



Issue 49  
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Winter Edition  
2017

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# Oak Highlands & Deer Valley Community

## NEWSLETTER

\*\*Visit [www.oakhighlands.com](http://www.oakhighlands.com) to read the newsletter in full color!\*\*

## Ice & Snow Removal

In the past the HOA has received requests to remove ice and snow from the streets. Residents need to understand that the HOA is not responsible for maintaining the streets, and is not responsible for snow removal. Our HOA dues are not intended to cover snow removal or street maintenance. Our HOA dues are simply not high enough to cover the cost of snow removal.



De-icing is expensive and may not necessarily provide any results, or negligible results. Different de-icing products have narrow windows of temperature and conditions in which they work. If salt or brine is put out and it rains before it snows or ices, it will wash away. There are also concerns about the potential liabilities that could be incurred as a result of trying to salt if someone's vehicle was damaged. Removing snow would put the HOA in a position of responsibility for something the HOA is not responsible for.

Our neighborhood streets are public streets and our property taxes pay for road maintenance, including salting the roads. Salting and plowing public streets is the responsibility of Metro Public Works.

**To request snow removal call: (615) 862-8750, Monday-Friday, 7:00AM-5:00PM (closed Holidays) or visit the Metro Public Works & select snow removal from the "Type of Request" drop down list: [www.nashville.gov/Public-Works/Forms/Request-Customer-Service.aspx](http://www.nashville.gov/Public-Works/Forms/Request-Customer-Service.aspx)**

Metro Snow Policy states: "After completion of all priority routes, the department may conduct operations on roadways not on the priority list if deemed appropriate by the Director or his Designee. These operations will be on a "complaint" basis. All requests will be handled in the order in which they are received and may be terminated without notice when deemed appropriate by the Director or his Designee. Priority routes and/or complaint operations may be terminated, temporarily interrupted, or postponed due to unpredictable or peculiar weather conditions, emergency situations, safety, and/or shortages of materials, equipments, or funds. Snowfall accumulations of up to two inches are usually handled (depending on weather conditions) by salting, or combinations of salt and calcium chloride. Snowplowing operations generally do not begin unless snowfall accumulations measure more than two inches, and/or weather forecasts call for additional accumulations. During snowplowing operations any vehicles abandoned within the public right-of-way in such a manner to obstruct operations and/or create a hazard will be removed at the expense of the owner." For more information visit: [www.nashville.gov/Public-Works/Getting-Around-Nashville/Snow.aspx](http://www.nashville.gov/Public-Works/Getting-Around-Nashville/Snow.aspx)

Homeowners really need be ready to de-ice driveways, sidewalks and street area in front of their homes. There are a number of relatively inexpensive de-icing products for home use that are readily available. Preparing for the possibility of extreme weather conditions is always a good idea. If each family clears the small area in front of their home it would make a huge impact on improving driving in the neighborhood.

## Problem Parking

We continue to get complaints about cars parking on the street. The concerns are valid. Mailboxes have been blocked. Accidents have happened. Emergency vehicles and school buses have not been able to get through on some occasions. So, what is the solution? It's simple. Stop parking on the street!

Avoid parking vehicles on the street as much as possible. Parking cars on the street causes problems for your neighbors, mail delivery drivers, bus drivers and emergency responders. Parking on the street is especially a problem in the winter when there is snow or ice. Be considerate and park in the garage or on the driveway.

**If you have a problem with an illegally parked vehicle please call the Police, non-emergency number: (615)862-8600**



## Our Community Real Estate Information

### Home Change Realty Shirley Hawkins

Firm Owner. Realtor, SFR, ABR  
Main: 615 268-0128  
Email: [HawkinsS@realtracs.com](mailto:HawkinsS@realtracs.com)  
[www.HomeChangeRealty.com](http://www.HomeChangeRealty.com)  
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### 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.



