



## Deer Tracks

### Deerbrook Home Owners Association Newsletter

### August 2006

**Oktoberfest General Meeting/BBQ:** The date for our annual Oktoberfest meeting and BBQ has been set for Saturday October 14th at 4pm in the Cul-de-sac on Rustlewood Ct. A rain date of Saturday the 21<sup>st</sup> has been set as well. All who want to may bring beer to share with others. The Gwinnett County Fire Department will be on hand with a Fire truck at 4:30pm. A Moon bounce will be set up as well for kids. There will be fun activities for the children with adult supervision provided while the meeting is held briefly at 5:30pm then a return to fun and eating brats and sauerkraut! All residents in Deerbrook and Timber Glen are invited. We hope as many can come! It is a good way to meet your neighbors while having a good time and learning more about the Homeowners Association as well. In the past these meeting/BBQ's have been a good time for members of all ages.

#### **Vandalism; Costs and Prevention**

The DHOA has heard reports over the summer ranging from theft of our DHOA Yard of the Month sign to eggs being thrown on the side of a house. Other incidents include mailboxes being knocked down, teenagers going behind other people's houses to smoke, and someone putting "for sale" signs in yards under cover of night. They may seem like silly pranks to some people, but they end up costing money and time with repairs and replacement costs, and general frustration with having to deal with otherwise unnecessary issues.

DHOA officers and board members appreciate hearing about such things—in part so we can let others know as well. We also have contacted Gwinnett County police to talk with them about the best courses of action to take. Some suggestions included keeping a closer eye on neighboring homes; talking to the parents of trespassing teens; and calling the police right away when you see suspicious activity. The DHOA Board has taken these suggestions into consideration and now has people in place keeping an eye on the neighborhood at all hours. The Board is also recommending that if you see something that does not merit an emergency 911 call, use the **Gwinnett Police's non-emergency number, 770-513-5100** and let them check it out. Then call us and we'll pool any information about the situation.

If you have other ideas about dealing with petty crimes, we'd love to hear about them. If you know of any other neighborhood vandalism, please contact Roger Hagen, the DHOA President or any Board member. In the meantime, DHOA has purchased another YOTM sign, but we still hope that you will look around and see if you find the original. It can be returned to Roger Hagen or Mark Ackerman, or you can contact the Board member nearest to you.

**Deerbrook Financial Report:** The amount in the general treasury as of July 31 is \$3,692.75. We want to remind members that our dues for 2007 will increase to \$60.00 per year; as was voted on in the last General Meeting.

**Front Entrance Sign:**

Some preliminary work started on funding of the new sign with a mailer sent out to all homeowners requesting donations for the sign. So far the response has been positive. DHOA has collected about \$1000 dollars to date specifically for the replacement sign and redesign of the front entrance area. In the last issue of Deer Tracks we announced the approval of a 3 phase plan to replace the aging sign up front with one that is of the same design but made of more modern and longer lasting materials than the original wood. Also debated and approved was the second phase of refinishing the columns supporting the sign with stone over the existing brick with a 3<sup>rd</sup> phase of new landscaping once the sign is replaced and columns refaced.

**Deerbrook Garden Club:** As mentioned previously the Yard of the Month sign had been stolen at the end of last month. Thanks goes out to Mark Ackerman who did the leg work replacing the sign quickly for the Board. Congratulations is in order for the August yard of the month which goes to the Olson's at 1418 Fawnbrook Ct. Congratulations also goes to The Jacobson's at 1219 Wheatley Dr. who were the July YOTM winners. Both residences keep a beautiful yard year round! If you want to suggest a nominee for the Yard of the Month Award or have any general questions concerning the Garden Club please contact Mark Ackerman at 770 925-8207.

**Fall Yard Sale:** The fall yard sale is to be held Saturday September 23rd from 9AM to 2PM for those who wish to participate. The DHOA Board and members will place signs up at both entrances to the subdivision on the Killian Hill and Five Forks Trickum Rd. Neighbors need only open their garage doors and put out their wares in the morning. Beware of "professional" buyers who show up early, sometimes while people are setting up. Do not feel intimidated into selling before you are ready to do so. Telling the early birds to come back later when you are ready is a perfectly acceptable thing to do. It is YOUR sale after all. Make it enjoyable and on your terms. The Board will not advertise outside of

placing the signs up the Monday before the sale.

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.

**Group Chimney/Siding Repairs:**

Several Board members mentioned that their chimneys were in need of repair due to bird damage. The siding used in the subdivision is about 20 years old on most homes now. The Louisiana-Pacific siding which was used on most houses was subject to a class action lawsuit years ago. While there are no more funds available for the class action suit and many residents have already repaired both previous and recent siding damage, we thought it may be advantageous to homeowners to put together a group of like minded members to seek repairs from a single contractor to try to mitigate costs. The siding in many chimneys has become warped and/or soft and many homes show damage from birds. The newer Hardy plank siding most often used in today's construction is made of a concrete and fiber board mix which is much more weather resistant than the old L&P siding. Holes opened in chimneys make a house vulnerable to pests such as termites as well as looking unsightly. If you are interested in chimney repairs or even larger siding replacement projects and wish to investigate contracting as a group please contact John Dyer at 770-923-7814. John has volunteered to coordinate a group repair attempt in an effort to mitigate costs to DHOA members interested in chimney/siding repairs.

