

Oak Highlands/Deer Valley Homeowners' Association

Summer 2024 Community Newsletter

The Summer of New!

Hello, neighbors! Have you noticed the work on our **new playground**? If not, take a walk over to Aaron and West Oak Highland Drive. As of this writing, it is still in progress but will soon be a great, colorful renewed playspace for the kids of our community. We can't wait to see it completed and in use!

We have a **new little library** too! Now colored blue, and with its own one-seater bench, the John Midkiff Memorial Library is here to serve our residents once again. We thank Kathy Midkiff for donating this in memory of her late husband to celebrate his love of reading. Please, treat this valuable treasure and special gift to our community with care and respect. There is always something good to read there, and this is a great place to drop off books (especially for kids and teens) that you would like to share with others. When opening and closing the magnetic doors, please be sure that they latch properly to protect what's inside from the elements.

As mentioned in the Spring newsletter, a **new HOA website and community email system** are in the works. They will launch later this Summer.

As we look ahead to Fall... mark your calendar for **Saturday, October 12**. The Board of Directors has set that date for our HOA Annual Meeting & Community Picnic. This is a great event and wonderful way to connect with neighbors and celebrate all the newness! More info will come in our September newsletter.

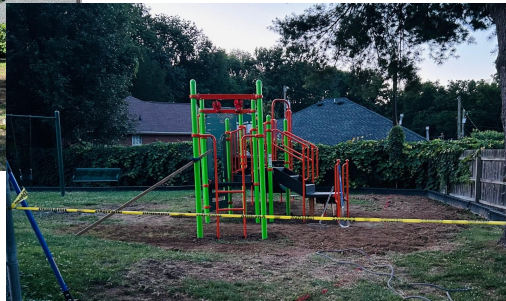
In Progress



Almost done!



Looking good.



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managed by **Associa Tennessee**

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>>>> HOA Dues Update <<<<

By now, every homeowner should have paid their dues of \$212.50 per home for the year. If you did not, you should have already established a payment plan. If you have not done either, contact Associa immediately!

Thank you.

Fun Out With The Sun Out!

With Summer in full swing and most kids out of school, we hope you and your family will enjoy a fun season, whether at home or not.

Remember that our community offers great amenities and spaces where you can play and enjoy being outside. The walking track behind the East Oak Highland area is great for getting your steps in without being in the direct sunlight most of the time. Our tennis court at West Oak Highland and Aaron Drive is always ready for a game. And, our new playground beside it is almost complete! The kids will love it! Whether you want to read inside or out, you can always pick up a book from the new little library in front of the tennis court too. This is also a time of year when we must remember, more than ever, how important it is to be observant and drive safely through the subdivision. Kids will be playing, and folks of all ages will be walking, more and for more hours than normal. Be alert so they don't get hurt!

When you're ready to get away from home a bit, there are also great parks and other free options for fun nearby. Orchard Bend Park, just off the Pettus/Blue Hole roundabout, is always bustling with activity and hosts a playground, walking track, and multiple soccer fields. You can even see the ice cream truck there pretty often! North of us, on Blue Hole Road across from Antioch Middle School, sits Antioch Park and the Antioch Community Center. Both Antioch and Orchard Bend Parks serve as trailheads for stretches of the Mill Creek Greenway - a beautiful system of maintained trails that let you walk, run, or bike with shade and natural splendor all around.

Important Summertime Reminders

To impress the guests who occasionally see it or the neighbors who see it every day, and to stay in compliance with HOA community standards, keep your property in good repair and generally attractive. Among other things, this means:

Mow your yard! Each lawn should be evenly cut on a regular basis - most about every 10 days - from Spring to Fall, depending on the type of grass and rain/growth patterns. This includes proper trimming and/or edging. If you are unable to cut your grass appropriately or frequently enough, ask your neighbors for recommendations of local lawn services.

Pluck and trim! Flowerbeds and other areas should be free of weeds and undesired wild plant life. Bushes and trees should be trimmed regularly. Let flowers and grass show off!

Wash your house! Many structures in our subdivision are prone to algae growth each year. There are DIY house-cleaning formulas with dispensers that attach to a standard hose available at many retailers. If you do not want to use that or prefer a professional job, many local services will wash home structures, as well as clean gutters and window exteriors.

Keep trash where it belongs! Hot temperatures make trash extra stinky. Keep waste in closed trash cans and be sure to have them, and recycling, streetside at the proper time for pickup. Don't leave random items and junk in your yard either. Clean up and show off!



