



## Deer Tracks

### Deerbrook Home Owners Association Newsletter April 2006

**May 8<sup>th</sup> – General Meeting:** Be there Monday, May 8<sup>th</sup>, at 7:00 pm for the next DHOA General Membership Meeting. John & Janette Dyer have once again kindly offered the use of their garage. Members are encouraged to attend as several important issues are being put to vote.

Please remember to bring chairs for yourself and family members. Proxy ballots will be sent out before the Meeting. If you cannot attend, please sign your vote over to a neighbor who can represent your interests. We will be debating and voting on a much needed front entrance sign repair/replacement, and a proposed dues increase, among other things. This is also the time to elect new Officers and Board Members for the 2006-2007 term of service. The DHOA Board needs active participation to remain a vital and effective association. There will also be an update and discussion of the rezoning application for property off Oleander Rd., which is written up in more detail in the “Buzz About Deerbrook” section this issue.

**Front Entrance Sign:** Deerbrook will have a fairly large expense in the coming months. Our wooden sign up front has split once and will need replacement soon. The sign is 20 years old or more now. It was repaired 3 years ago, when a crack became a full split. The front entrance lighting also had to be

repaired (again) in January. Quotes from 6 different sign vendors for both repair and replacement of the sign have been requested, just to get an idea of how much money these options might cost. Only 2 of the 6 quotes have come back.

**What do you think the new sign should look like?** Please email us at [mail@deerbrookhoa.org](mailto:mail@deerbrookhoa.org), or call any Board member listed on the back of this newsletter with your ideas. We hope you will be at the general meeting in May to share and discuss ideas with your neighbors. The Board would also like to hear your ideas on how we can best finance this new sign. So far, it's been awfully quiet out there. Talk to us!

**Members Welcome at Board Meetings:** Our next Board meeting will be held on April 13<sup>th</sup>, 2006, 7:30 p.m., at John Dyer's house. Any Deerbrook member is welcome to attend. If you plan to attend, please call John so he can make room for you.

**High-density Development Proposed for Oleander:** On Friday, March 3, 2006, some Deerbrook Homeowners received a packet of information (SUP 06 043) notifying them that a zoning request had been submitted for property along Oleander Dr. The developer, Ruby Forrest, Inc., wishes to put 186 single-family homes on a 93-acre tract along the Yellow River near Garner Creek. One flyer announcing the dates and times of

Gwinnett County Planning Commission and Board of Commissioners meetings for March has already recently been distributed to members. Fortunately the issue was tabled in March and is scheduled to be heard at the next Planning Commission Meeting April 18<sup>th</sup> at 7pm. The DHOA website ([www.deerbrookhoa.org](http://www.deerbrookhoa.org)) has a copy of the filing and also a map of the property location in relation to Deerbrook. It is the general mood of the DHOA Board and most of the homeowners we've heard from that we are in opposition to this application for SUP. The Board is currently working with neighboring HOA's to organize a petition against this attempt to cram as many houses as possible into this small space.

Issues of concern are;

- **Density** - Gwinnett County's methodology for calculating housing density per acre in the so-called "Conservation Subdivision Overlay," allows developers to include flood plains, buffers, and land otherwise not useable to calculate density. This creates a density that is much less on paper than in practice once ground is broken. Using the plans and plats provided by the developer the actual density would be 4.76 homes per useable acre. Each house will sit on a .21 acre lot. This is inconsistent with the neighborhoods around Deerbrook and Oleander where homes are on much larger sized lots.

- **Traffic/Safety** - Oleander and the area traffic would increase between 400-500 vehicles per day. The proposed 186 new homes on Oleander Drive will likely generate kids walking along Oleander Drive. Without sidewalks and street lights it will be unsafe with the blind curves and narrow sloped shoulders. This will also increase class sizes in the area schools and bus traffic on Oleander. Neither the Commissioners nor the developer have addressed these concerns as of yet.

