



Issue 53
January - March
Winter Edition
2018

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Oak Highlands & Deer Valley Community

NEWSLETTER

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

Ice & Snow Removal



METRO IS PREPARED

40 pieces snow removal equipment

60 crew members

28 primary and secondary routes.

The routes are compiled of arterials and collector streets that include the central business district, area hospitals and emergency routes.

9,000 tons of salt

100,000 gallons of brine solution

30,000 gallons of calcium chloride

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

Metro Nashville has stated they are prepared for winter weather. The major roads are done first. After the major roads are de-iced, they take care of the secondary roads and complaint requests.

To request snow removal call:

Public Works Customer Service 311 or (615) 862-5000, Monday-Friday 7 AM - 5 PM

(TTY (615) 862-6747)

or go online to: www.nashville.gov/Public-Works/Forms/Request-Customer-Service.aspx

Click "Submit Request". Under "Case Request" select: Streets Roads Sidewalks Railroads. Under "Case SubRequest" select: "Snow and Ice Removal"

Snowplowing operations generally do not begin unless snowfall accumulations measure more than two inches, and/or weather forecasts call for additional accumulations. During snow plowing 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

When winter weather is expected it is important that everyone park vehicles inside garages and on driveways. We need to keep the streets clear if street plows do have to come through.

In the past it has taken several days for Metro to get to our neighborhood. If you want to immediately improve winter driving conditions in our neighborhood you can de-ice the section of street in front of your homes. If each of us takes care of a small section of street in front of our own houses it would really help, especially on the hills. There are a number of deicing products available. Calcium chloride is fast acting, but can cause minimal damage to asphalt and concrete. On driveways and sidewalks try using a mixture of rock salt and traction sand; such a mix usually increases traction for pedestrians and vehicles alike. As with all deicing products, use only the minimum amount necessary to achieve the desired effect. Read the products instructions and be careful not to apply any of these products on grass, trees or plants.

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.



Call Now for your Free Home Evaluation



Congratulations to the Yard of the Month Winners!

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

Yard of the Month



October: Michael & Deborah Horton
5401 Oak Chase Drive



November: MD Solaiman Chowdhury
5657 Deer Valley Trail



December: Raymond & Rose Worrell
1148 Streamdale Point E.

Free from Weeds

Do you want your yard to be free from weeds? Its not just a dream! It is possible. Just ask any of the many homeowners that have thick grass and no weeds. They have mastered the fine art of weed free yard maintenance.

There are a number of products on the market that will get rid of weeds when routinely used. If yard work is not your thing, hire a landscaper that will get rid of the weeds for you.

The bylaws require you "to keep the lot free from weeds and trash, and to keep it otherwise neat and attractive in appearance." Now is the time to start planning on how to achieve a weed free spring this year! YOU CAN DO IT!



High-Tech Neighborhood Watch

Do you want to be a part of our emerging “High-Tech” Neighborhood Watch?
Below are 6 easy steps to get you connected to help keep our community safe!



1. Register for free at www.nextdoor.com
2. After you register, you can go to your account settings and choose either email and/or mobile alerts.
3. You can add your mobile phone number to receive urgent alerts from our neighborhood via text message (SMS). Urgent alerts are time-sensitive updates from your neighbors on topics such as:
 - Suspicious activities
 - Missing children
 - Fires, floods or other disasters
 - Local evacuations



4. Install security cameras on your home that alert you to activity and allow you to view and share video footage.
5. If you see something suspicious, call the police at (615) 862-8600.
6. If you capture something suspicious on your security camera, you can email it to our Neighborhood Watch Director, Dave Grathwohl at fullgallopdp@att.net, and post the video (in .GIF format) in the “Crime & Safety” section on www.NextDoor.com

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

Should I Call the Police?

If you see something unusual or someone suspicious PLEASE call the Police Non-Emergency number at: (615) 862-8600 and let them know what you saw. You can remain anonymous if you wish. There have been thefts from vehicles and packages taken from porches. This is a problem not only in Nashville, but also the rest of the country. Our quiet community is not immune. Let's help each other out by making that important phone call to the police when its needed.

After you've called the police, we ask that you please communicate with Neighborhood Watch Director Dave Grathwohl. You can call (615) 837-1591, email fullgallopdp@att.net. Let Dave know what happened so he can get to word out to other Neighborhood Watch Members. If the information is something that neighbors also need to know about, please post the information on www.NextDoor.com.

Reporting potential problems is part of being a good neighbor and essential to keeping our neighborhood safe and sound.

