

The Deer Run Reporter

Spring Newsletter May 2024

KEEP AN EYE OUT FOR THESE EXCITING UPDATES WITH DETAILS TO FOLLOW SOON!

- **We have established a Welcome Committee!** Dave and Wendy Warner have generously agreed to welcome new Homeowners to our community!
- **Our Annual Pool Party will take place June 2nd, from 4PM to 7PM!** Watch for a Flyer with more information soon!
- **SAVE THE DATE!** June 25th we will have a meeting for owners to discuss with our Reserve Advisors information about the newest Reserve Study.

WHO'S WHO AND WHAT GOES ON BEHIND THE SCENES:

The Board of Directors works together to maintain the present and future value of Deer Run, by upholding the guidelines and documents of the Association in an unbiased fashion, which allows all of us to continue to reap the benefits of living in our community.

The short version is: the President provides overall leadership, the Secretary provides Meeting Minutes, the Treasurer reviews financials, and Members at Large graciously fill in where needed.

The longer version is there's a LOT of work that goes on in our community!

The Board has works hard to not only the budget and take care of the Association responsibilities, but to also: establish various social activities, a Social Committee, a Landscaping Committee, a Welcome Committee, an Architect Committee, an amazing one-man Grounds Committee (*thanks, Virgil!*), and a very user-friendly website, compliments of Cheryl Mahony! (*If you haven't scoped out deerruncen-terville.com, please do so! The website is updated often, and provides a lot of helpful and useful information!*)

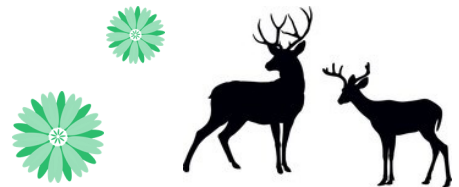
Towne Properties takes its direction from the Board, and works to enforce the guidelines and documents of the Association, as needed. Carlene, your Association Manager, works directly with the Board, contractors, vendors, and is periodically on-site to assess various issues. Sarah, you Admin, works from the Towne office, and answers billing questions, creates general work orders, and processes paperwork.

Together, we all make sure legal counsel is provided to the Association, as well as insurance, communications, landscaping, delinquencies, improvement applications, snow removal, irrigation, maintenance, and anything else needed to uphold the present and future value of our wonderful community.

Also, at this time, we would like to thank you, the Homeowners in Deer Run, who work hard to pay your fees on time, adhere to the documents, submit improvement applications, pick up after your pets, and go out of your way to be a good neighbor. *Without you, no amount of leadership could make our community this pleasant—thank you, Everyone, for doing your part to keep Deer Run an excellent place to live!*

FOR BULK TRASH PICK-UPS:

You will need to contact Waste Management at 248.900.8591 to make the appropriate arrangements, as bulk pick-ups need to be prepaid and prescheduled. Thanks!



FINANCIALS

As of April 2024 our **Total Operating Funds** were at \$55,270.45 and **Total Reserve Funds** were at \$1,339,902.54.

