



Deer Tracks

Deerbrook Homeowners Association Newsletter
February 2014

DHOA e-mail
mail@deerbrookhoa.org

Website
deerbrookhoa.org

Facebook Page
Deerbrook Homeowner's Association, Inc.
<https://www.facebook.com/DeerbrookLilburn>

Gwinnett County and nearby municipalities
gwinnettcounty.com/
cityoflilburn.com/
<http://www.snellville.org/>

Our District 2 Gwinnett County Commissioner
Contact Commissioner Howard at 770-822-7002 or
Lynette.Howard@gwinnettcounty.com

Newsletter Announcements
If you have anything you'd like to see in the newsletter, please email Claire Gloeckner at claire1@drgloeckner.com.

2014 Membership Drive and Luminaries

On Sunday, December 8, our Luminary display was weather delayed, but we rallied and had a great luminaria presentation on December 15, especially when the power went out – allowing for a beautiful display without light pollution! We also had 41 members join DHOA for the 2014 season.

If you did not have a chance to provide your \$60 membership dues, please send them to our Treasurer, Roger Hagen at 4015 Windhurst Ct., or any officer of the board. Your dues are used to supply these newsletters, to provide for the beautiful landscaping at our frontage at Killian Hill, as well as many other DHOA value-added services.

In addition, we received sufficient donations from our residents to give our each of the three shifts at our local firehouse \$120 in Kroger gift certificates, presented by Roger Hagen on December 28. Thank you so much for your support of our occasional rescuers. We also received \$210 in donations to offset the cost of sand, candles, and bags for the luminaria display. Thank you!

As a reminder, we will have Officer Elections in May. If you want to make Deerbrook a better place to live, please start thinking about how you can help. More details on that meeting will follow.

Uh Oh... What's That Sound? Is That Water Running?

-By Brenda Brown

Home construction in warmer climates usually does not consider the possibility of temperatures that are so low for so long that pipes freeze, so you need to take extra precautions. This year in Georgia, **we are experiencing an unusually cold winter** with temperatures that have been in the single digits for multiple days (BRRRRRR!). Most people in the South don't experience this very often.

I used to manage apartment complexes in Ohio so **I am familiar with the damage** that frozen pipes can cause. I would like to share with you the following information on preventative steps we would take to ensure that the pipes would not freeze.

First and foremost, if you choose to turn **off the heat in your house, you must drain your house of all water**. This means you have turned off the water at the main and drained all of the water from the pipes. This includes flushing all the toilets until there is no water (and even removing the water from the bowl with a wet/dry vacuum or the bowl may break). It also means opening all of the taps (including the showers) and letting the water completely drain out. Not completely draining the house when turning off the heat **is one of the biggest mistakes people make**, and usually leads to frozen pipes when the temperatures drop well below freezing for more than just a few days.

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Welcome New Residents!

We welcome to the neighborhood the Coxes on Fawnbrook. If you're new and our welcome committee has missed you, give us a call or email!

Deerbrook Homeowners Association

Officers 2013-2014

President

Patricia Yeargin

Vice President

James Jacobson

Treasurer

Roger Hagen

Secretary

Claire Gloeckner

Board Members

Geoff Abraham

Randy Brown

Brenda Brown

Preventing Your House's Pipes From Freezing

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Your pipes may freeze even if you have not turned off the heat in your house. If you have water pipes that are located on or **near exterior walls**, they could still freeze. A simple remedy is to open under-sink cabinets to allow warm air to circulate, especially in kitchens and the bathrooms.

A more time and currency-consuming preventative measure is to **wrap your pipes in insulation**. Those of you with water heaters in the garage might seriously consider wrapping both your pipes as well as your water heaters. There are special kits for these – don't use attic insulation!

It's smart to disconnect hoses from **outside faucets and drain the water**

from them when the temperatures get this cold. There are also special covers for your outside faucets to reduce the risk of them freezing.

Why should you care whether or not your pipes freeze? They'll just thaw out and the water will run again, right? Well, yes, but **water also expands when it freezes**. This often causes pipes to crack and rupture or break. When the water thaws, it is no longer contained to just the pipes....it's running down your ceilings, your walls, flooding your floors, and possibly looking more like the fountain at Centennial Olympic Park than your home.

Repairing water damage from frozen pipes is expensive. Preventing it is cheap.

Goodbye to Passed Residents

It is with sadness we report that Ted Garner, a long time Timber Glen resident, has passed away. Additionally, Dennis Marks and Frank Buccella, both 10-year residents on Deerbrook Way, have died. Our thoughts are with their families and friends. We regret the loss of these friends.

Quotes

People ask me what I do in winter when there's no baseball. I'll tell you what I do. I stare out the window and wait for spring.

~Rogers Hornsby

Nothing burns like the cold.

~George R. R. Martin, *A Game of Thrones*

A lot of people like snow. I find it to be an unnecessary freezing of water.

~Carl Reiner

About Our Organization...

The objectives of this Association shall be to protect, preserve, and enhance the property values; to promote integrity and good faith and friendly relations amongst its members; to

prevent or adjust controversies; and to represent the community in the consideration and decisions of public policy in municipal, county, and state affairs.