



Issue 64

October - December

Fall Edition

2020

INSIDE THIS ISSUE:

- Annual Meeting on ZOOM!
- Get Approval First
- Yard of the Month
- Nice is Noticeable
- Seriously Slow Down
- Park Smart!
- NW & Walk Works Wonders
- Honoring our Volunteers
- Exterior Alterations
- Edge the Lawn
- We Want to Hear from YOU!
- 2020 Annual Meeting Proxy

OHDVHA, Inc.

PO BOX 455

Antioch TN 37011-0455

(615) 838-2876

Oak Highlands & Deer Valley Community

NEWSLETTER

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

Annual Meeting - ZOOM

Tuesday, Oct. 27, 2020, 7:00p.m. to 8:30p.m.

The first 100 Homeowners that register & attend the entire meeting will receive a \$25 Visa Digital Gift Card! (Limit 1 per household)

We are disappointed we will not be able to safely have our annual community meeting and fish fry this year. Due to health concerns we cannot safely gather and feed the community like we have in the years past. However, we can still come together on Zoom, discuss our community, and share fun "door" prizes with those that attend!

Homeowners will need to visit **Zoom.com**, enter **Webinar Meeting ID#: 819 3101 8787** and **pre-register for the event. You will need to provide your name, mailing address, email, and phone number so we can confirm your are a homeowner in the HOA.** (One registration per household please)

If you cannot attend the Annual Meeting, please fill out and return the enclosed Proxy. Completed proxies needs to be received no later than October 15, 2020. Homeowners that return their proxies by the deadline will receive a \$15 Visa Digital Gift Card as a "Thank You" gift, provided quorum is reached. (Limited 1 per household) This is an informative meeting. We will be talking about the status of the bylaws revision*, the new playground equipment and other community issues. One Board Member seat is up for election & another seat for re-election. If you are interested in serving as a Board Member for a 3 year term please let us know by October 15, 2020, to be considered by the nominating committee. We hope that meeting in the evening, during the week will allow as many homeowners to attend as possible. ***A copy of the proposed bylaws revision will be available on the front page of the oakhighlands.com website for homeowners to review prior to the annual meeting.**

Get Approval First

The HOA's Restrictive Covenants protects property values by enforcing consistent home maintenance and minimizing extreme architectural deviance. For example, would you want the house next door to you to be painted a nice bright shade of electric-neon purple? Probably not. For your own protection it is very important that you **GET APPROVAL - BEFORE MAKING EXTERIOR CHANGES**. For details on how to submit an Exterior Alteration Request, please see the instructions provided on page 5 of this newsletter, or visit www.oakhighlands.com Forms, Exterior

Alterations. Exterior changes include, but are not limited to:

- Fences & Walls (of any kind)
- Painting: Front Doors, Garage Doors, Siding, etc.
- Landscaping, Flower Bed Borders, Gardens
- Mailboxes, sheds and more!

Failure to obtain prior written approval from the HOA could result in being legally required to remove or redo an unapproved alteration, at your expense.



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



July: Bonaventure Munyampirwa
5405 Oak Chase Drive



August: Lance & Nancy Cowan
4721 Aaron Drive



September: Arthur & Catherine Henderson
2121 Skyglen Trace

Nice is Noticeable

You know that feeling you get while being in a really nice neighborhood? You notice that it's nice. Nice is noticeable. Being in a beautiful place is enjoyable and relaxing. Have you ever wondered what it takes to make a neighborhood nice? It comes down to 1 very important thing, that is too often overlooked. **Maintenance.**

That's it. It's that simple. When each home is well maintained the entire neighborhood looks nice. Exterior maintenance is what each homeowner has to do to their property to keep it looking its best, and in turn keep the neighborhood nice.

Take some time to honestly look around the outside of your home. If necessary please **correct these common violations:**

Items cannot be stored outside. The stuff along the side of the house, in front of the garage, or under the back deck must be stored out of sight.

Weeds must be removed. Tennessee is known as the "Volunteer State". It is pretty much guaranteed that any plants that volunteer to grow in your flower bed, are not the ones you want. They are weeds and weeds need to go! A tidy flower bed can make all the difference between an average yard and a nice looking yard.



Remove worn out, dilapidated items. That lovely swing, bench, fence or yard ornament that was installed over a decade ago may not be quite so lovely anymore. If something in the yard no longer looks nice, please remove it and dispose of it properly.



Make necessary repairs. Is it time to do some exterior painting? Need to repair or replace the deck or mailbox? If yes, for your own protection, please make sure to **get it approved in writing by the HOA first.**

Edge the grass. Nice looking yards have edged grass. Edging is a necessary step in yard maintenance. It gives the entire yard that nice appearance everyone strives for. Grass looks unsightly when it is left hanging over the edge of the curb. (See page 5.)



