



Deer Tracks

Deerbrook Home Owners Association Newsletter November 2006

Luminary Lighting Sunday December 10th at Dusk: Pick up luminary supplies on Saturday the 9th from 10 am to 2 pm or Sunday the 10th from 3-5pm at 4143 Deerbrook Way. **Remember to bring a bucket or sturdy container to carry your sand home!** Stay a minute for some cookies and warm cider with your neighbors!

You can also drop off your **2007 DHOA dues** at the same time. The dues are now **\$60 per household**, as passed in the May general meeting. Please make the check **payable to DHOA**. We are also requesting a \$5 donation for the candles, sand, and paper bags. If you prefer, you can write a single check for \$65.

We are also asking your help in updating all of our **resident information** at the same time. Attached to this issue of Deer Tracks you will find a resident information sheet. If you are new to the neighborhood or if anything has changed since last year, you can turn it in at the Luminary pick up. We would like to remind everyone that email addresses are **only** used for important neighborhood issues and not given out to anyone else for any reason. They are not even put into the neighborhood directory.

For those of you new to Luminaries, every year close to the Holidays we light candles in paper bags weighted down with sand. We place each bag on the concrete seam in the curb essentially illuminating the roads throughout the neighborhood. It looks beautiful and serene as you walk or drive

through the neighborhood that night. For photos of a previous luminary night, visit our web site at www.deerbrookhoa.org.

In case of serious rain or wind on the 10th, luminaries will be lit the next weekend, at dusk on Sunday the 17th.

Front Entrance Sign Update: Not long ago we sent out letters to everyone requesting assistance with financing a revamp of our front entrance to clean up and modernize its look a bit. The first step will be to replace the wooden sign which is now showing its age with a new one identical in design except made of more durable weather-resistant materials. The cost of sign replacement alone will be close to \$2000. The amount we have raised to date is \$1100. Thanks very much to everyone who has donated so far! We are about \$900 short of our goal. If you have not yet contributed we would like to ask that you consider making a donation. Everyone living here will benefit from the improvements to the front entrance in terms of curb appeal to potential home buyers in the future. Our plan is to begin the 3-phase process by replacing the sign in early 2007, assuming we have the money we need.

Deerbrook Financial Report: The amount in the general treasury as of October 30th is \$2750.11. The majority of our recent costs were incurred putting on the Oktoberfest BBQ. We had budgeted \$500 for the event and managed to keep it under that mark,

spending around \$450. Other costs include monthly landscaping at \$150 and the electric bill for the front entrance and street lights. And, of course, newsletters, directories, and website costs.

Oktoberfest Review: The Meeting went off without a hitch and the BBQ was the highlight of the event. If you missed our Fall General Meeting and combined Oktoberfest/Harvest BBQ then you missed a really good time.

The Spiderman Moon Bounce was a big hit with the kids who I don't think came out of it until it was time to take it down. The food was great and a special thanks to all the Board Members and other volunteers who helped pull this together. Without the volunteer efforts of many people these events are not possible. Thanks for all your hard work.

At the General Meeting the minutes were approved from May's General Meeting. There was no quorum in attendance; fortunately, nothing came up that required a vote. Hope to see more of you there next year.

Neighbors Helping Neighbors Report: There have not been any requests of our Neighbors Helping Neighbors in the past couple of months. We hope that this means no one was in need of much assistance. We want to remind folks that NHN is made up of volunteers willing to take on such tasks as bringing meals to neighbors who are sick, help with yards, emergency babysitting, and so forth. If you know of a neighbor who needs any assistance or if you need any yourself, please do not hesitate to call the NHN volunteer coordinator Teri Parkman at 770-931-7108, or her back-up, Debbie Jacobson, at 770-925-0871.

Fall Yard Sale Results: The Fall Yard Sale was a big success. Quite a few households participated and garage and attic space seems to once again be available in Deerbrook. Look for announcements of the Spring Yard Sale in future issues of Deer Tracks. It will help to clear out all the things you no longer need after spring cleaning.

Buzz About Deerbrook: There will be a public meeting held for discussion of repairing the bridge over the Yellow River on Killian Hill Rd. The meeting is to be held on November 30th from 4 pm to 7 pm at the Good Shepherd Presbyterian Church on Killian Hill Rd across from the entrance to the subdivision. If you are interested in what the County is planning to do with regards to the bridge which is rather old, we encourage you to attend.