Your HOA - What It Is... And What It Ain't

People are often confused by what a homeowners association is and does. While this is very common, we want to help you understand the role and purpose of your HOA, your responsibility as an HOA member (or resident of a community with one), and how to find services that fall outside the purview of your HOA.

What does the HOA do? The homeowners association primarily exists to maintain functional common spaces, like detention ponds and decorated land at the entrances, as well as shared amenities, like our tennis court and playground. These are pieces of property not owned by a single person but by the entire collection of private property owners. Our streets are still owned by Metro. The association also exists to promote and enforce adherence to community standards that were set in place from the subdivision's development, so that homeowners may feel assured that the appearance or value of surrounding properties does not negatively impact their own and so we can all live in a community consistent with the standards of upkeep we found. We all choose to join the association by buying a home here and have agreed to those standards. Likewise, one who rents a home in our community is obligated to conduct themselves and treat their leased property in compliance with the community standards. This is as simple as keeping personal and community property trash-free and well maintained and only altering the exterior of a property with HOA review and approval. Our annual dues, which are fortunately lower than most HOAs in our area, pay for the upkeep of our common land, amenities, and for the cost of managing the association's work.

What does the HOA *not* do? To keep our fees low, we rely on the individual responsibility of our residents for things like keeping common land clean by picking up after ourselves (though we do have a service to empty common land garbage cans) and keeping our community safe by reporting dangerous and criminal activity to the police (615-862-8600 or 911). We have a small group of Neighborhood Watch volunteers, but they are NOT professional security or law enforcement staff and are not meant to confront those engaging in negative behavior. While things like loud parties or excessive noise can be reported to HOA management to cite the responsible residents/homeowners, you should call the police for immediate impact. The HOA does cite homeowners for violating our community standards, but seeing compliance takes time. While a resident can be cited and required to change or repair something in violation to community standards, the HOA will almost never take direct action on private property (with the exception of mowing a yard that is far beyond a standard violation). The HOA will always bill a homeowner for work taken to clean up or correct violations on their part.

The next page contains some reminders to be a responsible HOA resident.

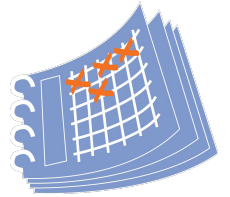
Pet Reminder We love our furry friends, but they *absolutely must* be personally attended by a responsible human if outside a home (even if you have an invisible fence) and *must* be on a leash if off one's own property. We have seen and heard a few complaints recently about unleashed and unattended dogs in the subdivision. Leaving a dog in a fenced backyard for long should not occur, as they usually disturb neighbors by making loud noises that can be heard several houses away.

October 12: Community

Picnic & HOA

Annual Meeting

Mark your calendar now!

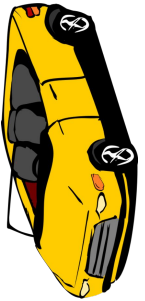


HubNashville - Service In A Click!

If you haven't downloaded the HubNashville app or put the system to use on your computer, now is the time! Connecting with the Hub is easy. You can reach it by calling 311 during normal business hours or online anytime:

<https://hub.nashville.gov> There are so many functions, features, and request types to submit. Be a happier, smarter, more responsible and resourceful Nashvillian by connecting with the Hub today!

Park Smart! Parking safely and responsibly is part of being a good neighbor and keeping your property more secure and attractive. It is always best to park, first, in your own garage or driveway. After those spots are filled, you can legally park along the street, aimed in the direction of traffic. One should only park along the edge of their own property. Per Metro ordinance, you should never park in a way that obstructs a sidewalk or wheelchair/stroller access to a sidewalk or in a way that blocks fire hydrants, mailboxes, or visibility at an intersection. The HOA cites some of these and Metro the others.



Yard of the Month

It's back! The Yard of the Month Committee has been awarding the honor since April to recognize those who go the extra mile to maintain and improve their lawns. The first homes receiving recognition in 2024:

- April - 5425 Oak Chase Drive
- May - 5401 Oak Chase Drive
- June - 5008 West Oak Highland Drive

How can YOU win Yard of the Month? Keep your property at the peak of our community standards consistently. Invest the time and resources to make your home and yard shine. Remember, it comes with a prize!



Always be ready to connect 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.
- As you may know, the local Associa office moved. Their new mailing address is:
100 Winners Circle, Suite 180
Brentwood, Tennessee 37027