Gas Compressor Station Status

December 29, 2017, the Federal Energy Regulatory Commission issued the certificate of public convenience and necessity to TransCanada for the natural gas pipeline project that includes the Cane Ridge compressor station. TransCanada expects Metro Nashville Health Department will issue the Air Permit by by mid-January. Construction is scheduled to begin this spring. If you want to help make Nashville the Greenest City in the South, please visit: www.facebook.com/GreenestCityInTheSouth

6 Tips to Keep Pipes from Freezing



The Facts About Frozen Pipes - Only A Cold Climate Problem? This is not the case. Many mistakenly believe that frozen pipes are only an issue for those in typically cold climates. However, the homes that are actually more vulnerable to frozen pipes are those in typically warmer climates because the pipes may not be properly insulated against such frigid temperatures.

Frozen Pipes Can Burst - Frozen pipes are a problem by themselves because they prevent water flow, but even worse, frozen pipes can eventually burst, causing damage and potential flooding. The good news is, there are six easy steps you can take to help prevent this problem from occurring when the temperatures drop.

Tip #1: Keep the Heat On:

Make sure that the heat is kept on. The heat can help prevent pipes from freezing. If pipes freeze and burst it can cause a lot of water damage to the property and to your possessions. If you will be out of town, the heat does not have to be kept as high as you normally would keep it if you were actually in the property, but keeping it set above 55 degrees Fahrenheit is a good idea. This should provide enough heat to keep the pipes warm and to prevent any water inside from freezing.

Tip #2: Allow Faucet to Drip:

If you are afraid a pipe will freeze, you can allow the faucet to drip slightly. Allowing the faucet to be open like this will relieve pressure in the system. If a pipe freezes, it is actually the pressure that is created between the blockage and the faucet that will cause the pipe to burst. Allowing the faucet to be open will prevent this pressure from building up and thus, keep the pipe from bursting.

Tip #3: Keep Interior Doors Open:

Pipes are often located in cabinets. When the temperatures drop, it is a good idea to keep these cabinet doors open so that the heat from the rest of the house can keep the pipes warm as well. You should also keep all interior doors open so that the heat can flow throughout the home.

Tip #4: Seal Up Cracks and Holes:

You should caulk any holes or cracks that exist near pipes. This should be done on both interior and exterior walls. Doing so can help keep the cold air out and the warm air in.

Tip #5: Apply Heating Tape:

For pipes that are easily accessible, the electrical heating tape may be an option to keep them from freezing. This tape can be applied directly to the pipe. There are two types of heating tape. One type of heating tape turns on and off by itself when it senses heat is needed. The other type of heating tape needs to be plugged in when heat is needed and unplugged when not in use. Much like a space heater, these products can be dangerous, so you must follow the product's direction and safety procedures exactly.

Tip #6: Add Extra Insulation:

Pipes that are located in areas that do not have proper insulation, such as basements or attics, may need extra insulation to keep from freezing. Pipes in basements or attics are not the only ones that may not be properly insulated from the cold. If you have had a problem with pipes freezing anywhere in your home, extra insulation could be the cure. Pipes can be fitted with foam rubber or fiberglass sleeves to help decrease the chances of freezing. This can be an easy solution for pipes that are exposed but can get expensive if walls, floors or ceilings have to be opened in order to properly insulate the pipe. Additional insulation can also be added to walls and ceilings to keep the pipes warm.

Metro Trash Rules



Brown roll-out carts are for regular, bagged household trash. The following items cannot be put inside brown trash carts: Yard Waste, Cardboard, Construction Debris, Electronic Waste. Yard waste (brush, leaves and grass) must be placed at the curb for Brush Collection. Residents can recycle cardboard using a green recycling cart. Electronic waste must be recycled at the Household Hazardous Waste facility.

Green roll-out carts are for recycling. Recyclables are not to be bagged but placed in the cart loosely. For more information on recycling, visit:

www.nashville.gov/Public-Works/Neighborhood-Services/Recycling.aspx

Please remove your cart(s) from the street by 7 p.m. on pick-up day.



Bury Cables!

Getting new cable service?

What about fiber optic?

Regardless of what kind of service, or which service provider you have, the cables MUST be buried from the pole to the home.

Service providers will bury the cables. All you have to do is tell them the cable must be run underground.

The HOA is NOT responsible for providing conduit for service providers, regardless of what they may tell you.

Utility providers are granted the right to use the nine foot property easement in front of every home to run cables underground. Service providers may legally run a utility conduit underneath driveways and sidewalks as necessary, within the easement area.

If you have any questions, or are not sure if this applies to you, please call us.

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!!!



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USAA Real Estate Rewards Network Agent
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By-Laws & Restrictions

At the annual Homeowners' Association Meeting in October there was unanimous support from the quorum of homeowners to update the bylaws and use restrictions. Currently Oak Highlands and Deer Valley have two different sets of bylaws and use restrictions that are out-dated. This has been confusing for everyone.

Oak Highlands and Deer Valley were corporately merged in 2009. However, the bylaws themselves were not merged at that time. This year homeowners overwhelmingly supported having a single set of bylaws that is up to current standards and meets our community needs.

We are working with an attorney to get these documents updated. You will receive information in a future newsletter when the new documents are ready for your review and approval.

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



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



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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.