



Issue 48
October - December
Fall Edition
2016

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Oak Highlands & Deer Valley Community

NEWSLETTER

Visit www.oakhighlands.com to read the newsletter in full color!

Annual Meeting & Fish Fry

Last year we combined the Annual Homeowners' Association Meeting with the Community Event! Combining the two events worked out so well, we are doing it again this year.

Our Annual Homeowners' Association Meeting is *THE* most important meeting that we have all year. The Annual HOA Meeting determines the Board of Directors and gives them important input from the community regarding future plans.

Where: Tennis Court (corner of W. Oak Highland Dr. & Aaron Dr.)

When: Saturday, October 22, 2016, from 2:00p.m. to 5:30p.m.

What: An afternoon of business and fun all wrapped into one!

Be there no later than 2:30pm for your chance to win a \$100 Visa Gift Card, or one of the many other gift cards that will be awarded. You MUST be there by 2:30pm & present to win! If you arrive after 2:30pm, you will not be entered in the drawings.

There are two Board Member seats that need to be filled. If you are interested in serving as a Board Member for a 3 year term please let us know by Monday, October 10, 2016.

If you cannot attend the Annual Meeting, please complete and return the Proxy enclosed. Completed proxy needs to be received no later than October 20, 2016.

Because this is our Annual Homeowners' Association Meeting, this is a private event for Oak Highland & Deer Valley RESIDENTS ONLY!

Everyone will need to sign-in at the gate. Only Homeowners', or those designated to vote by Proxy, are allowed to vote at the Annual Meeting.

There will be a face painter for the kids. We will be serving fried catfish from Uncle Bud's!!



Saturday, Oct. 22, 2016
2:00p.m. to 5:30p.m.
Be there no later than
2:30pm for a chance to
WIN a \$100 Visa Gift Card!

Yard of the Month



July: Chris & Coreen Jackson
2101 Skyglen Trace

Congratulations to the Yard of the Month Winners!
To nominate a yard for this award, please visit our website at: www.oakhighlands.com

August: None
"Yard of the Month"
sign disappeared.

If you have information
about the missing sign,
or saw who removed it
from 2101 Skyglen Trace
please let us know.



September: Rodney Moses
5029 W. Oak Highland Drive

Take Pride

Take pride in your property and pride in the neighborhood. We are fortunate to live in a beautiful neighborhood. In order to continue to remain one of the most desirable neighborhoods in the area, it is necessary that everyone take pride in their property. Taking pride in our properties translates into pride in the neighborhood. What we do, or don't do, in our own yards impacts the entire neighborhood.

We encourage everyone to take pride in their property by observing these simple steps:

- Remove weeds from the yard. This includes the lawn and flower beds.
- Keep the grass regularly cut. The grass should never be taller than 10 inches in the front or back.
- If the yard has more weeds than grass correct the problem.
- Prune trees and trim shrubs, bushes and hedges.
- Clear out any clutter. There should be no building materials, boxes or trash in the yard.
- Keep fences and decks looking nice by repairing and staining them as needed.
- Mailboxes need to be maintained and repaired when necessary.

When each of us takes care of these basic requirements we all benefit!

Our Community Real Estate Information

Home Change Realty Shirley Hawkins

Firm Owner. Realtor, SFR, ABR
Main: 615 268-0128
Email: HawkinsS@realtracs.com
www.HomeChangeRealty.com

Visit "testimonials" to hear from previous clients.



*"I am telling the truth
My parents sold our home from start
to finish in 28 Days!"*

Quick Glance:

- **Knowledgeable in our market. I live in the community and have SOLD our homes!**
- **Superb customer service. I listen and address your questions and concerns.**
- **5% Commission on traditional sales.**
- **My neighbors receive a \$100 "Your Choice" Gift Card at closing.**



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Scammers will do just about anything to get your personal information or your money, up to and including pretending to be law enforcement or court officials. In fact, an old scam in which the caller claims to be contacting you because you failed to report for jury duty has recently resurfaced along with some similar variations. Here is how it usually goes, you get an out of the blue call from someone who:

- claims to be a Sheriff's Department representative stating that you missed jury duty and a contempt warrant has been or is about to be issued. The caller then tells you can however, pay a fine to avoid arrest and then asks you for confidential information "for verification purposes".
- claims to be an employee of the court clerk's office seeking money for an old fine, a civil claim or court costs from a previous event (often discovered through public records).
- claims to be the IRS saying you had a fraudulent deduction, late payment or missing form and is seeking a fine for the infraction or a fee to process your new information; sometimes asking you to verify your date of birth, social security number, etc.
- claims to be the DEA and that you used an online or out of state pharmacy several years ago and that has been linked to cartels or traffickers and you can be arrested if you do not pay a civil penalty.
- claims to be a MNPD warrant officer seeking fine payments to avoid your arrest and booking.
- claims to be a civil attorney about to file a lawsuit against you regarding a car crash or some other event where information about your incident was a public record and is seeking a cash settlement to avoid the lawsuit altogether.

