mowing, Weeds, Plants for the entrance): \$8608.19

Office Supplies (Stamps, Envelopes, Paper, Post Office, Website, ect): \$1352.75

Utilities (Jackson EMC): 470

Misc (Items with no receipts): \$355.35

### Community Update

Discussed ways to reduce costs for Office Supplies/Landscaping

Many homes have mailboxes that need to either be pressure washed, repaired or painted. Previous TBHA Board has addressed this, this issue is on the agenda to be addressed again.

Street parking is still an issue and is a subject being considered to review and add to covenants. This would require a vote from the HOA. County codes are available online to help the neighborhood understand how Gwinnett/City of Lawrenceville regulates parking. Lawrenceville city police can be contacted via 770-963-2443 to report parking safety concerns and code violations. More information will be shared in future newsletter.

Statements for 2024 dues will be sent out early next year. The dues will remain \$100 per home. Notices will be sent to past due homeowners and liens will be filed for nonpayment of dues for those homeowners who are 3 – 4 years past due if payment not received by due date.

Holiday light judging will happen on December 16<sup>th</sup>.

Talked about neighborhood watch and recent safety concerns.

The board is still looking for homeowners to fill the positions of President, Secretary and Treasurer.



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Discussed pending violations and gave updates on the status of each. There has been movement and improvements on maintenance violations.

Talked about the possibility of online meetings.

There are several mailboxes in the neighborhood that need power washing, painting or repair.

## Next meeting

Friday February 23, 2024 at 7 PM. 490 Twin Brook Way