



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

tbha@twinbrooks.org

HOA Meeting Minutes February 23, 2024 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 February 18, 2024

-30 payments received, 14 delinquent accounts, 4 multiple years.

- Account Balance: \$13,751.96

Community Update

A homeowner brought up concerns about the 3C Church, loud music and is disturbing on Wednesdays and Sundays.

Discussed 2024 elections and invite all to participate and run for the Board. We will need 3 Officers and plan to have elections in September 2024. Need help with the election process.

Reviewed over street parking, sharing here in our meeting minutes:

Per Gwinnett County Code of Ordinances:

Sec. 102-73. - Parking not to obstruct traffic. No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than ten feet of the width of the roadway for free movement of vehicular traffic.

Section 1001. Plan and design standards for off-street parking. The following are required plan and design standards for off-street parking: Location and surface of parking areas. In any district, the parking of any vehicle on other than a surface treated and hardened to accommodate the vehicle is prohibited. In any residential district, the parking of any vehicle in the front yard or in front of the principal building line is prohibited except on a hard-surfaced driveway or in a carport or garage. Not more than 35 percent of this required front yard area shall be used for parking under any circumstances.

Except as otherwise provided in this Code section, every vehicle stopped or parked upon a two-way roadway shall be stopped or parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.



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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.

Statements for 2024 dues were sent out. Dues should be paid by March 31, 2024 to avoid the 18% interest.

Reviewed over recent home improvements in the neighborhood. The board will be sending notices to homes that need to repair/paint or pressure wash their mailbox.

Safety issues – coyotes spotted in neighborhood.

Talked about a future neighborhood cookout.

Next meeting

To be determined