A caller may be a scammer if:

- the call is from a blocked, anonymous or unavailable number.
- they ask for payment, often by reloadable cash cards from markets via Pay Pal or similar money transfer programs or by providing your credit/debit card information.
- they tell you not to hang up as they are tracking your phone by GPS or that you are under surveillance (presumably to keep you from calling others).
- They expect you to obtain money from banks, get cash cards or transfer funds while they remain on the phone with you.
- they encourage you to pack clothes and toiletries and tell you to report to a jail facility but that you can pay the fine before you enter.

Given the choice between giving in and going to jail, many victims are caught off guard and go along to diffuse the situation. In reality, court workers, the police, sheriff, IRS or DEA will NEVER call to ask for social security numbers and/or other private information. Nor will they demand payment over the phone or in the form of reloadable cash cards, Pay Pal or cash. In fact, most contact from these groups for these issues would be via snail mail or in person.

Regarding jury duty, fines or similar issues:

- Courts DO NOT call citizens about jury duty. Notices about jury duty will come by mail.
- Courts DO NOT ask people to provide personal information over the phone; therefore, no legitimate caller will ask for it. You should never be asked for your Social Security number, credit card numbers or any other sensitive information by court officers or law enforcement.
- Courts WILL NOT call consumers asking them to pay money for missing jury duty or for fines, so DO NOT send money to any caller claiming to be from the court system. If you receive such a call, gather the information and follow up by calling the court system or agency or by visiting them in person.
- Resist pressure to make a decision immediately. Don't respond out of fear. Take the time to obtain basic details and follow up. Ask for their office number, address, supervisor or other details and call them back.
- Keep your credit card, checking account and Social Security numbers to yourself. Don't give them to anyone you don't know, even if they ask you to "confirm this information". That's a trick.
- Don't send cash by messenger, overnight mail or money transfer rather than a credit card. By doing so, you may lose your right to dispute the charges and the money will be gone.
- Beware of offers to help you recover money you have already lost. Callers that say they are law enforcement officers who will help you get your money back "for a fee" are scammers.

It doesn't matter why they are calling; be aware and take time to verify!! Protecting yourself is simple. Never give out personal information over the phone and requested for payment by phone, verify any information about the caller, the issue or reason they are calling, their agency or employer and proceed with caution. WHEN IN DOUBT, **VERIFY!!** A legitimate caller from any of these agencies would not hesitate to provide their full name, their office phone number, office address and answer all your questions.

If you receive any fraudulent or suspicious calls, please call Metro Police at 615-862-8600. Thanks to MNPD for providing the information in this article and for everything they do every day to keep us safe.

Don Johnson, Director, OHDU Neighborhood Watch

**IF YOU SEE SOMETHING - SAY SOMETHING (Non Emergency - 862-8600)
TO REPORT SUSPECTED DRUG ACTIVITY, PLEASE CALL 615-244-DOPE (3673)**

Help Stop the Gas Compressor Station!

WHAT WE KNOW

Columbia Pipeline Group, which is owned by TransCanada Corporation, purchased over 90 acres of land for the construction of a natural gas compressor station on Barnes Road, right next to our subdivision.

This station will be accelerating the movement of fracked natural gas from Marcellus and Utica shale to the Gulf of Mexico. This gas is solely for the purpose of export. (Exporting will result in higher natural gas prices as demand increases and supply is limited.)

This station will be remotely operated. It will provide no jobs and no natural gas to the community.

WHY WE ARE CONCERNED

Noise: This station will be running 40,000 horsepower turbines 24/7, creating noise equivalent to 500+ cars running at full speed all day, every day.

Air Pollution: Hazardous byproducts of this station will include **chemicals known to cause cancer** (benzene, formaldehyde, chromium, etc). These chemicals will be released into the atmosphere at all times.

Radioactive Materials: Radon is densely present in natural gas from Marcellus and Utica shale. This radioactive material will be released into the atmosphere at all times. Radon is the #2 cause of lung cancer, second only to smoking.

Community Impact: The presence of this station will cause decreased property values, stall the growth of the Southeast Nashville area, and put the health of our families, children and even pets at risk. This station, if approved, will be a permanent fixture, poisoning our community for generations.

Affected Area: According to the EPA, this station will have an impact radius of more than 30 miles (50 kilometers). It would be located adjacent to an elementary school, right in the middle of a heavily populated residential area, across the street from Mill Creek and less than a mile from the Mill Creek greenway. The affected radius would include over 6,000 homes and nearly 20,000 people.

