



*Issue 67*  
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# Oak Highlands & Deer Valley Community

## NEWSLETTER

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### It's Easy to Be a Good Neighbor! By Yirga Belachew

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Summer is here and in full effect! Many of you have begun mowing lawns & working on your beautiful yards. As we walk into a new, revitalized year of openness & togetherness, take this opportunity to meet your neighbors & ensure that you are doing your part to be "good neighbor"!

This can be something as simple as:

- maintaining a neat yard presence & ensuring your children pick up after playing outdoors.
- be observant of your surroundings without casting judgements.
- offering a helping hand to a neighbor in need (carrying groceries, pulling a trash can from the curb for an out of town/busy neighbor, etc.).

As residents of OHDV, we are all members of a wonderful & diverse community. Though the past year has been rocky & centered around isolation, we are thankfully beginning to get back

out & return to what we remember as "normal". Take this time to say hello to your neighbor or wave to the person working in their yard.

Remember - Be Kind. Be Courteous. Be Considerate!

We are so thankful to have you as part of this community!

*Yirga Belachew*  
 Board Member



## Community Garage Sale Day Is Back – August 28

With vaccinations readily available and restrictions less present in our daily lives, we want to encourage neighbors to interact, enjoy the sunshine, and sell some stuff! Have you been cleaning out closets during the pandemic, or downsizing what's in your garage so you can fit a car in there? Community Garage Sale Day is a great way to make



those efforts profitable and to cross-promote multiple garage sales in our subdivision. We will post signs around our community and place an ad in The Tennessean. We encourage individual participants to place notices on Craigslist, Nextdoor, and other social media. Let's get the word out and the people in! (8AM-3PM) Saturday, August 28, will be a great day in our community. Whether you buy, sell, or both, **we hope YOU will be a part of it!**

## Congratulations to the Yard of the Month Winners!



April: Granville and Laurie Lyons  
5421 Oak Chase Drive



May: Andie Sanders and Shane Wheeler  
3064 Bluffhollow Gap



June: Eugene and Sheri Malone  
136 Brian Circle

**Call us at (615) 838-2876 if there's a yard you want to nominate for this award! We will consider all nominations.**

As an important reminder, the community covenants state: *"It is the duty of each owner to keep the grass on the lot properly cut, to keep the lot free from weeds and trash, and to keep it neat in appearance."*

That means, every yard in our community is required to meet the following standards:

The grass must kept neatly mowed & edged.

Shrubs, trees & bushes are to be regularly trimmed.

Weeds are to be removed and kept out of the grass and flower beds.

There is no trash, debris or construction materials stored anywhere outside.

The goal is for every yard in our community to look like a winner!

## WHY DO OUR TREES NEED AND DESERVE ATTENTION? by Gina Ross

There are so many wonderful trees in our area. Most Oak Highlands/Deer Valley properties were established 30+ years ago and we have beautiful trees and shrubs in yards and common areas that reflect the richness of our community. Sometimes it is difficult to determine the value of a tree once it gets older and larger. Here are some facts to help us take a look at trees and the benefits we receive from them and what we might do to increase the benefits from new and or existing trees.

### Benefits of Yard Trees

#### 1. Trees increase property values.

Everyone wants their home to have the highest possible property value, right? Well, landscaping with trees and plants can increase your property value by as much as 20 percent, according to some estimates. That is a great return on investment in terms of the small amount of upkeep they require.

#### 2. Trees clean the air.

A tree can absorb as much as 48 pounds of carbon dioxide each year and can sequester 1 ton of carbon dioxide by the time it reaches 40 years old. In addition, trees absorb odors and pollutant gases such as nitrogen oxides, ammonia, sulfur dioxide and ozone, and filter particulates out of the air by trapping them on their leaves and bark.

#### 3. Trees slow water runoff.

Flash flooding can be significantly reduced by planting trees. According to About.com, a Colorado Blue Spruce, either planted or growing wild, can intercept more than 1,000 gallons of water annually when fully grown, which helps recharge underground aquifers.

#### 4. Trees prevent soil erosion.

A tree's root system binds the soil and its leaves provide a barrier to the wind and rain; thus preventing soil erosion.



### 5. Trees help buffer noise pollution.

Trees that are planted at strategic points in a neighborhood or around your house can abate major noises. This is especially nice if you live near a freeway or airport.

