



Twin Brooks Subdivision

HOA Newsletter January 2022



HAPPY NEW YEAR

Key Dates

HOA Meetings:

- March 25
- June 24
- September 23

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

2022 HOA Assessment is due: go to www.twinbrooks.org to pay!

The best way to know what is happening in our community is by participating in our HOA meetings. Come chat with us!

You can find prior newsletters, meeting minutes and important dates and information on the Community's website www.twinbrooks.org

Welcome to Our Community

If you are a new homeowners or a new tenant in our community, welcome!! We have lost great neighbors in the past year, they are missed but we also want to welcome any new homeowners and new tenant(s) to our community.

Rental properties in our community continue to increase, 38% of the homes in our community are now rental properties. Tenant's, as you form part of our community, we hold you to the same standards we hold all homeowners. Our goal is to maintain a safe, clean and joyful community for everyone living in it. Homeowners and tenants play an equal part in achieving this goal.

It's extremely important that the HOA is notified of new contact information.



Twin Brooks Subdivision

Volunteers Needed

Dear neighbors, your time and effort is needed to continue improving our community.

Here is what is needed:

- 4 volunteers to deliver newsletters once per year, each volunteer will deliver the newsletter one time to all 99 homes. No knocking on doors.
- 12 volunteers to distribute door hangers, one volunteer per month. No knocking on doors.
- You can volunteer to distribute door hangers on your street or part of your street. No knocking on doors.

Douglas and I will continue managing the assessment invoices, updating payment and collection records, closing letters, newsletters, agendas, minutes, community events, liens and notices to rental properties.

We look forward to engage with more of you this year. We all want the same results for our community, only by working together and helping each other, could we achieve this goal.

Stay Vigilant

We have received concerns from different neighbors in our community that same cars drive by our streets several times. One neighbor informed us, this one car with 3 males in it, went by 4 times. Call the police with any suspicious activity at (770) 513-5700, non-emergency number.

We encourage you to park in your garage. If you park on the drive way, be sure to lock your vehicle(s). If you park on the street it could be more difficult to hear someone braking into your vehicle, and if you have cameras, they may not record long distances. Either way, make sure you lock your vehicle(s) at all times and report any suspicious activity to the police.

Loud music/noise after late hours:

We advise all neighbors to call the **county police at (770) 513-5700** to report noise concerns. County noise ordinance indicates the time as being from 11:00pm to 7:00am. All calls are unanimous, call the county police if you encounter a noise concern.



Need bulk items remove? Call Advance Disposal to pick up appliances and other household items (678) 684-1493.

If you don't have a recycling "bin", call Advance Disposal and they will bring you one. Many items can fly out of the small open recycling containers.