



**Issue 69**  
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**Oak Highlands & Deer Valley Community**

**NEWSLETTER**

**\*\*Visit [www.oakhighlands.com](http://www.oakhighlands.com) to read the newsletter in full color!\*\***

*The Right Kind of Meltdown by Karen Woods-Frye*

Hello, neighbors! The Winter months are upon us. Soon, there will be more freezing temperatures, snow, and ice.

Here's how I recommend you protect your driveway, steps, walkway, and porch.... It is best to use urea (also known as carbamide), as it will protect aggregate stones (if you have them), along with other types of concrete surface. Ice melt will damage aggregate stones and loosen the stones in your driveway or other area.

Urea is actually a fertilizer, so you may not have heard it recommended as a go-to freeze prevention or deicing product. I have used it for this purpose for years, though. Beyond keeping our driveway and concrete walking areas from being slick and icy, it treats the nearby areas of our lawn after it washes into the yard. We don't deal with the surface corrosion that is common of salt-based products, and we are preparing our yard for the Spring at the same time. Urea can be purchased at virtually any hardware store or garden center. Protect your investment – your home and property. You'll be glad you did!



**New Online Options!**

Hawkins Management is pleased to present a new, online Resident Center powered by Buildium!

Beginning March 15, 2022, homeowners will be able to make online payments, manage violations, turn in maintenance requests for things like common area tree inspection requests or sign repairs, access documents and interact with the community.

This new feature will be accessible very soon on [www.hawkinsmanagement.com](http://www.hawkinsmanagement.com) and [www.oakhighlands.com](http://www.oakhighlands.com)

In addition, our community website will also be getting a make over this year that will be fresh and mobile friendly!

**Say hello to a better resident experience.**

Most of your life is managed online, so why should your resident experience be any different?

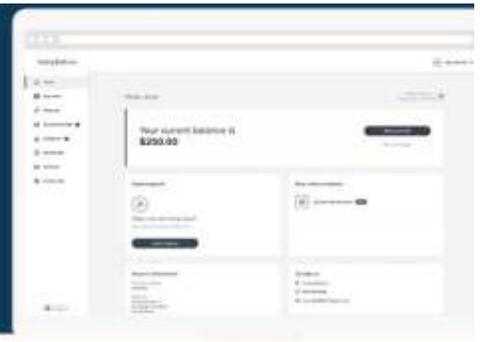
We are pleased to offer you the Resident Center, which gives you easy access to manage your living experience online.

**BENEFITS**

- Online Payments**  
Make one-time or recurring payments and keep track of your payment history
- Manage Violations**  
Easily manage, update and resolve violations
- Maintenance Requests**  
Submit maintenance requests from your mobile device or computer
- Access Documents**  
Get easy access to important documents
- Messages**  
View notifications and announcements in one convenient place
- Mobile App**  
Easily access the Resident Center app at anytime, anywhere

For more information please visit: [www.oakhighlands.com](http://www.oakhighlands.com)

Download on the App Store | GET IT ON Google Play



## Congratulations to the Yard of the Month Winners!



October: Kevin & Karen Campbell  
3008 Bluffhollow Gap



November: Phyllis Simpson  
4701 Aaron Drive



December: Joe & Fonda Kopski  
4948 Alexis Drive

Did you know that after someone has earned the Yard of the Month they are not eligible to win it again for two years? Did you know that Yard of the Month winners receive a \$50.00 award? The next Yard of the Month could be yours!

Things that make for a winning yard are:

- Keep the grass mowed and edged.
- Remove weeds from flowerbeds.
- Trim shrubs, trees & bushes.
- Clean up trash and debris.

If you are experiencing a hardship or challenge maintaining your yard, please reach out to us. If you are going out of town, or out of the country, having health issues, need to borrow a tool, or otherwise need assistance taking care of the yard, or otherwise, please let us know. We are not just an HOA. We are your neighbors. We care. We help each other. Together we can achieve the goal that every yard in our community looks like a winner!

ARE YOU STUCK WITH

# ROOF DAMAGE

## BECAUSE OF RECENT STORMS?

You may qualify for a new roof and your insurance company will pay for it. Free Inspection - Free Roof Upgrades



# REVIVE ROOFING

REPAIR - REPLACE - RELIABLE

## 615-707-2570

1016 Streamdale Pt W Antioch TN 37013

I am your neighbor and I live in the neighborhood. I personally do the inspections and will oversee all repairs to ensure you get the best possible work around. From inspection to the completed job - I work for you not the insurance company.

