



Deer Tracks

Deerbrook Homeowners Association Newsletter
April 2013

DHOA e-mail
mail@deerbrookhoa.org

Website
deerbrookhoa.org

Gwinnett County and other URLs
cityofilburn.com/
gwinnettcounty.com/

Our District 2 Gwinnett 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.

DHOA General Meeting: Monday, May 13

The first general membership meeting is **Monday, May 13 at 7pm at the Dyers' house, 1384 Rustlewood Court**. This year we have more members than last year – 59 as of this writing. We know this is because our members are more interested than ever in **keeping their neighborhood prosperous**.

At this meeting, our honorary resident, realtor **Sherry Hoger**, will give us some pointers on keeping up our property values and maximizing home sale prices.

We'll have drawings for **door prizes and**

snacks and refreshments for all attendees. Please, please come and share your opinions and your enthusiasm for keeping our neighborhood great. This will also be the time of year to elect officers, so please come out and vote – or if you feel brave, even run for office!

If you can't make it, please give a signed proxy to a neighbor so that that we can complete business (we need 20% of DHOA membership represented). **Proxy ballots will be in your mailbox around 10 days** before the meeting.

Community-wide Yard Sale on Saturday, April 20

On **Saturday, April 20** we will have a **community-wide yard sale** from 9 am to 2 pm. It is spring cleaning – time to pass on the things you don't use so that others can enjoy them.

Home Sales in Deerbrook

With 8 home sales in Deerbrook in the past 24 months, the lowest sale price was \$114K and the highest was \$199K. The average sale price was \$158K, with 170 days on the market.

The good news: according the Case Schiller Index, the low point in the market occurred in March of 2012. Case Schiller predicted that in 2013 prices will increase 6% over last year's. Still, it might be 2020 before we get back to peak sales prices seen in the past. But keep in mind the better your home shows the higher price it will command.

The bad news (for some): recent sales show that buyers in 2013 don't want fixer-uppers. They want updated homes that are move-in ready...and they will pay **you** for your efforts. That is proven by the 2 highest sale prices in recent Deerbrook history -- both very well-maintained homes. The sellers worked

with me (Sherry) to have the homes staged to sell quickly.

A buyer's first impression of your home is the entrance to your neighborhood AND the drive to the house. Do your part to keep the neighborhood clean and neat and it will pay you back!

There are 3 homes up for sale in Deerbrook. Please let your friends know about these homes; you can be the best advertisement for your neighbors.

- 4072 Deerbrook Way at \$179K
- 1459 Fawnbrook at \$169K
- 1380 Doe Hollow at \$225K

As the listing agents for 1380 Doe Hollow, we'd like to invite all Deerbrook residents to the open house there on April 14. You're welcome to stop in to see this lovely home (check signs for time.)

-Sherry Hoger and Jackie Smith

Deerbrook Homeowners Association

Officers 2012-2013

President

Patricia Yeargin

Vice President

James Jacobson

Treasurer

Geoff Abraham

Secretary

Claire Gloeckner

Board Members

Randy Brown

Brenda Brown

Roger Hagen

BJ Tracy

RIP Trixie... PLEASE Keep Your Dogs on a Leash Outside Home

This little terrier was attacked in her own back yard a couple of weeks ago by a pit bull or pit mix that was off its leash with owners nowhere in sight. Trixie died within 24 hours. Our condolences go out to the Castilles.

If you see loose dogs, call Animal

Control at 770-339-3200 right away. Weekends and after hours, this number takes you to a dispatcher for animal pickups. However, if there is a loose-dog incident (threat, attack, or property damage), find out as much about the offending dog as possible so that you can file a formal report.

Exterior House Changes Require Prior DHOA Approval

If you look through our covenants (which you can find on our website), you'll see that **any change to the outside of your house requires DHOA Architectural Review Committee approval**. This is for the good of all of us – the consistency of Deerbrook as a Colonial housing community keeps our neighborhood looking neat and consistent and therefore keeps our property values

up. It is **REQUIRED** that you contact us before you start your construction. Additionally, we can remind you of the additional county permits you may need. We are usually rapid in our response to requests, so please don't hesitate to email or call a DHOA officer early in your planning. The DHOA covenants were put in place to assist all of us by keeping our community neat and clean. Please assist us in this endeavor.

Recycling: What You Can and Can't

Our trash pickup (including household garbage, recycling, and, if you pay for it, landscaping debris) occurs on Tuesdays in Deerbrook. Of course, glass, cardboard, aluminum cans, and plastic bottles can be recycled. Among the less well-known recyclables are:

CAN Be Recycled at Curbside

- ✓ Pizza boxes
- ✓ Old phone directories
- ✓ Paperback books (if they're too worn to donate to Goodwill)
- ✓ Paper towel and tissue paper cores
- ✓ Shoe boxes
- ✓ Plastic bottles (numbers 1-7)
- ✓ Empty aerosol cans

If it's a windy day, please make sure

the **items are secure**, or maybe wait until the following week to put out the lighter items.

CANNOT Be Recycled at Curbside

- ✗ Ceramics
- ✗ Dishes
- ✗ Electronics
- ✗ Food waste
- ✗ Hazardous waste containers
- ✗ Light bulbs
- ✗ Mirrors
- ✗ Motor oil containers
- ✗ Plastic grocery bags
- ✗ Styrofoam
- ✗ Window glass
- ✗ Yard waste

Please take care not to place these items in your recycle bin.

Quotes

I drank some boiling water because I wanted to whistle.

-Mitch Hedberg

No matter how much cats fight, there always seem to be plenty of kittens.

-Abraham Lincoln

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.