



Issue 51  
July- September  
Summer Edition  
2017

### INSIDE THIS ISSUE:

- We Want to Hear from You
- Keep Kids Safe
- Keep it Clean
- Summer Spruce-Up
- Yard of the Month
- Neighborhood Watch News
- Parking & Poop
- 2017 Annual Dues
- Gas Compressor Update

**OHDVHA, Inc.**  
**PO BOX 455**  
**Antioch TN 37011-0455**  
**(615) 838-2876**  
**[www.oakhighlands.com](http://www.oakhighlands.com)**

# Oak Highlands & Deer Valley Community

## NEWSLETTER

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

### We Want to Hear from YOU!

Please contact us with your feedback, suggestions, ideas, and concerns. If you see something that needs attention, please speak up.

Let us know what you like, what you don't and what upgrades or improvements you would like to see happen.

Our community is a reflection of all of us. Working together we can continue to make Oak Highlands and Deer Valley a beautiful place to live.

We are getting ready for the Annual Homeowners' Meeting on Saturday, October 21, 2017. Every year we rely on input from the community about possible plans for the future! You can contact the Board of Directors any time via email at: [boardmembers@oakhighlands.com](mailto:boardmembers@oakhighlands.com) or you can call: (615) 838-2876



### Keep Kids Safe

In our last newsletter we reminded drivers to please slow down and watch out for children. Since that time we have received several complaints that a surprising number of children are not being supervised. Small children have run out into the street right in front of moving cars!

This is not a problem that can be solved by putting up another sign on the street. Parents need to be responsible and watch their children when they play outside. Please do not assume your child won't run out in front of a car. They are too young to know better. It's up to parents to keep their children safe.



### Keep it Clean!

We are fortunate to have nice outdoor areas for everyone to enjoy. Unfortunately, not everyone is cleaning up after themselves. This summer there has been an increase in the amount of water bottles, soda cans, chip bags, and candy wrappers being left in the common areas and sidewalks.

It is important to remember that it is against the rules to leave trash laying around in the common areas. There is a \$50.00 fine for dumping litter in the common area. Repeated violations could result in suspension of the right to use the common area.

Parents are responsible for the conduct of their children. Please make sure your children know what the rules are. It's up to you to show them that it is not acceptable to leave trash laying around outside. Don't be a LitterBug!



## Summer Spruce-Up!



- 1. Get rid of any weeds in the yard.** (Check around the mailbox & especially in the flower beds.)
- 2. Dispose of trash or debris around the house.** (Construction materials, old furniture and appliances cannot be stored around the outside of the house.)
- 3. Put fresh mulch in the flower beds.** (Fresh mulch can do wonders to make the yard look nice and fresh!)
- 4. Wash out trash cart(s).** (Keep the cart smelling fresh by properly bagging trash in plastic garbage bags before placing it inside the cart.)
- 5. Find an out-of-the-way place for the trash cart(s).** (If possible, place carts where they are not visible from the street. Trash carts cannot be left at the street except on trash pick-up day.)
- 6. Repaint the mailbox.** (A fresh coat of the same color paint will do wonders to make the mailbox look like new!)

## WE DON'T JUST LIST HOMES...We SELL THEM!!!

- Realtors that provide excellence, service and integrity
- We provide maximum exposure (National and International) for a faster sale and a higher price
- Each transaction is treated as if it were our own

Oak Highlands/Deer Valley Residents  
**"MAY WE HAVE YOUR BUSINESS"**  
 Call today for your FREE Competitive Market Analysis!!!



**Mary Powell**  
 Realtor, SFR  
 Relocation Specialist  
 615-564-0172  
 MaryPowell@Realtracs.com



**RELIANT REALTY** ERA

4751 Trousdale Drive  
 Suite 112  
 Nashville, TN 37220  
 615.859.7150



**Sharon Horton-Jenkins**  
 Realtor, ABR  
 Relocation Specialist  
 615-596-6438  
 Sharonj@Realtracs.com  
 Sharonjsellsrealstate.com

USAA Real Estate Rewards Network Agent  
 Navy Federal Realty Plus-Select Agent  
 Complimentary Nationwide Referral Service



## Yard of the Month



April: Michael & Amy Ohmstede  
 625 Copper Ridge Trail



May: Lauren Webber & William Coffee Jr.  
 3068 Bluffhollow Gap



June: Ahmed Shakil & Nasrin Sultana  
 704 Canoe Ridge Point

## 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)

# Lower your payment by refinancing! Your Lender of Choice®

#1 New construction lender in Nashville MSA  
*according to Metro Study*

#2 Lender in Nashville MSA  
*according to Metro Study*



## The Loan Process



At FCM, we believe that your time is valuable. That's why we strive for the quickest turntimes in the industry.

FCM is a top local lender that offers execution the BIG BANKS can't! Nationally known, but still home-grown! That's why FCM is the Lender of Choice!

**Call me today to see if you qualify!**

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



The Lender Of Choice.®



FCM NMLS# 629700

## Neighborhood Watch News

For your own protection, please remember to keep your garage door closed while you are not present. A few years ago there were some thefts in the neighborhood that were the direct result of garage doors being left open for "just a few minutes". Don't make it easy for thieves to help themselves to your stuff or get inside your home. These are crimes of opportunity that can be easily avoided. **Please keep garage doors closed!**

Neighborhood Watch is depending on you. We would like to add more Neighborhood Watch members, and need a few more volunteers to join the NW Patrol Team. Being a Member of the Neighborhood Watch costs you nothing. All you have to pay is attention. If you are interested, please email Neighborhood Watch Coordinator, Dave Grathwohl at: fullgallopdp@att.net

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

## Parking & Poop

The two most common complaints from neighbors continues to be parking and poop. But, what can we do? Everyone has to park their vehicles. Everyone's dog has to poop. But, if everyone would follow a few, simple rules, we could all get along with far less frustration and unnecessary confrontation.



