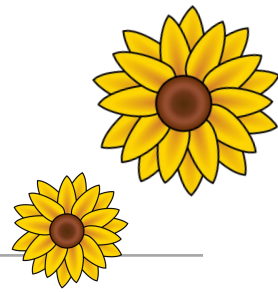


# The Deer Run Reporter



Spring Newsletter, March 2023

## DID YOU KNOW?

As the weather becomes warmer, and more projects and/or issues arise, please reference the information below for a quick run down of Owner responsibility versus issues covered by the Association.

***\*Please remember all exterior projects must have an improvement application submitted for review!***

### UNIT

Original internal space	Unit Owner
Windows and doors	Unit Owner
Internal walls, ceiling, and floors	Unit Owner
Improvements	Unit Owner
Personal Property	Unit Owner

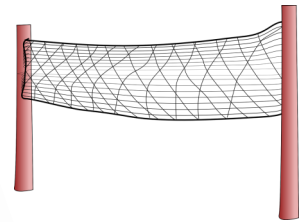
### LIMITED COMMON ELEMENTS

Exterior of building surfaces	Unit Owner
Chimney Exterior	Unit Owner
Awnings	Unit Owner
Exterior siding	Unit Owner
Decks, patios, and verandas	Unit Owner
Stoops, Stairs, and Entryways	Unit Owner
Driveways and walkways to front doors	Association

### COMMON ELEMENTS

Streets	Association
Foundations	Association
Slabs	Association
Post Lamps	Association
Flower beds, trees, shrubs, and lawns	Association
Walkways	Association
Roof System	Association

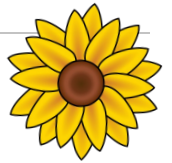
*Patti Ciambro-Hesp has kindly volunteered to organize a Spring tennis group for Deer Run Residents! Potential groups include: Ladies, Mixed, and Pickleball—but she is open to suggestions! Anyone interested, please call Patti directly at 937-602-1259. We look forward to having some fun in the sun!*



**FINANCIALS:** As of February 2023, our **Total Operating Funds** were at \$29,822.17 and **Total Reserves Funds** were at \$1,231,350.64.

## THE BOARD

- Shirley Nixon, *President*
- Tami Locke, *Vice President*
- Dan Daugherty, *Treasurer*
- John Bertsche, *Secretary*
- Virgil McDaniel, *At Large*
- John Hemmert, *At Large*
- Robin Stevens, *At Large*



## HARTCREST DRAINAGE UPDATE!

The Deer Run Board has been working for several months with Fishbeck, Engineering Company, the City of Centerville Engineering Division, and the Upper Management of Pleasant Hill Park to come up with a plan to hopefully alleviate the drainage problem on the lower end of Hartcrest Lane. Our last meeting resulted in everyone agreeing to move forward with submitting our engineering plans to the City of Centerville for their final approval. Once we receive approval, our vendor for the project will submit a final quote for the Board to review. With a little luck, we'll see this project beginning in the next several weeks!

## PLEASANT HILL PARK UPDATE:

While there currently aren't any plans to expand the park, there are plenty of new items to consider! The Centerville-Washington Park District recently added new playground amenities! The net climber and seat spinner offer new and exciting adventures for children of all ages! The Park District is also going to continue to improve the pollinator habitats with wildflowers, as well as implementation strategies to establish a healthy stand of trees. If you hike the trails, you may also find the new Nature Play area to enjoy!



## POOL SEASON IS JUST AROUND THE CORNER!

The pool will be open from 5/27 to 9/18! In order for everything to go smoothly, the pools are uncovered and ran early to detect any repairs that may be needed in plenty of time. FYI: the water being ran is from the main drain only, and does not include the skimmers, as they are still shut down—which means daily pool filling is not necessary or done.

*So if you see anyone around the pool early, you know it's just to ensure everything opens on time!*



## PROJECT UPDATES!

- The labor on the entrance lights continues, as Reliable Electric works with AES to resolve the service release from Centerville; no estimated meter date to report, yet.
- Due to cement shortage, we were unable to complete any concrete work last year. This year, however, we anticipate replacing 20 driveways throughout the Spring. The contract has yet to be approved—but once everything is finalized, Towne Properties will reach out to the owners impacted.

### THINGS TO KEEP IN MIND

- Monthly fees were increased for 2023. If you haven't changed your payments to reflect the amount due, please do so! Please remember, you must change this amount even if you are set up for automatic payments!
- Waste Management fees have increased, and we are currently looking at ways to potentially reduce our cost. A survey regarding trash services will be sent separately with questions in the near future. One of the topics will be recycling. For further information, please go to: <https://www.youtube.com/watch?v=BRYa5BqnHfc>.
- Increasing costs are an unfortunate reality, but we are working hard to keep fees modest. We are maintaining a conservative approach to community work, in an attempt to stay within our budget..
- Please keep in mind, issues such as lamp post repair, gutter cleanings, landscaping clean-up, etc. may take a bit longer, as these issues are released in batches and not on-demand. Emergency issues, as always, will continue to be addressed as soon as possible.

### **DON'T FORGET OUR WEBSITE!!**

**DeerRunCenterville.com** is the place to go for community events, documents, reserve funding, and so much more! As always, feedback is welcome!!

**If you are not receiving email notices for Deer Run and would like to, please email [SarahLuttrell@TowneProperties.com](mailto:SarahLuttrell@TowneProperties.com); please make sure to include your name, community, address, and issue. Thanks!**

### **TOWNE PROPERTIES CONTACT INFORMATION**

**Carlene McCullough, Association Manager: [CarleneMcCullough@TowneProperties.com](mailto:CarleneMcCullough@TowneProperties.com)**

**Sarah Luttrell, Customer Service Administrator: [SarahLuttrell@TowneProperties.com](mailto:SarahLuttrell@TowneProperties.com)**

### **SOCIAL EVENTS:**

Euchre : First Thursday at 6 PM

Bridge Club: First Tuesday 1 - 4 PM

Mahjong : Every Thursday 1:30 - 4 PM

The more the merrier! We hope to see you there!!

### **FRIENDLY REMINDER:**

Don't let a technicality stop the fun! To use the pool and/or rent the clubhouse, you must be current with your Association fees, and a member in good standing.

### **SAFETY ALERT!!**

Please be aware that a coyote was recently spotted in the community. Coyotes typically do not pose a threat to people, but please use caution—especially when outside with children and pets!

