



Twin Brooks Homeowners Association

911 Duluth Hwy, Suite C-1, B-220
Lawrenceville, GA 300043
tbha@twinbrooks.org

Meeting Minutes January 17, 2025

Welcome and Introduction

Review of Previous Minutes

The minutes of the previous meeting were approved as presented.

New Business

Financial Report

Balance (01/12/2025): \$14,385.36

Accounts Past Due: 18 homeowners \$3,204.00 (17 includes those who skipped paying finance charges)

Community Update

The community still needs volunteers to help fill the officer roles: President, Treasurer and Secretary. These roles will work along with the Board of Directors.

Reviewed the steps taken to improve the front entrance and talked about future projects.
Asked for input from all who attended.

Discussed the "No Parking" Sign installed at front of entrance and how to report parking and other violations. (call 770-513-5700). Discussed other parking issues throughout the neighborhood and what the non-emergency police line can address.

Shared our new PO Box information:

911 Duluth Hwy.
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Recognized Home Improvements and appreciation

Shared pending violations

Discussed that any structure additions (fences, driveway changes, sheds) need to be approved by the HOA prior to construction



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Thank you very much to our new and returning attendees! Input and subjects included:

We are a single family home community; concerns of multi-family (more than one family dwelling on a home). This creates overcrowding and parking issues.

Driveways constructed with or without HOA approval

Parking, cars blocking driveways and mailboxes as well as the parking of prohibited vehicles in the community

Noise – including barking dogs, loud music

Covenant violations and assessment process

Next meeting date: Next HOA meeting will either be in April or May 20225