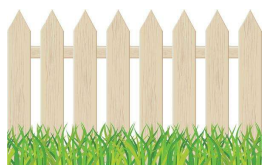


Oak Highlands/Deer Valley Homeowners' Association

Spring 2025 Community Newsletter

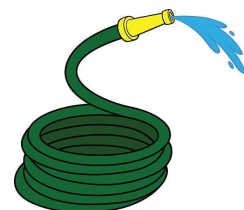
Spring Cleaning Is An Outdoor Affair!

It's time for all of us to get to work - on our lawns AND homes. All lawns 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 yards some regular attention. This includes keeping lawns trimmed and edged, weeds pulled, bushes groomed, and flowerbeds looking their best.

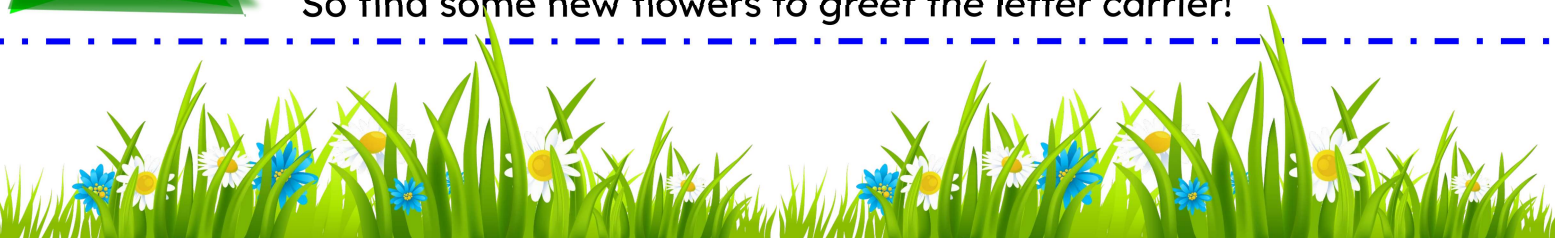


If you have a fence, clean it up and check for needed repairs. This may include replacing boards, sections, or the entire fence. A fence is a major factor in the overall appearance of a property.

Most homes in our subdivision experience a light growth of algae or other fungus. To keep brick and/or siding from developing a greenish hue, most of us should either arrange a regular house-washing by professionals or do it ourselves. [The third page will present a great deal on this service.]



Your mailbox is a link to the world and one of the first things that people notice of your property. Make sure it is clean and rust-free and has your house number on it, if that is not on the house itself. Be sure that your box and post is standing solid with all components intact. Around a mailbox is a great place to add color. So find some new flowers to greet the letter carrier!



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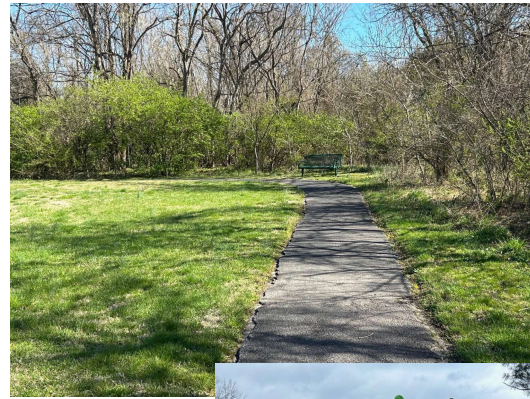
>>>> HOA Annual Dues <<<<

HOA dues statements have gone out. This year's dues are \$223.13. May 1 is the due date for payment. To avoid late fees, you **MUST** either pay the dues on time or establish a payment plan with Associa before the deadline.



Spring is a perfect time to explore and enjoy the amenities that our community hosts for all residents. Each lovely day is a new opportunity!

Amenities, Bright and Beautiful!



The Bookworm hung out at the little library when most kids were on Spring Break to remind everyone that a good book is always within reach in OHDV!

Trees and flowers are blooming and grass is getting greener across our subdivision. Particularly in Spring, a walk around our track in East Oak Highland can be refreshing and energizing. If you exercise long enough, you can always have a rest on one of the benches and listen to the roll of Mill Creek. Please remember that the walking track area, like all points in the subdivision, is NOT a place to let dogs go unleashed. This should only occur in a fenced yard. And remember to take the kids to our newly improved playground near the tennis courts. We have a great structure for climbing and playing!



EVERY resident should do their part to keep our subdivision as safe as possible. It starts with being observant and taking common-sense steps to monitor and secure your property. Along with getting to know your neighbors, 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 suspicious activity that does not necessarily merit calling 911.
- 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.
- 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 away overnight. 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 inside the vehicle.
- Only park on the street when necessary. Streetside parking is a deterrent to traffic flow but also 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!

Who Are the People in Your Neighborhood?

As Debra Willis got a new assignment with Associa, we recently welcomed Ms. Joie Hensley as our new Community Association Manager. Get to know her a little better here!

How long have you worked for Associa, and how long have you been in the property management business?

I joined the Associa family in January 2025 but have been in the HOA industry for 11 years at another company here in Middle Tennessee.

How would you describe what you do to a new resident of our subdivision? I partner with the board of directors in preserving the value of the community. I do so by monitoring the financial status of the community and conducting property inspections to keep all owners in compliance with the association's governing documents.

What do you enjoy most about your work? I love meeting new people and building personal relationships.

