



Deer Tracks

Deerbrook Home Owners Association Newsletter

August 2012

The Fall General Membership Meeting will be held October 6th, at 4 pm in the Rustlewood cul-de-sac. We'd like to hear your suggestions on how we might improve the neighborhood we all call home.

Please mark your calendar and make every effort to attend. If you can't, please give your proxy to a neighbor to vote in your stead. (DHOA residents should get those soon.) Residents of legal age who like beer can bring some to share during the meeting. Ice & soft drinks will be provided. And bring a chair.

We're updating the Directory!

You may have already received paperwork for you to verify or correct information for the 2012 Deerbrook Resident Phone Directory to be finalized this year. Please correct and return it as indicated before we come calling to your house.

Welcome New Residents!

Welcome to our new neighbors, the Lauterbachs on Fawnbrook, and the Newells and the Lowders on Deerbrook Way! The Officers and Board welcome you. If you have any questions or want to become more involved in our community, give one of us a call or send an email.

Siding Issues on Your Chimney?

Most of the homes in Deerbrook were built using the Louisiana & Pacific (L&P) siding that was recalled in the mid 1980s due to water absorption. It warps and weakens over time, which can allow birds to peck holes in it – especially through chimney walls. A less visible problem involves rusting and deterioration of the sheet metal flashing on the roof near the chimney. This flashing is placed to drain the water away from the chimney to the roof and gutters. Without the intact flashing, water can get under the roofing and into the house, eroding not only the siding, but also the interior structures of the house. This is far more costly to repair than simply replacing the siding. Typically, roofing companies install new flashing with a new roof, but you should get a quote that includes flashing and siding repair before work starts. Painting firms may perform siding repair, but they charge extra to fix the flashing.

We hope this information is helpful to Deerbrook homeowners as our primary mission is to help hold and grow home values in the neighborhood! If you have any helpful suggestions for your neighbors, please let us know.