



Twin Brooks Homeowners Association

911 Duluth Hwy, C-1B, #220 Lawrenceville GA 30043 (UPS Store)

tbha@twinbrooks.org Cell: 678.682.4946

www.twinbrooks.org

HOA Newsletter February 2026

Twin Brooks 2026 Resolutions

- 100% Payments by **March 1, 2026** pay via **Zelle** with tbha@twinbrooks.org, scan the QR Code to pay with **Credit/Debit Card**, send **Check**, or give me **Cash**.
- Entrance Beautification Project - we need someone that can support the community by trimming 3 pine trees (for free or reasonable price).



Community News

2026 HOA Dues –**Your payment is due by March 1, 2026**. As of February 13th, 59 of you have paid their 2026 dues, **THANK YOU** for your timely payment. You make our job easier 😊

This is a big improvement from last year. Last year there were 30 late accounts on March 28th, 2025. Everything is easier when we work together. **We are doing a nice job as a community!!!**

Upcoming Events -

- HOA Meeting – Tuesday March 17th, at 7:00pm, 420 Twin Brook Way (switched from Friday to Tuesday, one of 3 meetings in 2026)
- HOA Gathering – Saturday April 18th at 2:00pm, 420 TBW (plant/flower sharing activity)

Community Updates- Two concerns that have been brought up constantly are #1 Safety and #2 entrance beautification. We listened and have been working on both concerns.

- **Parking** – We asked 6 homeowners/tenants to help us have a safer community by parking on their driveways. Five out of the 6 live between 485 and 575 Twin Brook Way. Four have cooperated. A big thank you to them, the community sees and appreciates your efforts. **Thank you!!!**

Fees have been enforced for 2 homeowners. Safety is a community concern for all neighbors, school buses, mail carrier, etc.

- **Entrance Beautification Project** – The planning for this project was finalized on January 17th, 2026. Scan the QR Code to learn more about the project and its progress. Scan the QR Code to learn more.
- **Annual Maintenance Assessment** – we are working on creating an annual maintenance assessment. The goal is that this assessment will help minimize monthly maintenance violations by having a period when we do maintenance at the beginning of each year.
- **Streetlights** – Help keep the lights on!! Get the streetlight number located on the post, call Jackson Electric at 1-800-462-3691, select option 1, then 1 again to report a non-working streetlight.



Community Reminders

Parking – THIS IS A SAFETY CONCERN. Some homeowners between 485 to 575 were contacted between December and January to address this safety concern. Violations for some homeowners have been enforced.

Park on your driveway to ensure safe passage for school buses, emergency vehicles, and all drivers.

Twin Brooks Board of Directors
Althea, Lucia and Rosa



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Call Gwinnett County Non-Emergency (770) 513-5700 to report parking concerns.

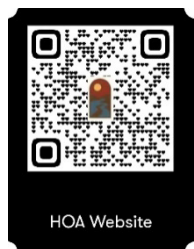
Dog Owners – The issue of dog owners not picking up after their dogs continue. Please pick up after your dog and keep your dog on leash. **This is a sanitary concern, your dog your poop. Contact us if a dog owner is not picking up after their dog.**

Structural Changes to Properties - Any structural changes to your property require HOA approval. If you don't ask for approval, a violation fee may apply.

New Year/Spring Cleaning??? - Call Waste Management to set up a pickup date for bulk items or appliances at (678) 684-1493.

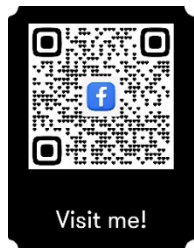
Cutting Trees? Building a fence? Make sure you get your lot surveyed and talk with your neighbors regarding property lines. Your neighbor can sue you if you cut his/her tree(s) or built into their property.

Call Gwinnett County Non-Emergency (770) 513-5700, for violations such as loud music, lawn mowing, construction, excessive dog barking, etc., if it's between 10:00 PM and 8:00 AM.



HOA Website

Visit our website www.twinbrooks.org for the latest updates, to review the covenants, pay your HOA dues or a violation fee and for other important information about our community. If you have any questions, concerns, or comments in general please reach out to us.



Visit me!

Join Twin Brooks Facebook Page. Share news, home improvement recommendations, community events, concerns, etc.

We use this platform to share community news and updates with you.

HOA March Meeting Topics-

- HOA dues, budget, community improvements, covenant provisions, revision of meeting dates. Let us know what you would like to talk about.

HOA April Gathering-

- We will have light refreshments. Come meet your neighbors. It will be a great opportunity to share plants/flowers to start spring, garden advice but you do not have to bring a plant/flower, just come join us. We look forward to seeing you.

We want to hear your feedback. Contact us, Rosa 678-682-4946, tbha@twinbrooks.org

Laugh Moment

Why can't the nose be 12 inches? Because then it would be a foot.

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