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OHDVHA, Inc.

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# Oak Highlands & Deer Valley Community NEWSLETTER

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## Annual Meeting & Fish Fry



**Saturday, Oct. 20, 2018**  
**2:00p.m. to 5:30p.m.**  
**Be there before 2:30pm**  
**for a chance to**  
**WIN a \$100 Visa Gift Card!**

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 20, 2018, 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 are three Board Member seats up for re-election. If you are interested in serving as a Board Member for a 3 year term please let us know by Sunday, October 7, 2018. If you cannot attend the Annual Meeting, please complete and return the Proxy enclosed. Completed proxy needs to be received no later than October 19, 2018.

**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!!

## 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](http://www.oakhighlands.com)



July: Steven & Shirley Hawkins  
2000 Skyshore Way



August: Pearlie Bosley & Ondrea Simmons  
5425 Oak Chase Drive



September: Al & Erin Lamb  
5609 Deer Valley Trail

## Pride in Property, Pride in 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 really does impact the entire neighborhood.

The whole community benefits when each one of us takes good care of our properties! We encourage everyone to take pride in their property by observing these simple steps:

- Remove weeds from the yard, including the lawn and flower beds.
- Keep the grass regularly cut & edged.
- Prune trees and trim shrubs, bushes and hedges.
- Remove dead trees, shrubs, bushes and plants.
- Clean up any trash. There should be no clutter, building materials, pallets, or boxes in the yard.
- Keep fences and decks looking nice by repairing and staining them as needed.
- Mailboxes, porches, shutters and gutters all need to be maintained and repaired as necessary.

Homes that don't follow the guidelines are notified by the HOA. If the violation is not corrected they are reported to Metro Codes, or the attorney. Legal steps are taken as necessary to ensure that all homeowners abide by the rules. Legal fees must be reimbursed by noncompliant homeowners, in addition to the cost of making the required repair. It is an expensive lesson to learn for homeowners that choose not to adhere to our community standards and don't take pride in their property.

## Bulk Item Removal

The weekly Metro Trash service only picks up refuse placed inside the Metro issued trash cart(s). Metro Trash will not remove old furniture, or other big, bulky items. **If you need bulk item removal please call 615-880-3897 between the hours of 6:00 a.m. to 2:30 p.m. Monday thru Friday, or complete the online request form at:**

[www.nashville.gov/Sheriffs-Office/Inmate-Work-Crews/Bulk-Item-Removal.aspx](http://www.nashville.gov/Sheriffs-Office/Inmate-Work-Crews/Bulk-Item-Removal.aspx)

For more information, or a full list of items that will be picked up, visit the site listed above. Please put items out near the street AFTER the pick-up date has been confirmed. Items cannot be on the street more than a few days. If bulk item pick-up will not be available for several days, you will need to wait or take it to the dump. Do not leave bulk items out on the street for extended periods of time. It is unsightly and is a covenants violation.



## Neighborhood Watch News



There appears to be a concerning rise in the number of thefts from vehicles, car-jackings and burglaries in and around Nashville over the past few months. This comes at a time when the Metro Police Department has been forced to cut its budget by \$1.9 million by June 30, 2019.

We significantly increase our own safety as a community when we all look out for each other. Get to know your neighbors. Become familiar with what vehicles and people are normally in the area. Be aware and be watchful.

***IF YOU SEE SOMETHING - SAY SOMETHING Call Metro Non Emergency at 615-862-8600 or 911 in Emergencies ONLY***

### Neighborhood Watch needs you!

We still 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](mailto:fullgallopdp@att.net)

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

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

## Park Smart!

More than half of the auto theft reports in Davidson County each week routinely reveal that the vehicles taken were easy targets because the keys were left inside or made available to thieves. Since 2000, the Metro Nashville Police Department has been urging citizens to "Park Smart" with a campaign to prevent auto theft.

**Park vehicles inside the garage** if at all possible. If parking inside the garage is not an option, **always lock your vehicle** and keep track of the keys. Getting into a cold car or hot car might be uncomfortable. That is nothing compared to the hassle you will go through if your car is stolen.

A continuing concern all over Nashville is the theft of items from the interior of motor vehicles. An iPad or cell phone sitting on the passenger's seat of your car is eye-candy to a criminal. Even loose change is enough to invite some to break in. **Remove valuables** or hide them out of eyesight. Make sure all your car doors are locked when you exit the vehicle.



