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Oak Highlands & Deer Valley Community

NEWSLETTER

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

One Yard Affects All Yards

Even one unsightly yard can make an entire neighborhood look bad to a potential buyer. Don't let that ugly yard be yours! It is a requirement of the bylaws that every one of us keeps the exterior of the home and yard neat and clean and well maintained. It's what we all agreed to when we moved into this neighborhood. We all want to live in a beautiful neighborhood.

Below is a **5 Point Check-List** of what it takes to have a well maintained yard:

- Routinely **mow & edge grass every 6-9 days** from March through October.
- Regularly **remove weeds** from the yard.
- Keep bushes, hedges and **shrubs neatly trimmed**.
- Properly **dispose of any trash** or debris in the yard, or surrounding area.
- Make necessary repairs; **fix the mailbox**, gutters, porch rails, roofs, etc.

From March through October it is necessary to mow the grass every 6-9 days. Grass that is over 12 inches tall is a violation not only of the bylaws, but also Davidson County Codes. Yards that have the grass cut every 2 weeks, begin to look really bad after day 10 and are in violation by the time it actually gets cut.

Don't know what a "weed" is? Google it, or ask a neighbor with a nice yard. They will tell you. Weeds can be pulled or sprayed. Regardless of how you get rid of the weeds, you have to get rid of them. Having weeds in the yard does not look good and is a bylaws violation.

If the bushes and hedges are blocking doors, windows or walkways, they need to be trimmed. Yards are not supposed to look like an urban jungle or wild-life refuge. Keep the shrubs neatly cut.

There should be no debris outside in the yard, anywhere. "No debris" means; no trash, no tires, no glass, no construction materials, no furniture, etc. The only exception allowed to this rule is if you have called and scheduled a Bulk Item Pick-up and the items will be removed within just a few days. Sometimes trash will get loose on trash pick-up day. Please remember to properly bag trash & place trash bags inside the can. Trash that is not inside the can will not be picked up. If you see trash laying around, please be a good neighbor, pick it up and properly dispose of it. Teach your children to be good citizens and clean up, too.

When something is broken, fix it or replace it. If it has to be replaced, it has to be approved, unless it is exactly the same. For example, let's say the mailbox is beyond repair and has to be replaced. You found a mailbox you like, but it doesn't look like the current mailbox. The new mailbox will need to be approved prior to installation. The forms are available on the website, or we'll be happy to provide one to you. All you have to do is call us at: (615) 838-2876. We are here to help!



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.



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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



April: Charles & Jessica Clanney
4721 Aaron Drive



May: Suong & Xuan Mai Tran
5684 Deer Valley Trail



June: Lew and Carolyn Mengle
160 Brian Circle

Exterior Changes



If you are planning to build a deck, install a fence, change your mailbox, or make any exterior change to your house or yard, including landscaping changes, don't forget you need to acquire prior approval of your plans. You must submit a drawing of your plans along with your Architectural Improvement Application Form. There are 2 ways you can submit your Application and drawing: Mail the completed form & drawing to: OH/DVHA, Inc. P.O. Box 455, Antioch, TN 37011-0455, or email a scanned copy of the completed form & drawing to: management@oakhighlands.com

Architectural Improvement Application Forms are reviewed at the monthly HOA meeting held the 2nd Tuesday of each month. Please allow up to 30 days for approval.

Pay Attention to Parking

With so many homes, come so many cars. With so many cars, come so many parking problems. Please pay attention to where you park your vehicles. Vehicles are supposed to be parked inside garages. Two cars can typically fit inside a garage. If you have more than two vehicles, you can park two more cars on the driveway. **However, it is important to remember not to park cars on top of sidewalks in front of driveways. If you do, you could get a parking ticket. Please do not block sidewalks!**



If you have more than four vehicles, pay close attention to where you park the excess vehicles. Vehicles cannot block mailboxes or fire-hydrants and cannot be parked in the “No Parking” zones with signs on Oak Chase Drive or Ridgefalls Way. There are a few areas in the neighborhood that do have overflow parking. These areas are for temporary parking and guests. They are not intended to be used as a vehicle storage area. If you need vehicle storage, there are commercial storage areas available for that purpose.