### 6. Trees cool our homes, streets, and cities.

Trees can cool a city by up to 10° Fahrenheit by shading homes and streets, breaking up urban “heat islands”, and releasing water vapor into the air through their leaves.

### 7. Trees can save you money on energy costs.

Building off the previous point, strategically placed trees can save homeowners up to 25 percent on energy bills by providing shade in the summer and windbreaks in the winter.

### 8. Trees are beautiful.

This is a no-brainer. Trees are stunning parts of our natural landscape. From the first buds of spring to the colorful leaves in the fall, trees are gorgeous. They make a great decoration indoors or outdoors.

More data on trees...

## Trees Pay Us Back

USDA Forest Service’s Center for Urban Forest Research shows that ... It pays to care for trees. Landscape trees provide benefits that far exceed the costs of planting and care over their lifetime. Properly cared for, they are valuable growing assets worth three times the investment.

A study in Minnesota collected data and a cost benefits analysis was completed for community street trees. The study found that:

- + One healthy street tree in its 20th year after planting provided \$96 in benefits annually versus the \$36 annual cost to maintain it. That is a net benefit of \$60 each year.
- + One hundred healthy street trees provide a net benefit of \$232,000 over a 40-year period.
- + One hundred healthy yard trees provided \$272,000 in net benefits over a 40-year period.
- + One hundred trees removed 53 tons of carbon dioxide per year and 430 pounds of other air pollutants per year.
- + One hundred mature trees intercepted about 139,000 gallons of rainwater per year that would have become stormwater that pollutes and erodes our streams.



## How to Maintain Healthy Trees

**Start by planting the right tree in the right place.** Where space is limited, such as under power lines, select tree species that have a mature height of 20-30 feet.

**Mulch around your trees to reduce compaction;** protect soils from drying out, and to keep lawn mowers and string trimmers from wounding the bark. Use a ring of wood chip 2-4 inches deep, and don’t pile it up on the trunk – that can hurt the tree causing decay and rot to enter the trunk.

**Water your trees.** Especially during droughts and when they are newly planted. A young tree will need about 10 gallons of water per week during the hot summer months.

**Leave the roots alone.** Avoid cutting roots or changing the grade and burying roots, which will slowly kill a tree.

**Prune proactively and prune or remove as needed to address existing problems.** Always prune your trees properly or hire a qualified arborist to prune your trees according to National Tree Pruning Standards. Proactively pruning (instead of waiting until there is a problem) helps prevent disease, pests and potential property damage and saves money. When dealing with obvious problems, like overgrowth that can damage property or other issues that call for tree pruning or removal, consult with a professional to assess your best options.

## Neighborhood Watch Needs YOU!

The OHDV Neighborhood Watch team is a group of volunteers who commit time and effort to keep our neighborhood safe. They primarily achieve this by monitoring and reporting suspicious or potentially dangerous activity in our subdivision. They are not a police force, but seek to keep the Police Department informed about immediate and ongoing concerns that deserve police attention. They are not meant to directly intervene in dangerous situations but will offer help where reasonable and feasible. Multiple residents of our community make the Neighborhood Watch mission possible. If you are one of those loyal volunteers, the Association thanks you! If you are not one of those volunteers yet, WE NEED YOU! The two most common roles to play as a Neighborhood Watch volunteer are:



**\*Neighborhood Patroller** – These individuals travel throughout the neighborhood (usually on wheels, but sometimes on foot) during designated times of day or night to be on the lookout for irregular, unsafe, or suspicious activity. They report things that need to be reported to police and, over time, can recognize patterns of activity that may need to be on notice with the police or the Association. A basic patrol round through the neighborhood by car only takes about 45 minutes. But those who choose to walk it find it a good way to exercise. This is a great way to get to know the neighborhood better and provide a valuable service to your neighbors. And, these volunteers get reimbursed for the mileage of each standard patrol round. It's a win-win!

**\*Block Captain** – These volunteers serve as a kind of point person for their own subsection of the neighborhood – a block or street or section of a street (depending on the location). They need to keep an eye on their area; be alert for irregular, unsafe, or suspicious activity; and make efforts to get to know the neighbors in their narrow locality. It is also helpful for Block Captains to provide their contact information to those neighbors so as to establish a small communication network and serve as the local conduit with our Neighborhood Watch efforts.

Ideally, an active Neighborhood Watch volunteer will fulfill both roles. But, we need and appreciate anyone actively participating in either way. To learn more and become part of this valuable arm of our Association, please contact Chuck Grimes at [chuck.grimes@att.net](mailto:chuck.grimes@att.net) or 901-626-1199.

