



Brookstone HOA, Inc.
2025 HOA Disclosure Form Info

- Brookstone HOA is a mandatory HOA.
- No master association or age restrictions.
- Management Company Contact info:
 - Rich Hintze, Association Manager
 - 5595 Hedge Brooke Drive, Acworth GA 30101
 - (770)795-1935
 - Manager@Brookstone1HOA.com
 - www.Brookstone1HOA.com
- FY2025 Mandatory HOA Fee is \$390 - 1x/yr (Jan 1 – Dec 31)
 - Closing Letter Fee is \$10 – to be paid by seller.
 - Account Transfer Fee is \$380.
- FY2025-26 Optional Fee is \$395 1x/yr (Swim/tennis membership June 1st- May 31st)
- No other fees apply.
- No special assessments.
- Litigation – None.
- Dues pay for:
 - Common Area maintenance
 - Common Area insurance
 - Pool
 - Tennis
 - Playground
 - Clubhouse



Other Associations affecting Brookstone HOA lots.

Note that two, independent associations exist to manage the lake areas for the lakefront owners and separate closing letters should be obtained from their Boards.

These homes, located in the Hedge Brooke Section and the Downington/Kenbrook Section, back to the Brookstone North Lake and Brookstone Lake, respectively. The owners of these lakefront lots are obligated to be members of their respective lake owners' association.

Brookstone North Lake Association: Carl Ruff – email: carlruff@verizon.net

Hedge Brooke Section - streets with homes belonging to the North Lake Association:

1. Hedge Brooke Drive
2. Hedge Brooke Way
3. Hedge Creek Lane
4. Hedge Brooke Trail

Brookstone Lake Association: Kevin Murray – email: kevingmurray@hotmail.com

Downington / Kenbrook Section – streets with homes belonging to the Lake Association:

1. 5823 – 5829 Brookstone Walk
2. Downington Run
3. Kenbrook Trace