**- Park in your garage and driveway.**

- No Parking signs mean "No Parking" anywhere along the street.
- Metro Police will issue parking tickets for parking in a "No Parking" zone.
- If you have too many cars, figure out a solution. Other people jockey cars around, so can you.
- DO NOT park on the grass. (Seriously, it's a Metro code. Don't do it.)

**To report a parking violation call Metro non-emergency: (615)862-8600.**

**- Dog owners are required by Metro Codes to clean up their dog's poop outside their property.**

- Dog poop must be removed from common areas, streets, sidewalks or the neighbor's yard.
- There is a \$50.00 fine for non-compliance with this ordinance.

**- To report a poop violation, get the address of the owner & call Animal Control at (615)862-7928.**



## 2017 Annual Dues

Invoices for the 2017 Annual Homeowners Association Dues were mailed March 15, 2017. **The Homeowners' Association dues of \$175.00 are due by May 1, 2017.**

The dues pays for: common area landscaping, maintenance of the tennis court/basketball courts, playground and walking trail, upgrades like signs and benches, electricity, water, annual meetings, community social events, garage sales, the newsletter, website, management services and more.

All homeowners are legally obligated to pay the annual fees, without exception. Association dues cannot be waived. Assessments that are not paid by May 1, 2017 are delinquent. If the assessment is not paid within thirty (30) days after the due date, the Association may bring legal action against the homeowner. Legal action to collect delinquent accounts will include late fees, court costs, and attorney's fees in addition to the annual dues. The Homeowners' Association does not like to pursue legal action. We prefer to work things out with our homeowners before such action becomes necessary.

For more information on annual assessments and the collections process, please refer to the Oak Highlands or Deer Valley Restrictive Covenants and By-Laws. A copy of the By-Laws can be found on the website at [www.oakhighlands.com](http://www.oakhighlands.com). If you have any questions about your account please call (615) 838-2876.



# 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.

**Law Enforcement - Fire Fighter - Active Military Discount.**

C: 615.426.2902

O: 615.778.1818

GordonMedina.com



9175 Carothers Pkwy

Franklin, TN 37067

gmedina61@gmail.com

Each Keller Williams Realty Office Is Independently Owned and Operated.

## Gas Compressor Station Update

Attorneys at the Southern Environmental Law Center are still working diligently on several options for our next steps for Cane Ridge.

In spite of our best efforts to stop it, the Joelton compressor station will be moving forward. The Metro Nashville Health Department was legally forced to approve Kinder Morgan's request for an air permit. The air permit gives the green light for construction to begin on the Kinder Morgan compressor station in Joelton.

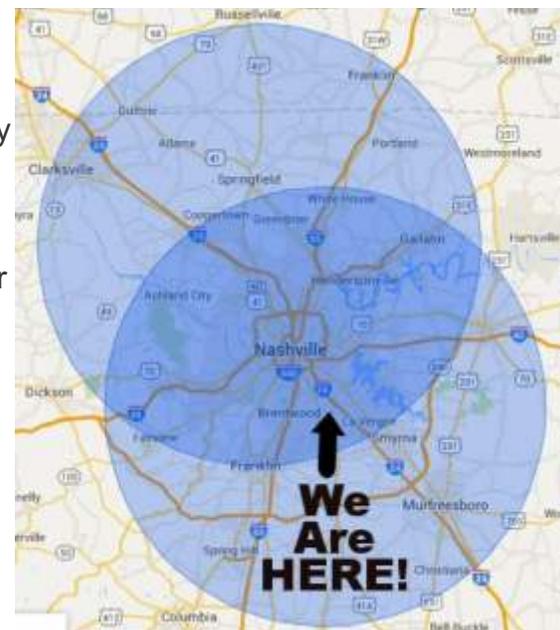
However, because of Joelton's efforts, they achieved more stringent air quality levels; NOx emissions will be reduced 60% from the original proposal. The Metro Health Department determined that Kinder Morgan should be required to use state-of-the-art technology that would limit emissions to 9 parts per million at 80-100% capacity - a reduction from the 25 parts per million that was originally proposed.

We are grateful to our friends in Joelton and Keep Southeast Nashville Healthy who are still continuing the fight to stop the Trans Canada compressor station from being built in Cane Ridge. Our small group seriously NEEDS MORE HELP! If you can help in any way, such as spreading the word via email or by putting out fliers, please send an email to: [nogascompstation@gmail.com](mailto:nogascompstation@gmail.com)

Your time can make a difference and would be very appreciated!

For the latest news about the Columbia Pipeline compressor 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  
ANTIOCH TN 37011-0455



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



**DeAnne & Parviz Youssefi**  
**RE/MAX Elite**

*Your Neighborhood Realtors*

No one knows homes better and sells more homes in Oak Highlands and Deer Valley than DeAnne & Parviz

You've seen us at the Model Home all these years! But, did you know that we list and sell *existing* homes in Oak Highlands and Deer Valley *and* all over the Nashville area?

Give us a call at 300-7623 or 403-8054 to help achieve your dream!  
Or contact us at [yous@realtracs.com](mailto:yous@realtracs.com).