**We are recruiting for another important role!** Neighborhood Watch Director Millie Petty has announced to the HOA Board that she needs to step back as the NW Director. She has made tremendous strides in building up the visibility and effectiveness of our Neighborhood Watch efforts. We cannot thank her enough! Therefore, we now need that top volunteer – an organized, strategic leader who can commit some extra time and energy to build upon Millie's efforts, recruit more volunteers, and promote the safest possible Deer Valley and Oak Highlands. Are you that person? If you think you may be or want to ask questions about what is needed, contact HOA President Chuck Grimes at 901-626-1199 or [chuck.grimes@att.net](mailto:chuck.grimes@att.net).

**NEIGHBORHOOD WATCH**  
**Watch Out For Your Neighbor**

**Oak Highlands / Deer Valley  
Homeowners Association**

**Phone: 615-424-9639**  
**[oakhighlands.com](http://oakhighlands.com)**

## National Night Out Against Crime



National Night Out Against Crime will be on August 3rd, 4-8 P.M. at Global Mall (old Hickory Hollow Mall). South Precinct will have several MNPD resources there, along with local businesses. Please come out and join us, so we can all meet each other. National Night Out is an annual event that promotes police-community partnerships to make our neighborhoods safer, more caring places to live by enhancing the relationship between neighbors and law enforcement while bringing back a true sense of community.

## Bring on the Notaries!

As we continue to finalize the draft of our new unified covenants and bylaws for Oak Highlands/Deer Valley (more info online), we are seeking out any Notaries who live in the community. We will need many signatures notarized to complete the ratification process. We would like to know if any resident (homeowner or renter) of our community is a Notary Public for the State of Tennessee. If you are, and your commission is active, please contact HOA President Chuck Grimes at [chuck.grimes@att.net](mailto:chuck.grimes@att.net).



## What Is Your Biz?



We want to get in your business... to support our neighbors! The Association wants to find ways to promote and help support local businesses with connections to our community. If you own or run a business or provide a professional service, let us know by sending a note to [chuck.grimes@att.net](mailto:chuck.grimes@att.net). Tell us who you are, what your business or service is, where you can be found online, and anything else we should know. We want to spread the word among the community and support each other!

## Please, Turn It Down and Slow Down!

Some residents and several guests of our subdivision sometimes have lead feet and loud stereos! While it is understandable for speed limits to be higher on multi-lane roads and highways, it is also understandable and very necessary for two-lane residential streets to have lower speed limits (especially with multiple dead-end streets, as in our community). At any moment a street here may be lined with folks working in their yard, pedestrians walking the street, cars parked along the street (though they look so much better in a garage or driveway), children playing, or residents backing out of their driveways. Let's all slow down to keep them safe! March 2021, Metro Nashville lowered the speed limit to 25 mph for all residential neighborhoods in Davidson Co. **Please treat each street in this community as if your elderly grandmother, who likes to walk and is hard of hearing, lives on it.**

Also, as you enter our community, please make sure your vehicle's stereo volume is turned to a level where you can hear it in the vehicle but neighbors can't hear it in their houses. Everyone loves to listen to their favorite tunes when driving. Some of you may even like to rattle your bones a bit with that impressive subwoofer you installed. But, the rest of us are alright just listening to our own. So, when you turn in to Deer Valley or Oak Highlands, PLEASE turn it down and slow down! As a reminder, it is unlawful for any person to:

- Operate a motor vehicle that is not equipped with a muffler in good working order to prevent excessive noise.
- Operate a motor vehicle equipped with a cut-out, by-pass, or muffler elimination unit, or devices that amplify motor or vehicle exhaust noise.
- Operate a motor vehicle if exhaust noise is plainly audible at two hundred feet. "Plainly audible" means detection of the sound of a muffler by a person using their unaided hearing faculties.
- The operation of any sound amplification equipment to create sounds that are plainly audible from the boundary line of the nearest residentially occupied property.

**Excessively loud vehicles are illegal and can be reported by calling 311, or on: [hub.nashville.gov](http://hub.nashville.gov) as a noise violation!**



The HOA Board is building an e-mail distribution list exclusively for the residents of Oak Highlands and Deer Valley. If you would like to be added, please send a message to [chuck.grimes@att.net](mailto:chuck.grimes@att.net). This list will be for community use only, and not distributed to outside parties.

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