[Reviveroofingtn@gmail.com](mailto:Reviveroofingtn@gmail.com)

## 2022 Dues Increase

March 15, 2022, the Annual HOA Dues Assessment will increase from \$187.50 to \$192.94. This 5% increase is necessary to keep up with rising cost of utilities, goods and services necessary to maintain the common areas and administer the Homeowners Association. The yearly invoices will be mailed March 15, 2022 and will need to be paid by May 1, 2022.



## Transforming the Court

Based on community feedback and ideas, this spring we plan on transforming the old basketball court into a colorful, child-friendly, outdoor activity, play area. Below are just a few of the many creative ideas being considered. The desire is to turn it into an active play area that is inviting, fun and safe for younger kids.



The practice wall will remain in place so that people wishing to practice tennis or handball will be able to continue to use that space, even if the area has been brightened up with fresh, new paint. If there are particular features, or games that you would like to see included in the painted playground, such as a maze or labyrinth, please let us know. The goal of

getting new playground equipment is still in the works. Its just a matter of timing, budget and availability of contractors to install it. If anyone in the community does any of this kind of work, or knows someone that does, please reach out and let us know. Working together may be the jump we need to help get over some of the hurdles of getting this community project completed.



We hope you will put your creative thinking cap on and join in the joy of helping to revitalize this common area space for our kids.

If you're in the area, check out the "John Midkiff Memorial Library" in front of the tennis court. Residents are encouraged to donate books they no longer need to keep the supply strong and the books coming and going. Thank you!



## Something on Your Mind?

Everyone is welcome to call, email or text us. If you have something on your mind you want to talk about, like an idea for the court repurposing you want to discuss, please reach out! Maybe you would like submit an article or ideas for the newsletter, or find out more about Neighborhood Watch. Whatever is on your mind, please contact HOA President Chuck Grimes at [chuck.grimes@att.net](mailto:chuck.grimes@att.net). Your input and feedback is always welcome and encouraged!

## Be Smart! Be Safe! Look Out for Yourself and Your Neighbors!

We are occasionally reminded that criminal activity is very possible in our community. Recent events have highlighted the necessity to be alert and equipped in order to stay as safe as possible and to help our neighbors when trouble occurs. Here are a few things to do and remember in pursuit of a safer property for you and a safer neighborhood for all of us:



### Pick Up the Phone!

If you witness or are the victim of a crime, call the police immediately! If a weapon is used, lives are in danger, or you are otherwise seeing a criminal in the act, call 911. For other, less dangerous situations, call 615-862-8600. When calling the Metro Non-Emergency line, there is a long recording to wait through before speaking to a person. Don't be discouraged. It is important to contact and inform the police of your situation as soon as possible to provide complete details and seek proper timely action.

It is important that the most knowledgeable witness to events be the person that contact police, if at all possible. AFTER contacting police, call our Neighborhood Watch line at 615-424-9639 to let us know what occurred and keep our volunteers on alert for similar or related incidents. You can also call this line to alert Neighborhood Watch of suspicious or questionable events, when they do not merit immediate police involvement.

### Park Smart and Keep Garages Closed!

If there is room for one or more vehicles in your garage, please use it. If there is not room, clear some space when you can. A car in the garage is many times safer than one parked outdoors. Also, please keep your garage closed when you are not actively in or near it or moving a vehicle in or out of it. If you must park outdoors, park in the driveway. It takes more effort and is more visible for a vehicle to be tampered with closer to the structure of a house. This also makes our streets more navigable. Don't park in front of someone else's house. And remember that it is a citable offense to park a vehicle in the opposite direction of traffic on a street-side or to park in a way that obstructs a public sidewalk. If you have more vehicles than can be parked between your own garage, driveway, and street-space on a regular basis, then you simply have too many vehicles at your home. This imbalance is often most noticeable for our neighbors living in cul-de-sacs. They have an extra burden to be mindful of outdoor parking space. However you park, keep valuables out of sight and keep vehicles locked. Park smart to make our streets less attractive to the bad guys!

### Lights! Camera! Action!

While out of town set up several timers on different lights in the house so they turn on and off at different intervals. Consider installing some type of exterior camera on your house. Many neighbors use a Ring, Nest, or other brand of doorbell and/or wall-mounted motion-sensor camera. These can gather footage if criminal activity occurs at yours and/or a nearby home. If you have a front-facing exterior light (motion-activated or otherwise), please leave it turned on overnight. This makes it easy to spot perpetrators of criminal activity and helps outdoor cameras to gather clearer footage. If you have such a camera and ever think you have footage of suspicious or criminal activity, please contact the Neighborhood Watch at 615-424-9639.



