



The Deer Run Reporter



Fall Newsletter, October 2023

IMPROVEMENT APPLICATIONS:

Please remember: any exterior project requires an Improvement Application to be submitted to the ARC Committee for review, and then you need to wait for a favorable outcome before proceeding with your project.

This not only ensures your project meets community standards, but also safeguards your investment!

Please kindly allow up to 30 days for review; most applications do not take this long, but we cannot guarantee further clarification may be required. As always, the more details you can provide, the quicker the turn around time!

ATTENTION ALL RESIDENTS!!



Please remember we live in a community where lots of children, pets, and residents spend time outside. **PLEASE REMEMBER TO SLOW DOWN FOR PEDESTRIANS!** It only takes a brief moment for an unfortunate accident!

FINANCIALS: As of September 2023, our **Total Operating Funds** were at \$27,173.49 and **Total Reserves Funds** were at \$1,210,002.50.

WASTE MANAGEMENT HAS INDICATED THE RECYCLE BIN WILL BE REMOVED FROM THE COMMUNITY BY THE END OF THIS WEEK, OCTOBER 21ST!

THE BOARD OF DIRECTORS

- Shirley Nixon, *President*
- Tami Locke, *Vice President*
- Dan Daugherty, *Treasurer*
- John Bertsche, *Secretary*
- Charlie Giles, *At Large*
- Robin Stevens, *At Large*
- Steve Whitaker, *At Large*

SAVE THE DATES!!

Our Annual Christmas Party will be December 10th, from 4PM to 7PM at the Clubhouse! BYOB, an appetizer or dessert to share, and a Toy to donate to Children's Hospital! Details will be provided soon!

Join us February 4th, 2024, from 4PM to 7PM at the Clubhouse for a Chili/Souper Bowl Party! Details will be provided in the future!

Thank you to everyone who helped with the End of Season Pool Party—it was a great success!



You voiced, and we heard! At the Annual Meeting there were multiple concerns about the response time with landscaping issues. In an effort to work more efficiently, when you reach out to Towne with your landscaping concerns, you will receive the following message:

*“Thank you for submitting your landscaping/arborist request—we will add your report to the list to be evaluated. At the end of the week, we will notify your Landscaping and/or Tree Committee to review your issue. A Committee Member may get in touch with you directly—or, they may give us information to pass along. **Please kindly allow at least two weeks, weather-permitting, for your issue to be addressed.**”*

“If at all possible, please refrain from submitting multiple emails over the same issue; please make sure to respond to this email thread only, as we are working hard to streamline this process. Please also keep in mind there are some requests which cannot and/or will not be fulfilled, as the Board must also consider the cost, efficiency, and effectiveness of the Community as a whole. We will let you know if no action is to take place on your particular request, and why.”

“We appreciate your patience, as we all work together to address all of Deer Run’s landscaping and/or arborist needs. Thank you for your patience and cooperation—have a nice day!”

From there, your issue will be reviewed and addressed. Either someone from the Landscaping Committee or Towne will inform you of the resolution. We appreciate everyone’s patience, as we all continue to work better, in order to serve you!



FYI: RENEWAL OF LANDSCAPING CONTRACT

Towne sent out our RFP to 5 companies, requesting bids for our expiring contract with American Pride. Of the 5 companies notified, 3 of them responded. Carlene, your Association Manager, and the Landscaping Committee carefully reviewed all the bids, and American Pride was awarded the contract for a 3-year period. This contract includes: Lawn and Landscaping, Turf Treatment, and Snow Removal. We changed the Turf Treatment from Buckeye Eocare to American Pride this year. The only other bids were from Community Green and Wise—both of which were 20-25% higher than American Pride’s bid.

BOXWOODS:

We are aware there are some damaged and/or dead boxwoods in our community. All of SW Ohio has had similar problems, to varying degrees. We are presently working with SavATree for a resolution and plan to revisit in the Spring. If you have dead Boxwoods you want removed, please email Towne Properties. Please see this link for additional information: <https://bygl.osu.edu/index.php/node/2198>.



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



REMINDERS:

- Each resident may contact Towne Properties up to twice a year to have their gutter cleaned.
- Signs of any sort—including Real Estate and Political signs are prohibited in Deer Run.
- If you are leaving for winter, make sure you winterize your home properly, so you don't return to an unpleasant surprise!
- Leaf pick-up will be pending in late November, once the leaves have dropped from the trees.

SOCIAL EVENTS ARE HELD EACH MONTH AT THE CLUBHOUSE! EVERYONE IS WELCOME!

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!!



DID YOU KNOW?

Many residents have been receiving Utility Line Letters from CenterPoint. The Board of Directors confirmed with Kaman & Cusimano, the Association's legal counsel, that unit owners are responsible for the utility lines solely serving their units which are not inground. While the Association's insurance covers the utility lines in the event of a casualty circumstances (for example, a sudden, unexpected damage from a fire, tornado, or other similar event), this type of insurance does not cover repair necessitated by ordinary wear and tear, which the CenterPoint letter purports to cover. Therefore, each unit owner must decide if they believe obtaining coverage from CenterPoint is worth the expense.



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

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!