



Issue 52

October - December

Fall Edition

2017

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OHDVHA, Inc.

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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

We are continuing the successful tradition of combining our Annual Homeowners' Association Meeting with the Community Event!

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 the Board important and necessary input from the community regarding future plans.

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

When: Saturday, October 21, 2017, 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!

There is one vacant Board Member seat that needs to be filled. There are also two Board Members up for re-election. If you are interested in serving as a Board Member for a 3 year term please let us know by Monday, October 9, 2017. 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, 2017.

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 and balloons for the kids. We have also invited our local fire fighters and law enforcement officers to say thank you for their service to our community. And as a tasty part of our tradition, we will be serving fried catfish and chicken from Uncle Bud's!!



Saturday, Oct. 21, 2017
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

Congratulations to the Yard of the Month Winners!

To nominate a yard for this award, please visit our website at: www.oakhighlands.com



June: Ahmed Shakil & Nasrin Sultana
704 Canoe Ridge Point



July: The Gipson Family
5736 Sonoma Trace



August: The Nguyen Family
5237 Ridgefalls Way

Picture Perfect

Have you ever wondered *“What does it take to win Yard of the Month?”*

Well, here’s the inside scoop on the specific things that are looked at when selecting the “Yard of the Month”:

1. Is the grass neatly cut and edged? (If yes, see item 2) (If not, look at the next home)
2. Is the yard free from weeds? (If yes, see item 3) (If not, look at the next home)
3. Is the yard neat and clean and free from trash and debris? (If yes, see item 4) (If not, look at the next home)
4. Are the bushes and shrubs trimmed? (If yes, see item 5)(If not, look at the next home)
5. Does the yard have colorful, well kept flowers growing? (If yes, see item 6)(If not, look at the next home)
6. Is this yard picture perfect? (If yes, see item 7)(If not, look at the next home)
7. Has this yard won in the past two years? (If yes, move on to another home.*)

If no, place the “Yard of the Month” sign & arrange for the \$50.00 award check to be mailed to the winner.

**Winning “Yard of the Month” is now limited to a maximum of once every two years.*

Everyone is encouraged to keep their yards in picture perfect condition. Every month is a new opportunity to WIN!

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.



*“Hi adult neighbors,
Shirley sold my parents’ home fast and
at a terrific price!”*

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.
- Home Staging service available.
- Neighbors receive a \$100 “Your Choice” Gift Card at closing.



Call Now for your Free Home Evaluation



Take Pride

Take pride in your property and pride in the neighborhood. We 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 & neatly edged. 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!

Remember the Rules

The Homeowners' Association's restrictive covenants are the rules that govern our neighborhood. The rules are designed to keep our community looking its best and to preserve property values. Everyone that lives in the Oak Highlands/Deer Valley subdivision is legally required to follow the same rules.

One of the most visible violations is when someone does not properly keep their yard maintained. Everyone can see the few yards that are not being well taken care of. Unkempt properties receive HOA violation notices.

As a reminder, the restrictive covenants state:

"It is the duty of each owner to keep the grass on the lot properly cut, to keep the lot free from weeds and trash, and to keep it neat in appearance."

275 HOA violation notices have been mailed so far in 2017. If a violation is not corrected it is reported to Metro Codes for enforcement. If the violation is not a codes issue, legal action is taken. When legal action is necessary, reimbursement for the legal fees are assessed. Legal action is expensive. It can cost more to go to court than it would to take care of the yard, or correct the problem. Remember the rules and keep the yard properly maintained.

Neighborhood Watch News

Over the summer there were 3 burglaries in the neighborhood!
This is alarming and we need everyone to be aware and watchful.

IF YOU SEE SOMETHING - SAY SOMETHING (Call Metro Non Emergency at 615-862-8600)

Here are a few tips to deter burglars on the outside of your home:

- **Install video cameras.**
- **Keep garage doors closed.**
- Keep your shrubs and hedges trimmed—burglars love to hide behind shrubbery.
- Keep your home well lit. Motion sensors, dusk-to-dawn lighting or timers all work well.
- Items like prickly bushes and flower pots under windows make a burglar's life more difficult.
- Keeps trees and bushes trimmed so your house is visible from the street.
- If you have a dog, make sure the burglar knows it, as most burglars won't target a house that could have dogs.
- Don't leave anything outside that would make the burglar's life easier—this includes tools, gardening equipment, ladders, garden furniture, etc.



Neighborhood Watch needs you!

We 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

Parking Tickets

Don't be surprised when a vehicle gets a parking ticket if it's parked in a "No Parking" zone. That's how it works.



The "No Parking" signs are there for a reason. Emergency vehicles and school buses cannot get through on Ridgefalls Way or Oak Chase Drive if two large vehicles are parked across from each other on opposite sides of the street. We know this for a fact. It's happened. It's a safety hazard!

Don't park in the "No Parking" zones unless you really want to pay the expensive price for violating the law.

Bury Wires

A number of homes have some type of cable or internet services installed, or plan on getting these services.

If your house has cable service, or high speed internet, you need to make sure the cable is buried from the street to the house as required in the restrictions:

Exhibit A - Section 3: Utilities. All utilities (including without limitation, electric, gas, telephone, and cable TV) shall be brought to the house from the street by underground conduits. Overhead utility connections to houses are ***expressly prohibited.***

If a service provider tells you they don't bury cables, be persistent. Yes, they do.

As the customer, you will need to call your service provider and let them know the cable must be buried from the street to the house per the Homeowners' Association bylaws.

The HOA is not responsible for providing the conduit. That would be the service provider's responsibility. However, don't be surprised if they pass that expense along to you, the customer.



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Keeping Kids Safe

We want kids to be safe while playing outside. The best way to do that is to be out there with them. Thank you to the parents that take the time and effort to supervise young children while they are outside playing! We appreciate your efforts and are happy to see more adults outside. Having adults outside is also a deterrent to crime by having more people around. So your efforts have twice the positive impact! Keeping kids safe helps keep us all safe.



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
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GordonMedina.com



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gmedina61@gmail.com

Each Keller Williams Realty Office Is Independently Owned and Operated.

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 great 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 or you can call: (615) 838-2876



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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Or contact us at yous@realtracs.com.

THE OAK HIGHLANDS/DEER VALLEY HOMEOWNERS' ASSOCIATION
***** 2017 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 21, 2017, 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, 2017.

Dated this _____ day of _____, 2017

(Signature of owner or owners)

INSTRUCTIONS:

If you will NOT be attending the Annual Meeting on October 21, 2017, 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, 2017.
It can be emailed to: management@oakhighlands.com
or mailed to:

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