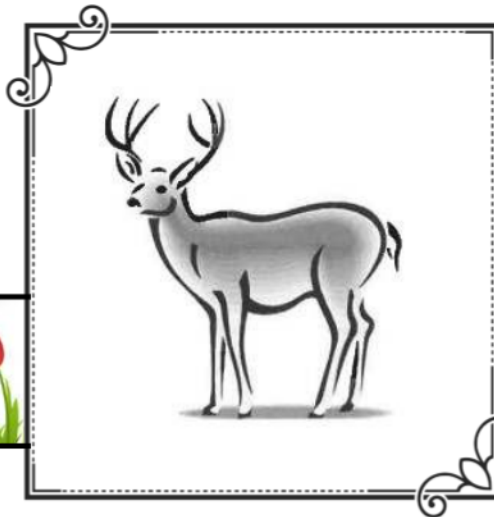


APRIL



2022



THE DEER RUN REPORTER

The Board

Shirley Nixon, *President*
Virgil McDaniel, *At Large*
Tom Ovington, *At Large*
Thomas Fister, *Secretary*
Tami Locke, *Vice President*
John Hemmert, *At Large*
Dan Daugherty, *Treasurer*

Towne Properties

6540 Centerville
Business Parkway
Centerville, Oh
45459
937-222-2550

In November of 2021 we mailed out a proposal to amend the community's Declaration. This amendment proposes a way for the board to legally approved deck extensions (see attached for additional information). We have received quite a few ballots in response, but we are still in need of an additional 75 before a decision can be made. We will be mailing these ballots out again shortly—we ask all owners who have not cast a vote to please send one in. If you have already voted but have changed your mind, send in a new signed ballot to update your vote.



Spring Updates

- Grass mowing will begin the week of April 18th
- If you have debris from yardwork (grass, sticks, etc) American Pride will remove it during their site visits as long as it is left on the curb in advance
- The Spring walkthrough to determine the season's projects will be taking place shortly. If you have a landscaping item you'd like inspected in particular, please contact Towne Properties.



REMINDER

For those of you who have rented the clubhouse for an event, we would ask that all doors are locked before leaving. We have found the patio doors have been left unlocked on several occasions and we'd like to not make

this a habit. If you are interested in renting the clubhouse for a private event, please contact Julie at Towne Properties to check availability. Her contact information can be found on the final page of the newsletter.

Now that the evenings are getting warmer, we are sure the walking trails will be seeing more traffic. Please remember to be cautious once night falls and report any suspicious activity to Centerville Police. Thank you for helping us keep our community safe.

Please remember to keep your garage door closed when unattended. This keeps the community looking uniform and keeps your belongings safe.



Per the community's rules and regulations, feeding of wildlife is prohibited. Feeding not only encourages geese and other animals to congregate and create a messy common area, but unapproved foods like bread or cereal might actually harm them. If you see this taking place, please report it to Towne Properties.



Pool Season is almost upon us! The pool will be opening Memorial Day weekend and we're looking forward to seeing everyone throughout the summer. Currently we are working on ensuring the pool is in tip top shape for opening day—we were made aware of a crack in the bottom of the pool and are in contact

with several vendors for the best route for repair. This will not affect the opening and we have determined through analyzing water usage that the crack was not big enough to negatively impact the usage to a high degree.

If you're a new owner in the community and your seller did not provide you a pool key, make sure you contact Towne Properties for a key in time for opening day!

Did You Know?

If you are planning to or are in the middle of listing your unit, please ensure you contact Towne Properties to obtain the most recent copy of the Governing Documents. Additionally, since Deer Run is a condo association, you will need a second set of closing documents which pertain strictly to the community and its fees. Towne Properties can also provide instructions on how to obtain these documents.

Please also ensure you are handing over all keys, especially the pool and tennis court keys.

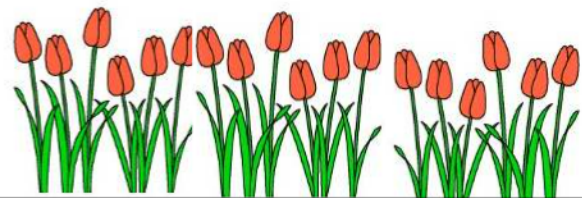
Fun Fact we have welcomed 15 new owners to our community in the last 12 months!



Financials as of March 2022

Operating—\$47,691.10

Reserve —\$1,029,114.34



Cindy Hess, Association Manager
CindyHess@TowneProperties.com

Julie Pardoe, Administrative Assistant
JuliePardoe@TowneProperties.com