**Call Now for your Free Home Evaluation**



## Yard of the Month

### Congratulations to the Yard of the Month Winners!

To nominate a yard for this award, please visit our website at: [www.oakhighlands.com](http://www.oakhighlands.com)



October: Judy Gilliam  
417 Barkley Court



November: Ted & Maryna Miller  
5699 Deer Valley Trail



December: Kevin & Karen Campbell  
3008 Bluffhollow Gap

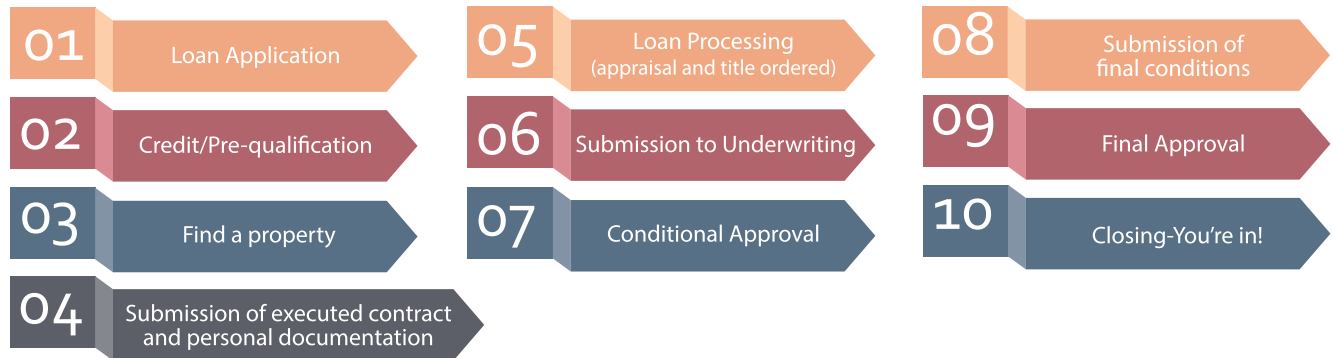
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**Glenda Morris**  
Loan Originator, NMLS# 163350  
Cell: 615.482.6012  
Direct: 615.938.7503  
glenda.morris@fcmhomeloans.com



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## Neighborhood Watch News



A snarling dog is an excellent burglar deterrent. Burglars are scared of the cops, but at least police officers are supposed to use only reasonable force; a German Shepherd feels no such restraint. But, buying a dog is a big investment of time and money. Owning a dog is a big responsibility and one that should not be taken lightly. You are adding another member to your family (pack). Pets need to be spayed or neutered.

A lot of homeowners make the mistake of ignoring their dog's signals and dismiss when their dog barks. One career burglar joked, *"If I had a dollar for every time that a dog's been barking like mad and their owners have yelled at them to be quiet....well, I wouldn't have to break into houses no more."*

**IMPORTANT LESSON:** If your dog is barking, check it out. They're trying to tell you something!

There are other, less furry, burglar deterrent devices that work a lot like motion sensor lights. When a person approaches your home, the sensor picks them up and starts playing realistic barking noises; if the person approaches closer, the barks get louder and more frenzied. These gadgets fall in the category of so called 'occupancy proxies (e.g., dogs, alarms, a car in the driveway) which help deter burglars according to experts.

You may wonder if burglars can detect the difference between a real dog and this electronic gadget. The truth is that in reality, no burglar is going to waste their time on deciding if it is real. They will skip your home in favor of a house without the sound of barking. A bonus of the electronic watch dog? Since you know there isn't a real dog in the house, you'll never ignore barking in the middle of the night.



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

## Looking Good!

Take a good look at your yard and home, a REALLY good look. Do they look good? If not, what needs to be done to make them to look their best? Do you need to:

- Repair or repaint the mailbox?
- Remove weeds or trash?
- Clean the siding?
- Repair house railings, shutters or trim?
- Move trashcans inside garage, or along the back or side of the house?

We want you to look good. Please take the time to make sure your yard and home are looking good, REALLY good! when you look good, we all look good. REALLY!