**Neighbors Helping Neighbors Report:**

There is nothing much to report for our Neighbors Helping Neighbors efforts currently. This is generally a good thing since it most likely means no one was in need of much assistance. NHN is made up of volunteers willing to take on such tasks as bringing meals to neighbors who may have a need for such help due to illness or whatever, also emergency babysitting for real emergencies and other things. Earlier in the summer 2 such volunteers helped clean up yard debris for a DHOA member needing some assistance. If you know of a neighbor who needs any assistance or need any yourself please do not hesitate to call the NHN volunteer coordinator Teri Parkman at 770-931-7108 or her back up Debbie Jacobson at 770-925-0871. If neither can be reached you can try the DHOA President or any other Board member in an emergency.

**Buzz About Deerbrook:** This year the DHOA will be putting together the latest version of our Directory. It will most likely come out in late spring of 2007. One thing we want to emphasize is a solid commitment to our local community.

Many of you are aware of our Board's recent work in helping a neighboring HOA working with several others to defeat a rezoning proposal across the Yellow River which would have put 186 single family homes directly across from Deerbrook. The thing that I found encouraging during this process was the lack of partisan labeling which normally occurs in such organization attempts. There were only concerned homeowners involved – no Republicans, Democrats, conservatives or liberals. How does this relate to our Directory?

We are looking for advertising to place in our directory. If you or anyone you know is running a local business we want to support that through advertising in our HOA Directory. The fee is nominal, \$35.00 for a half page ad and \$60.00 for a full page. We encourage all our members to support our locally owned and operated small family businesses in the area. There are many such businesses along the Five Forks Trickum corridor from Oak Road to Rockbridge Rd. as well as more on

Hwy 78. Our local community is only as strong as our locally owned and operated businesses. Large chains and corporations have their role to play in our larger Atlanta metro area community. It is the small businesses which are the backbone of our local community here at Deerbrook and greater Lilburn. We encourage all to support them. So if you know someone or you yourself operate such a business we hope you will contact the DHOA President with your ad request. The President will be coordinating this years Directory efforts.

**Crime Watch:** There have been some instances of vandalism in the neighborhood with one case being the removal of the "Yard of the Month" sign from the designated yard and then it's disappearance completely; another house was egged; a for sale sign was put in someone else's yard and there have been reports of teens smoking in back of some of the homes (not their own).

**Deerbrook Home Owners Association and the Deerbrook Covenants:**

The covenants were renewed in 2003 and are in permanent effect for the neighborhood. They are legally binding for all residences that signed them at the time. There are only 3 homes that did not sign the renewed covenants. It is important to know that if you are selling your house you are legally bound to disclose them to your listing agent and anyone who buys your house.

Deerbrook HOA membership is voluntary and requires payment of yearly dues. The dues go towards maintenance of the street lighting and front entrance of the subdivision. They also pay for activities and printing costs for Directories, Newsletters and Flyers announcing special events and other issues of community concern. Board members are elected yearly and are volunteers.

**Newsletter Announcements:** If you have an announcement, special event, or feedback that you want in Deer Tracks please contact the DHOA Secretary Elton Thomas at [Elton.thomas@concert.com](mailto:Elton.thomas@concert.com) 770-407-1553 leave a message with your request or feedback.

## Deerbrook Home Owners Association Officer List May 2006 through May 2007

**President:**

Roger Hagen  
4015 Windhurst Ct.  
770 806-9055  
[rh4g3n@yahoo.com](mailto:rh4g3n@yahoo.com)

**Vice President:**

Patricia Yeargin  
1404 Rustlewood Court  
770 923-2823  
[yeargin2000@yahoo.com](mailto:yeargin2000@yahoo.com)

**Treasurer:**

BJ Tracy  
4083 Deerbrook Way  
770-717-1917  
[bjtracy@bellsouth.net](mailto:bjtracy@bellsouth.net)

**Secretary:**

Elton Thomas  
4143 Deerbrook Way  
770 407-1553  
[Elton.thomas@concert.com](mailto:Elton.thomas@concert.com)

**Board Members:**

John Dyer  
1384 Rustlewood Ct  
770 923-7814  
[diggor@comcast.net](mailto:diggor@comcast.net)

Debbie Jacobson  
1219 Wheatley Dr.  
770-925-0871  
[jacobsonjames@msn.com](mailto:jacobsonjames@msn.com)

Debbie Slaphey  
4093 Deerbrook Way  
770 925-7802  
[slapdeb@aol.com](mailto:slapdeb@aol.com)

Christy Johnson  
4132 Deerbrook Way  
770 982-3021  
[waterbrook@comcast.net](mailto:waterbrook@comcast.net)

**Timber Glen Representative:**

Tanya Zamora  
1172 Timber Glen Court  
770 638-1739  
[ztime1@yahoo.com](mailto:ztime1@yahoo.com)

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.

If you have suggestions for the website or in general, email us at [mail@deerbrookhoa.org](mailto:mail@deerbrookhoa.org). Or, if you prefer a real-time conversation, you can call any officer or board member.

**Visit our website at:**

**<http://www.deerbrookhoa.org>**