- **Utilities:** Oleander Drive has only one small 6" water line, which has been in place for many years and has limited capacity. The addition of 186 new homes on this line could be hazardous. The County has not addressed this issue or the load demands for this small size line or its current condition. The County has not stipulated who pays for any upgrades or new lines should that be required. The proposed development may also require a connection to a sanitary sewer over 1.5 miles away down the Yellow River. This could also require a mechanical pumping station to be perpetually maintained.

**In Summary:** This kind of development will also set a bad precedent for our area in terms of density and lot size.

The proposed homes and lots are not consistent with homes and lots in Deerbrook or surrounding homes in other nearby developments and will adversely impact the homes, values, families and quality of life within the community at large. Property values could be negatively impacted as well.

Volunteers are now in the process of going door to door to gather as many signatures as we can in opposition of this proposed rezoning. The signatures will be taken to the next Planning Commission meeting in April. At the last Planning Commission meeting the Special Use Permit (SUP) application was tabled due to the large volume of calls in opposition received by Commissioner Beaudreau. If enough people show up at the meeting on April 18<sup>th</sup> at 7:00pm in opposition to the SUP to rezone we feel this SUP will be defeated. If the Planning Commission does approve the request, we can still take our opposition to the next County Commissioners Board meeting scheduled for April 25<sup>th</sup> at 7:00pm. Meetings are held in the Auditorium at

75 Langley Ave. at the County Administration and Judicial Center in Lawrenceville. If you wish to sign the petition being passed around and you have not, please contact DHOA President Patricia Yeargin at 770-923-2823.

**Deerbrook Garden Club** If you are interested in participating, or have any questions about Deerbrook's Garden Club, call Mark Ackerman at 770 925-8207.

**Yard of the Month for March** goes to the Jeanie Mooney at 4035 Windhurst Ct.

**Crime Watch:** There were no reports of any crimes since our last issue. However, there have been some afternoon burglaries in neighborhoods nearby. Currently, the suspects are boys of middle school age. Gwinnett County Police recommend that you let neighbors know when you are leaving town as most break-ins occur when residents are away. In the meantime, if you see questionable activity or a crime in progress, call 911 immediately and report it. Members are encouraged to report any crimes that occur in the neighborhood to the HOA Board so that other neighbors can be notified.

**Neighbors Helping Neighbors Report:** Another reminder for members that community starts with the people next to you, and building communities takes only a small gesture like making dinner for a neighbor. If you know of a neighbor that may need some friendly assistance or a helping hand contact Teri Parkman 770-931-7108, or if she is unavailable, Debbie Jacobson at 770-925-0871. They will then coordinate the assistance from volunteers. If you wish to volunteer specific services please call Teri or Debbie as well.

**Spring Yard Sale:** The Spring Yard Sale is still on for April 22<sup>nd</sup>! The sale hours will be from 9 to 2. Signs will go up by the 16<sup>th</sup> on the main street entrances to the neighborhood. All you need to do to participate is open your garage door and put out your wares you wish to sell by 9 a.m.

The Board also wanted to share the number to the American Kidney Fund, 770-441-2220 this year for those who wish to donate any leftover items not sold. Call the night of the yard sale and ask for Monday pickup. Put all items in boxes or bags marked "AKF" and place on the porch or driveway. If you want a receipt for items donated simply request one when calling and it will be left for you. The Salvation Army also picks up some items for donation but has more limitations on what they'll accept. You can reach the local Salvation Army in Lawrenceville at 770-963-8802 for details on their donation pickup program.

**Dues Increase Proposed:** DHOA dues are very low currently at \$40.00 per year. They have been raised once in the 21 years of the homeowners association back in 2002 when the annual fee went from \$35 to \$40.00 a year. The Board has determined that we are in need of another dues increase in order to continue providing upkeep and lighting for the front entrance, pay the for street lighting, continue our neighborhood activities, and increase our emergency reserve fund for unexpected future expenditures. In addition, some of the money will need to go for the front entrance sign. (See front page article.)

