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Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

June 2018 Community Newsletter

Hello neighbors,

It's been a very productive 6 months since we started having HAO meetings in our subdivision on January 19, 2018. We have some updates for you about what we have done and also what you can expect to see in the near future. In every meeting we have had, there has been a new member each time, a big **THANK YOU** for participating in your community's HAO meetings. Your participation is very important!!!!



Speed humps will be implemented in our subdivision. High speed is a concern in our community, the support of everyone who supported this program is very much appreciated as this can only be done with the support of the residents in the community. Expect to see the speed humps within 2-4 months.

Meanwhile please follow the speed limit of 25 miles per hour to help eliminate accidents and maintain our community a safer place to play, walk, live and of course drive.

We are working on developing a new website

Some of the features will include:

- ✓ Online payments, access to HOA docs and community events and resources



For now you continue sending any questions, concerns and feedback to tbha@twinbrooks.org

We are also cleaning up areas that require major cleaning; 3 sidewalk areas are not currently accessible due to over grown trees, grass, etc. There is also trash and unwanted items dumped in these some of these areas. The areas include the cul-de-sac and the gas pipe area at Twin Brook Ct. The creek area on both sides on Twin Brook Way and two street lights sites that are covered by trees, tree branches and over grown grass.

The HOA will cover expenses to trim tree branches covering street lights but we do need your per

Residents who received a note on Saturday June 2nd for either project and live close to these please call Rosa at 678-682-4946 if you have not done so.



All street lights should be working, 7 street lights were not working as of last month. Keeping our subdivision safe and clean requires the participation of everyone.

If you ever notice a street light not working you can call Jackson EMC at 770-963-6166, select option 1 and provide the light/pole number. Thank you for your support and cooperation.



Warm weather has arrived and it's time to enjoy it. Physical activity is as important for us as it is for our pets. While walking your pet(s), be mindful and clean up after your dog. Is the right thing to do and someone is always watchingJJJ



We all will appreciate it!!!



Due to safety concerns about residents parking on the street, Gwinnett County will be placing No Parking on Street signs throughout our subdivision. This is a safety issue blocking visibility of oncoming traffic. Aside from safety concerns and HOA regulation, it's also county and state law. Sec. 110-63. Parking not to obstruct traffic. (Code 1978, § 8-4004).

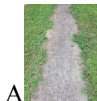
Expect to see the No Parking signs within 90 days.

If you have an event of course is ok, but street parking is not permitted on a day-to-day basis. As a courtesy please notify your neighbor when/if you have an event.

On Thursday A county officer will come to talk to us about different code enforcements and how to create and maintain a safe and healthy community for everyone. Bring your chair to the Cul-De-Sac by 215 Twin Brook Way.

Ok, lets take a short quizJJJ

1. According to our covenants, which of these pictures demonstrate the correct way the edges/lawn should be mow/trim?



- ✓ If your answer is B, you are correct. - Lawn maintenance include mowing (edges) pruning and trimming trees (Article VI-6.16).

2. Per our HOA covenants, where should the garbage cans and recycling bins be stored?

- A. In the front of your home
B. By your mailbox
C. On the side of your home by the garage
D. In the back of your home

✓ **If your answer is D, you are correct.** Garbage Cans/Recycle bins must be maintained only in the rear yard concealed from view by neighbors (Article VI-6.14).

3. Approximately what percentage of home owners pay their HOA dues?

A. 99% B. 80% C. 70% D. 60%

✓ **If your answer is D, you are correct.** For the other 40%, please pay your balance or set up a payment plan before June 30th 20018. Every home owner is automatically a member with rights to vote (Article III-3.03) and obligation to pay HOA dues which is \$50.00 annually (Article IV-4.01(a)).

The community covenants will be uploaded on the website once the website is up and running. If you don't have a copy, please let us know at tbha@twinbrooks.org and we will send a copy to you.