

# Oak Highlands/Deer Valley Homeowners' Association

Spring 2026 Community Newsletter

## **The Spring Cleaning Issue!**

As stated in our Covenants: "It shall be 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 otherwise neat and attractive in appearance." Further, Covenants state: "It shall be the responsibility of each owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her lot."

It is time to get to work - on our homes AND lawns. Each yard across the subdivision should have had a first mowing or two by now. To maintain a healthy and attractive community appearance, we all need to give our lawns regular proactive attention. This newsletter will include some rules and reminders about how to keep your property looking good and in keeping with the neighborhood. Doing so will also avoid notices from the HOA about Covenant violations. Join us and "STEP UP TO STANDARDS."

### **Front Yard Check List**



Edge Grass Between Flowerbeds, Sidewalk, and Driveway

Trim Bushes, Hedges, and Trees

Remove Clutter, Pick Up Trash, and Properly Store Trash/Recycle Carts

Keep Grass Mowed

Get Rid of Weeds

Keep Mailbox Clean and in Good Repair

*Special thanks to former OHDV Manager and Homeowner Lillian Hawkins for this image and other original material in this edition.*

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### **>>>> HOA Annual Dues <<<<**

HOA dues statements have gone out. This year's dues are \$234.29.

**May 1** is the deadline for payment. If you have any questions about payment methods, contact Associa as soon as possible. Thank you!

## Edging

Having neat edges along walkways, driveways, and plant beds is important to keeping an overall yard neat and clean with a crisp look that everyone will admire. All you need to get a sharp lawn edge is a cordless string trimmer, though there are also tools specially designed for edging. Many videos and how-to guides exist that will show you how to edge. And, of course, most lawn care companies are more than happy to edge the grass for you. You will be amazed what a difference an edged lawn can make!

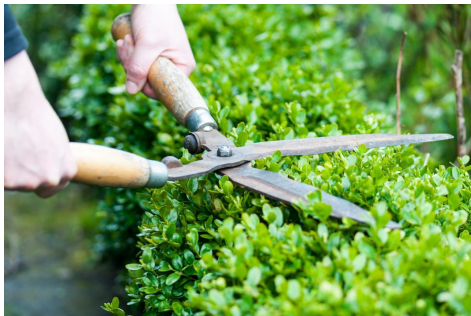


## Here We Mow Again!

Beyond our own community covenants and standards, it is a violation of Metro Codes to allow a yard to grow over 12 inches tall. That means a yard full of weeds needs to be cut every 6-9 days! But a yard that does not have weeds can be cut every 10-14 days and still look good. When you're done mowing, please remember that it is illegal to blow, sweep, or rake grass clippings into the street or dump them into the common area. Everything from our storm drains flows down into Mill Creek, which flows into the Cumberland River. This is considered an illicit discharge and is harmful to waterways. Heavy grass clippings in brown yard waste bags can be picked up when quarterly brush pickup occurs in the neighborhood.

## Nashville's Weed Problem

There are many yards across OHDV that have been overtaken by weeds. Yards that are full of weeds are unattractive and not neat in appearance. All homes need to be brought up to the community standards that state yards should be "free from weeds." Whether it takes raw effort by hand, special tools, or professional help - remove weeds from the yard, including flower beds, around trees, and in front of the home.



## Trimming of Bushes, Hedges, and Trees

Whether with handheld snips or an electric or gas-powered tool, bushes should be trimmed multiple times per year to maintain healthy growth and shapely appearance. Lawn care services may handle this task in addition to regular mowing, if you do not wish to do it yourself. Trees should be trimmed for their health and appearance and to keep low branches out of the way of streets, driveways, and sidewalks. When complete removal of a tree is needed, remember that the stump must go, as well. So long, Stumpy!

