



# 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-April 2020

### Key Dates

June 19, 2020- HOA Meeting at 7:00 pm. Join us, 420 Twin Brook Way.

2020 HOA Dues: Thank you for supporting the community by paying your annual HOA dues. Please contact us if you need assistance paying your 2020 HOA dues. Pay online: [www.twinbrooks.org](http://www.twinbrooks.org) or reach out to us for other options.

The best way to know what is happening in our community is by participating in the HOA meetings. Come chat with us! If you can't attend the meetings, send your email to [tbha@twinbrooks.org](mailto:tbha@twinbrooks.org) so we can send you the minutes of each meeting.

### 2020 Graduates

Keren Perinán  
Collins Hill HS



Norma Gutierrez  
University of North Georgia



### Congratulations Graduates, You Are The Future!

#### Community News:

Last year we informed you we were working on presenting to you an amendment to the covenants, to improve our community and increase property value. This information was presented at the October 2019 meeting and after working with the attorney on a couple of modifications, the amendment is ready. Here is what it entails:

- To have our covenants under the Georgia Property Owner's Association Act. Section 1.15(page 1)
- Capital Contribution Assessment (initiation fee): This is a fee for all new homeowners, this is an effort to generate funds to improve our community. Section 4.12(page 2-3)
- Leasing: This is to preserve the character of the community as a residential property. This leasing provision will only apply to new homeowners. **All current homeowners and property investors are grandfathered in (page 7, bullet point j).** Section 6.24. (page 7-8)

Adjunct to this newsletter you are receiving the amendment and the proxy form to read and complete.

The amendment and proxy form will be on the website for your information. This project will be on the agenda on our June 19<sup>th</sup>, 2020 HOA meeting.



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## Next steps:

- If you have any questions before completing the proxy form and/or about the amendment please contact Rosa Gutierrez to meet in person or for a call, 678.682.4946
- **Fill out only the proxy form. We will submit the amendment is submitted as a community.** Here are the options for submitting the proxy form:
  - Call Rosa to pick it up; or
  - Scan it and email it to [tbha@twinbrooks.org](mailto:tbha@twinbrooks.org); or
  - Go to [www.twinbrooks.org](http://www.twinbrooks.org) go to the "HOA Files" tab and select "Amendment" download the PDF Proxy Form and print it for pick up or scan it and email it to us; or
  - On the "Amendment" tab copy the link provided to your internet browser to fill out the proxy form. Electronic signatures are accepted for this and PDF formats
  - I will follow up with each of you the weekend of May 2<sup>nd</sup> and 3<sup>rd</sup>, 2020.

We look forward to completing this exiting project for our community. Visit the website 😊

## **\*\*\*\*\* Lawn Service for \$70 per Month\*\*\*\*\***

Martinez's Landscaping Services is the company that provides lawn services for the community. Mr. Martinez is offering a monthly service fee of \$70 per month for all new clients. This includes cutting, edges and basic bush trimming. Contact him at 770.885.5324, Milton Martinez.

## **Keeping our community looking good:**

- ✓ Pick up the newspaper on the driveway
- ✓ Advance Disposal provides services including removal of furniture, appliances and other bulk items. Due to the Covid-19 pandemic, Advance Disposal is not currently providing this service. Call them at (678) 684-1493 for updates.
- ✓ For those unable to place the garbage bin(s) on the back of your home, place them as close to the back as possible. **We understand many lots are not leveled, do what you can.**

Yes



No



Our community is looking good, we are off to a good start this year about property maintenance, keep up the good work! Also thank you for paying your annual HOA dues (most homeowners), our community and each one of us benefits from these needed funds.

## **Need County Support**

We were informed about a robbery in our community. Items were taken from a vehicle. Make sure you always lock all doors and stay vigilant. Get to know your neighbors specially if you travel out of town.

Gwinnett County Non-Emergency (770) 513-5700  
Code Violation Reporting (770) 513-5004