### Let's Get Visible!

While lighting is most important to help spot criminal activity and make cameras more effective at night, landscaping also plays a role. Keeping trees, shrubs, and bushes properly trimmed will reduce obstructions to visual and camera sight when and if it is necessary to observe suspicious individuals or activity on a property. And, of course, it keeps your yard looking its best!

### Speedy Delivery!

People have things shipped to their homes more than ever now. Criminals know that too. As best you can, know when you will have packages being delivered, and keep those deliveries from sitting on your porch for long. If you know that a package will arrive when you are gone for a day or more, ask a neighbor to pick it up for you for safe keeping. "Porch pirates" don't always wait for nightfall to plunder your packages, so keep those doorbell cameras charged and ready to catch such possible activity.

### Join the Team!

None of these tips can prevent all crime, but they are all useful and can help reduce some crimes. Beyond doing what you can for you and yours, it is important to do what you can for others. Volunteer for our Neighborhood Watch team! We always need more block captains and neighborhood patrollers. Contact Chuck Grimes at [chuck.grimes@att.net](mailto:chuck.grimes@att.net) or 615-424-9639 to plan how you can help.

# Watch Out, Turn It Down, and Slow Down!

**Watch Out!** Our neighborhood has just enough curves and turns and slopes to make it extra important to be observant when driving into, out of, or through the community. As traffic builds on the streets surrounding us (Blue Hole and Pettus), we are reminded that “Watch Out” is more than just a loose phrase. It must be every driver’s way of life when behind the wheel.

**Turn It Down!** No matter how much you love your favorite tunes or want to show off your vehicle’s high-powered sound system, please turn the volume down when you enter, and as your travel through, our subdivision. Nearby development activities give us enough of a rumble when their blasting starts. No need for rumbling to come from blasting along our own streets!

**Slow Down!** Our community has a lot of children, a lot of pedestrians, and a lot of street-side parking. Please take the 25 mile-per-hour speed limit seriously. It keeps our neighbors safe and our neighborhood peaceful.

## Trash Talk

On December 21, Metro Waste Services announced that they are temporarily suspending curbside recycling pickup (Metro Green Recycling Cart) in an effort to regain control of the efficiency of general trash pickup. As of this printing, that suspension is still in effect. Therefore, **we should NOT put recyclables out as normally scheduled on Thursday, January 27.**



(Green Cart = Recycling ONLY)

More detailed information, including a list of sites to which we can still take recyclables, can be found at the “Trash and Recycling” page of the [www.nashville.gov](http://www.nashville.gov) website.

The nearest 24-hour recycling drop-off point is located at Cane Ridge High School (12848 Old Hickory Blvd.) and the nearest Metro Convenience Center is at 3254 Ezell Pike (behind the South Police Precinct). The Homeowners’ Association will monitor the situation and communicate what we know via the community e-mail list as circumstances change. Hopefully, this will be short-lived for all of us.

General household waste should still be placed at the street in the Metro issued brown trash carts on Thursday each week. Please remember, Metro will not pickup loose bags of trash not placed inside the regular trash can (Metro Brown Trash Cart).



(Brown Cart = Trash ONLY)

**The following items are not allowed in your brown trash cart:**

- Yard waste (brush, leaves and grass) can be placed at the curb for Brush Collection.
- Cardboard must be recycled and can be placed in curbside, green recycling containers or taken to a recycling drop-off site.
- Residential construction waste must be collected by a private hauler or contractor. Small amounts of Do-It-Yourself construction waste that would fit in a regular size pick-up truck no higher than the top of the bed can be taken to the Omohundro or East Convenience Center.
- Electronic waste must be recycled through our electronics recycling collection at the following convenience centers: East, Ezell Pike, or Omohundro.

Please, always be responsible with your waste and join the effort to keep our subdivision clean and attractive. Thank you!

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## Get Connected – Stay Connected

While the pandemic has kept us apart in many ways over the past couple of years, we have also been reminded of how important it is to stay connected. If you are not already receiving messages through our community e-mail list, please add yourself to it. Simply send a message to [chuck.grimes@att.net](mailto:chuck.grimes@att.net). We do not flood your inbox and will never turn the list over to the outside parties for other uses.

\*\*\*\*\*



OAK HIGHLANDS/DEER VALLEY  
HOMEOWNERS' ASSOCIATION NEWSLETTER  
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