



Issue 57
January - March
Winter Edition
2019

INSIDE THIS ISSUE:

- Ice & Snow Removal
- Yard of the Month
- STOP for School Buses
- 13 Ways to Winterize Your Home
- Talk About Trash
- Car Registration Required
- Parking Laws
- Repairing Vehicles
- High-Tech Neighborhood Watch
- Don't Cross the Line

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

To request snow removal (if we get any) please 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"

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. Snowplowing operations generally do not begin unless snowfall accumulations measure more than two inches, and/or weather forecasts call for additional accumulations. 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. The more complaints they receive, the more likely our roads will be cleared. **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. 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

Historically, it has taken several days for Metro to get to our neighborhood. **To quickly improve driving conditions in the subdivision, please purchase de-icing products now and be ready to treat the section of street in front of your home.** If each of us de-ices the 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. There are now a number of safer de-icing alternatives available, such as Safe Paw. As with all de-icing 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.



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



October: Larry & Michelle Frazier
5220 Ridgefalls Way



November: Brenda McMillan
2105 Skyglen Trace



December: Ted Habermann
4724 Aaron Drive

STOP for School Buses

Be alert and allow our children to arrive to and from school safely without harm.

All vehicles must stop at least 10 feet back upon meeting, from either direction, a school bus that is stopped for loading or unloading children and displays flashing lights and the stop signal arm.



When the red lights are flashing and the stop arm is extended, this indicates that the bus has stopped and that children are now getting on or off the bus. Motorists must stop their cars and wait until the red flashing lights are turned off, the stop arm is withdrawn, and the bus begins moving before they start driving again. When a school bus is stopped at an intersection to load and unload children, drivers from all directions are required to stop until the bus resumes motion. When driving on a highway with separate roadways for traffic in opposite directions, divided by a median space or a barrier not suitable for vehicular traffic, the driver need not stop, but should proceed with caution. The neighborhood is not a highway. You **MUST STOP** for the school bus!

You MUST STOP
at an intersection,
whether it is or is not marked
with a stop sign.
All traffic **MUST** stop.

LOADING OR UNLOADING

MUST STOP **MUST STOP**

TWO-LANE:
Vehicles traveling
in both directions
MUST stop.

MULTI-LANE PAVED ACROSS:
Vehicles traveling in both
directions **MUST** stop.

DIVIDED HIGHWAY:
(Prepared space (Max. 5ft.) OR any raised median or physical barrier.)
Vehicles behind bus **MUST** stop.
Vehicles traveling in the opposite
direction proceed with caution.

13 Ways to Winterize Your Home

Here are 13 ways to winterize your home while also trimming your heating bill. (Excerpt from money.usnews.com)

Caulk around windows. Warm air can escape and cold air can enter your house if the area around your windows has cracks. Caulking needs to be replaced periodically, and you should check every fall for holes that need to be patched, as well as holes anywhere outside your house. "You want to make sure your [home's] envelope is secure," Cusato says.

Replace weatherstripping around doors. If you can see light around the edges of your doors, you need new weatherstripping. "A small weatherstripping costs you five or six dollars, and it will save you hundreds of dollars in electrical bills," says J.B. Sassano, president of the Mr. Handyman franchise company.

Close up your fireplace. Make sure your flue closes all the way, and check whether you can feel air coming in when it's closed. Glass doors around your fireplace opening are another way to keep warm air in and cold air out of your house.

Put up storm windows and doors. If you have older windows and doors, adding storm windows and doors can help considerably. Window insulation film is another option to provide a layer of protection. "It really insulates the window," Sassano says.

Add heavy drapes and rugs. Changing light summer drapes for heavy winter drapes was common in earlier times, and it's still helpful, Reagan says. Drapes can keep the room warmer, while putting down rugs provides a layer of insulation above the floor.

Improve your insulation. Insulation deteriorates over time, so you may want to add more material in your attic. Other places to add insulation are in crawl spaces and exposed areas of decks. Sassano also recommends creating a false ceiling in unfinished basements and insulating between that ceiling and the living area. An insulating cover over your attic opening also helps trap in the heat.

Cover your water heater. You can buy a water heater blanket for around \$20 at the hardware store that will keep the tank from losing heat as quickly, saving you money on your heating bill.

Get an energy audit. Many utility companies will provide a free energy audit and give you suggestions on improvements you can make to your home. You can also pay for a more extensive energy audit. "They'll look at all the places you're losing energy," Cusato says.

Change your furnace filters. If the filters are dirty, your furnace has to work harder. In most homes, filters should be changed monthly in the heating season. You should also have your furnace serviced periodically to make sure it is working properly. "It's easy to overlook but it can mean your system isn't working efficiently," Cusato says.

Get a programmable thermostat. The newest thermostats can learn your family's habits and set themselves to keep the house cooler when no one is there and warmer when the home is occupied. You can also purchase a more basic programmable thermostat. Prices vary considerably, depending on how sophisticated you want your thermostat to be.

Lower your water heater temperature. You can lower it from 140 degrees to 120 with no ill effect, Cusato says. And 120 degrees is the temperature recommended by the Consumer Product Safety Commission.

Replace less efficient windows and doors. Adding double- or triple-pane windows, insulated doors and insulated garage doors will significantly improve the energy efficiency of your home.

