

City of Marietta Holiday 2017
Holiday Schedule

Twin Brooks Community Club makes it easy for all residents to be mindful and adhere to the garbage schedule during observed holidays. The following City of Marietta Holiday 2017 Schedule is provided below:



- ◆ City of Marietta Holiday (Friday, 04/14/2017)
- ◆ Memorial Day (Monday, 05/29/2017)
- ◆ 4th of July (Monday, 07/04/2017)
- ◆ Labor Day (Monday, 09/04/2017)
- ◆ Thanksgiving (Thursday, 11/23/2017 & Friday, 11/24/2017)
- ◆ Christmas (Monday, 12/25/2017 & Tuesday, 12/26/2017)

Individual reminder leaflets will be distributed to all Twin Brooks residents in the month of the upcoming garbage scheduled holidays. The City of Marietta has already mailed notifications to all Twin Brooks addresses reminding Sanitation Customers of the 2017 Trash Holiday Schedule. All Twin Brooks residents should be mindful “not” to leave trash & trash cans at the end of driveways on “non-trash pickup” days.



Twin Brooks Home
Security Tips Year Round...

- ◆ Lock your car and take keys
- ◆ Remove or secure all valuables in the trunk when leaving your car unattended
- ◆ Use timers or motion sensors for other exterior lighting, especially at the rear of your townhouse
- ◆ Connect alarm systems directly to the alarm company’s central monitoring station, which can alert law enforcement
- ◆ Add gravel or landscape rock, which makes for noisy footing, around the border of your townhouse
- ◆ Agree to watch your neighbor’s home, especially during vacations
- ◆ Pick up mail, newspapers, packages and flyers daily
- ◆ Park a car in the driveway
- ◆ Provide emergency phone numbers & vacation addresses
- ◆ Don’t hide spare keys under rocks, in flowerpots, or above door ledges

Twin Brooks Town Homes Declaration of Covenants, Conditions, Restrictions & rights-Amendments to existing Covenants:

TBCC will be exploring its options to amending the existing Covenants and closely working with a law firm that specializes in Homeowner Association Covenants, Conditions, Restrictions & Rights. The amendments that are under consideration are the following:

- 1) Amending the type of pets that are allowed within the Twin Brooks Townhomes Community and imposing monetary fines for residents who violate the amendment.
- 2) Amending the satellite covenant and imposing monetary fines for those who violate the amendment.

Twin Brooks Residents rescue kitten June of 2016....in her own words!

Hi All, Guess what happened on the way home from dinner? Dawn and I were coming down my street in our separate cars having passed a group of people standing at the curb with a box with cords attached. Reaching my house, we each jumped out of our cars and said "Are you thinking what I am?" We were - so back up the street we went. Attached are the photos (when we got back to the shelter with the tiny kitty rescued from a storm drain, Robbin hurried down from Emerson with a trap that fit into the storm drain: I was the go-fer (the trap from the shelter was too large) and Dawn crawled on her belly in the 18 inch underground storm pipe from the manhole across Twin Brooks Drive chasing the little one into the trap. Back at the shelter Robbin determined the 1lb 2oz male was about 6 weeks old - FIV positive (no surprise - maybe next test will be negative) and has eye issues - perhaps like Rick's. We settled him in and he'll be seen by a vet and perhaps Dr King next week. In the meanwhile he is eating up a storm and received a lot of attention in Intake yesterday. Several Twin residents active in rescue effort.



Taking Pride In Your
Home & Community



TBCC Board Members (2016-2017)

Corey Taylor, President

Vacant, Vice-President

Vacant, Secretary

Guillermo Rodriguez, Treasurer

Robert Robinson, Board Member

Jack Thrift, Board Member

Inside this issue:

Happy New Year 2017.....	1
Getting Your House in Order	
Important Phone Numbers	1
TB Fact or Fiction	2
TB Porch Pirates in 2017	2
Twin Brooks Crime Stats...	2
Twin Brooks illness/hospitalization	2
TB Dues acknowledgement for the 2016-2017 period	3
TB Holiday Trash 2017 Schedule	4
TB Security Tips Year Round	4

To all Twin Brooks residents and owners both on-site and offsite, the Twin Brooks Community Club would like to wish you and your family a healthy and prosperous 2017 New Year.

As we leave 2016 behind, it was truly a rocky year in terms of a divisive Presidential election, notable celebrity deaths, homeless folks camping out behind the Twin Brooks main entrance fence, City Ordinance changes.

“Suntrust Park” is currently on schedule to open in April of 2017. The Atlanta United FC Training Center is near completion and construction on the \$7 million Franklin Gateway Sport Complex broke



ground October 18, 2016.

Help make Twin Brooks “the premier place” to be. Your contribution to the Twin Brooks Reserve fund is very important to the viability of this community.

