

Oak Highlands/Deer Valley Homeowners' Association

Fall 2023 Community Newsletter

Your Homeowners Association and You

The Board and our Management Company regularly field questions from residents and homeowners across the subdivision. Often, these questions boil down to two basic points: "What is our HOA?" and "What is my responsibility to it and its responsibility to me?" We want to spend some of this newsletter addressing those points and reminding everyone how, together, we can make and keep this a high-quality neighborhood.

Why do we have an HOA? As residential subdivisions build out, it is necessary for developers to keep up the land within the development on which homes cannot be built (slopes, retention areas, floodplains, etc.). They may also choose to designate some space for community amenities (like our walking track, tennis court, and playground) which must also be maintained. In most cases, when a development nears completion, the original developer turns over control of those parcels and the responsibility for their upkeep to the homeowners of the subdivision in the form of a legally chartered homeowners' association. A governance structure is formed and certain covenants and standards of upkeep, not only for the common land but also for the residential properties across the development, are established so as to pursue a continuity of appearance and quality that encourages appropriate property values for the type of homes in the subdivision. Most HOAs do other things, within their ability, to promote safety and quality of life.

What is the HOA's responsibility to me? The first duty of any HOA is to properly maintain common (community-owned) land in such a way that looks good and keeps people and property safe (minimize erosion, encourage proper stormwater flow, remove dead trees that pose a risk, keep up amenities, etc.). It also must make all due effort to promote and enforce the community standards for personal residential property upkeep in the interest of the overall appearance and property value of homes within the subdivision.

What is my responsibility, as a homeowner, to the HOA? As all who purchase a home in OHDV are automatically members, it is necessary that each pay their annual dues to the association. This covers your share of the upkeep of the common land and the cost of running the HOA itself (which we try to keep low). When advised by the HOA, via the property management company, it is also your responsibility to correct any errors or deficiencies that may be keeping your property from being in line with the community standards. If the residents or guests of your home cause damage to any common property, you will be responsible for the cost of repair or replacement. Even if you do not reside in a home you own, all of these points will still primarily be the owner's responsibility (who can deal with renters as they see fit).

What is a renter's responsibility to the HOA? While the owner of a home must be held directly accountable for the state of their property and the conduct of their tenants, there will be few issues if renters work to understand the community standards and keep up their home as well as any other property owning association member. For the most part, we treat renters equally to any homeowner, except that they cannot serve on the Board of Directors or vote on association business.

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managed by **Associa Tennessee**

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Don't miss our **Community Picnic and Annual HOA Meeting!** It's coming up on **Saturday, October 14, from 2pm to 5pm** at the Tennis Court. We'll spend a little time doing community business, but we'll spend a lot more time enjoying great food and some of the greatest music in Nashville - courtesy of our own Gale Mayes-Stuart! Don't miss a minute of it!

However, we know that some homeowners cannot make it. If that includes you, please fill out and send in the enclosed proxy form for the Association meeting. Thanks!

How to Be A Responsible Homeowner

Choosing to live in a neighborhood with an HOA means that each of us, homeowner or renter, accepted a higher level of responsibility to keep our properties well-maintained in the interest of keeping the entire community at a higher standard of appearance and property value. With homes as close together as ours are, it makes sense that the look and upkeep of one home affects the look and quality of those around it.

Yards should be neatly and frequently mowed, with grass clippings and leaves not blown into the street or storm-drains. Flowerbeds should be well-kept and weed-free. Living trees should be kept properly topped or trimmed, as appropriate to the size, age, and position of the tree. Fallen limbs should be disposed of properly. Dead trees must be removed as soon as possible. When any tree is cut down, the stump must also be removed. Leaves (which will be falling soon) should be raked or otherwise disposed of efficiently.

Home exteriors should stay clean and, where relevant, evenly painted. In our area, homes are prone to develop algae on siding during certain times of the year. DIY algae-removing products are available at most garden centers and hardware stores, and several house-washing businesses operate in our area. Some will also thoroughly clean windows and gutters, which are also important. In keeping with community standards, any damage to the exterior of a home should be repaired quickly, regardless of the cause. Mailboxes should be kept clean, rust-free, and in good repair for both aesthetic and functional purposes.

There is little about home interiors that can be standardized by our governing documents. But always remember that window treatments and things that are visible from the street can be cited if they negatively impact the appearance of a home from outside in a way that violates our community standards.

Pets absolutely must be attended if outside a home (even if you claim to have an invisible fence) and on a leash if off one's own property. Even leaving a dog in a fenced backyard for long should not occur, as they cause a nuisance by making loud noises that are heard several houses away. When a pet creates solid waste (yes, this is the poop part!), you must clean up after them, per Metro ordinance.

Cars should be parked legally and safely, never in the yard, and only in front of one's own home.

Garbage and recycling cans should be kept out of general sight, except on our designated pickup days (typically Thursdays), which is the only time they should be at the street. Otherwise, they should stay behind your house or beside it in such a way that they are not boldly visible from the street. Some residents have built enclosures to give their trash carts a level place to sit along a side of the house, especially if they feel it must be toward the front.

Any changes you wish to make to the exterior of your property (major landscaping features, change of fixtures, construction of new deck or trash can enclosure, color change to anything, etc.) that are not a direct like-for-like replacement in style, color, and material must be submitted to the HOA Board via the Exterior Alteration Request form. The Board will review and either approve or deny your project within 30 days. Contact our management if you have questions or need the form to submit.

