



Deerbrook Homeowners Association

DHOA e-mail
mail@deerbrookhoa.org

Website
deerbrookhoa.org

Facebook Page
Deerbrook Homeowner's Association, Inc.
<https://www.facebook.com/DeerbrookLilburn>

Gwinnett County and nearby municipalities
gwinnettcounty.com/
cityoflilburn.com/
www.snellville.org/

Our District 2 Gwinnett County Commissioner
Contact Commissioner Ben Ku at 770-822-7002 or
Ben.Ku@gwinnettcounty.com

Newsletter Announcements
If you have anything you'd like to see in the newsletter, please email
mail@deerbrookhoa.org

DeerTracks

Deerbrook Homeowners Association Newsletter
April 2021

May 22 General Membership meeting

The first general membership meeting is **Saturday, May 22 in Windhurst Ct.**

This is the time of year we plan the upcoming year's activities and elect officers, so it's important to come out and vote – or if you feel brave, even run for office! Please, come and share your opinions, ideas, and enthusiasm for keeping our neighborhood great. If you can't attend this meeting, please give your signed proxy to a neighbor so 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. Only members can vote at the meeting. If you did not have a chance to provide your \$60 membership dues, please send them to our Treasurer, Blake Parkman

After the general meeting we will also be playing a movie, Moana, on the big screen so bring your chairs. We'll have some snacks to share.

Is Your Home Violating Covenants?

Residents of Deerbrook are required to follow community covenants. These rules were agreed to by the majority of residents when they were renewed in 2003. The list can be found at www.deerbrookhoa.org/covenantsum.html. There are many houses that do not follow these rules. There are many common violations to the following:

- All fencing must be at or behind the back of the house
- Roof-mounted satellite dishes must be mounted only on the rear slopes
- Vegetable gardens must be in back of the buildings
- Drainage areas are for natural flow of water and may not be obstructed

This list is not exhaustive. It is important to note that the **DHOA Board CANNOT approve anything that is contradictory to the covenants**, even if we personally agree that the modifications are an improvement. Past DHOA boards have made commitments to homeowners that the current board at the time would not bring suit against the homeowners, but that promise lapses every time a new board is elected. **Any future DHOA board or any homeowner may sue a homeowner for violations.** Additionally, there is no requirement for the DHOA to act or omit acting to enforce the covenants.

April 24 Yard Sale

On **Saturday, April 24** we'll have a **community-wide yard sale**, 9 am to 2 pm. It's spring cleaning – time to pass on things you don't use so that others can enjoy them.

Deerbrook Homeowners Association

Officers for 2020-2021

President
Nicole Wright

Vice President
James Jacobson

Treasurer
Blake Parkman

Secretary
Claire Gloeckner

Board Members
Dimitra Konidaris

Nimi Idaikkadar

Please email us at mail@deerbrookhoa.org to volunteer for your HOA, if you have questions or concerns, or if you'd like to be appointed to the DHOA Board. Everyone is needed!

Get in on the Banner to Congratulate our Graduates!

We have a lot of young adults who are graduating from high school and college this spring. Blake Parkman has volunteered to plan and make the sign order. **Please contact him by April 20** if you are

interested in sharing the cost of the banner and having a family graduate's name listed on the sign. Congratulations to all of our 2021 grads!

Keep the Gutters Clear!

Although the new growth is in full swing, we cannot forget to clean the leftover dying debris out of our yards. Leaves and pine needles have and are falling, and we need to keep cleaning them up. Remember to have the pine needles occasionally cleaned off your roof and out of your gutters to make them last longer and to prevent the growth of new pine trees in your gutters.

Please don't blow your pine needles and yard debris into the road. Not only does it look bad to your neighbors and our visitors, but it also clogs up our storm drains.

If you haven't already, this is the time to prune your rosebushes and deadhead large flowers. It is really too late to plant seeds or bulbs outside, but a great time to start growing seeds indoors to plant soon.

Also this is the time for spring fertilizing! Grass should have fertilizer applied between February and April when it starts to green up. Trees and shrubs should also be fertilized in early spring. Search online for the right mixture of nitrogen and phosphorus needed for your particular greenery.

Spotlight Your Business Here!

We would like to assist any small business owners who live in the neighborhood by featuring them in

this Newsletter. Please let us know by sending us an email.

Quotes...

For happiness one needs security, but joy can spring like a flower even from the cliffs of despair.

– Anne Morrow Lindbergh

There are two ways of spreading light: to be the candle or the mirror that reflects it.

– Edith Wharton

About Our Organization...

The objectives of this Association are 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.