

The Deer Run Reporter



Summer Newsletter, July 2023



SUMMER IS THE PERFECT TIME TO CATCH UP ON READING! Please take advantage of our new Community Library, run by our very own Cindy Beck! Located at the Clubhouse, the Community Library is open for use, whenever you'd like. Take a book, share a book, and enjoy! Get lost on your next adventure today!

IMPORTANT REMINDERS!!

The Annual Meeting is scheduled for Tuesday, July 25th at 6PM at The American Legion Hall on 5700 Kentshire Drive. ***If you cannot come to the meeting in person, it is of great importance you sign your proxy and turn it into a neighbor and/or Board member who will be attending.*** This proxy acts as a placeholder for your vote, which can allow the Association to conduct official business if enough proxies and/or residents are present. If you plan on attending the meeting, then you will not need to turn in your proxy.

Recently, you should have received a hard copy of the passed Amendments via the mail. If you did not receive a hard copy, please email or call Towne Properties. If you need to leave a message, please make sure to clearly include your name, community, address, and that you would like a copy of the Amendments. Please also clarify if you would like a digital copy, or if you prefer to have them mailed.

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.**

Sue Whitaker has stepped up to volunteer on social events! If anyone has any ideas, contributions, or would like to become a volunteer on the Social Event Committee, please email Sue at: **stevesue5960@yahoo.com**. Please make sure to clearly indicate your name, address, contact info, and that you are volunteering for the social events at Deer Run. **Thank you, Sue!!!**

SAVE THE DATE!!

There will be a social event at the pool on September 17th, with music provided by Rick Sylvester from 4PM to 7PM. Details to follow, soon!



FINANCIALS: As of June 2023, our **Total Operating Funds** were at \$32,112.33 and **Total Reserves Funds** were at \$1,497,990.66

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*

IMPORTANT WASTE MANAGEMENT UPDATES

The Board has been carefully reviewing the Waste Management recycling issues, and would like to thank everyone for their patience during this transition period. We are aware it is taking much longer than anticipated to resolve everything, but please bear with us, as we are waiting for Waste Management to resolve the online and phone options for individual recycling registration.

Currently, the Community Recycle Bin is being picked up twice a week, on Tuesdays and Thursdays. As a friendly reminder, the Recycle Bin is **not** to be used for regular trash disposal; anyone caught disposing of trash in the recycling area may be subject to violation enforcement fines. For a quick review, the following items are **not** permitted in the recyclable bin:

- No pizza boxes
- No loose plastic bags or plastic bags used to bag recyclables
- No polystyrene foam and plastic
- No flexible packaging, including but not limited to plastic wrap and film
- No household items or garage waste
- No medical waste
- No items that can become tangled

All items submitted to the recyclable bin must be EMPTY, CLEAN, and DRY.

The Board via Towne Properties will notify the community as soon as there is any new information to report.

Once more, thank you for your patience!

In order to further organize the high volume of tree, bush, and landscaping requests, when you notify Carlene or Sarah at Towne Properties, you will be given an approximate time frame for your issue to be resolved. A few things to keep in mind:

- Requesting a service does not guarantee your issue will be resolved, but each request **will** be carefully reviewed.
- Towne will notify you if no action is to take place with your request.
- Landscaping issues are typically done in batches, in order to take care of the most issues, in the most cost-efficient manner.
- Please always consider landscapers and arborists work with a moving timeline, as weather can be unpredictable.

Our Landscaping Committee has been formed! Many Thanks to our dedicated volunteers for taking on this very important task!



Deer Run Fact Sheet – Open Meeting 6/27/23

The DEER RUN board consists of 7 elected volunteer owners. According to our By-laws, Regular meetings of the Board shall be held no less than quarterly. The Board is NOT required to hold Open Meetings for the owners. As a courtesy, we have held one open meeting a year in addition to the Annual Meeting. We communicate through Towne Properties. However, to be informative and transparent we have Newsletters, Robo Calls, Email Blasts, updated Deer Run Website, bulletins on our Mailboxes, and mailings as needed.

Deer Run Board Process used for inspecting and replacing driveways

- Historically, the board has inspected & replaced driveways every other year since 2014.
- Due to the cost and availability of concrete, they did not do driveways in 2022.
- 21 driveways were replaced in 2023.
- Three rotating board members are assigned by the grounds committee to inspect driveways on certain streets, but never on their own street.
- Once each board member has a list, all three members then go over the list and all visit each driveway to get everyone's opinion.
- The grounds chair then meets with the contractor, and they go around to each driveway on the list to get the contractor's final opinion. If he agrees he will paint a white line on the street to state that this driveway will be replaced. Some driveways on the list in his opinion do not need to be replaced and we will defer to another year.
- If you believe that your driveway needs to be replaced, contact Towne Property and they will add it to the list that is reviewed each year.

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!



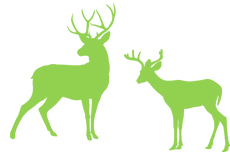
SOCIAL EVENTS:

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, constructive feedback is welcome!!

GROUNDS REPORT HIGHLIGHTS FOR THE YEAR SO FAR: SUMMARY OF REPORT FROM VIRGIL McDANIEL

JSC performs crack filing and is notified of issues that still need resolved.

Jeff O'Heil quoted a broken PCV pipe leading from a sump pump.

Reviewed stump to be removed with owner and Russell Tree.

Contacted owner about update on deck application.

Notified Buckeye O'Heil regarding hose bibs to be eliminated throughout complex.

Contacted Dayton Pool about hose bib next to pool not working; Buckeye to check potential leak.

Met with American Pride and advised mowers are not picking up small twigs and branches as needed.

JCS replaced driveways on Fawn Lea and Caribou Trail.

Met with owner about water leak in rear yard; no leak—hose bib in irrigation system had been turned on.

Met with Russell Tree for quotes about removing stumps, applying top soil, seeing areas, removing limbs, and was notified of stump that cannot be removed due to utilities.

Reviewed lamp post American Pride had knocked down; owner had reported to Towne Properties.

Requested update from Matt Bennie on drainage issue; waiting approval from Parks.

Contacted owner about American Pride scheduling drainage.

Contacted Buckeye Irrigation on removing hose connections in water boxes to save on water budget.

Met with owner on walkway in need of replacement in addition to driveway.

Contacted American Pride to review weedy yard.

Reviewed with Buckeye Irrigation at turning system on; leaks discovered in need of repair.

Set control boxes on irrigation system to water 3 days per week.

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!

Please reach out to Towne Properties to report any issues:

Carlene McCullough, Association Manager: CarleneMcCullough@TowneProperties.com

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