



Twin Brooks Homeowners Association

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

Meeting Minutes April 25, 2025

Welcome and Introduction

Review of Previous Minutes

The minutes of the previous meeting were approved as presented.

New Business

Financial Report

Balance (04/18/2025): \$19,615.56

Accounts Past Due: 18 homeowners \$3,652.68 (some of the 18 are just homeowners who may owe only finance charge)

A collection company has been chosen and the Board is in process of setting up an account to turn over past dues; Past due accounts will be responsible for collection fees

The HOA can now accept payment via Zelle using our email tbha@twinbrooks.org

Community Update

Topic of respecting neighbors properties was discussed, contractor issues, awareness of property lines

Elections for new board will be September 2025, please email tbha@twinbrooks.org by July or if you would like to run for one of three spots on the Board of Directors.

Front entrance will have 50 bales of pine straw installed June 2025. Still waiting on quotes for sign install. Topic of checking into a different weed control service was discussed. Topic of raising dues to allow for more landscaping was brought up by those in attendance. Concerns raised about NOT having reserves when the front entrance needs repairs. It was suggested to not use any reserves to pay for operational expenses.

Safety was discussed, tips were provided at meeting for encouraging safety such as RING cameras or other camera systems on your property and being aware/sharing information with police. Topic of installing a camera or camera(s) throughout subdivision was brought up by those in attendance. Topic of raising dues to allow for a monitoring service/cameras was brought up during the discussion of Safety. Topic of Homeowners partnering with the Gwinnett Safe Program was brought up (registering your personal home cameras with Gwinnett police). Hiring a police officer to help monitor the subdivision may be too expensive, options are still being explored.



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Touched on other ideas to improve community, awareness program/courtesy people allowing dogs on private property and even our common property to do their business.

Touched on yard of the month program that runs April through September 2025.

Recognized Home Improvements and appreciation

Shared pending violations. Some in attendance talked about rentals and the appearance of properties and that the board needed to be more strict.

Reviewed over that any structural changes to properties – additions/changes/structures added such as fences, steps, driveways, etc must be approved by HOA prior to construction/additions should be emailed to tbha@twinbrooks.org.

Thank you very much to our new and returning attendees! Other input and subjects included: Parking in the neighborhood and how it is still an issue. A homeowner expressed parking concern at the curb by 505 Twin Brook Way where a white car and a red car often park blocking view. The subject of hiring a management company was brought up by a homeowner. Thank you for our neighbor who has offered to help hand out flyers in your area! Greatly appreciated!

One homeowner arrived as meeting was adjourned.

Next meeting date: Next HOA meeting will either be in July or August 2025