

Oak Highlands/Deer Valley Homeowners' Association

Winter 2023/2024 Community Newsletter

Important Reminders for All Human and Furry Residents of OHDV

Our association, made up of the homeowners of this subdivision, collectively owns our common land and amenities. They exist for the use of Oak Highlands/Deer Valley homeowners, residents, and their guests. Likewise, the Honeybrook HOA, along Blue Hole Road, owns common land and amenities for their use and enjoyment, such as the greenspace next to our walking track in the East Oak Highland area. It is not for OHDV residents to freely roam on the common land of our neighboring subdivision. This has occurred often and, most troubling, with pets of OHDV residents being left off-leash on that common land. **THIS MUST STOP.** The members of the Honeybrook HOA are good neighbors to us, but we cannot let our residents and animals roam their land. It is the equivalent of trespassing in someone else's yard.

Residents with pets are expected, by this HOA and Metro Nashville, to responsibly control their animals' activities when outside of the home. This includes **ALWAYS** keeping them on a leash when not on the resident's personal property and **ALWAYS** cleaning up their poop when it falls anywhere. When inside a home, animals should not be so loud as to be heard inside other homes. Please, if you are a pet-owner, be a responsible one. A pet is an expense and a responsibility that one chooses. Whether a pet-owner or not, please respect the common land of our neighboring subdivision, just as they respect ours. And continue enjoying the great amenities that you pay to maintain here!



Stay Rock Solid, Even When It's Ice Cold!

As costs continue rising, the Board of Directors voted to raise the annual dues for 2024 to \$212.50 (just shy of 5%).

The deadline to pay or establish a payment plan will be May 15.



OHDV HOA Inc, managed by **Associa Tennessee**

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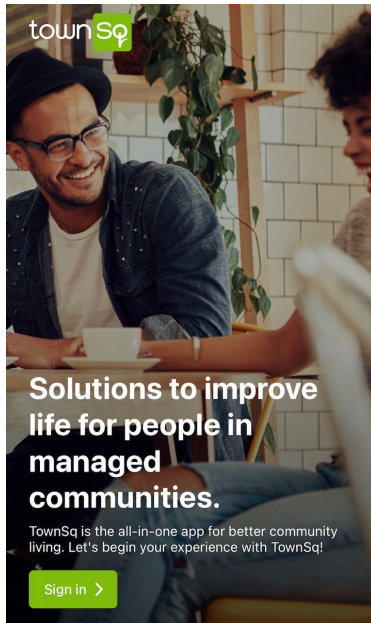
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Though the weather has been shifty, unpredictable, and even dangerous lately – we know that Winter is upon us. To protect your driveway, porch, and walkway from freezes to come, many recommend you stock up on Urea (aka Carbamide) to treat and protect paved areas. This is safe and effective on aggregate stones, as well as other types of concrete surface. Typical ice melt will damage or loosen aggregate and other types of stone in your driveway, walkway, or porch. As Urea is a fertilizer, you may not hear it recommended as a go-to freeze prevention or deicing product. Beyond keeping your paved areas from being slick and icy, it treats nearby areas of your lawn after it washes into the dirt. Taking this approach, you won't deal with the surface corrosion that is common of salt-based products, and you'll be preparing your yard for the Spring at the same time! Urea can be purchased at many hardware stores and most garden centers. Protect the investment that is your home and property in any temperature or season!

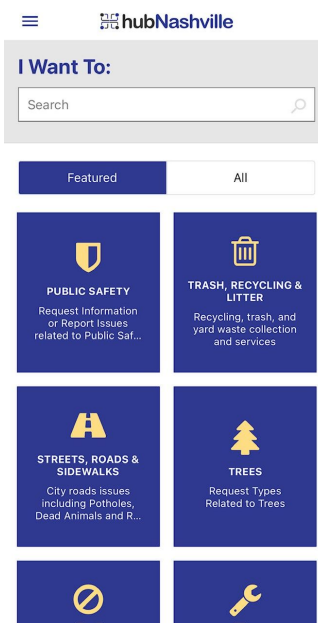
*Thanks to former Board member
Karen Woods-Frye for this information.*

Apps Every Resident Should Download and Use

TownSq



HubNashville



Nashville Waste and Recycling



Yards of the Month

The last three homes to earn "Yard of the Month" in 2023 all received a \$50 prize. Taking care of your property pays off!

Congratulations!

1000 Streamdale Point West
3008 Bluffhollow Gap
2009 Skyshore Way



TALKIN' TRASH!

