



*Issue 58  
April - June  
Spring Edition  
2019*

**INSIDE THIS ISSUE:**

- Community Garage Sale
- Yard of the Month
- Front Yard Check List
- Grass Clippings
- N.W. REWARD Offered
- Only Trashy People Litter
- Trash Container Placement
- Auto Theft Prevention
- Wires Must be Buried
- By-Laws Update
- Acts of Kindness
- Inoperable Vehicles
- What the Dues Do for You

**Oak Highlands & Deer Valley Community**

**NEWSLETTER**

\*\*Visit [www.oakhighlands.com](http://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 27, 2019, 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)
- Shoes
- Sheets, pillowcases, mattress pads
- Blankets, comforters
- Curtains, drapes
- Towels, washcloths
- Rugs
- Household furniture
- Lamps
- Dishes
- Fans, heaters (electric)
- Coffee makers/pots
- Can Openers
- Microwave ovens
- Mixers, blenders
- Hair dryers
- Telephones
- Clocks
- Vacuum Cleaners
- Dehumidifiers



**IMPORTANT NOTE:**  
- NO Tube TV Sets  
- NO Mattresses

## 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)



January: Eugene Bolden  
724 Canoe Ridge Point



February: Michael & Deborah Horton  
5401 Oak Chase Drive



March: Granville and Laurie Lyons  
5421 Oak Chase Drive

## Front Yard Check List

**Trim bushes,  
hedges and trees**

**Edge grass  
between flowerbeds,  
sidewalks & driveways**



**Clean up  
trash & clutter**

**Get rid of weeds**

**Keep grass mowed**

We often get asked, *“What does it take to have a great looking yard?”* It’s actually very simple to have a beautiful yard:

- 1. Trim bushes, hedges and trees.** Nicely trimmed shrubbery looks great, keeps vegetation from causing damage to the home and provides fewer places for thieves to hide.
- 2. Edge grass between flowerbeds, sidewalks & driveways.** Edging is an often overlooked part of yard maintenance. Edging gives landscaping that nice, neat, polished look. Those crisp lines are a big part of having a great looking yard.
- 3. Clean up trash & clutter.** This one is obvious. If the yard has junk in it, it is going to look bad.
- 4. Get rid of weeds.** Weeds grow faster than grass, requiring more frequent mowing & make the yard to look unsightly.
- 5. Keep grass mowed.** During the growing season grass needs to be cut every 6-9 days. That’s EVERY WEEK!

## Grass Clippings



When you’re done mowing the yard, please remember that it is illegal to blow, sweep, or rake grass clippings into the street. Everything from our storm drains 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. Grass clippings must be bagged in brown yard waste bags. Metro Brush Pick-Up will remove the brown yard waste bags for free quarterly when they come through the neighborhood.

## Neighborhood Watch REWARD Offered

There is a Neighborhood Watch Reward available of up to \$500.00 for any information that leads to the arrest or citation of the person(s) responsible for the recent vandalism in the community.

**Saturday, March 2, 2019**, it was reported that the top of the domed trash can by the tennis court was broken and appeared to have been hit with possibly a base ball bat, metal bar, or heavy object of some kind. The lid had to be replaced at a cost of \$169.17.

**Saturday, March 23, 2019**, it was reported that the domed top of the trash can at the detention pond on Aaron Drive appeared to have been smashed, possibly with a rock, costing the community another \$169.17. Also on Saturday, March 23, 2019, the Aaron Drive street name sign was gone. The cost to replace the street sign was \$46.89.

We have a rapidly growing network of homes with security cameras. Neighborhood Watch is asking that you please check the footage for any evidence that would help put a stop to the vandalism. If you find anything, or have any information or questions, please contact our new Neighborhood Watch Director, Jose Gonzales as (615) 707-2570, or email [lastlaugh16@yahoo.com](mailto:lastlaugh16@yahoo.com). Anonymous tips about suspicious activity can be reported to [nashvillecrimestoppers.com](http://nashvillecrimestoppers.com), or Call the Tip Line at (615) 74-CRIME or download the free mobile app at [www.P3TIPS.COM](http://www.P3TIPS.COM)

**Keep an eye out for announcements about upcoming Neighborhood Watch meetings!**



## Only Trashy People Litter



It is shocking to know that in this day and age, there are still adults that throw trash out of their cars in the neighborhood where they live. Most people know better than to litter. Most people care about their community. We have a beautiful community and it is up to each and



everyone of us to keep it nice and clean. Set a good example so that children know what the rules are. It's up to adults to show children by example that it is not acceptable to throw trash outside on the ground. If you see trash in front of your home, please be considerate, and take a moment to pick it up and dispose of it properly. It keeps our neighborhood looking good. **Don't be a Trashy LitterBug!**

## Trash Container Placement

**Metro Nashville Code 10.20.110a states:**

"Containers may be placed for collection along public alleys, streets and sidewalks only between the hours of 7:00 a.m. and 7:00 p.m. on the scheduled collection day.