THE BOARD

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

2024 GROUNDS REPORT by VIRGIL MCDANIEL

- 02.13.2024: Met with JCS, the vendor working on drainage project in rear of Hartcrest to obtain update.
- 02.19.2024: Had several conversations with Matt Bennie, of JCS throughout the week.
- 03.04.2024: Paul Burns from SaveaTree to evaluate evergreens in rear of property at 991 Fawn Lea.
- 03.05.2024: Reviewed request for retaining wall repair at 7245 Hartcrest; immediate repair not required, but requesting 2nd opinion from Kaman & Cusimano.
- 03.21.2024: 7320 Whitetail indicated pine cones in back were not picked up; resolved issue with American Pride and notified Homeowner.
- 03.22.2024: Met with 834 Deer Run to review where standing water occurs during rainfall; will reevaluate under weather conditions.
- 03.23.2024: 7375 Whitetail reviewed muddy backyard and concern about harm to foundation; reached out to Homeowner, and was informed Towne was sending out Wise to look at the area.
- 04.02.2024: Contact the owner at 7256 Caribou Tail concerning issues with driveway apron. Small issue with extensive cost; will have Matt Bennie take a look at while he's already on-site.
- 04.02.2024: Requested to contact new owners at 854 Deer Run concerning drainage issues in and around garage door on side of home; discovered the downspout drainage from their neighbor's home is most likely the issue. Will obtain quote from Mike at AP.
- 04.04.2024: Requested to review drainage issue at 958 Fawn Lea; notified Homeowner the downspout at 845 Deer Run's pop up valves need to be relocated. Will review with Mike from American Pride.
- 04.04.2024: Requested to meet with owners at 845 Deer Run concerning the foundation settling and walls cracking. Previous work addressed issue in 2015; reviewed with Homeowners I would have Towne have the same company notified to see if issue is under warranty.
- 04.10.2024: Met with Mike from AP to review drainage issues at 834 and 854 Deer Run and 958 Fawn Lea; he will forward quotes to be reviewed.
- 04.11.2024: Met with Matt Bennie from JCS to obtain quote for curb repair at 7256 Caribou.
- 04.18.2024: Met with owner at 7187 Hartcrest Lane, concerned about drainage project timeframe.
- 04.19.2024: Met with owner at 944 Elk Hollow to address concerns about grass clippings blown into flower beds, AP using large mowers on the side and rear of home causing damage, lack of grass growing between his house and 954 Elk Hollow, large bush consistently needing trimmed at right rear of 954 Elk Hollow, and if his boxwoods would be treated or removed. Will discuss issues with American Pride.
- 04.19.2024: Requested to review yard conditions at 7325 Whitetail, due to excessive weeds; AP will address.
- 04.21.2024: Requested to view one of the pylons at the big pond, to confirm it was leaning and needs to be replaced; Towne to order a new pylon.
- 04.21.2024: Requested to contact a vendor to review if the Deer Run bridge needs repainted or rebuilt; contacted Nick from Premier Solutions to review.
- 04.24.2024: met with Bill Rodgers from Rodgers Painting Co to review the bridge and give a quote to paint it.
- 04.24.2024: Met with Mike from AP to obtained quotes for trimming the large bushes in rear of 954 Elk Hollow, as well as slicing and seeding alongside of the house.
- 04.25.2024: Requested to check out dead tree in back of 7240 Hartcrest, via Whispering Oaks; there are no dead trees at this location.
- 04.25.2024: Requested to check tree between 7221 and 7239 Hartcrest to review if it was damaging foundation at 7221; met with 7221 and she indicated she did not have an issue with the tree.
- 04.25.2024: Met with Mike Stout from Premier Solutions, checking the structure of the Doe Crossing Deer Run bridge. Mike indicated routine repair and cleaning should last another 10 years; notified President and Towne Properties.
- 04.28.2024: Met with owner at 7240 Hartcrest concerning stump in front yard; advised Towne to have Russel give a quote for grinding and seeding.
- 04.29.2024: Met JCS about replacing driveway at 681 Doe Crossing; meeting owner to discuss pavers on sidewalk.
- 05.02.2024: Requested to meet 7355 Whitetail about a dead tree; tree is distressed—Paul Burns to review.

BOXWOOD UPDATE!

The Landscaping Committee has worked hard with the Arborist to approve the removal of Boxwoods!

Virgil McDaniel will be contacting Homeowners impacted by the removal. If you are not notified by Virgil McDaniel, then your Boxwoods will NOT be removed at this time.

The Arborist has either advised your Boxwoods may be treated, or are less than half dead and could come back once the weather is more favorable.

Please keep in mind, the Association will NOT be replacing Boxwoods that are removed.

Please also keep in mind we cannot add additional Boxwoods for removal at this time, as the contract has already been approved.

Thank you, Everyone, for your patience and understanding, as we tackled and continue to tackle this extensive project.

CADES COVE CLEAN UP!

We have approval for the Cades Cove clean up along the Cades Cove Path! However, some owners have unfortunately been dumping brush, limbs, and yard waste along the path.

If you are one of the Homeowners utilizing this space for debris disposal, please discontinue this activity immediately, so we may clean this area up for the Association.

Thank you in advance for your cooperation!

THE POOL WILL BE OPENING SOON!

Saturday, May 25th through Monday, September 16th!

Please don't wait to the last minute! In order to enjoy the pool, you must be current with your Association fees.

THE HARTCREST LANE DRAINAGE PROJECT IS COMPLETED!

Many thanks to everyone involved for your patience and understanding, as this mandatory project was resolved.

SPRINKLER UPDATE!

Sprinklers have been activated, but due to the weather providing us with consistent rainfall, we have yet to establish a routine schedule.

SOCIAL EVENTS:

Euchre : First Wednesday at 6 PM*

Bridge Club: First Tuesday 1 - 4 PM

Mahjong : Every Thursday 1:30 - 4 PM

**Please note: Euchre has changed days!*



TOWNE PROPERTIES CONTACT INFORMATION

Carlene McCullough, Association Manager
CarleneMcCullough@TowneProperties.com

Sarah Luttrell, Customer Service Administrator
SarahLuttrell@TowneProperties.com

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 that you would like to be added to the email list-thanks!