## Keep Your Mailbox and Home Exterior Clean and Repaired

The mailbox is one of the most recognizable features of your home exterior. People see it every day, and visitors often use it to locate your house, whether because the house number is affixed or because it may be distinctive. Sometimes, a mailbox needs to be washed, and it can always benefit from some colorful surroundings like flowers, but they may also need repair if hinges or posts become weak. Other exterior pieces to keep in mind for cleaning and/or repair include: roof shingles, fences, shutters, gutters, stair rails, and retaining walls. Houses in our subdivision need periodic pressure or soft-washing, whether done with products that are available in stores or by professional services, like our friends at Under Pressure 615. If you ever look to fully replace any exterior features with a different style/color/material, remember that an EAR form must be submitted and approved (find it on our website).

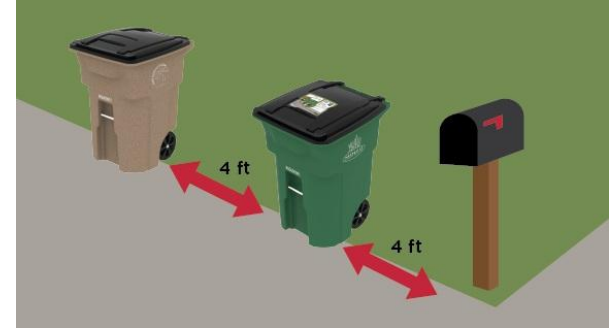


## Pick Up After Yourself!

As the appearance of one property impacts the appearance of those around it, it is always important to pick up loose trash that lands in your yard (even if you didn't put it there) and to store away any clutter and materials, such as toys, tools, or lawn/building/maintenance supplies, behind your home or in the garage when they are not in use.

## Where The Trash Goes

If it's not Trash Day, we do not need to see your trash cans! Since Metro retooled trash pickup and enhanced recycling collection, we are fortunate to have a good waste collection routine around here. But, no one should leave their trash/recycling carts at the street or in view of the street for longer than necessary. Please, pull them into the garage or behind your house. Here are the rules for trash and recycling pickup as laid out by Metro:



- On collection day, place your cart(s) on the curb by 6am with the arrow on the lid pointing toward the street. Collection is normally between 6am and 5pm.
- Please remove your cart(s) from the street by 7pm on pick-up day.
- Items that are placed outside of carts will not be picked up. Excess trash can be taken to a convenience center. (Our nearest is behind South Precinct off Harding Place.)
- Do not place the cart within 4 feet of any stationary object such as a car, mailbox, utility pole, recycling cart, etc.
- Do not place the cart under wires, tree limbs, building overhangs or other items that could be damaged. Make sure there is 15 feet of clearance.
- Trash must be bagged. Do not bag recycling.

## New Trees Along Blue Hole Road!

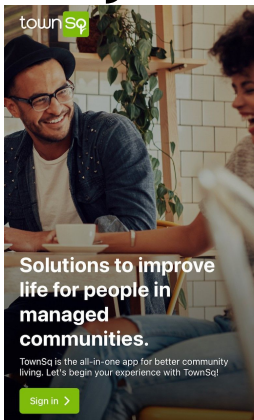
In September, Cindi Grooms and Susan Couch, of our HOA Board, applied for a grant for 15 FREE trees, including Eastern Red Cedars, Arborvitae Green Giants, and Teddy Bear Magnolias. These are replacing trees that had to be removed due to a bagworm infestation. They were recommended to provide privacy to homes that back up to Blue Hole and are considered somewhat drought tolerant. Let's hope for a wet Summer/Fall as we watch them grow this year! Special thanks to the Nashville Tree Foundation for this grant and for sending Madison Williams and her assistants, Brown and Kaylin, to plant them so carefully for us.



In January, your HOA Board of Directors held their organizational meeting. Your 2026 Board and HOA officers are as follows:

- Susan Couch, President
- Mark Lyons, VP
- Jonathan Youse, Treasurer
- Erin Lamb, Secretary
- Cindi Grooms
- Mary Canavan
- Claudia Black

# Stay connected with your HOA and Metro Nashville!



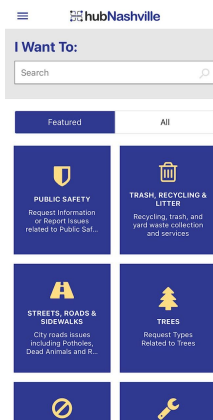
TownSq (by Associa)

Download Associa's TownSq app to pay your HOA dues, submit information, and stay informed.