IMPORTANT PHONE NUMBERS TO KEEP HANDY AT ALL TIMES!!

- ◆ City of Marietta Zone 1 Commander: Major Joe Duvall (JDuvall@mariettaga.gov) or 770-794-5300
- ◆ City of Marietta Police Department (24-hours) 9-1-1
- ◆ Cobb County Animal Control: 770-499-4136
- ◆ City of Marietta Code Enforcement Division: 770-794-5439 (7:30 am - 4:30 pm) M-F
- ◆ City of Marietta Environmental Services Department (i.e. garbage info): 770-794-5595
- ◆ Marietta Power Water Company: 770-794-5150 (www.mariettaga.gov/city/mpw)
- ◆ Michelle Cooper Kelly (Ward 6 elected official): 770-794-5526 or mkelly@mariettaga.gov
- ◆ Philip M. Goldstein (Ward 7 elected official): 770-428-5322 or pgoldstein@mariettaga.gov

Twin Brooks Bugle
Happy New Year 2017!
Getting your house in order

Taking Pride in Your Home & Community

2016 Twin Brooks Townhomes had a “changing of the guard” in terms of new homeowner purchases by onsite and offsite owners. The following properties were purchased during the 2016 calendar year:

- ◆ 615 Twin Brooks Way
- ◆ 708 Twin Brooks Court
- ◆ 1704 Twin Brooks Drive
- ◆ 1730 Twin Brooks Drive
- ◆ 1782 Twin Brooks Drive
- ◆ 1786 Twin Brooks Drive

Equally important, there was a substantial influx of new tenants who relocated to the Twin Brooks community during the 2016 calendar year.

As new homeowners and renters, TBCC respectfully ask that you please provide an e-mail address or contact phone number and your townhouse number for us to update the Twin Brooks database. This information is kept confidential and will assist us in sending out community related information

electronically in a timely manner. Information can be sent to Twinbrooksgcommunity@gmail.com

Twin Brooks Townhomes accessible via Face Book!

The Twin Brooks Townhome Community and Neighborhood Link website is even more accessible now via the Twin Brooks Townhomes Facebook page. Our Twin Brooks Face Book page contains information pertaining to your community, City of Marietta, Cobb County, Georgia and local restaurants and places to shop nearby. Marietta, Woodstock and Kennesaw Online Yardsale bargains is available for all to seek out those bargains without driving all over town. Gifts on Garrison sells some awesome one-of-a-kind gifts that you can’t find online or in any of the Big Box retail stores.



Never judge anyone by the opinion of others and don’t bring up the past of a person who is trying to change their future.

-Jacqueline Susann

Is it really Fact or Fiction?
Twin Brooks Community
Club needs your help in order
for us to follow up on any
credible leads.



- QT on Franklin Gateway is slated to close its doors in 2017 or 2018 and merge with an existing QT nearby. (FACT)
- Twin Brooks Townhomes property will be purchased by a private developer collaborating with the City of Marietta. (FICTION)
- Jerusalem Bakery and Café will relocate to the Southern portion of Franklin Gateway across the street from Marietta Fire Department (FACT)
- City of Marietta Code Enforcement partners with TBCC in helping to enforce our Covenants, Conditions, Restrictions and Rights (FACT)
- Marietta City Police Department enforces & issue parking citations to vehicles illegally parked and impede the normal flow of traffic along TB Court, TB Drive, & TB Way year-round (FACT)
- All glass objects are no longer accepted by the City of Marietta Sanitation/Recycling Program (FACT)

What happens in case you
take ill, need to be
hospitalized, on a
temporary basis or for an
extended period of time?



2016 at Twin Brooks Townhomes marked a significant number of some of our long time resident owners who took ill. Some were hospitalized, some were sent to rehabilitation and others recovered from their illness and returned home.

How well do you know your neighbors to ask them to keep a look out around your home in case of illness? Do you have your “ICE” list available? In Case of Emergency (ICE) is a small but important list of 3 or 4 individuals that your fellow neighbor can call on your behalf in case of extreme emergencies. Having someone to be your Health Care Agent or Power of Attorney is a great idea.

Twin Brooks Crime Stats 2016

Reporting period April 1, 2016 through December 20, 2016

Inside this edition of The Bugle are the Crime Stats for the Twin Brooks Community within the past nine (9) months. If you see or suspect criminal activity, you can report this by calling the anonymous tip line (770-794-6990). You don’t have to give your name. Reporting such activity will help make our community safe for all residents. Keep a watch out for suspicious persons or activities and report them to the tip line or to Twinbrookscommunity@gmail.com, or to Marietta Police (770-794-5300).