Where did you grow up? Born in Florida and raised in Knoxville, Tennessee.

What are your hobbies? I enjoy the outdoors and camping by the lake and spending time with my fur babies.

What is your favorite local restaurant? I like all types of food. Don't think I can say I have a favorite.

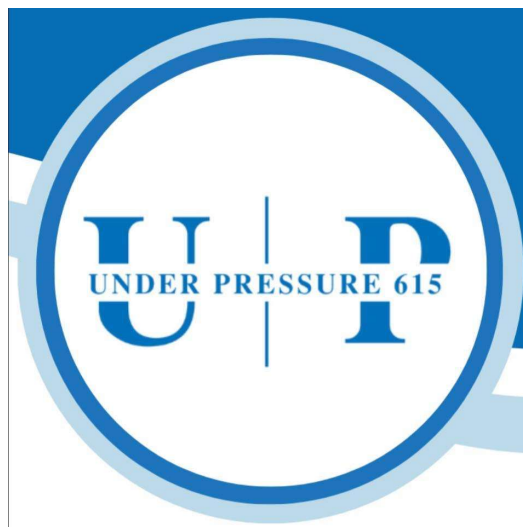
What music do you like, and what was your favorite concert? I listen to a large variety of music, but my favorite concert was Fleetwood Mac.

What is your favorite holiday and why? I know it is silly, but I love celebrating birthdays and what they symbolize.



Yard of the Month

A "Yard of the Month" is not awarded from December to March, so we will report the Spring winners in our Summer newsletter. Keep working on that lawn! Yours might win next!



**Check Out
This Deal!**

One of Associa's partner vendors, **Under Pressure 615**, has offered a special deal for homes in Deer Valley and Oak Highlands! Dan will wash a home for \$100 per side or \$200 for a soft wash of the entire house. He is also offering driveway cleanings for \$150. This is a great option for many houses across the subdivision that regularly see algae accumulation or just haven't scrubbed up in a while. Contact Dan Smith to book your cleaning by calling 615-423-5459 or emailing him at

underpressure615@gmail.com

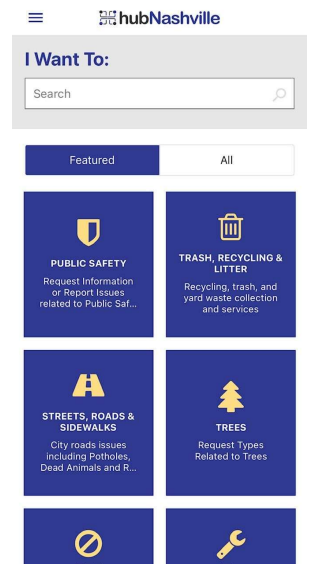
Be sure to remind him that you live in ODHV and that our Associa team told you about the special.

If your Spring cleaning plans include making changes or installations on the outside of your home and property, remember that the **Exterior Alteration Request form** should be submitted for any change you wish to make (color changes; major landscaping features; change of fixtures; construction of a new deck, trash can enclosure, fence; etc.). If it is not a direct like-for-like replacement in style, color, and/or material, it needs to be reviewed. This helps maintain consistency in the overall quality of our community's appearance which helps maintain our good property value. The Board of Directors will either approve or deny your project within 30 days of receipt. Contact our management company if you have questions or need the form to submit. You can also find it on our website.

Get on the Hub, Bub!

Have YOU put HubNashville to use yet? You should! Connecting with the Hub is easy. You can download the HubNashville app and access all its features with a few clicks. The website at <https://hub.nashville.gov> is easy to search and use, as well. You can also call 311 and submit a request with a live operator during business hours. There are lots of functions, features, and request types to submit. Here are some of the most useful in our community:

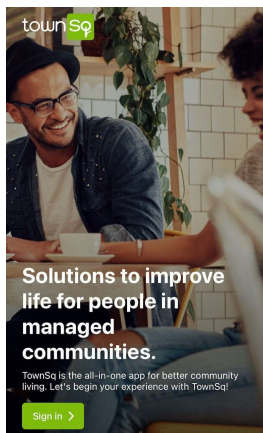
- Request a new garbage or recycling cart if yours breaks,
- Report street lights needing replacement bulbs,
- Report abandoned vehicles parked on public streets,
- Submit codes violations for neglected or over-occupied properties,
- Report parking violations on city streets that don't necessarily constitute an immediate danger or traffic obstruction,
- Request litter pickup along messy city streets.



A Bit of Mess Toward Progress



As you have noticed recently, work has begun around the Oak Chase entrance to our subdivision. Metro is engaging in a project to extend the sidewalk from Blue Hole Point to Oak Chase and further to Maxwell Elementary School. They will also create a right-turn lane into the school to improve safety and traffic flow there. Our HOA's only role was to give up a few feet of right-of-way. We need to exercise caution navigating the construction, but we can look forward to the benefit of these improvements.



TownSq (by Associa)

Stay connected with your HOA!

Download Associa's TownSq app. It includes convenient resources to submit requests and communicate with the management company 24/7. You can also directly contact our Association Manager, Ms. Joie Hensley, at 615-775-9027 or joie.hensley@associatennessee.com. The Board of Directors can be contacted at ohdvcommunity@gmail.com.



Join our new community email system by visiting the "Contact" page of the new OHDV Homeowners Association website!

www.ohdvcommunity.com