Lower the thermostat. It's actually more comfortable to sleep in a colder home, and you can always add more blankets. When you're awake, wear a sweater or sweatshirt to stay comfortable with a lower thermostat setting.



Talk About Trash

Trash cart(s) are only allowed near the street on trash pick-up day!

Trash carts may not be left on the street, or by the curb overnight.

Trash is to be put inside garbage bags. Then, the properly sealed garbage bags are put inside the trash cart with the lid closed. Trash carts should be placed by the curb on the morning of trash pick-up and removed from the street the very same night.

If you can't close the trash cart lid because you frequently have too much trash for one cart, you will need to call Metro Public Works at 615-862-5000 to request a second cart. There is a one-time fee of \$65.00 for the additional cart.



Car Registration Required

Section 12.08.150 of the Metro Code of Laws provides that the Police Department may impound any vehicle when left parked in an alley, street, highway or thoroughfare for a period of 48 hours without current registration.

Parking Laws

Metro Property Standards Code states that private residence **vehicles may not be parked on the grass.** Vehicles should be parked on a paved surface, like a driveway, or inside the garage.

In section 12.40.120. the Metro Code of Laws states: **No vehicle shall park with its left side to the curb.** (The passenger door should be next to the curb.)

Section 12.40.040.A.1.b of the Metro Code of Laws states: **No vehicle shall park on a sidewalk.** (That includes parking over a portion of a sidewalk) Any vehicle in violation of this provision shall be towed and the owner or operator shall be responsible for the payment of the towing charges.

In addition, section 12.40.040.A. 2. of the Metro Code of Laws states: **No person shall park a vehicle:**

- a. **In front of a driveway,**
- b. **Within fifteen feet of a fire hydrant,**
- d. **Within thirty feet upon the approach to any stop sign** located at the side of a roadway,
- l. **In front of any postal mail box,**

Be aware when you park, that section 12.40.080 states that no person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than twelve feet of the width of the roadway for free movement of vehicular traffic. **Vehicles should not be parked in a way that will obstruct traffic.**

Repairing Vehicles

Any homeowner or tenant engaged in the business of repairing or stripping vehicles in a residential zone district is in violation of the Zoning Code. Only vehicles owned by persons residing on the premises may be repaired on the premises. If vehicles are unlicensed or inoperable they must be stored inside the garage. In addition to violating Codes, repairing vehicles in the subdivision is prohibited in the bylaws, unless it is conducted on your personal vehicles, inside the garage. If customers have to come to you or you are doing auto repair on someone else's vehicle, then you are probably in violation of the zoning code.



High-Tech Neighborhood Watch

Technology continues to advance at a rapid rate. This is especially true when it comes to personal home security. Homeowners have a growing number of affordable options. We encourage everyone in the community to have a home security system, camera(s) and be part of our 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

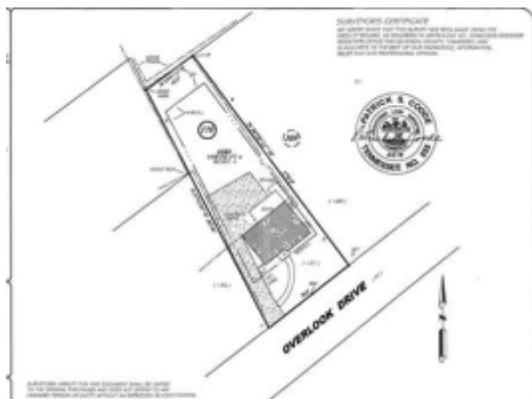
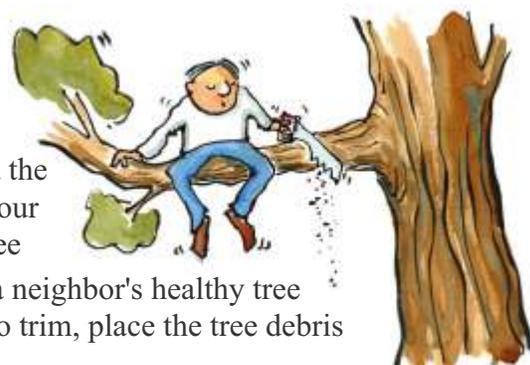
IF YOU SEE SOMETHING - SAY SOMETHING (Non Emergency - 615-862-8600)



Don't Cross the Line

When a Neighbor's Trees Extend onto Your Property

As a property owner, you have the right to control the land under your feet and the airspace above your land. This means that when a neighbor's tree hangs over your property you can cut it back to the property line at your own expense. Tennessee courts have held that no landowner has a cause of action when branches from a neighbor's healthy tree hang over their land. Be careful not to trespass onto the neighboring property to trim, place the tree debris on the neighbor's property, or trim beyond your property line.



It would be a shame to cut down trees that do not belong to you. It could be an expensive error to correct. It would also be a shame to build an extended deck, or an entire fence only to find out after the fact that you actually built it on your neighbor's property, without their permission. Knowing where your property lines are located is important to keep you out of legal trouble.

If you aren't sure of where your property lines begin and end, you can contract with a local land surveyor to map out the boundaries of your property. It is always better to be safe, that sorry.

When it comes to your property, you don't want to cross the line!

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.