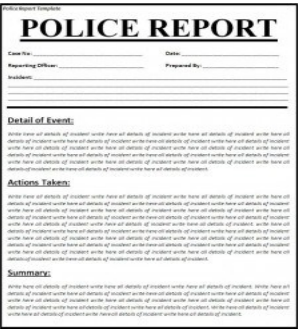
Twin Brook Tips to Prevent Packages
from being Stolen by Porch Pirates!



- 1) **Lock Boxes:** You can build or purchase a rugged lock box for your porch. Bolt it down to a permanent surface.
- 2) **Security Services:** Amazon, has a service called Amazon Locker. Instead of a package being delivered to your porch, the packages arrive a nearby Amazon Locker location, where they are placed in a secured compartment..
- 3) **Timely Package Collection:** Pickup your package as soon as it is delivered or have a trusted neighbor collect it. UPS, FedEx and the USPS all have tracking services. This allows you to monitor the progress of a shipment very closely by tracking it online & even receiving email or text alerts.
- 4) **Security Cameras:** Security cameras are a tried & true deterrent for all manner of criminal behavior. Camera packages can be purchased relatively inexpensively & come with a wide range of options.
- 5) **Security Signs:** If all of the previous options seem too expensive or too much hassle consider posting a sign in your yard informing would be Porch Pirates that your home is under video surveillance or has security alarms. Some criminals are not going to take the time or the chance to call your bluff and proceed with their theft.

Vigilance against all crime is the key in making sure
that Twin Brooks remain a safe community in 2017

The Twin Brooks HOA Community Club strongly encourages all of its residents to review the enclosed Crime Stats report. There were some disturbing reported incidents that took place during the nine (9) month period of 2016. Of the sixteen (16) reported crimes, nine (9) involved rental units and seven (7) involved owner occupied units. Equally important, TBCC ask that each of you pay attention to what takes place around your community. All of us deserve to enjoy a high Quality of Life.



Twin Brooks Townhomes and simple goals our community can achieve....

Our goals are to maintain an attractive, litter-free neighborhood by enforcing the restrictive covenants set forth by the developer. Twin Brooks has a lot of residential homeowners who maintain their property year-round. Unfortunately, our ongoing challenge has been making sure offsite homeowners who selectively choose to only collect rent and not maintain their homes exterior and landscape. With the help of TB owners onsite, TB renters and Marietta Code Enforcement, TBCC will continue to hold offsite property owners accountable if their properties are not maintained in accordance with the Twin Brooks Town Homes Declaration of Covenants, Conditions, Restrictions and Rights.

Your financial support to maintain our subdivision is a year-round effort. We hope you will take the opportunity to donate to the fund reserve account. Annual dues are only \$75 and is applied to the overall maintenance of Twin Brooks main entrance. Please note, your dues cover August 31st through July 31st of each fiscal period.

Dues can be mailed or paid via Pay Pal. Via PayPal on Neighborhood Link website:

http://www.neighborhoodlink.com/Twin_Brooks_-_Marietta

By check: Make your checks payable to Twin Brooks Community Club. Receipts provided upon request.

By mail: Twin Brooks Community Club, Attention Guillermo Rodriguez, 2690 Cobb Parkway, Suite A5-120, Smyrna, GA 30080.

Kudos to You! Thank You! Kudos to You! Thank You! Kudos to You!

Much sincere kudos to the following Twin Brooks property owners who continue their commitment and investment in your community for the 2016-2017 season. Without their support, our main entrance and other minor enhancements would not be possible.

- 603 Twin Brooks Way
- 605 Twin Brooks Way
- 608 Twin Brooks Way
- 610 Twin Brooks Way
- 620 Twin Brooks Way
- 622 Twin Brooks Way
- 706 Twin Brooks Court
- 709 Twin Brooks Court
- 720 Twin Brooks Court
- 745 Twin Brooks Court
- 751 Twin Brooks Court
- 723 Twin Brooks Court
- 1702 Twin Brooks Drive
- 1706 Twin Brooks Drive
- 1707 Twin Brooks Drive

- 1708 Twin Brooks Drive
- 1709 Twin Brooks Drive
- 1710 Twin Brooks Drive
- 1711 Twin Brooks Drive
- 1714 Twin Brooks Drive
- 1718 Twin Brooks Drive
- 1723 Twin Brooks Drive
- 1728 Twin Brooks Drive
- 1734 Twin Brooks Drive
- 1736 Twin Brooks Drive
- 1740 Twin Brooks Drive
- 1748 Twin Brooks Drive
- 1753 Twin Brooks Drive
- 1756 Twin Brooks Drive
- 1757 Twin Brooks Drive
- 1758 Twin Brooks Drive
- 1760 Twin Brooks Drive
- 1769 Twin Brooks Drive
- 1775 Twin Brooks Drive
- 1777 Twin Brooks Drive
- 1784 Twin Brooks Drive
- 1786 Twin Brooks Drive
- 1789 Twin Brooks Drive