

Oak Highlands/Deer Valley Homeowners' Association

Fall 2025 Community Newsletter

The Most Important Day of the Year for our Homeowners' Association Is Coming Up Soon!

Our next **HOA Annual Meeting** will take place on **Saturday, October 18th, from 11am to 1pm**. This year's meeting will include a community-wide ice cream social at the tennis courts. Don't you miss it!

All residents of Oak Highlands and Deer Valley are welcome to attend, though only property owners who are currently paid up on their HOA dues may vote. Registration will begin at 10:30am. Meeting attendees will sign in and be given a ticket to get their free ice cream. All minors should be accompanied by an adult. The Board intends to keep this meeting productive and on-schedule and looks forward to sharing community updates and hearing from neighbors about needs and concerns.

At least one seat on the HOA Board of Directors is expected to be open at the end of the year, so qualified candidates are sought to run in October. A board candidate must be a homeowner in Oak Highlands or Deer Valley with no outstanding debt to the Association. This is a great way to serve and better connect with your community as we continue to evolve with an ever-changing Greater Nashville area.

If you know you cannot attend the Annual Meeting, please complete a proxy form. You can either grant your voting power to a specific neighbor or leave it undesignated and, therefore, granted to the Board Secretary.



Oak Highlands/Deer Valley HOA Inc,
managed by **Associa Tennessee**

100 Winners Circle, Suite 180

Brentwood, TN 37027

Joie Hensley, Community Association Manager

Phone: 615-775-9027

Fax: 615-775-9028

E-mail:

joie.hensley@associatennessee.com

www.ohdvcommunity.com

>Community Garage Sale Day<

Saturday, September 20, is Community Garage Sale Day! You can earn extra money while clearing out space in your home. It's a win - win! You can start and end your sale at whatever time you wish, but we promote these events as running from 8am to 3pm. Whether you host a sale or not, please help us promote it to the community.

Who Are the People in Your Neighborhood?



As we help you get to know neighbors across the Oak Highlands-Deer Valley community, in this edition, we want to introduce one of the newer members to the OHDV Board of Directors - Susan Couch.

How long have you lived in OHDV?

I moved into the neighborhood in June 2008.

What do you like most about living here?

There are several things that I like about living in OHDV. First, I have some great neighbors. We look out for each other and help each other out. Funny thing about one set of neighbors... I did not get to know them until during Covid (after living here for 12 years!) when we had a "cocktails on the cul-de-sac" outdoor event, and we've been friends ever since. I also love that my house backs up to a cow pasture. Makes me feel like I'm in the country even though we are definitely within the city. I enjoy the wildlife that comes through my backyard, including turkeys, deer, foxes, and even an occasional bobcat.

Where did you grow up? Tell us about your family.

I grew up just down the road in Murfreesboro, Tennessee. I am single. I have family still in Murfreesboro, including my very active 90-year-old mother.

Any pets?

I have one dog, a seven year old Chihuahua mix named Sassy. She came to me from Jack Russell Rescue and, although I did not name her, she definitely lives up to her name!

Where is your favorite place to eat in Nashville?

There are so many options nowadays, it's hard to choose! I always enjoy J Alexander's. There are also a couple of restaurants in the neighborhood that I enjoy, including Southside Grill, Slim & Husky's, and The Waffle Taco.

Where do you take newcomers to see/hear/experience the best of Nashville?

It depends on the person! Of course there are the old standbys, like the Ryman, the Opry, and The Bluebird, but I also enjoy 3rd & Lindsley and City Winery for live music. I think the art festivals and free performances in Centennial Park are some of the best parts of living in Nashville. I also have taken friends on walking tours of the downtown area to show them some of the interesting and historic buildings that tell some of Nashville's history.

What do you enjoy most about serving on the HOA Board of Directors?

It's been a very good experience. It's nice to know that seven people from different walks of life and experiences can come together with the shared goal of trying to improve our neighborhood.

What do you wish more community residents understood about living here? How can they make OHDV a better place?

I wish more Neighbors understood the importance of shared responsibility in keeping the neighborhood clean, safe, and welcoming. Things like keeping lawns mowed, properly disposing of trash, being mindful of parking, and looking out for one another really contribute to a stronger, more connected community. It takes all of us doing our part to keep OHDV a desirable place to live!

Under Pressure 615 is still offering a special for homes in Oak Highlands and Deer Valley! They will wash a home for \$100 per side or \$200 for a soft wash of an entire house. They also offer \$150 driveway cleanings. Contact Dan to book your cleaning NOW by calling 615-423-5459 or email him at underpressure615@gmail.com. If enough homes here take advantage of their service, they will clean our community entrance signs for free! It will make things better as we look toward holiday decor.

**EXTERIOR
Cleaning
Services**

- Pressure Washing
- Soft Washing
- Driveways
- Sidewalks
- Patios
- Pool decks

Contact Us

☎ 615-423-5459

✉ underpressure615@gmail.com

PET REMINDER!

When your pet is out pooping, you need to be scooping! Always remember to collect and properly dispose of pet waste anywhere in the subdivision. Thank you!

Yard of the Month

Congratulations to the latest Yards of the Month! We appreciate these residents for their hard work in maintaining an attractive property and uplifting the appearance of the entire community.



