



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

March 25, 2022

HOA Meeting Minutes

Attendance

This was the 1st HOA meeting of the year for the Twin Brooks Homeowners Association. There were 3 homeowners present.

Items Covered

Welcome

Approval of Minutes- The minutes from previous HOA meeting were approved as presented.

New Business

Financial Report- HOA Treasurer Mr. Douglas Risk provided a copy of the financial report and went over each item. The HOA account balance is \$18,709.22. Homeowners continue to bring their accounts current. Some homeowners have sent their HOA dues via mail, check drop off, and via the HOA website.

Currently there are 36 homeowners who have not yet paid their 2022 HOA dues. The grace period ends on April 1, 2021. An email and/text was sent to 15 of these homeowners reminding them of the due date. There is no current email or phone number for many homeowners. All received a second invoice in March with the grace period due date. Five accounts have been delinquent for multiple years.

Community Improvement-

A new landscaping company was hired. This company provided weed control. This added service will improve the grass at the entrance. Three companies were contacted. The company selected has done work for a homeowner for several years, it was the great appearance of the property that prompted the HOA to contact the company. References were requested and verified.

Community Activities-

Yard of the Month- This is the second year we have had this project and it's been a success, per feedback from homeowners. Last year it ran for 4 months, this year it will run from April to September. On each of those months one home will be named winner of the yard of the month and will receive a \$50 gift card to Home Depot. We need volunteers to judge the yards.

The door hanger notice was updated to include other violations. Anyone in the community can distribute the door hanger to their immediate neighbors. Rosa is not able to go around the entire community each month anymore. There was an improvement in the maintenance of the properties when door hangers were being distributed constantly, this is not a task for one person. Unless volunteers assist, the community will not improve.



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Adjournment

The meeting was adjourned approximately at 8:25 pm. Next meeting will be June 24th, 2021.

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Name	Address	Email	Phone #
Doug Risk	425 Twin Brook Way		
Althea McFarlane	435 Twin Brook Way		
Rosa Gutierrez	420 Twin Brook Way		