**At all other times, containers must be stored at a location at the rear or side of the premises so as to not be visible from a public street.**"



Trash containers need to be kept inside the garage, behind the house, or along side the home if there is a fence that screens the containers from view so they can't be seen from the street.

## Auto Theft Prevention

Over the winter, one of our homeowners had a car stolen out of their driveway at 5:30am while it was warming up. He had just ran back into the house to grab a cup of coffee. But, when he came back out, the car was gone. He asked us to please share these important safety tips with the community so no one else will experience what he did.



**"YOU HOLD THE KEY"** LOCK OUT CAR THEFT

*Auto theft*

# PREVENTION TIPS

Auto theft prevention is common sense, but not common practice.

**FOLLOW THESE SIMPLE TIPS** to protect your vehicle and spare yourself the hassle and expense of having your car stolen.

### STEP *one* : LOCK YOUR CAR, TAKE YOUR KEYS, EVERY TIME.

Develop good habits – consciously make the decision to double check that you have your keys as you walk away from the vehicle. No place is safe from theft, even your own driveway.

### STEP TWO : DO NOT LEAVE YOUR CAR UNLOCKED, RUNNING AND UNATTENDED.

Whether you're just running out to grab a cup of coffee or warming the car up before leaving for work, it only takes a thief seconds to steal your car. It's illegal to leave a car running and unattended on a public road.

### STEP THREE : DON'T LEAVE VALUABLES IN YOUR CAR. Leaving cell phones, mail, garage door openers, wallets, computers, or other valuables in the car attracts thieves. Leaving mail and sensitive information in your car also leaves you vulnerable to identity theft. Leaving your garage door opener can also invite burglary to your home.

## 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 that the HOA requires cables be run underground.

If a service provider tells you they can't bury fiber optic cables, let them know its already been done several times in our neighborhood without any problems. 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 the violation is not corrected, it will be sent to an attorney for enforcement. If you have any questions, run into any problems, or are not sure if this applies to you, please call us.



## By-Laws Update

The Board is still working through the process of reviewing and revising the bylaws and restrictive covenants.

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 are working diligently to move this process along as quickly as possible. If you are interested in reviewing the proposed updates and/or helping to get proxies signed please let us know. We welcome participation in this process.

## Acts of Kindness

Small act of kindness can really have a positive impact on the people around us. Below are some simple ways we can make a difference and have a positive impact right here in our community every day:

- Smile and wave to each other.
- Be courteous and considerate of one another.
- Take a moment to introduce yourself to the next door neighbors.
- Help look out for each other.
- Keep your yard well maintained.
- Park vehicles in the garage or on the driveway.
- Avoid parking on the street.
- Pick up after your pets.
- Don't let dogs bark for hours. Dogs bark for a reason. Find out why.
- Drive 25 miles per hour inside the neighborhood.
- Enjoy music at volumes that you can hear without disturbing the ears of everyone else around you.
- Dispose of yard waste properly. Don't throw leaves, grass or other yard debris in storm drains or drainage ditches.

A little kindness can produce a powerfully positive impact!

## Inoperable Vehicles

This is a reminder that inoperable vehicles are routinely reported to Davidson County Codes. **Section 16.24.330 of the Property Standards Code prohibits the open storage of any: Inoperable, unlicensed, or unregistered motor vehicle;** *“Except as may be otherwise permitted by the Zoning Code, inoperable, unlicensed or unregistered motor vehicles shall not be openly parked, kept, or stored on any premises. Such vehicles must be repaired, licensed or stored in a garage or enclosure, or removed from the premises to comply with the Metro Property Standards Code.”*



**Inoperable vehicles cannot be parked on the street or in the driveway.**

## What the Dues Do for You

**The annual homeowners' association fee of \$175.00 is due by May 1, 2019.** 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](mailto:yous@realtracs.com).