You may have noticed construction at the corner of Five Forks Trickum Rd and Hasty Ct. After doing some checking we learned that a dentist's office is being built there which should be a benefit to the community, despite the loss of the beautiful trees located there previously.

Also of note: There are 4 new homes being built at the end of Hasty Ct. The Board is in the process of trying to find out more about this development as it sits right on top of a flood plain of the Yellow River, which is only about 100 yards from the back of these new lots. Some members expressed concern about this at the Oktoberfest General Meeting.

If you have any issues or questions as a Gwinnett citizen that you wish to discuss with your elected representative, District 3 Commissioner Mike Beaudreau, can be reached at his office at 770-822-7003, or by email at Mike.Beaudreau@gwinnettcountry.com. More information can also be found at the County website <http://www.co.gwinnett.ga.us/>

Deerbrook Garden Club: Congratulations to the Lowes of 1380 Doe Hollow Trace, the Yard of the Month winners for September. YOTM winner for October went to 1391 Doe Hollow Trace. The November winners are the Tomlinsons at 1469 Fawnbrook Ct. The winners all keep up their properties beautifully. If you want to suggest a nominee for the Yard of the Month Award or have any general questions concerning the Garden Club please contact Mark Ackerman at 770-925-8207.

Deerbrook Covenants: A reminder to residents that when having a satellite dish installed, the dish should be to the rear of the house and not visible from the street. If that cannot be done, we ask that the dish be concealed in a decorative fashion with landscaping or somehow blended in with the surrounding environment.

It is the responsibility of every homeowner to know and follow the Deerbrook covenants. The homeowner is also required to disclose to a buyer that their home is under covenants. Your covenant agreements have nothing to do with being a DHOA member. We are still getting reports from new owners that both Realtors and previous owners are failing to disclose covenant information to the new buyers. Please remember that both listing Realtor and seller can be held liable for failure to disclose this information. You can review the full covenant agreements on our website at www.deerbrookhoa.org, or call any Board member for a copy.

Crime Watch Success: There have been break-ins reported very close to Deerbrook in the Colonial neighborhood recently. Please be alert to any suspicious persons posing as solicitors during the day.

We have received reports of other incidents in the neighborhood as well. One neighbor reported an unkempt person approaching their neighbor's house posing as a solicitor looking for odd jobs who had a rolled up flyer in his hand which had been put out through the neighborhood a day or so earlier. During the course of the conversation the resident speaking to the "solicitor" told him to wait so he could get some pen and paper to write down his information, the "solicitor" then ran away on foot.

Another neighbor's mailbox was run over recently by a vehicle that left its tracks in the yard. We believe this may have possibly been done by an actual solicitor in the neighborhood.

Recently we used email addresses to locate our missing Yard of the Month sign. Some neighborhood teens appear to have 'borrowed' the sign as a prank. A message was sent out to all the email addresses we had on hand and with the assistance of several residents who reported seeing some teens with the sign late at night we had it returned.

The Board is also recommending that if you see something that does not merit an emergency 911 call, use the **Gwinnett Police's non-emergency number, 770-513-5100** and let them check it out. Then call us and we'll pool any information about the situation.

Group Chimney/Siding Repairs: There is still some interest in putting together a group of homeowners seeking siding and/or chimney repairs. If you would like to join in this endeavor the Board has found a contractor with a good reputation who has done some previous work in the area. The contractor has expressed interest in doing the repair work for a number of homes at a discounted rate. Please contact John Dyer at 770-923-7814 if you are interested in having repair work done to your siding and/or chimney. The DHOA is always interested in helping homeowners in increasing the value of their homes.

Newsletter Announcements: If you have an announcement, special event, or feedback that you want in Deer Tracks please contact the DHOA Secretary Elton Thomas at Elton.thomas@concert.com or you can call 770-407-1553 and leave a message with your request or feedback.

Deerbrook Home Owners Association Officer List May 2006 through May 2007

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For copies of DHOA bylaws, covenants, photos, links to Gwinnett County government—which include Gwinnett property maintenance law, parking code, animal control, and how to report violations—**visit our website** at:
<http://www.deerbrookhoa.org>

If you have suggestions for the website or in general, email us at mail@deerbrookhoa.org. Or, if you prefer a real-time conversation, you can call any officer or board member listed above.