



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

September 23, 2022

HOA Meeting Minutes

Attendance

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

Welcome

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

New Business

Financial Report

2022 HOA dues were reviewed. As of September 22, 2022 there were 8 accounts delinquent. These accounts received three mail notices, and a final notice. For those whose phone number and email we have also received a text message, and an email in addition to the letters.

Some of these accounts have been delinquent for multiple years. A collection notice was sent to these accounts on September 22, 2022. Per the HOA covenants homeowners are responsible for all legal fees. HOA treasurer provided the financial report. Current balance is \$16,189.60.

Expenses and the possibility of expenses going up were discussed. This is due to the general increase of cost for services everywhere. The only expected expense to change is the landscaping services, for this it was agreed that we must do what we can to keep this service around \$7,000 if possible.

Community Activities

September was the last month for the Yard of the Month community activity. The 2022 winners were; 535 Twin Brook Way, 225 Twin Brook Way, 240 Twin Brook Way and 1040 Twin Brook Court, 564 Rivulet Court, and 340 Twin Brook Way.

Community Improvement

Update on landscaping services; after 6 landscaping companies were interview, the committee decided to go with Kevin Escobar Landscaping Company. He started in September 2022. The total annually will be \$7,112. This includes 3 areas, tree trimming once per year, pine straw twice per year, weed control, and year around lawn services. Weed control services will be provided by Allturf.

Digital newsletters and digital invoices: Due to the lack of volunteers to help distribute newsletters we have decided to distribute the newsletters via email. Paper newsletters will



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continue to be distributed this year requesting an email. We only have about one third of member's email addresses.

Our invoices and dues notices are sent via mail, we will also be switching to digital invoices. This may increase the cost of the website if we add a feature to it to send out invoices and reminders. If we do it via email there will be no additional cost. Switching to digital newsletters and invoices will save us money on paper, stamps, envelopes, ink, and valuable time. We will probably also look at terminating the P.O. Box services.

Hiring Supportive Assistance

This item was on the agenda on the July meeting. It was on the agenda again as to improve our community we must have people willing to walk our community, give our notices, and make the necessary reports to the county.

One or two volunteer homeowners can't manage the entire community, it's just not possible. Since 2018 we have asked for volunteers to distribute newsletters, provide maintenance reports, etc. A member present at the July meeting, Pablo volunteered to help, but it's too much work for one or two volunteers.

We have seen our community improve regarding maintenance when volunteers are consistent providing door hangers and making reports to the county, but it's too much work for 1-2 volunteers who work full time, have a family and try to have a healthy balanced life style.

Volunteering does not mean reporting to the committee what house needs maintenance, it going to that property to provide a notice and reporting it to the county accordantly. Due to the lack of volunteers and improvements needed in our community, the item of hiring individuals was again added to the agenda.

At the last meeting, Pablo mentioned the county having a program to support communities, Rosa contacted the county and the only program is the code enforcement program. This is what the HOA is currently using. The county does not have a program where communities can pay and they send an officer to assess the entire community.

For the reasons previously mentioned, we are moving forward with paying community residents who are interesting in supporting our efforts to improve our community. The cost and current budget was also taken into consideration.

We will advertise this information on our next newsletter. Ideally we would like to have 2-4 community residents to go around our community giving out notices and making county reports accordantly. A sheet with violations will be provided and each violation must be documented, and provided after each route (possibly monthly). Our HOA will pay \$50 for each time this is completed. The distance to walk our community is about 1.5 miles, we anticipate each route to last from 1-1.5 hours.



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HOA dues increase; we do not foresee an increase of dues at the moment.

Adjournment

Meeting adjourned at 7:52pm.

HOA Meeting Attendance September 22, 2022

Name	Address	Email	Phone #
Doug Risk	425 Twin Brook Way		
Becky Risk	425 Twin Brook Way		
Rosa Gutierrez	420 Twin Brook Way		