



The Deer Run Reporter



Summer Newsletter, May 2023



SAVE THE DATE!!



There will be an Open Meeting at the Clubhouse on Tuesday, June 27th, at 6PM. The Board will hold an Executive Meeting, and then will hold an Open Forum afterwards. This is the perfect opportunity to stay informed with what is going on in the community, as well as to respectfully voice cares, concerns, and opinions. We look forward to seeing you there!

FRIENDLY REMINDER: As the weather gets warmer, and outdoor projects are more tempting, please make sure you complete an Improvement Application for the Board to review, and then wait for a favorable outcome **before** proceeding with any exterior modifications. We understand this procedure may seem extreme in some cases, but please keep in mind it is set in place to uphold community standards **AND to safeguard your investment.**

VOLUNTEERS NEEDED!



Would you like to be a superstar? We're still looking for those interested in helping to organize social events. It's a great way to meet your neighbors and make new friends! Presently, we are working to book another Food Truck event, so please stay tuned!

PLEASE NOTE: ALL COMMON AREA WATER FAUCETS WILL BE TURNED OFF FOR THE TIME BEING. CURRENTLY WE ARE MONITORING OUR INCREASED WATER USAGE AND THE COSTS THAT COME WITH IT. WE APOLOGIZE FOR ANY INCONVENIENCE; THANK YOU IN ADVANCE FOR UNDERSTANDING—IT'S GREATLY APPRECIATED!



FINANCIALS: As of April 2023, our **Total Operating Funds** were at \$50,022.82 and **Total Reserves Funds** were at \$1,298,528.73.

THE LIGHTING OUT FRONT IS COMPLETE!! This has been a project that adds both safety and value to our community, as improved visibility is priceless!

SAFETY FIRST!! As the weather continues to improve, and more residents, children, and pets enjoy being outside, it's more important than ever to SLOW DOWN! Please allot adequate time to reach your destination, and do not speed through the community. It just takes a few seconds for a serious accident to happen.

CLUBHOUSE RENOVATIONS!! The Clubhouse continues to be the well-loved heart of Deer Run, and as it hosts our many community and private events, we will resume our part to keep it looking fresh and renewed.

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*

ATTENTION RESIDENTS!

IMPORTANT WASTE MANAGEMENT UPDATES ARE TAKING PLACE IN THE NEAR FUTURE!

PLEASE MAKE SURE YOU ARE PREPARED!

- Inflation rates are hitting everyone hard, and our trash services are unfortunately no exception; WM has increased their fees from a little over \$32,000 in 2021-2022 to just over \$64,000 in 2023.
- The cost for our community pick-up for a year is approximately \$39,000 for trash and approximately \$25,000 for recycling.
- In order to keep costs down, the Board has carefully reviewed all options and made the decision to proceed with one (1) trash receptacle per home.
- The recyclable collection will be replaced by utilizing a large 8YD recyclable bin located at the end of the Deer Run cul-de-sac; it will be emptied once a week.
- The noted changes above will save the Association almost \$25,000/year!
- If you would like to continue recyclable services on your own, please reach out to WM to make arrangements with them directly for individual recyclable billing. Please go to wm.com if you are interested in signing up for this service.
- ***John Bertsche has graciously agreed to be our main point-of-contact, as some residents may need to change out the trash bins currently in use. He can be reached at 937.477.2629. Please keep in mind John is a volunteer, and is working hard for the Association, so please make sure to call during appropriate hours and kindly allot a reasonable time frame for responses.***

WE NEED YOUR HELP!!

American Pride does our landscaping and snow removal; their contract with us expires on December 31, 2023.

At this time, we are looking for owners to volunteer for a committee to send out a Request for Proposal (RFP) to various vendors.

Once a few vendors are lined up, we then will need for you to meet with them to determine if they are a good fit for our landscaping and snow removal needs.

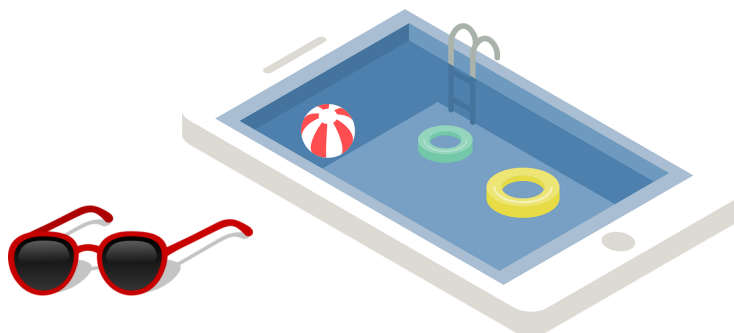
A Board Member will Chair the committee, and help guide anyone wishing to volunteer.

If you think you may be interested, please email Sarah at SarahLuttrell@TowneProperties.com. Please make sure to indicate your name, community, address, and that you would like to volunteer for the landscape committee.



POOL SEASON IS JUST AROUND THE CORNER!

The pool will be open from 5/27 to 9/18! This is a friendly reminder to make sure you are current with your dues, if you would like to utilize the pool or rent the clubhouse!



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!



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!!

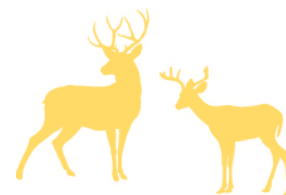
DON'T FORGET OUR WEBSITE!!

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

OUR DRIVEWAY PROJECT FOR 2023 IS WELL UNDERWAY!

Starting on the week of May 8th, 21 driveways were scheduled to begin. Each owner has been notified, and is unable to use their driveway for 15 days. Please be patient and understanding if your neighbor needs to park on the street or common parking areas during this time frame.

- If you haven't already done so, please take down your snow reflectors and save them for winter.
- Gutter cleaning is limited to twice a year; you may request to have the Association clean your gutters and/or downspouts up to two times, annually.
- So far, we have had two new homeowners move into Deer Run this year!
- Thanks and many thanks to everyone who makes this a great community to live in!!



If you are not receiving email notices for Deer Run and would like to, please email 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

Sarah Luttrell, Customer Service Administrator: SarahLuttrell@TowneProperties.com