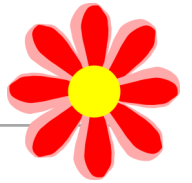
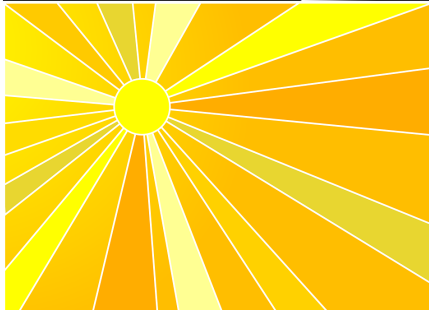




The Deer Run Reporter



Summer Newsletter July 2024



ANNUAL MEETING INFORMATION!!

This is a reminder the Annual Meeting will take place July 30th at 6PM at the American Legion Hall (5700 Kentshire Drive, Kettering, OH 45440). We look forward to seeing you there!

IMPORTANT REMINDER IN LIGHT OF RECENT EVENTS:

Please keep in mind the Board works very hard to keep Deer Run an excellent place to live. Unfortunately, in making decisions for what is best for the community as a whole, it may mean all members are not happy with those decisions all of the time—this does not mean residents have the right to accost Board Members.

Remember, your Board Members are volunteers, who dedicate their free time to act in the best interest of Deer Run—but they are also residents, just like you—and all residents have the right to feel safe and secure in their neighborhood. We would hope anyone with even exceptionally strong opinions would be able to act and behave in a reasonable and mature fashion.

Thank you in advance for your understanding and cooperation, as we all only want what is best for our community.

Please remember, when having guest(s) at the pool, you, the Owner of your home in Deer Run, must be with your guest(s) at the pool the entire time.

FINANCIALS

As of June 2024 our **Total Operating Funds** were at \$57,513.99 and **Total Reserve Funds** were at \$1,365,666.73

Please check your dues! The amount for your COA fees changed in January; if you did not change the monthly fee, chances are you are paying the incorrect amount. It is very costly for the Association to send payment due notices on small amounts owed—and likewise, if you eventually end up owing more than \$50, late fees will be applied to your account. Remember, payments are due on the 1st day of each month, and must post and clear your account no later than the 10th. If you are late with your fees, you cannot use the pool or rent the clubhouse.

THE BOARD

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

2024 GROUNDS REPORT by VIRGIL MCDANIEL

- 05.08.2024—Met with Owner at 814 Deer Run Road, concerning foundation issues and trip factor in sidewalk; front porch is settling and there is a 1/2" wide crack separating the porch from the main house. Slab in front sidewalk needs ground down. The Owner also stated the roof over the garage is leaking, and the trees in the rear need trimmed back. Towne was advised and the proper vendors will respond for review and quotes. Tami was advised of the trees.
- 05.10.2024—Owners at 7350 Whitetail Trail are concerned about trees in their respected yards hanging over the driveway and patio. I advised Tami about this issue.
- 05.11.2024—925 Elk Hollow, a large bush in rear needs cut back. I will meet with Mike from American Pride.
- 05.13.2024—JCS Solutions in tearing out the old driveway at 681 Doe Crossing and will install the new one.
- 05.14.2024—Creek beds beside the home need to be cleaned up; weeds and debris. Will get quote from American Pride.
- 05.14.2024—7336 Caribou, boxwoods on rear deck appear to be dying. Towne is preparing a list of boxwoods that need to be removed.
- 05.15.2024—854 Deer Run Road; poison ivy in rear tree line. American Pride has removed and owner is happy.
- 05.15.2024—835 Antler, two bushes in front need to be trimmed and/or removed. Several attempts were made to contact the owner. Will try again
- 05.17.2024—Met with Owner at 977 Elk Hollow on drainage issues on his sidewalk. Requested that TP sent out their maintenance personnel to review and quote.
- 05.18.2024—Met Mike from American Pride to review and quote drainage issues at 7305 Hartcrest Lane and 854 Deer Run Road.
- 05.22.2024—7315 and 7305 poison ivy in rear between the home. Contacted owner and will have American Pride take action.
- 05.29.2024—Met with Mike from American Pride, showed him the bushes that need trimmed at 7104 Hartcrest Lane, 925 Elk Hollow, and 7176 Hartcrest Lane. Pointed out Poison Ivy alongside and rear of 7305 and 7313 Hartcrest Lane and the rear of 954 Deer Run Road.
- 05.29.2024—Met with owner at 954 Fawn Lea, concerning his question about the drainage.
- 06.14.2024—Met owner at 7336 Caribou, concerned about no grass but mud along house. Will meet with Mike from AP to get quote.
- 06.14.2024—contacted by Owner at 891 Deer Run Road, has poison ivy in rear yard. Will have Mike from American Pride take care of.
- 06.15.2024—Received approval for drainage work at 7305 Hartcrest and 854 Deer Run Road.
- 06.18.2024—Contacted Mike from American Pride again on poison ivy in rear of 891 Deer Run and requested written quote on drainage issue at 7336 Caribou.
- 06.21.2024—checked out weedy yard at vacant condo at 950 Fawn Lea Trail; Mike from American Pride was advised.
- 06.21.2024—Checked with Towne on status of driveway curb repair at 7160 Deer Run Road.





Welcome Committee
and updated Handbook
coming soon!

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 includes: yard art, deck upgrades, and extending the beds around your unit.

Owners in violation may be assessed an enforcement fine—or, you may have to remove the unapproved update and/or repair.

The Improvement Application process 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!



**Have a safe and
Happy 4th of July!**



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!

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!