



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

HOA Newsletter-August 2018

Do you know why our subdivision is called Twin Brooks?

Look at our logo, does it tell you anything? Our community has 2 brooks. Brooks are also known as stream, creeks and rivulets which explains the names of our streets. One brook runs between Twin Brook Way and Rivulet Ct, the other brook runs between 380 and 370 Twin Brook Way.

Good News

The number of home owners paying their HOA dues has increased from approximately 60% in January to 75% as of July 2018. The county has confirmed we are getting Speed Humps!!! THANK YOU for your support in making our community safer for everyone. Thank you for parking in your driveway; this provides better visibility for everyone! Also, with collaboration from home owners, areas in our community have been cleaned and cleared up. Let's maintain these areas clean, we are all responsible for keeping our community clean.

Before

After

Before

After



Twin Brook Ct

Rivulett Ct

Before

After

Before

After



Twin Brook Way

Twin Brook Way

Code Enforcement Meeting July 11, 2018

Officer Eric Rooks with the Gwinnet County C.O.P.S (Community Oriented Police Service) program provided information about the COPS program. We need 50% resident participation to get it started. It is a great program; we look forward to seeing more resident participation so we can have the COPS program implemented in our community in the near future.

Officer Eric Rooks also provided information about what we can do to minimize the likelihood a burglar would break into our homes. In June someone tried to break into a home in Twin Brook Ct.

Things you can do to keep our community safe and **YOUR HOME SAFER:**

- ✓ Wave at those driving by: besides greeting your neighbors, visitors and/or strangers, this lets anyone entering our subdivision know that they were noticed and if needed, someone could provide a description of their vehicle, driver(s), etc.
- ✓ Turn your outside or porch light on at night: This creates visibility for you and your neighbors when someone approaches your home.
- ✓ Maintain your lawn mown and front and back yards clean and clear: This demonstrates you are attentive and physically present in your property.
- ✓ Get to know your neighbors: Exchange numbers to communicate any suspicious activity to each other.
- ✓ Put your house number on your house: 76 out of 99 homes do not have a number on their house. Do this in the front of your home, (top/center of garage is better) if someone needs to report suspicious activity they know the number when they call the police. In addition, if emergency vehicles need to come to your home, they can identify your home much easier. See examples below:



Officer Rene went over the most common Gwinnett County code enforcement violations which cover all of our HOA violations (grass, trash containers, noise, parking on grass/wrong way, outside storage and general property maintenance). We all want to live in a safe community and we all want our homes to increase in value. Taking care of our homes, being an active member in our community and being vigilant of our community will provide both.

Any resident who notices a code violation can file a code violation report 24/7 at (770) 513-5003 or go to Gwinnet County Home Page> Services> Homeowners Association>Ordinance and Codes>click on “code violation report” and follow the instructions, you will not be asked for your name or any personal information. Next HOA meeting will be on Friday October 5th, 2018 at 7:00 pm the location will be 420 Twin Brook Way. We will discuss future activities and community projects.

In case you did not know: Our garbage disposal company (Advance Disposal) can take away any unwanted items such as furniture, appliances, etc call them at (678) 684-1493.

No Parking in the Street Signs

This survey is to provide information and get your input about the importance of “No parking in the Street” signs and the safety they provide for you and your family. **Please respond with your preference, as this is the only way of knowing how to proceed with this project for each street in our subdivision.**

Several residents have safety concerns about vehicles parked in the street(s) and parked the wrong way. These vehicles can obstruct visibility. The streets belong to the county; therefore our HOA cannot enforce such concern. In order to have a consistent monitoring system, the county can place No Parking signs throughout our subdivision to address such concern.

This is the process:

- There is no cost to any home owner or to our HOA
- Each street is treated separate- this means Twin Brook Ct may have signs and Twin Brook Way may not and vice versa. **If you have safety concerns and you don’t live on the street of the safety concern please let us know as well**
- On each street 70% of home owners must approve the petition for the signs
- The signs are placed only on the right side of the street coming into the subdivision and end at the cul-de-sac. There will be no signs on the left side of the street. This is for emergency vehicles (ambulance, firetrucks, etc) to be able to get into the subdivision faster. The signs are about 200-300 feet apart from each other

Please text, call (678-682-4946) or email (tbha@twinbrooks.org) your approval or disapproval of “No

Parking” in the street signs to continue with the signature process. Your response is confidential.

Example- Rosa Gutierrez, 420 Twin Brook Way, I approve

Please respond with your preference, as this is the only way of knowing how to proceed.

There is an area in our subdivision which is considered by the county a hazard area (by the curve near 505 Twin Brook Way) , for the safety of everyone the county has decided to place No Parking signs without approval from home owners

Although parking on the street is legal, parking on the yard or parking the wrong way is NOT legal.

Anyone with such concern can file a code violation report 24/7 at (770) 513-5003 or go to Gwinnet County Home Page> Services> Homeowners Association>Ordinance and Codes>click on “code violation report” and follow the instructions, you will not be asked for your name or any personal information.