DHOA volunteers have offered free labor and many types of in-kind contributions to keep costs low over the years; for instance, by hand-assembling our directories, contributing all sorts of materials and supplies, comparison-

shopping for copying costs and other services, planting and landscaping the flower beds at the front entrance, cutting trees on the common property, and much more. The worrisome part is when something needs to be done and there are no other options due to lack of funds. At the upcoming May General Meeting, the membership will have a chance to take a vote on raising our yearly dues. Right now, the Board is looking at proposing the dues be set at \$60 per year. Please consider the costs of similar neighborhoods and their Association dues, and come to the General Meeting with your thought and ideas. It is **your** homeowners association. Your participation is vital.

**Newsletter Announcements:** If you have an announcement, special event, or feedback that you want in Deer Tracks please contact the DHOA Secretary Roger Hagen at rh4g3n@yahoo.com or call 678-524-2797 leave a message with your request or feedback.

**Deerbrook Home Owners  
Association  
Officer List May 2005 through  
May 2006**

1219 Wheatley Dr.  
770-925-0871

John Dyer  
1384 Rustlewood Ct  
770 923-7814

Teri Parkman  
1409 Fawnbrook Ct.  
770-931-7108

**President:**  
Patricia Yeargin  
1404 Rustlewood Court  
770 923-2823

**Vice President:**  
Elton Thomas  
4143 Deerbrook Way  
770 923-9048

**Treasurer:**  
Brian Swinkola  
4163 Deerbrook Way  
678 615-9326

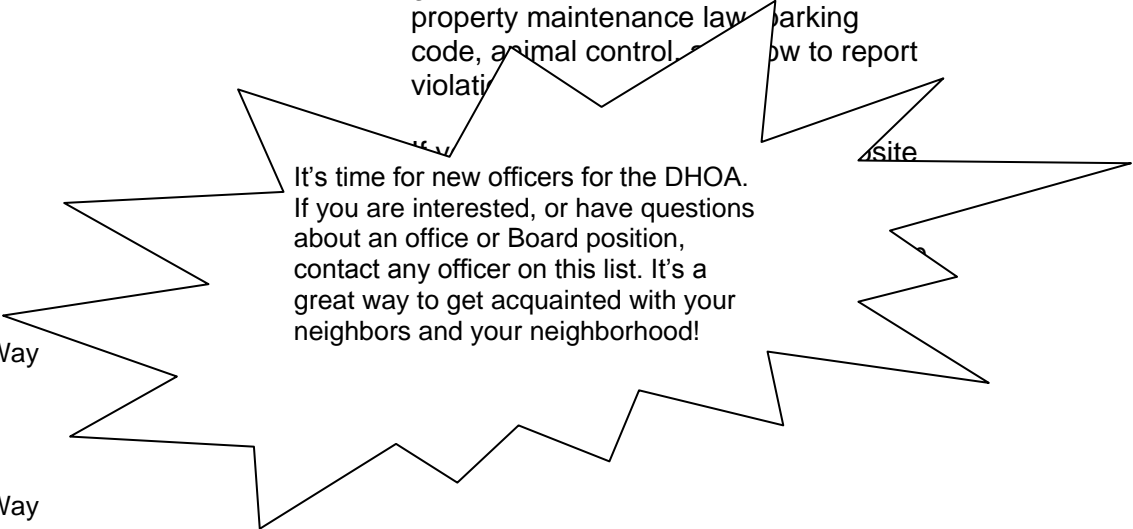
**Secretary:**  
Roger Hagen  
4015 Windhurst Ct.  
770 806-9055

**Visit our website at:**  
<http://www.deerbrookhoa.org>  
for copies of DHOA bylaws, covenants,  
photos, links to Gwinnett County  
government—which include Gwinnett  
property maintenance law, parking  
code, animal control, and how to report  
violations.

**Board Members:**  
Glenton Ashby  
4092 Deerbrook Way  
770 925-1567

BJ Tracy  
4083 Deerbrook Way  
770-717-1917

Debbie Jacobson



It's time for new officers for the DHOA.  
If you are interested, or have questions  
about an office or Board position,  
contact any officer on this list. It's a  
great way to get acquainted with your  
neighbors and your neighborhood!