July: 5632 Deer Valley Trail



August: 4724 Aaron Drive



Each "Yard of the Month" receives a \$50 gift card. Could your property be next? Of course it could! Keep that lawn trimmed and green, those flowerbeds weed-free, those trees and bushes groomed, and your home exterior clean. To nominate a neighbor, drop a line to ohdvcommunity@gmail.com with the address. Nominees must be current on HOA dues and cannot win more than once in a two-year period.

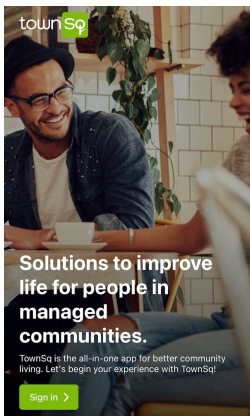


Not Your Saturday Morning Coyotes

They're back! And no, it's not the type with a taste for roadrunner meat and a charge account at ACME. There have been multiple coyote sightings within and near our subdivision over the past few weeks, and we remind you all to be observant - especially if you have pets. Urban-dwelling coyotes are more afraid of humans than we are of them, but they are known to attack and even eat small animals. Your dog or cat may be at risk if left unattended outside. If you see a coyote on or near your property, bang some metal pans together to scare them away. They dislike loud noises directed at them.



Stay connected!



TownSq (by Associa)

Be sure to download Associa's TownSq app on which you can submit requests and communicate with our management company 24/7. You can also directly contact our Association Manager, Ms. Joie Hensley, at 615-775-9027 or joie.hensley@associatenennessee.com, and you can email the HOA Board at ohdvcommunity@gmail.com.



www.ohdvcommunity.com

Beyond our subdivision, you can stay up-to-date on Cane Ridge area happenings by joining the Cane Ridge Community Club email list. Simply send a message to caneridgecommunityclub@gmail.com to sign up. You can also follow the club on Facebook.

Do the Dues!



With the Annual Meeting coming up, questions are often asked about the annual HOA dues: Who pays them?, What do they cover?, Why have they gone up each year?, What happens if they are not paid?, etc. When any person, investor, or business purchases a home within our subdivision, part of the sale closing paperwork binds them as a member of our homeowners' association and obligates them to pay an initial fee and the annual dues. These funds primarily cover the cost of necessary services, like our association management, and upkeep of common land and amenities which all property holders collectively own as members of the association. While some residents have never used some of our amenities (such as the walking trail, tennis court, and playground), they are jointly owned and the equal responsibility of all homeowners. In recent years, the Board of Directors has consistently voted to raise the dues by a small amount each year to account for rising costs of services (landscaping, utilities, etc.) and the fact that the dues remained unchanged for many years. These increases have never been more than 5%, as our governing documents currently only allow that much of a raise in dues to be invoked by the Board on its own. We are proud that our HOA dues are still vastly lower than most HOAs across Greater Nashville. The Board is empowered to prioritize and designate the spending of these funds for the collective good of the community and to appropriately keep up our common property. This responsibility can become a matter of safety when trees on common land start to die and are positioned close enough to a home that they could cause damage if breakage occurs. For such cases, it is the responsibility of the HOA to fund and arrange for proper removal. We have a lot of common land and a lot of trees. Our subdivision is old enough that several trees have died and/or are dying. Residents regularly submit requests for the Association to look at trees near their land. Funding is a major factor in prioritizing which trees to remove and when. The Board always wants to avoid putting off this important work, especially when they see a genuine risk to residences. The large amount of water retention land we have also brings unique work with heavy expenses. These decisions are made more difficult and may be significantly delayed if too many homeowners have not paid their annual dues. That is our current situation. Put bluntly, we have far too many overdue accounts. These will be turned over to Collections for proper handling, but we need all homeowners to understand the larger implications of their financial obligation to the Association. Statements are sent out early in the year and our due date is such that many can apply a tax refund to their payment in the Spring. If a homeowner has a problem making the full payment on time, they should contact Associa before the due date. It takes all of us to make this work and to fund the HOA's work. Please, make sure you are doing your part.

Sept. 20 - Garage Sale Day
(Tell all your friends!)



Oct. 18, 11am - HOA Annual Meeting and Ice Cream Social
(Remind your neighbors!)

THIS IS HALLOWEEN!
THIS IS HALLOWEEN!



October 31st is a Friday this year. When Halloween is on a weekend, we can count on a lot of fun and fun-havers roaming about...

If you host trick-or-treaters: Keep a light on to let kids know that they are welcome and to generally illuminate the street as youngsters are moving about. Please give out individually-wrapped treats that limit suspicion of tampering. As we will see kids from inside and outside the subdivision, remember that some of your visitors may not speak your language and those with special needs may have other communication barriers. A smile is universal! Whether you host trick-or-treaters or not, keep your pets secure and as quiet as possible while little ones travel.

If you are trick-or-treating: Never go alone! Be sure young kids are joined by an adult or responsible older kid. If a costume is dark, find a way to add some brightness for visibility. Walk along the side of the road. These are still public streets, and vehicles must be able to navigate them at will. When you are treated, be sure to say THANK YOU!