WHAT CAN I DO?

- Talk to your neighbors! Tell your friends that live in the impact zone!
- Thank the following for their efforts to stop the compressor station:

-Councilman Fabian Bedne: fabian.bedne@nashville.gov
 -Representative Jason Powell: rep.jason.powell@capitol.tn.gov
 -Senator Jeff Yarbro: sen.jeff.yarbro@capitol.tn.gov
 -Congressman Jim Cooper: rep.jim.cooper@mail.house.gov
 -Mayor Megan Barry:
<https://www.nashville.gov/Mayors-Office/Contact-Us.aspx>

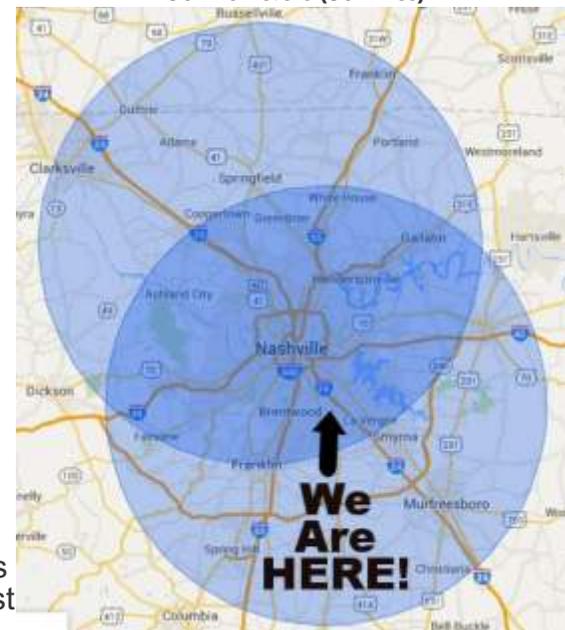
- Visit: keepsoutheastnashvillehealthy.com
- Contact our Senators and tell them we need them to protect Nashville's air and water, and the health of our citizens!

-Senator Bob Corker: (202) 224-3344
<https://www.corker.senate.gov/public/index.cfm/emailme>

-Senator Lamar Alexander: (202) 224-4944
<https://www.alexander.senate.gov/public/index.cfm/email>

*The northern circle on the map shows the air impact zone of the gas compressor station proposed by Kinder Morgan in Joelton. Our friends in Joelton are also fighting to preserve our quality of life. For the latest updates on the Kinder Morgan station visit: www.ccsenow.org

**Air Impact Zones from the
2 proposed Gas Compressor Stations*
50 kilometers (30 miles)**



OAK HIGHLANDS/DEER VALLEY
HOMEOWNERS' ASSOCIATION NEWSLETTER
PO BOX 455
ANTIOCH TN 37011-0455



109 Westpark Dr: Ste 100
Brentwood, TN 37027
661-4400



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THE OAK HIGHLANDS/DEER VALLEY HOMEOWNERS' ASSOCIATION

***** 2016 ANNUAL MEETING PROXY *****

I / We, (print name) _____,
a voting member of The Oak Highlands/Deer Valley Homeowners' Association, Owner of

(print address here:) _____
do hereby authorize and appoint (check box A to appoint a person of your choice OR check box B
to appoint the Secretary/Treasurer):

A. ___ (print name of person appointed here:) _____

B. ___ or the Association's Secretary/Treasurer (if no name is written in above), to be my/our Proxy
to represent me/us on the issues to be discussed at the annual homeowners' association meeting
to be held on October 22, 2016, and to vote on my behalf on the issues submitted to vote at this
meeting.*

In the event a quorum is not attained and the meeting is adjourned to a later date, this Proxy shall
stay in full force until the annual meeting is held or until December 31, 2016.

Dated this _____ day of _____, 2016

(Signature of owner or owners)

INSTRUCTIONS:

If you cannot attend the Annual Meeting on October 22, 2016, please complete, date, sign and
return this proxy. You may either write in the name of the person you have chosen as your proxy
(option A) or appoint the Secretary/Treasurer (option B).

When assigning your proxy to an individual, make your desires known to that person. Your proxy
may be withdrawn at the meeting should you later decide to attend in person.

*Generally proxies are needed to create a quorum to hold the annual meeting and to conduct
board member elections. The proxy will be used for that purpose and for any other necessary
matters during the meeting unless you want to limit your proxy "for quorum purposes only" by
checking here: _____.

Completed proxy needs to be received no later than October 20, 2016.
It can be emailed to: management@oakhighlands.com
or mailed to:

OHDVHA
P.O. Box 455
Antioch, TN 37011-0455