

Oak Highlands/Deer Valley Homeowners' Association

Fall 2024 Community Newsletter

Don't "Fall" Into A Trap - Autumn Lawn Upkeep Is Important

A bit of rain and more comfortable weather feels great - especially after the blazing Summer we've had. But, don't relax too much. Proper lawn maintenance continues and is essential at this time of year. Among other things, this means:

>Keep mowing that yard! Each lawn should be evenly cut on a regular basis - most about every 10 days (and rarely more than 2 weeks), depending on the type of grass and growth patterns. All lawns in OHDV need mowing into late October and most into November. This includes trimming and/or edging. If you are unable to cut your grass appropriately or frequently enough, ask your neighbors to recommend some local lawn services. There are many good ones that visit our community regularly.

>Many a leaf has to fall, but it's "fall" in the game. As trees blanket our yards with leaves, we must do something with them. Some neighbors will shred them in smaller amounts as they mow the grass; others will rake them after more have fallen. Remember that bagged leaves (in the proper mulching bags) can be left at the street for Metro brush pickup. Our next scheduled pickup date is on or after September 20. Whatever you do, DO NOT rake or blow leaves into storm drainage areas like street drains, natural detention/retention areas, or the creek areas running beside or behind many homes. This has a very negative effect on rain flow through our neighborhood, can leave a mess in a neighbor's yard, and you could be penalized for doing so.

>Let's stay trim! Flowerbeds, walkways, and driveways should be free of weeds and undesired wild plant life. Bushes and trees should be trimmed regularly. If you time that last trimming of the bushes well, you won't see much growth until next Spring.

>So, you want to decorate? Multiple decoration-worthy holidays coming up! You may want to give your home's exterior a little tender loving care before pulling out the exterior fixins'. DIY house-cleaning products are always available. And, some of the professional house-cleaning services run specials as their busier season winds down. It is wise to pay attention to gutters that get clogged by leaves from above.



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>>> HOA Annual Meeting! <<<

Saturday, October 12, at 2pm, our Association's Annual Meeting and Picnic will take place at the tennis court. Learn more about this special day in the pages ahead!

Yard of the Month

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

- July - 3037 Bluffhollow Gap
- August - 136 Brian Circle
- September - 1308 Napa Point East

Thank you to the owners of these homes for going the extra mile to keep your home exterior and lawn, and with them our community, looking great! There will be three more winners in 2024. Could you be one of them?!?!? Remember, it comes with a prize!



Saturday, October 12 at 2pm

We'll see YOU at the tennis court!

What's all the fuss about this "Annual Meeting?" It's not just a "meeting," it's a massive community picnic and THE neighborhood event of the year! This is fun for the whole family. We have music and entertainment, along with tons of food and fun. Back by popular demand - Uncle Bud's catering!

So, who is invited? YOU! If you live in Oak Highlands or Deer Valley, we want you there! This is the best opportunity to connect with neighbors you may already know or to meet those you don't. Genuine community connection makes it easier to deal with challenges or to band together when our community needs to speak with one voice. If you are a property owner, you are also intended to vote on matters of Association business. But, rental residents are meant to attend as part of the community too!

What association business? The meeting is a yearly opportunity for the HOA Board of Directors and management company to report directly to association members (the homeowners) on the activity and financial operation of the organization. There are not usually many items on which to vote, but there's always two or three board seats up for election/re-election. This year, positions 2, 3, and 4.

What if I can't make it? To ensure a quorum, we need to account for as many homeowners as possible. If you cannot attend (*but you know you want to*), just fill out the enclosed proxy form and send it in by October 8 or send it with a neighbor.

