



Deerbrook Homeowners Association

DHOA e-mail
mail@deerbrookhoa.org

Website
deerbrookhoa.org

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

Instagram
@DeerbrookHOA

Gwinnett County and nearby municipalities
gwinnettcounty.com/
cityoflilburn.com/
www.snellville.org/

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

Newsletter Announcements
If you have anything you'd like to see in the newsletter, please email mail@deerbrookhoa.org

DeerTracks

Deerbrook Homeowners Association Newsletter
March 2022

Luminaries, Dues, and Firehouse Donation for 2022

Thanks to all those who paid 2022 dues! Thirty-three households so far have paid dues for 2022. These are the people who are paying to keep the front entrance attractive, as well as for newsletters, our website hosting, and other minor HOA expenses. You can still provide your dues via two methods: drop off your \$60 dues check payable to DHOA to our Treasurer or transfer via Zelle to Deerbrook.dhoapay@gmail.com. If you have paid, or do pay, and do not have an updated Directory with 2020 on the front, please send us an email to mail@deerbrookhoa.org and we'll bring one over.

We had 31 neighbors collect and place lighted luminaries throughout the neighborhood, so we lit up the area once more.

We collected donations that will allow us to give \$185 to each of the three shifts of our local firehouse. Blake and

Claire delivered them on Sunday, Jan 22. Thank you to all who contributed to this group that protects us in our greatest hour of need!

Between the last DeerTracks and this, our elected president, Holland Hamilton, has stepped down due to other commitments. James Jacobson, long-time board member, has stepped up to fill his shoes for the remainder of the term.

For any who are interested in joining the board, attending, or receiving board meeting agendas or minutes, please email mail@deerbrookhoa.org to make these requests. The next board meeting will be Feb 21 via zoom.

For all you early planners, we've decided to hold our **community-wide spring yard sale on Saturday, April 9**. The rain date will be April 23.



Around the Neighborhood... Recent Losses

It is with regret that we let you know of the recent passing of Chris Castillo of Deerbrook and Jim Guthrie of Timber Glen. Jim has been our Timber Glen representative on the Deerbrook board for many years and we miss him. Our condolences to their families.

Deerbrook Homeowners Association

Officers for 2021-2022

President
James Jacobson

Vice President
Carl Deloney

Treasurer
Blake Parkman

Secretary
Claire Gloeckner

Board Members
Nicole Wright

Nimi Idaikkadar

Donna Crews

Shannon Wood

Timber Glen Representative
(vacant)

Deerbrook Realtor's View...

Did You Know...

Current rate projections have the average 30-year fixed rate mortgage rate for 2022 somewhere between 3.2% and 4.0%, up from 3.0% on average in 2021. The wide range in projections is a good reflection on the uncertainty of the path of inflation and reaction by the market.

Price appreciation is expected to again be positive in 2022. After consecutive years of record setting jumps, the high and fast appreciation of the last two years is anticipated to transition to a much more modest level. According to housing market forecasters below home price growth is predicted to increase in the range of 3-7%.

Source: 2022 Residential Market Forecast

The Bottom Line...

For Buyers and Sellers 2021 offered Opportunities and Challenges. Sellers home values increased upwards of 20% in some markets, and buyers who were willing paid over the listed price. Interest Rates are creeping above 3% in February 2022 with lenders expecting this to plateau, which could signal a robust spring market with an influx of new home buyers. Homeowners have seen their home values increase and see the opportunity to pivot into their next home. Your home is your biggest investment in a bright and happy future!

Have a wonderful Spring!

-Sherry Hoger

HARRY NORMAN REALTORS®

O: 404-897-5558. C: 404-921-9510

Recent Deerbrook Sales Activity

6	\$318,000	\$376,000	13.5
Homes sold in the last 12 months	Average Sold Price	Highest & Most Recent Sold Price	Average Days on Market

Curious to know what your home could sell for? Call Sherry Hoger today!

*Source FMLS: Accuracy of all information deemed reliable but not guaranteed and should be independently verified.

Communication UPDATE

We have revised our website and we welcome you to take a look and comment! See Deerbrookhoa.org.

Would you like to get this paper delivered to your inbox instead of your mailbox? Please send your email address and property address to Mail@DeerbrookHOA.org and put **OPT IN** to the Subject line to begin to receive these virtually. We promise not to SPAM you or sell your information, ever.

Quotes...

Keep your face always toward the sunshine – and shadows will fall behind you.
-Walt Whitman

There are two ways of spreading light: to be the candle or the mirror that reflects it.
-Edith Wharton

About Our Organization...

The objectives of this Association are 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.