



Deer Tracks

Deerbrook Home Owners Association Newsletter

April, 2009

Next General Meeting 7 p.m. Monday May 11th at 1384 Rustlewood. Agenda to include:

- Election of new officers
 - Next year's budget
 - Review of recent DHOA activities
 - Change of DHOA email address
- Please plan to be there. If you can't go, sign your proxy ballot over to a trusted neighbor who plans to attend!

Roofers calling: After the storm a few weeks ago dropped some fairly large hail, there have been many phone and in-person solicitors trying to get us to let them give free roof inspections for hail damage. We learned that there have been companies that did bad re-roofing jobs and the homeowner learned afterward that their insurance was not going to pay for it. So you can be double scammed—get a lousy roof and be stuck with the bill for it. We also learned that, just for inspecting, most of these companies will file a claim on your insurance. This counts against your claims, even if nothing is paid out—and some companies now drop your coverage if you've had 3 claims in 3 years. It's best to call your insurance agent to find out how to get a proper inspection with a reputable roofer if damage is suspected.

Spring Yard Sale Saturday April 18th: The neighborhood-wide yard sale is coming up. Mark your calendar for 4/18/09, 9 to 2, to sell or buy!

Crime Watch – burglary attempt at 4144 Timberlanes. Early March 14th (late Friday night), residents heard noises at their back window. They turned on lights and the noises stopped. Police found a broken, trampled bush under the window, but no other damage. The lights outside may have dissuaded the would-be home invaders.

Police said that outside lighting is very helpful and encourage its use. If used in conjunction with motion detectors, you can save energy as well.

Wandering Teens: There have also been reports of teens being spotted in others' backyards, sometimes walking and sometimes loitering in groups, leaving trash and smoking various substances. As children get older, they need to understand that they are on private property anywhere within this subdivision. Trespassing, loitering, and drug use can get them fined and/or jailed—or worse, if they are mistaken for prowlers. Keep an eye out and call police for anything suspicious.

Please keep the Board posted about any criminal activity after you call the police. With your permission, your story can be shared to help others stay up with what's happening.

Crimestopper tip: The residents of one home decided that, from now on, they would sleep with their car keys in their bedrooms at night so that if they hear noises they can sound their car alarms while they call the police. This can alert

neighbors as well as serve as a warning to prowlers.

Found after the fall festival: casserole dish, potholder and towel. Contact Donna Crews-Giles to reclaim.

Newsletter Announcements: If you have an announcement, event, or feedback that you want in Deer Tracks, call DHOA Secretary Patricia Yeargin at 770-923-2823.

Deerbrook Home Owners Association Officer List May 2008 through May 2009

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DHOA Web site

<http://www.deerbrookhoa.org>
for copies of DHOA bylaws, covenants,
Gwinnett County info and more

DHOA general email

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or you can contact any officer directly as
listed above