## Address Numbers - A Matter of Life and Death

In an emergency, seconds count. When emergency responders are in route to an emergency, the last thing they want to do is to have to hunt for the address of the victim they are trying to assist. But that is exactly what happens when property owners fail to post address numbers on their property.

The Property Standards Code requires that for residential property, the property address be displayed on the building using numbers and/or letters at least three inches in height. The numbers can also be affixed to the mailbox if the mailbox is next to the street. The numbers must be displayed on a contrasting background. This greatly improves the visibility to the numbers.

Some residents paint their numbers on the curb, but this does not satisfy the Code requirement unless the numbers are also posted in accordance with the code. This location is also difficult for emergency responders to read, especially at night.



White numbers against a black reflective background stand out. The numbers should be clearly visible from the street and should not be obscured by vegetation growing in front of the numbers.

**Metro Codes requires house identification numbers be plainly 'visible and legible' from the street.**



## Rental Property Registration

The Tennessee State legislature passed a bill requiring all owners of residential rental property to register their property (Tennessee Code Annotated Title 66, Chapter 28-101). A notice to register is sent to all registered owners of property in Davidson County. The program requires the owners to submit information about their rental units. The bill requires owners to provide:

- Their full contact information – Name, physical address with contact telephone number (No PO Box)
- The number of units per property (duplex/triplex, etc.)
- Name and contact information for their manager or registered agent who can act on their behalf

This information is maintained in a database and will only be used in the event there is a codes violation at the property which requires correction. There is a state mandated registration fee of \$10.00. This fee is to be paid by each landlord/residential property owner. Each landlord or property owner is required to pay a single fee for all rental property owned in the County. The fee is paid annually. **Owners of rental property should contact the Property Standards Office to register at 615-862-6590.**

**IMPORTANT: Owners of rental property in Oak Highlands and Deer Valley must provide the HOA with the owners current mailing address and phone number, property manager contact information (if applicable), and a copy of the 12 month lease with the renters contact information. This can be emailed to: [management@oakhighlands.com](mailto:management@oakhighlands.com)**

## Enjoying the Neighborhood

If you are looking for something fun and free to do with the kids, take them to the playground! There are swings and a climbing structure next to the tennis/basketball court near the corner of W. Oak Highland Drive and Aaron Drive. It's within walking distance from anywhere in the subdivision.

Benches have been installed for your enjoyment, too!

There are also conveniently located trash cans so everyone can help keep the common area nice and clean.



## Great Expectations

We have great expectations for our community. To make it the best it can be, we want to hear from you!

Please come to the Annual Meeting. If there is no way you can make it to the meeting, complete a proxy and send it in.

The Board would like to know what you think about the following topics:

- **Force Cutting** - Are you for, or against the HOA paying to mow, edge and blow yards where the grass has grown more than 12 inches tall? This is being proposed for overgrown yards that have already received a violation notice, and did not mow the yard by the deadline. The homeowner would be invoiced and would have to reimburse the HOA for the expense, plus management fees.
- **Updates to the Restrictive Covenants and Bylaws** - At last year's annual HOA Meeting 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. Highlights of the proposed revisions will be discussed at the annual meeting. After the Annual Meeting the community input will be factored into the revisions and sent to the attorney to finalize. When we receive the finalized documents back from the attorney we will mail all the homeowners notification to review and approve the updated bylaws and use restrictions. We will need 352 homeowner approvals before they can be adopted.

For our homeowners that may be wondering why the HOA doesn't do more about parking or speeding; it is important to understand that our streets are owned and maintained by Metro. The HOA has no legal authority over our neighborhood streets. The HOA cannot install speed bumps, issue parking tickets, restrict parking, or enforce parking laws. If the HOA were to take over the paving maintenance of all our streets it would more than triple the annual HOA dues. The HOA is not permitted to triple the annual dues.

## 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 20, 2018. 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



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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THE OAK HIGHLANDS/DEER VALLEY HOMEOWNERS' ASSOCIATION

\*\*\*\*\* 2018 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 20, 2018, 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, 2018.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
(Signature of owner or owners)

INSTRUCTIONS:

**If you will NOT be attending the Annual Meeting on October 20, 2018, 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 19, 2018.  
It can be emailed to: [management@oakhighlands.com](mailto:management@oakhighlands.com)  
or mailed to:

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