



## Deer Tracks

### Deerbrook Home Owners Association Newsletter September 2008

#### Fall Cookout and General Meeting planned for Sunday, October 12<sup>th</sup> at 5 p.m.

After reviewing the survey of dates received earlier this month, the DHOA General Meeting has been set up for a Sunday afternoon.

The party and meeting will be held at 4012 Deerbrook, at the corner of Fawnbrook Court. Planned activities include a cookout with hot dogs and burgers, moon bounce, and games. And since everyone seems to love it, we're inviting the fire department again. We've also invited a guest to talk briefly about the CID corridor on 78.

After everyone gathers and gets a plate, we'll take a brief break for the meeting around 5:30; items to be discussed include:

- vacant Treasurer position
- changes to the DHOA privacy policy
- holiday activities for 2008

Bring a side dish and a chair!

**\*\* Rain date: Sunday October 19<sup>th</sup> \*\***

#### Deerbrook Bucks

A local realtor shares tips about home values

Making money on your home is key to most homeowners. A home is the largest single investment average people make, and most are assuming they will make a profit when they sell.

#### The obvious things about home ownership that make or save you money...

1. Saving on your taxes.
2. As mortgage payments are made over the years, your equity rises and your debt falls.
3. Homes usually appreciate in value under normal conditions. Wait for a seller's market.
4. Market your home at a high price instead of what your naive neighbors or low balling agents recommend. Educate yourself--go with your gut and go high. You will never get a high price if you don't ask for it.

#### The obvious things that keep your home values the highest...

1. Keep your home maintained and looking good the whole time that you live there.
2. Manicured lawns and flower beds say, "I love my home." People notice when homes are not loved.
3. Store items in rear of home. Homes that are cluttered, inside or out, do not sell.
4. Keep your home clean and especially clean it well when you are selling it. Clean homes sell for 3 to 4% more than dirty ones.
5. You are not in charge of when your home sells; buyers are. Keep in mind that your role is to do as much as possible to make your home attractive and keep it exposed. The rest, you do not control.

*Remember that you are partners with your neighbors in keeping the equity you have earned. Your house reflects on theirs and theirs on yours!*

**We have had 1 recent foreclosure in Deerbrook, which sold at 100% of the asking price (\$137K) in 8 days.**

**Foreclosures can affect all of our home values, so it's even more important to keep your home well maintained!**

**Deerbrook Homes Available for Purchase**

4053 Deerbrook Way \$ 235K

3986 Fawnbrook Way \$ 217K

4262 DeerbrookWay \$199K

**Newsletter Announcements:** If you have an announcement, event, or feedback that you want in Deer Tracks, contact DHOA Secretary Patricia Yeargin at yeargin2000 (at) yahoo.com, or you can call her at 770-923-2823.

**Congratulations** to Donna Crews and Stephen Giles on their recent marriage!