

Oak Highlands/Deer Valley Homeowners' Association

Winter 2024/25 Community Newsletter

Baby, It's COLD Outside!

As is the pattern here, the most intense cold weather we will see is due to come in January and February. Inside or out, we hope you will prepare and be Winter weather aware!

>Monitor the forecast. Local TV stations are all offering more frequent weather reports during daytime and evening newscasts. Most also have free smart device apps, in addition to those other weather apps that keep us informed. Radio stations usually combine weather and traffic reports for those times when you need to know both what's in the air and on the road.

>Watch that thermostat and protect your pipes. Give your thermostat a little break as you sleep by turning it down so that it runs frequently enough to keep your house comfortable but not so much that it wears out your HVAC unit. Keep faucets dripping and pipes exposed to heat or wrapped in towels to avoid pipe burst. Plan a modestly low, but safe, temperature balance for your home if you spend much time away.

>Stock up on ice preventatives. If you have not already loaded your vehicle's windshield washer tank with de-icer solution, now is the time. Even when there is not ice on the glass, using such a washer blend in cold weather conditions it for those times. You can also find spray cans of de-icer fluid at numerous retailers. Parking in the garage avoids ice all together! For your home's paved areas and, if you have leftover, the street side adjacent to your property, Carbamide (aka Urea) is a good substance to sprinkle before things ice over or as it begins. Urea is not corrosive to concrete surfaces and will act as a fertilizer when the melted ice washes it into your yard. This is available at many hardware and garden stores.

>Keep the streets clear. If we do experience ice on the streets this season, avoid parking vehicles along the street as much as possible. Also remove garbage cans from the street as soon as you can after they are emptied. All of this serves to limit obstruction and danger for those who do drive along our streets at times of great caution.

>Watch out for the bus, Gus. Multiple school buses pass through our subdivision every morning and afternoon that school is in session. Be mindful that this may slow your passage through the community at these times. To those parents who choose to drive their child(ren) to the bus pickup points when it is cold, PLEASE do not park so close to the corner or an intersection.

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

100 Winners Circle

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Scan the QR Code to visit our website. If you don't already get community emails, visit the "Contact" page to be added to the list!



Yard of the Month

The Yard of the Month Committee has awarded the coveted title to the following homes since our last newsletter:

- October - 5636 Deer Valley Trail
- November - 5709 Sonoma Trace

Thank you to the residents of these homes for going the extra mile to keep your home exterior and lawn, and with them our community, looking great! The YotM Committee will resume awarding prizes to the best-looking lawns in our community in April. Could you be a winner in 2025?!? Of course you can! The effort to make an award-winning lawn starts now.



Check out our HOA website: www.ohdvcommunity.com

The 2024 Annual Meeting was a great success!

We thank all those who attended and missed all those who could not.



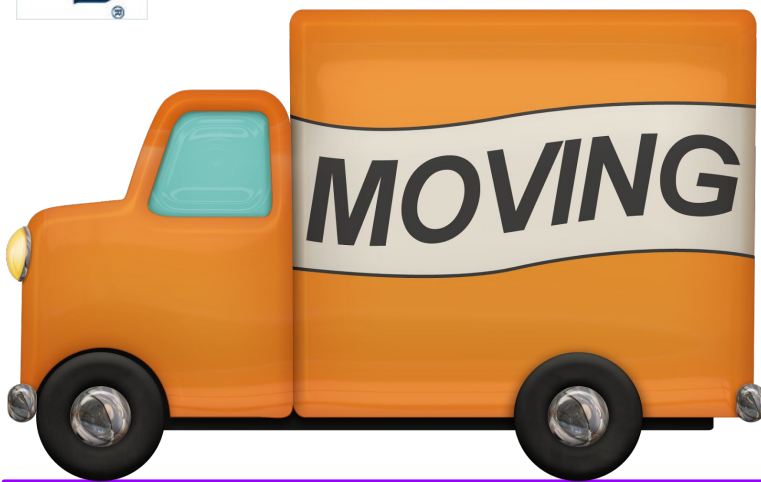


Need some fresh Winter reading material?

