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2018

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Oak Highlands & Deer Valley Community

NEWSLETTER

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



The Oak Highlands/Deer Valley Community Garage Sale will take place (Rain or shine):
Saturday, April 28, 2018, from 8am-3pm



This fun, community wide event will be advertised in The Tennessean and on Craig's List. The HOA will put up signs on Bell Road and Blue Hole at all of the entrances.

Participating homeowners are encouraged to place their own free listing on craigslist.com and to put a sign in their yard and on neighborhood street corners to draw traffic to their garage sale.

There will be a donation truck from Arc of Davidson County, from 3pm to 4pm, by the Tennis Court near the corner of Aaron Drive & W. Oak Highland Drive, to accept the following items and provide you with a tax-deductible receipt.

Arc of Davidson County and Greater Nashville provides services and supports for children and adults with intellectual and developmental disabilities through support, advocacy, and education. If you have items you want to donate, they can take the following:

- | | |
|--|----------------------------|
| • Gently used clothing (No holes please) | • Fans, heaters (electric) |
| • Shoes | • Coffee makers/pots |
| • Sheets, pillowcases, mattress pads | • Can Openers |
| • Blankets, comforters | • Microwaves ovens |
| • Curtains, drapes | • Mixers, blenders |
| • Towels, washcloths | • Hair dryers |
| • Rugs | • Telephones |
| • Household furniture | • Clocks |
| • Lamps | • Vacuum Cleaners |
| • Dishes | • Dehumidifiers |



IMPORTANT NOTE:
- NO Tube TV Sets
- NO Mattresses

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



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



January: Terry Wallace
5705 Sonoma Trace



February: Douglas Swilley
3073 Bluffhollow Gap



March: Lance Cowan
4721 Aaron Drive

Grass Clippings

When taking care of your yard, please remember not to blow, sweep, or rake grass clippings or leaves into the street.

In addition to looking unsightly, debris on the street ends up washing down into the storm drain. Everything from the storm drain flows down into Mill Creek. Mill Creek flows into the Cumberland River. This is considered an illicit discharge and is harmful to our water ways. Please bag clippings and leaves.



Be a Neighborhood Hero

Being a hero in the neighborhood is easy. You don't even have to wear a cape! All you have to do is make a phone call if you see unusual, or suspicious activity. Just pull out your phone and call the Metro Nashville Police Non-Emergency number at: (615) 862-8600. You can remain anonymous. Reporting concerns is part of being a hero in the neighborhood and essential to keeping our community safe and sound. Let's all be heroes by calling the police when its needed.

After you've called the police, we ask that you please communicate with the Neighborhood Watch Director Dave Grathwohl. You can call (615) 837-1591, email fullgallopdp@att.net. Let Dave know what happened so he can get the 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.

Many of our neighborhood heros help by picking up trash that may have blown out of the garbage truck or trash cans. These heros keep our community looking great! They go out of their way to clean up while they are out walking. We encourage everyone to be a hero by picking up any trash they see while they are out and about in the community! We applaud all of our neighborhood heros that do the right thing, even when no one is watching.

\$50.00 Pet Waste Fine



Dog owners be aware: You can receive a \$50 fine if you don't clean up after your pet. Metro law requires dog owners to remove their dog's waste from any public or private property that is not their own.

Every time you take your dog for a walk remember to bring a bag!

You are required to clean up the poop if your dog takes a dump anywhere outside your yard. Many homeowners now have cameras and will report pet waste violations complete with video of you and your dog in action. Don't be the one to pay the price for ignoring the law and being inconsiderate.

Drone Disturbances

Do you have a drone? Before you fly your drone, you must:

- Register your drone, www.registermyuas.faa.gov
- Follow the rules of a nationwide aeromodelling organization
- Fly for hobby or recreation only
- Fly within visual line of sight

IMPORTANT SAFETY TIP - Never fly over groups of people!



Drones can be fun to fly. But, drones must be flown with caution and careful consideration. Please be considerate of others and **do not fly drones over any neighbors' private property**. Flying a drone over private property could be considered an invasion of privacy, a nuisance and trespass. You could face police charges and a violation notice from the Homeowners' Association.

Fortunately, we have open common areas where drones can safely be flown without disturbing other people. Our common areas are the "Oak Highlands/Deer Valley Walking Trail" between Brian Circle and Mill Creek, the detention pond on Deer Valley Trail and the Aaron Drive detention pond, across from the tennis court. Please make use of our common areas while flying drones. Thank you.

Wires Must be Buried

All wires going from the street to your house **MUST BE BURIED!** Regardless of what kind of service, or which service provider you have, the cables MUST be run underground 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. 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 cables running from a utility pole to your home please go ahead and call the service provider now and get that corrected. Homes with above ground cables will be issued a violation letter. If you have any questions, run into any problems, or are not sure if this applies to you, please call us.



Mailbox Maintenance



If your mailbox is broken...fix it.
If your mailbox needs to be repainted...paint it.
If your mailbox is beyond repair...replace it.
Street numbers must be plainly visible.

According to the bylaws & restrictive covenants, homes, yards...and yes...mailboxes...must be properly maintained. Proper maintenance does not include being held together with tie wraps, wire or bungee cords.

Please take care of your mailboxes by the end of April.

Mailboxes are one of the first things people see when they come into our neighborhood. All the mailboxes need to look good and work properly. Refusal to maintain the property, including the mailbox, will result in legal action being taken to get the violation corrected. It's a lot less expensive to go ahead and fix or replace the mailbox than it is to pay court costs and be told by a judge to fix the mailbox.

If you don't know where to get a replacement mailbox, or you have any questions at all about what needs to be done, please call us. We are happy to help.

Algae & Siding

While spring cleaning make sure to remove any algae from the siding on your home. There are products available at Lowes or Home Depot that are made to remove algae from siding. The products are inexpensive, easy to use and can be attached to a garden hose. There are also a lot of pressure washing businesses that will remove it for you.



Remember, as per the Oak Highlands and Deer Valley restrictive covenants Article: VIII, Section: Exterior Maintenance: ***"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."***

By-Laws Update

At the annual HOA Meeting October 21, 2017, there was unanimous support from the quorum of homeowners to update the bylaws and use restrictions into a single set of bylaws that is up to current standards and meets our community needs.

We are currently in the process of reviewing and revising these documents.

After the proposed revisions are complete homeowners will receive information in the mail. Homeowners will be able to review the proposed changes. After review homeowners will need to sign a proxy to approve the changes.

We will need 352 homeowners (2/3rds of the 526 homes), to approve the changes before they can be adopted and implemented.

We are working diligently to move this process along as quickly as possible. If you are interested in helping to get proxies signed please let us know.

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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What the Dues Do for You

The annual homeowners' association fee of \$175.00 is due by May 1, 2018. The yearly dues covers the following things in our community:

- Landscaping of the common areas and entrances.
- Electricity and water for entrances.
- Maintenance of the walking trail, basketball court, tennis court, playground, entrances, detention ponds and sidewalks.

- Tree work in the common areas.
- Annual Meeting/Community Event.
- Monthly Board Meetings.
- Weekly Inspections.
- Enforcement of restrictive covenants.
- Annual Invoicing.
- Record keeping & bookkeeping.
- Website.

- Quarterly newsletters.
- Entrance decorations.
- Neighborhood Watch.
- Property Management.
- Insurance for the common areas.
- Tax preparation and compilation reports.

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.