## No Trespassing

Recently we experienced problems with littering and trespassing at the walking trail. A trash receptacle was installed. However, people from neighboring areas continued to make quite a mess.

To correct the litter and trespassing problems we installed "No Trespassing" signs. We also have a "Trespass Waiver" on file with the South Precinct Police Department. Metro Police Department has permission to come onto our community's private property to enforce the "No Trespassing" law.

**Please call the Police Non-Emergency number (615) 862-8600 to report trespassing** at the walking trail, or the tennis court and basketball court areas.





# Keller Williams Realty



My name is Gordon Medina. I am a professional Realtor and I'd like to meet you!

My wife and I have lived in the Cane Ridge Community for 12 years. During that time, I have had the pleasure of helping my neighbors and many others make a change when they needed to. Sometimes, without warning, our lives can take us in a direction we weren't expecting. Wouldn't it be comforting to have a Realtor that you already know and trust to help you make those changes when that time comes? My success as a Realtor is based on my customers and clients trusting me and referring me to their friends and family. My goal is to have you as a client for life and I would like an opportunity to earn your trust. I do earn a living in real estate, but my business is you. Don't be bashful; call, text or email me.

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Each Keller Williams Realty Office Is Independently Owned and Operated.

## Gas Compressor Station Status

November 15, 2016, concerned citizens, health experts and many of our elected officials met with the State of Tennessee Air Pollution Control Division (APCD).

We provided public comments and gave reasons why we believe it is necessary for the State to adopt BL2016-234 (Amendment to Davidson County's Code of Ordinance Chapter 10.56.020 "Construction Permits") into the State Implementation Plan (SIP).

Specifically, we wanted the APCD to incorporate the Davidson County ordinance amendment into the SIP. If the state adopts this amendment, we should be able to effectively prohibit where gas compressor stations can be built, through zoning restrictions.

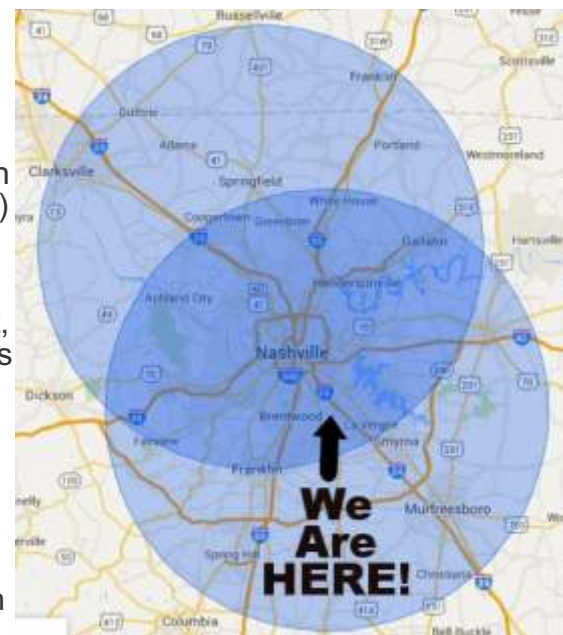
In spite of objections by the natural gas companies, two other states are already restricting where gas compressor stations can be built. Nashville wants to do the same thing to protect our quality of life.

We are waiting on the State of Tennessee Air Pollution Control Division to make a decision on this request. We will keep you posted!

For the latest news and updates on the Kinder Morgan station in Joelton visit: [www.ccsenow.org](http://www.ccsenow.org)

For the Columbia Pipeline Group station in Cane Ridge visit: [keepsoutheastnashvillehealthy.com](http://keepsoutheastnashvillehealthy.com)

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



\*The northern circle shows the air impact zone of the gas compressor station proposed by Kinder Morgan in Joelton.

\*The southern circle shows the air impact zone of the gas compressor station proposed by Columbia Pipeline Group.

OAK HIGHLANDS/DEER VALLEY  
HOMEOWNERS' ASSOCIATION NEWSLETTER  
PO BOX 455  
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