We have seen a lot of garbage/recycling cans left at the street long after they are emptied. Please return your carts to an appropriate place on Thursday evening or, at the latest, early Friday morning on normal collection weeks. Off-schedule carts at the street are generally unattractive and leave the appearance that no one is at home. This could draw undesired attempts at criminal activity. Appropriate places to keep your carts when not at the street are in your garage, in the back of your house, or along the side if blocked from street view. If you need to build a modest partition or solid pad on which to set your carts, remember to submit an Exterior Alteration Request form with Associa and the HOA Board. Please, do not leave your trash/recycling carts in front of your home or in the driveway as their normal perch. If your garbage or recycling cart becomes severely cracked or damaged, remember to request a new one through the *HubNashville* app.

We hope you have enjoyed the more frequent collection days for recyclable materials. Remember that it now occurs on alternate Thursdays, with regular trash collection still taking place every Thursday (unless Metro holidays shift that). Get reminders for these dates, as well as Metro's quarterly brush pickup days, through the *Nashville Waste and Recycling* app.



Neighborhood Watch Update



The Neighborhood Watch Director has announced that, in January, the Neighborhood Watch phone line will expire. It gets very few calls about actual safety issues in the community, and we would rather spend that money in more efficient ways to support the monitoring of activity across the subdivision. Our volunteers still make regular rounds, but they need YOU to join them. E-mail chuck.grimes@att.net to find out how YOU can help.

We want everyone to remember that it is important to contact Metro Police when appropriate. If you ever witness a crime or see others in potential danger, call 911 or the Metro Police Non-Emergency Line (615-862-8600). It is important that police-worthy calls are made as soon as possible by the actual witness of such reportable activity.

Check out these other reminders to keep you and your family safe this season:

***Park Smart and Keep Garages Closed** If there is room for one or more vehicles in your garage, please use it. A car in the garage is so much safer than one parked outdoors, and it's warmer when you start your day on the road. 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. Don't park in front of someone else's house without their express permission. Remember that it is a citable offense with Metro to park a vehicle in the opposite direction of traffic on a street or to park in a way that obstructs a public sidewalk, mailbox, or fire hydrant. If you have more vehicles than can be parked between your own garage, driveway, and the street-space of your property on a regular basis, then you simply have too many vehicles. However you park, keep valuables out of sight and keep vehicles locked. Park smart and our streets will be less attractive to bad guys!

***Lights! Camera! Action!** An exterior camera on your house is a good idea. 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 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. When the Christmas décor gets put away, we still need to light up the night!

***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. Think ahead to the Spring! Keeping trees, shrubs, and bushes properly trimmed will reduce obstructions to human vision and camera sight when and if it is necessary to observe suspicious individuals or activity on a property.

***Speedy Delivery To You!** People have things shipped to their homes more than ever now – especially as holiday gifts come rolling in here! Criminals know that. As best you can, know when you will have packages 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 safe keeping. "Porch Pirates" don't always wait for nightfall to plunder your packages, and Santa's sleigh isn't the only speeding vehicle in Cane Ridge. So keep those doorbell cameras charged and ready before you place an Amazon order.

Are you being a responsible resident?

Your neighbors count on YOU to keep your property looking good which keeps their property looking good, and they need you to act responsibly to keep the neighborhood safe for all. Your HOA also needs you to be a member in good standing. So, remember:



If it's dirty, clean it.

If it's broken, fix it.

If it barks, leash it.

If it doesn't belong in the street, move it.

If it grows too tall, mow it.

If you drop it, pick it up.

If you owe it, pay it.

If you see something, say something - whether that means calling the police about a crime or dangerous situation, reporting public works needs to HubNashville, or contacting HOA management about a home that is violating our community standards.

If you rent the home you own, you *must* send a copy of the rental agreement to Associa upon its commencement and each renewal. This helps us look out for the best interests of the homeowner and renters who become our neighbors.

Our 2023 Annual Meeting & Community Picnic was a fun time and great success! Many thanks to all who attended and participated, our favorite balloon artist Duane Dominy, the crew from Famous Dave's for feeding us so well, and especially to the aMAYESing Gale Mayes-Stuart who shared her band, her backup singers, and her fabulous talent to entertain us for the afternoon. During the business meeting, the Board and Associa offered updates on the state of our Association, previewed things to come, and the membership re-elected Claudia Black to the Board and elected Tom Orman to replace Chuck Grimes. The Board will elect officers at their regular meeting in January.



Your OHDV HOA Inc.
Board of Directors for 2024:

Mary Canavan
Jonathan Youse
Cindi Groomes
Yirga Belachew
Claudia Black
Tom Orman
James Wall



A CHRISTMAS
MIRACLE
THE
ROUNDAABOUT
IS OPEN