Nice neighborhoods needs every yard to look nice.

Seriously Slow Down

We have received some complaints recently that there are a few drivers that habitually speed through our streets like they're practicing to be NASCAR drivers.



Seriously people, please, slow down while driving inside the neighborhood!

The speed limit is 25mph.

Aggressive drivers can be reported anonymously online at:

www.nashville.gov/Police-Department/Online-Services/Report-Aggressive-Driver.aspx



Park Smart!

- ✓ LOCK YOUR VEHICLE
- ✓ SECURE YOUR VALUABLES
- ✓ TAKE KEYS WITH YOU
- ✓ REPORT ALL SUSPICIOUS ACTIVITY TO 615-862-8600

PROVIDED BY METRO NASHVILLE POLICE DEPARTMENT

Do not leave your car running unattended. More than half of the auto theft reports in Davidson County routinely reveal that the vehicles taken were easy targets because the keys were left inside, while the car was left running.

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.

Remove valuables or hide them out of eyesight. Even loose change is enough to invite some to break in. Make sure all your car doors are locked when you exit the vehicle.

Please report suspicious activity to (615)862-8600.

SPECIAL

OFFER >>

ROYCE'S

WASH & DETAIL

**\$30 WASH & WAX
LIMITED TIME ONLY**

**OAK HIGHLANDS/DEER VALLEY HOMEOWNERS'
ASSOCIATION RESIDENTS ONLY**

TEXT 615-506-0639 FOR BOOKING!

NW & Walking Works Wonders

Have you noticed an unusual amount of coming and going at a certain house down the street? Have you and your neighbors talked about the increased traffic, and you share an uneasy feeling about it? Or, have the car-break-in-bandits struck again? Occasionally, things like this happen.

But, what can you do about it? **You join Neighborhood Watch! You can walk around the subdivision. Walking is good for your health and for the community. Together we can do wonders!**

Studies have shown that there is less crime in communities where people are outside and can see what's going on. That means you can do something positive just by going for a walk, walking the dog, playing with the kids outside or simply sitting on the front porch. All of these activities show that people are outside watching the area. **Criminals are less likely to commit crimes if they know people are watching.**



Make sure the outside lights on your home are working. A well-lit area makes it hard for criminals to hide. Outside motion sensor lights are an inexpensive and effective way to scare off anyone trying to break into vehicles. Lighting also makes it easier for emergency vehicles to find specific homes or buildings.

We also recommend everyone get a security system with a camera. They are more affordable and easier to install than ever before. Pictures and video evidence can make a big difference, as we have learned in this digital age.

Please report suspicious activity to the South Precinct non-emergency number (615) 862-8600. In addition, you can contact Sgt. Rafael Fernandez, Community Affairs Coordinator at (615) 880-3182, Email: rafael.fernandez@nashville.gov

It is important not to go overboard. People can sometimes get so focused on trying to prevent crime that they forget that not all unusual activity is suspicious. If you start seeing a lot of traffic in and out of the empty house down the street at all hours of the day and night, that's probably worth a phone call to Sgt. Fernandez. However, seeing someone you don't recognize walking through the neighborhood is not necessarily suspicious. It is worthwhile to know who your neighbors are. It makes for a strong, close-knit community when neighbors watch out for each other.

Through citizens' involvement with NW, the community is provided with what can become an increasing number of people who watch their neighborhood for suspicious activities or crime. This organized effort makes our community a place that criminals of all types want to avoid.

For more information on the Oak Highlands/Deer Valley Neighborhood Watch, please call: Neighborhood Watch Director Millie Petty at (615) 424-9639, or Neighborhood Watch Coordinator Dave Grathwohl at (615) 837-1591



Honoring Our Volunteers

We would like to honor the volunteers that give of their time every month to work behind the scenes on the Board of Directors in an effort help keep our community nice and well maintained.

Cindi Groomes, the current HOA President has faithfully served on the Board for 13 years. You can see her walking around the community and you can also see her when you go vote.

Mary Canavan, the Vice President, a retired software tester and technical writer, has served on the Board for 9 years. We thank her for the countless hours she spent editing, tracking and keeping up with the bylaws revisions!

Claudia Black, the Secretary/Treasurer, works full-time, takes care of her family, and has also managed to volunteer on the Board for 9 years.

Chuck Grimes, Board Member, works full-time, takes care of his family, and has volunteered on the Board for 3 years.

Millie Petty, Board Member, joined the Board last year and also volunteers as the Neighborhood Watch Director!

Yirga Belachew, was just re-appointed to the Board, after already serving 3 years. We're grateful to have her back.

Cathy Midkiff, a business owner, stepped in to help fill a vacant seat this year. She has served on the Board in the past.

We honor and thank each of them for being dedicated to helping the community by volunteering their time!

