

# DeerTracks

## Deerbrook Home Owners Association Newsletter

June 2003

**Cookout July 12, 2003 at Rustlewood cul-de-sac at 3 p.m., with brief Special Meeting to be included.** Activities for kids and adults, including Moon Bounce, Fire Engine visit, hot dogs, hamburgers, karaoke, a blackjack for fun table and more. Bring snacks, chips, dip and your children, and chairs if you need them. Special one-issue membership meeting to be held around 3:30, to last 5 minutes, to vote on Board membership—this time, we hope we've chosen a tornado-free meeting date. You will receive a proxy vote in the next few days from the Nominating Committee, and the slate of officers will be voted on quickly so we can get back to the party. *If you will not be attending the cookout, please plan to mark your proxy vote (one per household) and send it along with a neighbor who is attending.*

**General Membership Meeting on May 5** had an amazing turnout given that we had violent thunderstorms and tornado watches all evening. Not quite enough households were represented for a quorum, so no official votes could be taken. Current officers agreed to serve until there is a full vote, which we hope will be July 12 as noted above.

The meeting was still quite lively, with discussion around **what our dues pay for** (lighting, lawn care, sign maintenance, and other entrance/common area upkeep; parties; garage sale signs and ads; directories; and other activities as determined by the membership).

**Covenants** were also reviewed, which are due to expire in November of this year or January of 2005, depending on which phase of the subdivision you inhabit. Legal opinions collected by Board members and others clarified that the current covenants cannot be extended nor their expiration date changed. We can set up individual covenants for people who want to sign them. They will only apply to the households who sign onto them, though, and not to the entire neighborhood. Some individuals felt that the current covenants had served us well, and that most homeowners would sign a similar version of them if given the option. Sherry Hoger volunteered to check into that, if we can devise a good version of such an agreement.

**Membership** in the Deerbrook Home Owners Association was reported at 75 during the meeting, and is now numbered at 77 households.

Full notes from the May 5<sup>th</sup> meeting are available to anyone who asks for them. Contact Patricia Yeargin, at [DeerbrookHOA@netscape.net](mailto:DeerbrookHOA@netscape.net) or call 770 923-2823.

**Raccoon attacks small dog** in mid-afternoon on June 1 on Deerbrook Way, near Rustlewood intersection. The dog required a vet visit, but had been vaccinated for rabies and is doing well. Animal Control investigated but were unable to catch the raccoon. Over 200 cases of rabies in raccoons were reported in Georgia for the last year. To read more on rabies and find links to reported cases, visit: <http://www.niaid.nih.gov/factsheets/rabies.htm>

### **Masonite® Siding Class Action**

**Suit** has been settled. Call 1-800-330-2722 for a packet of information and application form if you have Masonite® hardboard siding that is damaged or wearing prematurely. We have been advised not to repair any damage until an inspector comes out to see the problem. Note that the class action suit has already been settled and only a limited pot of money is available, so it is probably better to get your claims in soon. If you have this deteriorating siding and are willing to fill out the forms, find sample pieces of siding to mail in, and get an inspection, you may receive money for repairs. Incidentally, we understand that many “middlemen” have sprung up to process requests, but they take an additional fee. The number above is the Independent Claims Administrator for the settlement.

**Neighborhood Directories** were distributed in May. If you paid your dues between November 2002 and the present; and you did not receive a directory, please call the Secretary, Patricia Yeargin, at 770 923-2823.

### **County Laws on Property**

**Maintenance** are now available on-line. Gwinnett County passed laws in 1998 specifying requirements for property maintenance, such as how tall you can let your grass grow, keeping non-running or “junk” vehicles, outdoor storage, and external maintenance of homes. You can locate this information by visiting [www.co.gwinnett.ga.us](http://www.co.gwinnett.ga.us); click on *Departments*; then click *Planning and Development*; then click *Documents and Regulations*; then click *Property Maintenance Regulations*. They county has also put out a brochure (in PDF format) summarizing the requirements; if you email [DeerbookHOA@netscape.net](mailto:DeerbookHOA@netscape.net) address and ask for it, the secretary will be happy to email it to you.

**The DHOA e-mail list** now numbers around 60 households, and if you have any important announcements that need distribution, please e-mail them to [DeerbrookHOA@netscape.net](mailto:DeerbrookHOA@netscape.net) so that they can be forwarded on. If you are not receiving e-mail from the Association at your preferred e-mail address, please e-mail your name and e-mail to us so that we can add you to the list. Due to the time it takes to print up and distribute paper newsletters, there is sometimes a significant lag between the time electronic announcements are sent out and the time the print information is received.

**Announcements:** Volunteers are needed for all capacities to keep the DHOA lively and interesting. Most commitments are time-limited, such as party planning, volunteering to monitor children’s games at the cookout, distributing flyers and newsletters, etc. To volunteer for the cookout on July 12, or to share ideas and inspirations, call Gary Schubert at 770-279- Anyone interested in serving as an officer, call Brian Swinkola at 678 615-9326 or Ricki Moran at 770 931-3231.

### **Current Officers list:**

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