We are so happy to have our little library serving the community. There is always a good selection of books available in it for readers of all ages. If you have any to contribute, please do! When you use it, remember to securely shut the doors, as the new box has magnetic latches that take some effort to align. We need to avoid exposing the books to the elements. We recently reattached the memorial plate for Mr. John Midkiff in whose honor the library was established.



Dispose on Schedule: As Christmas and New Year's recently reminded us, the trash and recycling collection schedule has to be shifted sometimes. But, you can always stay up-to-date on when it will happen by downloading the "Nashville Waste & Recycling" app which allows you to set reminders for the day before collection times. It reminds you which weeks include recycling and when changes are coming. It also updates on the beginning of our quarterly brush pickup window. *Stay in the know, before the trash you throw!*



<<< Scan this QR Code, go to the "Contact" page, and sign up for our community email list! We won't overload your inbox, but we will keep you updated on things between these newsletters.

Thinking about renting your home out in 2025? Remember that you **MUST** submit a copy of a lease agreement (minimum of 12 months) to the HOA via the management company before it begins. You must also submit a copy of later renewals, even with the same tenants. Whether you use a professional leasing/management agent or run things yourself, be extremely careful in your selection of renters. Demand background checks and detailed references! You will be held responsible for violations to our standards committed by your tenants. Per our governing documents, short-term rentals (AirBNB, etc) are NOT allowed in Oak Highlands and Deer Valley.

Thinking about selling your house in 2025? We hope you don't! But, if you do... reach out to board members or neighbors. Many of us know or have dealt with local realtors and can recommend those who know the community and can help you find one to properly promote your home and who care about bringing good neighbors back into it. It may also be good, especially if your home needs work before selling, to look into companies like OpenDoor and OfferPad that will "flip" the house for you after paying you a fair price.

Connecting with your HOA

- Associa's interactive app, TownSq includes convenient resources to submit requests and communicate with our management company 24/7. If you have not already, download the app on your smart device, create an account, and familiarize yourself with its tools and features.
- You can directly contact our Association Manager, Debra Willis, at 615-775-9027 or dwillis@associatenennessee.com.
- The mailing address of our local Associa office is:
100 Winners Circle, Suite 180
Brentwood, Tennessee 37027
- You can send a message to your HOA Board members as a group. Just e-mail ohdvcommunity@gmail.com
- Check out our HOA website at www.ohdvcommunity.com



Board of Directors Update

As announced at the Annual Meeting, since the last newsletter, the Board elected James Wall as its new President. As Mrs. Yirga Belachew chose not to run for re-election, Erin Lamb and Sam Gilbert ran for her board seat. We thank Yirga for her years of thoughtful service on the board and congratulate Erin on her election. We also thank Sam for his commitment to this community as a candidate and longtime Neighborhood Watch volunteer. Our Board of Directors currently consists of the following (by board position number):

1. Ms. Mary Canavan, Vice President
2. Mr. Jonathan Youse
3. Ms. Cindi Groomes, Secretary/Treasurer
4. Ms. Erin Lamb
5. Ms. Claudia Black
6. Ms. Susan Couch
7. Mr. James Wall, President

Contact them by emailing
ohdvcommunity@gmail.com

Drive Smart! We must always exercise caution and lower our speed when driving into, out of, and near the subdivision. Take it slow, so folks can admire the look of your ride. BUT, turn down that stereo, so we don't have to hear much. We also don't need to hear the roar of an engine. So, if yours is a noisy one, perhaps you need a tune-up.
PLEASE - Watch out! Turn it down! Slow down!

Park Smart! After driving back home... Park, if at all possible, in your own garage or driveway. It's the safest and most efficient option. After those spots are filled, you can legally park along the street, aimed in the direction of traffic. But, one should only park along the edge of their own property. Per Metro ordinance, you must never park in a way that obstructs sidewalk access to wheelchairs or in a way that blocks fire hydrants, mailboxes, or intersection visibility. Always lock your vehicle!

HubNashville - Every resident's friend!

HubNashville has a little of everything! Connect in one of three easy ways:

- Call 311 during normal business hours.
- Find it online anytime at <https://hub.nashville.gov>
- Download the HubNashville app on your phone or other smart device.