Exterior Alterations

Exterior alterations must be approved before the desired change is made. If you want to change the color of the front door, build a deck, install a fence, change the mailbox, or make an exterior change to the house or yard, prior written approval is required. Go to www.oakhighlands.com/news.php?viewStory=6

to print a copy of the Exterior Alteration Request Form and view the guidelines. Fill out the form completely. Attach a copy of the plans, drawings, or pictures to show what the change will look like when it has been completed.

Then submit the request and images for review. There are 2 ways to submit the Application: Mail to: OH/DV HOA, Inc. P.O. Box 455, Antioch, TN 37011-0455, or email a scanned copy of the completed form & drawing to:

management@oakhighlands.com Emailed requests can typically be reviewed in 7-10 days. Mailed Exterior Alteration Request Forms are reviewed at the monthly HOA meeting, held the 2nd Tuesday of each month. Please allow up to 30 days for approval of alteration requests.



Edge the Lawn



Having neat edges along walkways, driveways, and planting beds is essential to keep your overall yard neat and clean with a professional look that everyone will admire. Learn to edge your lawn. All you need to get a sharp lawn edge is a cordless string trimmer. When edging your lawn, you'll want to wear boots, pants, and goggles to protect yourself from sticks and stones the trimmer might kick up. Here's how to edge your lawn like a pro in 5 simple steps:

1. Mow First - By mowing first, you know how short to trim grass along edges and will be less likely to scalp those areas, which can lead to bare or weedy patches.

2. Flip the Trimmer - To use a string trimmer to edge a lawn, flip the trimmer head 180 degrees, so that it's vertical. Keep the deflector shield toward your body.

3. Follow the Path - When edging along walks or driveways, walk on the hard surface as you edge. Keep the trim line in the small space between the grass and hard surface. If grass has overgrown the walk or drive, cut it back a little at a time by working the string against the hard surface.

4. Control the Trimmer - For the straightest edge, keep your string trimmer level and in the same position as you trim. Focus on keeping your arms in place and moving your body slowly and deliberately—that's what the pros do.

5. Move in the Right Direction - Most trimmers spin string clockwise. Take advantage of this by moving left to right as you trim. This will eject trimmings away from walkways and beds and back onto the lawn, so you'll have less cleanup to do.

One last thing: Be sure to use a stiff brush to thoroughly clean the trimmer immediately after you use it, before grass bits dry and harden. That way, the equipment will be ready to go next time your edges need a touch-up!

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. We are getting ready for the Annual Homeowners' Meeting on Tuesday, October 27, which is a great time to communicate as a community and share ideas for the future with our Board and Management. But all year long, we need input from the community! You can contact the Board of Directors any time via email at: boardmembers@oakhighlands.com or you can call: (615) 838-2876



OAK HIGHLANDS/DEER VALLEY
HOMEOWNERS' ASSOCIATION NEWSLETTER
PO BOX 455
ANTIOCH TN 37011-0455

Nearly 50 Years of Combined Real Estate Experience!

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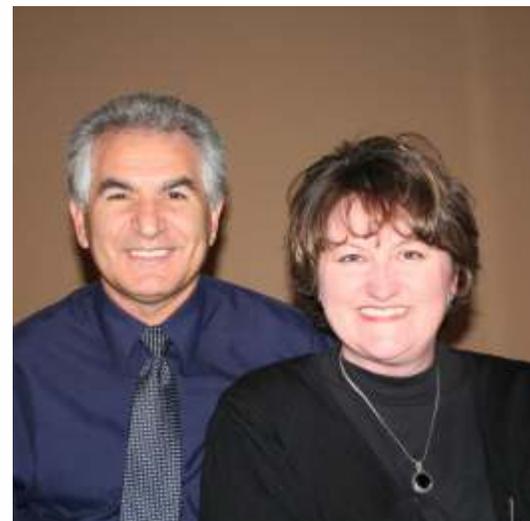
Direct Lines:

(615) 403-8054

(615) 300-7623

Office Phone: (615) 384-7355

Dyoussefi12@gmail.com



THE OAK HIGHLANDS/DEER VALLEY HOMEOWNERS' ASSOCIATION

***** 2020 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 27, 2020, 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, 2020.

Dated this * _____ day of * _____, 2020

* _____
(*Phone Number)

* _____
(*Valid e-mail address)

* _____
(*Signature of owner or owners)

INSTRUCTIONS:

If you will NOT be attending the Annual Meeting on October 27, 2020, 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.

***Fields marked with an asterisk (*) are required to receive a \$15 Visa Digital Gift Card as a "Thank You" gift for filling out and returning a completed proxy by October 15, 2020.**

**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 15, 2020**

It can be emailed to: management@oakhighlands.com

or mailed to:

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