In addition to the appearance of our property, we must also operate with respect for our neighbors, from how we maintain our property to avoiding creating a nuisance for neighbors through loud noise, destructive activity, or parking vehicles in front of the property of others. Good neighbors bring out the good in their neighbors!

Sept 16: Community Garage Sale Day

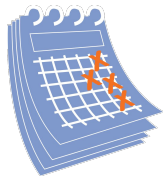
Check out the deals and meet your neighbors!

Saturday, Oct 14:

Community Picnic and Annual HOA Meeting

Great fellowship, great food, great music!

Back by popular demand - Gale Mayes!



Congrats to the Yards of the Month!

Winners receive a \$50 prize. Here are the three latest homes to earn the distinction of "Yard of the Month."

*3032 Bluffhollow Gap

*5684 Deer Valley Trail

*4721 Aaron Drive



Thank you to these dedicated homeowners for making our community look good!

So... What's So Important About This Annual Meeting and Picnic?

Each Autumn, we host a Community Picnic that doubles as our Annual HOA Meeting. It is the time when we gather all homeowners to elect members to the Board of Directors and report on the state of the association. Our HOA is governed by a 7-member Board, each being homeowners within the subdivision that are elected to three-year terms. Our governing documents grant most responsibility of running the HOA to the Board to keep things simpler for the homeowner members. The Board meets once per month and communicates with each other and the management otherwise as needed. This year, at least one Board seat will be open and needing a new member. We would love to have YOU join to serve. Contact chuck.grimes@att.net to learn more.

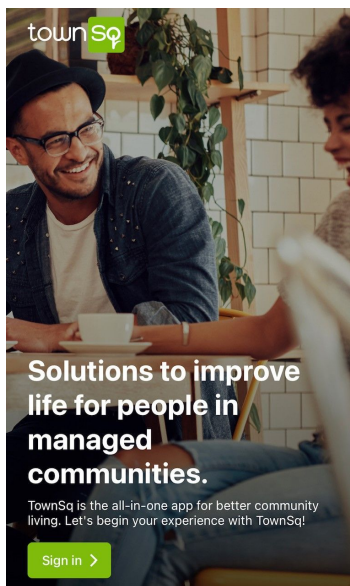
But... what the Picnic is *really* about is coming together as a community and having a fun day with our neighbors and their families. You'll enjoy lots of good food, great music (Gale Mayes-Stuart is a songstress of the highest caliber!), and we draw for door prizes throughout the afternoon. Please don't miss this amazing event! [But, if you must miss it, please turn in the enclosed proxy form.]

Saturday, October 14, starting at 2:00pm at the Tennis Courts

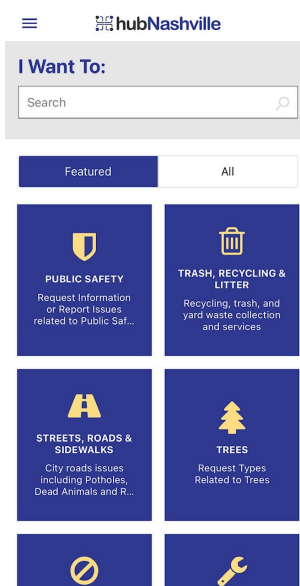


We Recommend That Every Resident Download and Use These Apps To Stay In Touch With Our Management and Metro Government Services

TownSq (by Associa)



hubNashville



Nashville Waste and Recycling



Staying Safe in Our Community



EVERY resident can do their part to keep our subdivision as safe as possible. It starts with simply being observant and taking common sense steps to monitor and secure your property.

We encourage everyone to do the following:

- Download the hubNashville app on your phone or bookmark it on your computer to report lighting or safety issues on streets that could be hazardous. Save the Metro Police Non-Emergency line (615-862-8600) in your phone to report criminal or dangerous activity that does not merit calling 911. Save the Neighborhood Watch line (615-423-1988) in your phone to let us know about generally suspicious activity that does not need police presence.
- Keep all doors securely locked when you are not at home.
- Do not leave your garage door open if the area is unattended.
- Consider investing in a doorbell camera or other exterior camera system (perhaps one mounted over the garage).
- Leave your front porch light on overnight. It makes it easier for cameras and neighbors to see suspicious activity outside.
- Coordinate with neighbors to pick up mail or packages when you are not at home. Porch pirates are unfortunately common.
- Do not leave food outside that may attract unwanted critters!
- Lock your vehicle when it is parked outside, whether you are at home or not, and do not leave valuable items visible in the vehicle.
- Only park on the street when necessary. Streetside parking is a deterrent to traffic flow and a magnet to those who break into cars.
- Obey the speed limits when driving through our subdivision. Kids, pets, and pedestrians are always around. Keep them safe!
- Volunteer to help the Neighborhood Watch team! An hour or two per week is a simple investment for a safer community.

Always know the best ways to contact YOUR HOA!



If you have not yet, download and familiarize yourself with Associa's app, called TownSq. It includes resources to make submitting requests and communicating with the management company an easy process 24/7. You can directly contact our Association Manager, Debra Willis, at 615-775-9027 or dwillis@associatennessee.com.

Neighborhood Watch appreciates learning when there is suspicious activity in the neighborhood, even if it did not merit a call to the police. This can help us understand patterns or gather other information, should it help in an actual criminal investigation. Simply call 615-423-1988 and leave a voicemail. But always call the police first if you witness or are the victim of an actual crime.

At least through the end of the year, you can email chuck.grimes@att.net to be added to our community e-mail list. Your address is never shared.