All vehicles, including vehicles in driveways, must be operable and have current plates and tags. Inoperable vehicles will be tagged and towed by Metro.

Vehicles must face the same direction as the flow of traffic. The driver’s door should not be parked next to the curb. Parking the wrong direction is illegal and can result in a parking ticket.

Double parking is not allowed. The streets in our subdivision are too narrow to double park. Double parking is illegal, and you can be issued a parking ticket.

Large commercial vehicles, such as semi-trucks, transit-vans, tow trucks, dump trucks, school buses and other 3-axial vehicles cannot be kept in the subdivision. There are temporary exceptions for deliveries and construction. But habitually parking large commercial vehicles in the neighborhood is prohibited.

Please pay attention to where you park and how you park. Park politely, please.

Firework Damages



It is illegal shoot off fireworks in Davidson County.

Residents must leave the county if they want to shoot fireworks. Despite the law, there were several people that shot fireworks off in the neighborhood and at the walking trail.

It appeared that the people responsible for shooting off fireworks at the walking trail were trying to be considerate. They put the used fireworks inside the trash can. Unfortunately, the fireworks were still hot and the trash can caught fire and was completely destroyed.

Thankfully, one of the nearby neighbors saw the flames and was able to put it out with a fire extinguisher and hose. If it weren’t for all the rain and humidity, these fourth-of-July festivities could have had deadly consequences for the nearby homes. **Do NOT set off fireworks in the subdivision or common areas. Fireworks are illegal and dangerous!**

Orchard Park - Coming Soon!

Orchard Park and Greenway, located on Pettus Road, at the end of Blue Hole Road, is set to open before the end of 2018. Below is a closeup of how the Orchard Park will look like, including the multi-purpose fields and playground. If you drive by you will see some of the features already in place.



As a response to traffic comments during the original meeting about the park, the City agreed to improve the intersection as you see below. This will make it safer, including slowing down Pettus traffic.



Deer Valley Street Lights

Deer Valley has now been annexed into the General Services District. Metro will be adding street lighting to the remaining portions of Deer Valley that do not currently have street lights.

If you want to see exactly where the street lights will be installed, please see the full color picture on the website story "**Orchard Park & Deer Valley Street Lights - Coming Soon!**":

www.oakhighlands.com/news.php?viewStory=496

Speed Limit Reduced

Based on community requests, the HOA has been persistently requesting a speed limit reduction in the neighborhood since 2009. With Nashville's new "Walk-able Community" initiative, this goal has finally been realized.

We are happy to announce that the speed limit inside our subdivision has officially been reduced to 25 mph!

Metro still needs to change the sign on East Oak Highland Dr. But, that will be coming soon! We'll make sure of it.



Enjoying the Neighborhood

Our neighborhood has several common area spaces for us to enjoy. There are benches available at each of these common areas.

The benches can be found at:

1. Deer Valley Trail detention pond.
2. Aaron Drive detention pond.
3. Playground next to the courts.
4. Walking trail off Brian Circle.

There has been a very positive response to the benches. A lot of people have been outside enjoying the common area amenities.



Metro Trash Rules



Brown roll-out carts are for bagged household trash only. Household trash should be tightly sealed in plastic garbage bags. (Grocery bags are not trash bags.) The sealed garbage bags are then put inside the brown trash cart. The bags must be in the trash cart. Anything placed next to the trash cart will not be picked up. 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.

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

Bring cart(s) out to the street by 7 a.m. on the morning of trash pick-up. Then, put the cart(s) back in the garage, or next to the side of your house the same day.

Common Area Trees

Before cutting down any trees, it is very important that you make sure the trees you want to remove are inside your property lines. **NEVER CUT DOWN TREES IN THE COMMON AREA!**

Residents that cut down trees in the common area will be held responsible for paying any clean-up costs, replanting costs and management fees to restore the common area as close as possible to its original condition. **You need to be absolutely sure that the tree you're cutting is actually your tree to cut.**



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HOMEOWNERS' ASSOCIATION
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ANTIOCH TN 37011-0455



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DeAnne & Parviz Youssefi
RE/MAX Elite

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Or contact us at yous@realtracs.com.