



DeerTracks

Deerbrook Homeowners Association Newsletter
September 2019

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

Photo Contest, Party Planned for Oct 6 Meeting

Our General Meeting has turned into a **Fall Festival!** Sunday, 10/6, 2-5 pm, it will be a kid-friendly event with a cookout, soft drinks, bouncy house, toddler play area, games, contests & a drawing for prizes.

There will be a **photo contest** for our Facebook page, so now is the time to go through those neighborhood pix and submit the best one(s) to DHOA. First prize winner gets a gift card of \$50, second \$35, third \$20. And bragging rights! Email your photo entry to mail@deerbrookhoa.org by **9/29**. Photo contest will be judged by attendees at the 10/6 meeting.

At the May meeting the membership decided it is time for a directory update. Watch for the update forms

on the same page as the meeting invite and proxy ballot in the next couple of weeks. Complete the form and drop it into the DHOA box at 4033 Deerbrook Way by 10/5, or bring your entry to the meeting.

There will be **5 prizes** of \$25 gift cards awarded by random drawing for completed directory updates. You do not have to be present to win, but you will have to answer the listed phone number to learn of your prize!.

As usual, bring a chair, and any libations you'd like to drink or share. Ice chests will be provided for these. (See **Fall Meeting**, on back)

Deerbrook Priority Survey Results

Responses to the Priority Survey made one thing clear: keeping the front entrance looking good is very important. Average rankings are noted below:

- Keeping up the front entrance 5
- Emergency response plan 4.7
- Newsletter 4.6
- Covenants 4.4
- Directory 3.9
- Website/Facebook 3.7
- Social Events 2.8
- Yard Sales 2.7

Several people added concerns and suggestions on their survey responses which deserve follow-up. For instance:

Like DHOA residents, the Board also takes its duty regarding advising residents of **covenant violations** very seriously. We get calls from concerned

residents and give reminder notices to violators. Most people cooperate when asked to comply with the covenants.

Street parking was another concern raised by respondents. Parking on the hilly, tree-lined, twisty streets of Deerbrook is not safe. Our covenants allow residential street parking for periods of less than 24 hours, but we request that all park off the street whenever possible.

Another suggestion was to hike annual dues to improve the front entrance. We have made improvements to the front in the last year and will continue to do so, but we can discuss dues changes and more at the 10/6 meeting.

Thanks so much to all who answered our survey. Suggestions are always welcome at mail@deerbrookhoa.org.

Deerbrook Homeowners Association

Officers for 2019-2020

President

Patricia Yeargin

Vice President

Nicole Wright

Treasurer

James Jacobson

Secretary

Claire Gloeckner

Board Members

Blake Parkman

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!

Fall Meeting Plans & Discussion

The Fall business meeting will start at about 2:15 on Sunday, Oct. 6th, after everyone gets a chance to get something to eat & drink. We will start with planning our December dues drive and holiday activities.

The following suggestions from the Priority Survey will be discussed at the October 6 meeting:

- Speeding near the entrance, on Deerbrook & on Fawnbrook
- Look into deceleration lane on Killian Hill, a right turn lane coming into Deerbrook Way to cut down on illegal passing on Killian Hill and to allow drivers to slow down before entering Deerbrook.
- Getting our own neighborhood on Nextdoor rather than being part of Lucerne/Oleander

There are several options for dealing with speeders within Deerbrook, from speedbumps to extra police patrols, stop signs, yard signs, and more. We've started talking with the County about some of these options already and would love to hear what you think.

Quotes...

An organizations' ability to learn, and translate that learning into action rapidly, is the ultimate competitive advantage.
—Jack Welch

There are no secrets to success. It is the result of preparation, hard work, and learning from failure.

—Colin Powell

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.

Some respondents asked for more enforcement of covenants, assessing penalties for those who don't comply with covenants, and citing people who don't take care of their yards. DHOA does have legal remedies that can be pursued, but they tend to be costly. We can discuss this at the meeting too.

Some other suggestions from surveys that we might want to discuss include:

1. How people with big harvests from vegetable gardens can share with neighbors
2. Participating in Yellow River cleanup
3. Setting up pollinator gardens
4. Soccer in the cul-de-sacs
5. Preserving our tree canopy
6. Mosquito control that doesn't kill bees & butterflies
7. Ask Walton EMC to evaluate streetlights to meet higher standards

Please come, bring the kids, bring a chair, and let's work on making Deerbrook the best it can be.