Visit our Homeowners' Association website to access the Exterior Alteration Request form, read past newsletters, and sign up for community emails.

www.ohdcommunity.com



https://hub.nashville.gov

On the web, at 311, or through the hubNashville app, connect with Metro services and submit requests or concerns.



The Nashville Waste & Recycling app sends reminders for trash, recycling, and brush pickup at your address and more.

www.nashville.gov/departments/waste-services



## Who Are the People in Your Neighborhood?

As our community keeps changing, so does our HOA Board of Directors. One of our newer Board members, Erin Lamb, has now served just over a year. Let's get to know her better here.

**How long have you lived in Deer Valley? What do you like most about living here?** We have lived here 15 years this year, and we love the location and central access to everything the greater Nashville area has to offer.

**What inspired you to step up and serve on the HOA Board?** The neighborhood has changed and evolved since we moved here, and I'd like to help maintain the goodness as well as prepare for the future. As for most of us, our homes are one of our biggest investments we have. Maintaining a strong, tranquil and welcoming environment is very important to me.

**Tell us about your family. Any pets?** My husband Al and I have a daughter who is about to graduate from high school and embark on college. We have 2 dogs and a pet rabbit.

**Where did you grow up?** I grew up in Pittsburgh, Pennsylvania along the Allegheny River.

**What brought you to Nashville?** A new career opportunity brought us to Nashville from Columbia, South Carolina.

**What's your favorite local spot to dine, shop, or be entertained?** Tanger Outlet has definitely become our go-to place. It offers so much and is so close and convenient.

**What do you do for a living?** I am a Health Information Management Professional with 30 years of experience, working for a national Revenue Cycle Management company.

**What movie or TV show can you quote by heart?** I really enjoy the Top Gun movies but admittedly am not a big movie person.

**What album or musical artist is the soundtrack of your life?** Journey - for so many different reasons.

# Yard of the Month

A "Yard of the Month" is not awarded from December to March, but we will report the Spring winners in our Summer newsletter. Follow the tips in this edition and work to go above and beyond the community standards, and we may see YOU among this year's winners!

## Reminder To All Landlords!

If you are the owner, but not the occupant, of any home in Oak Highlands or Deer Valley, YOU are still responsible for making sure your property is up to HOA standards and Metro Codes. You are also responsible for informing renters of their responsibilities and the treatment of that property by your renters. You will incur any fines or costs brought on by their violations of HOA covenants, rules, and standards. Be sure you are in contact with Associa anytime you renew a lease or change occupants.

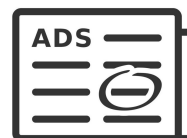
## Important Amenity Updates

\* We are so glad that the tree which fell on the **playground** has already been cleaned up, but the equipment itself has not been repaired and is still considered unstable and unsafe. While next steps are being determined, PLEASE keep children off the playground set for their safety. We will send out email updates as this changes.

\* As we seek to keep our amenities in good, useful shape for everyone, please do not use the **tennis court** for anything but tennis (unless otherwise approved by the Association). The net has seen some damage lately, and the court is showing wear and tear since it was resurfaced a few years ago. Other random play and, most importantly, any heavy shoes or wheels should be kept elsewhere. Fortunately, the former basketball court is a nice multi-use space where play can happen in a fenced area.

\* The **little library** has some good new books!

**Don't delay! Pay your annual HOA dues today!**



**INSERT YOUR AD HERE!**



If you own a business or run an organization that could benefit from advertising in our newsletters, emails, or on our website, let us know! Special rates are available for residents and homeowners in OHDV to connect neighbors with your product, service, or activity.