



DeerTracks

Deerbrook Homeowners Association Newsletter
September 2016

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/
<http://www.snellville.org/>

Our District 2 Gwinnett County Commissioner
Contact Commissioner Howard at 770 822-7002 or
Lynette.Howard@gwinnetcounty.com

Newsletter Announcements
If you have anything you'd like to see in the newsletter, please email Claire Gloeckner.

Fall Member Meeting & Cookout Saturday 10/22

The fall membership meeting will be held Oct 22 to plan for the annual membership drive & luminary distribution. We'll have hot dogs, brats, chips, soft drinks, starting at 3pm, before the meeting starts at 5pm in the Rustlewood

cul-de-sac. In case of rain that day, we will have the meeting the next day, Sunday, Oct 23 at 5pm. Bring a chair and a side dish or dessert. If you can't come in person, send your proxy ballot (below) with a neighbor.

Yard Sale on Saturday, October 1

This year's community-wide fall yard sale will be on Saturday, October 1. We will advertise the event in YardSales.com and Craig's List for you. All you have to do is set out your wares and price your items. Happy Selling!

Whoa! Was that Fire?!

You may have noticed that a fire occurred in Hasty Acres' property 4161 Nichols Court on August 22 around 1 pm. The fire department arrived very quickly. Station 3 came first, then Stations 22 and 9 arrived 2 minutes later, then Squad 20. More trucks arrived for a total of 3 fire engines, 1 ladder truck, 1 air & light truck, 1 squad truck, 1 EMS, 1 support truck & 2 battalion chiefs. This is normal for Gwinnett Fire. Most of this crew remained on

site for 2 hours, and there was one truck still there several hours later. This is great evidence that our fire department surely deserves the donations we give each year!

Channel 2 news reported that the fire was investigated as arson. Extensive damage occurred due to the fire and subsequent efforts to put it out, so expect there to be extensive work on that house to make it livable again.

DHOA Proxy Ballot for Saturday, Oct 22, 2016 Meeting

I/we, _____, at _____,
Name of absentee member Street address of absentee member household

hereby assign my vote to _____
Print name of person who will attend and vote on behalf of absentee

for the October 22, 2016 DHOA General Membership Meeting.

Signed _____

Please clip and give this form to a neighbor if you can't come to the meeting!

Deerbrook Homeowners Association

Officers for 2016-2017

President

Roger Hagen

Vice President & Treasurer

James Jacobson

Secretary

Claire Gloeckner

Board Members

Jeff Hubbs

John Dyer

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!

DHOA Needs Your Help!

The members of the board of Deerbrook do a lot of good for the community. They pay the bills so that the lights and landscaping at the entrance stays beautiful and inviting. They intervene to rectify a neglected lawn or pile of trash. They go to County meetings, gather information, and distribute it here for you.

Tree Removal Tips & Hints

Deerbrook is a community of trees – we all have them. The developer, John Wieland Homes, did not clear cut during construction which is why Deerbrook has so many nice trees. The subdivision is 40 years old now. Most of us living in Deerbrook will have a need to remove a tree. As the removal of trees is not just a danger to yourself and your property, but also to those of your neighbor, you should hire a professional to do the job. The following are a set of things to consider before making a commitment.

- 1) Get current documentation of their being **licensed, insured and bonded**.
- 2) They should have excellent ratings from any site you check, including the BBB (Better Business Bureau) website, Angie's List, Craigslist, etc.
- 3) They should carry insurance. **Liability insurance** guarantees the company is legally responsible for any damage to your home (& others) or possessions. **Worker's compensation** insurance protects both you and the company's employees by covering any injury sustained while on your property.
- 4) Avoid companies that do not want to give an **estimate in writing**.
- 5) An arborist can assist with dealing with storm damage or disease, and can provide information on the health of your trees as well.

Quotes...

Any sufficiently advanced technology is indistinguishable from magic.

– Arthur C. Clarke

To me, music is entertainment – what else can it be? In fact, it's the only language I know of that's universal.

– Ray Charles

About Our Organization...

The objectives of this Association shall be 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.

We need your help and ideas to keep this information flowing. Please consider giving just one or two hours of your time a month to the Deerbrook HOA – become a board member! Contact one of the officers or board members for more information.

- 6) Tall trees should not be cut from the base; **a climber should cut down the tree in sections from the top**. Downed tall trees create blocked roads (a safety hazard) and damage to nearby yards, curbs, and driveways.
- 7) You may have to **pay extra to have the stumps removed or ground to less than 12" above** the surrounding ground plane per Gwinnett County Property Maintenance ordinance Section 14-307. Trees. See: https://www.gwinnettcounty.com/static/departments/planning/pdf/property_maintenance_ordinance_amendment_2012_001.pdf
- 8) Make sure your service company includes **removal of debris** or do so yourself, as this is also required by the county per the above link: Tree Debris "Felled trees, slash, or removed tree limbs shall not be permitted or maintained on the ground on any premises for more than 14 days."
- 9) Southern Pines are shallow rooted conifers and **when they begin to lean will eventually fall over**. Check your yard and neighbors' yards for these potential problems. Once a tree has begun to lean it can quickly become unstable and get knocked over in a thunderstorm's high winds, causing damage and/or injury.