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@associatennessee.com.
- Since the local Associa office moved, their new mailing address is:
100 Winners Circle, Suite 180
Brentwood, Tennessee 37027
- You can now send a message to your HOA Board members as a group. Just e-mail ohdvcommunity@gmail.com
- Check out our new HOA website! www.ohdvcommunity.com



Next Brush Pickup: On/After September 20

Board of Directors Update

Susan Couch was recently appointed by the HOA Board of Directors to complete the unexpired term of Board seat #6, most recently held by Tom Orman. We thank Tom for his service and welcome Susan to her new role! Seats 2, 3, and 4 will be up for election at the Oct. 12 annual meeting. Your current Board of Directors includes:

1. Mary Canavan
2. Jonathan Youse
3. Cindi Groomes
4. Yirga Belachew
5. Claudia Black
6. Susan Couch
7. James Wall

Your Board members look forward to seeing YOU next month at the picnic. Don't miss it!

You need to move out? Say it ain't so!

We never want to lose good neighbors, but it happens. Life happens. We get it. Please remember...

if you plan to sell your house, reach out to board members or neighbors. Many of us know or have dealt with local realtors and can recommend those who know the Cane Ridge community and can help you find one who can properly promote your home and care about bringing good neighbors back into it.

if you plan to keep your home but move out, remember that you **MUST** submit a copy of any rental lease (minimum of 12 months) to the HOA via the management. You must also submit a copy of each later renewal, even with the same tenants. You will be held responsible for violations to our standards committed by your renters. Per our governing documents, short-term rentals (like Airbnb) are NOT allowed in Oak Highlands and Deer Valley.

HubNashville - Every resident's friend!

By now, everyone should have utilized The Hub. 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.

With so many functions and features, you'll be a happier, smarter, more responsible and resourceful Nashvillian by connecting with the Hub!

Halloween Is Coming! Will YOU Have the Best Candy?

“All Hallows Eve has become a night of frolic... Where children wear costumes and run amok!”
- Winifred Sanderson

Whether you still have young ones at home or not, you can't deny that it is fun to see all the costumed kiddies roaming our neighborhood to enjoy their night of frolic. October 31 (a Thursday this year) will be here before we know it. Please remember:

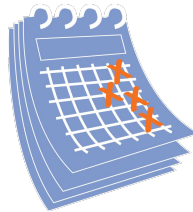
If you are trick-or-treating: Don't go alone. Kids are safer if accompanied by an adult or a *truly responsible* older kid. It's more fun as a team anyway! If a costume or outfit is rather dark, find a way to add light or something bright (even a lighted accessory) to the ensemble to be easier to see as it gets dark. Walk along the side of a street. Our subdivision is still made up of public streets and, while drivers know to be extra careful on Halloween, they must still move along. For any treats you get, say THANK YOU.

If you are hosting trick-or-treaters: Keep a porch light or light just inside the front door burning. It lets kids know that you welcome their visit and helps maintain general visibility for them along your street. Many will begin their journey before it is truly dark. Please give individually-wrapped candy that is resistant to suspicion of tampering. Remember that our community is very diverse, and we will see some from outside the subdivision. Some young guests may not speak your language or may have special needs with limited communication ability. We hope that all will say THANK YOU in their own way as you share smiles and treats.

Saturday, October 12: Community Picnic & HOA Annual Meeting

It's almost here!

And yes... you're coming!



Drive Smart! People walking for exercise, kids playing or waiting for buses, lawnmowers or trimmers flinging debris - these are just a few of the reasons why we must always exercise caution and lower our speed when driving into, out of, and near the subdivision. It's common sense! Residential areas demand more care behind the wheel and the majority of accidents occur within the last mile of one's travel. Take it slow, so everyone can admire the look of your ride. BUT, turn down that stereo, so we don't have to hear much. **Watch out! Turn it down! Slow down!**

Park Smart! After you drive that sweet ride 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, yes, you can legally park along the street, aimed in the direction of traffic. One should only park along the edge of their own property. Lock your vehicle! Per Metro ordinance, never park in a way that obstructs a sidewalk or wheelchair/stroller access to it or in a way that blocks fire hydrants, mailboxes, or intersection visibility. Metro Police can ticket vehicles for these offenses.

Check out our new HOA website: www.ohdvcommunity.com