

The Deer Run Reporter

Labor Day Newsletter August 2024

Thank you to all the Deer Run Members who attended the Annual Meeting at the American Legion! The Annual Meeting's main purpose is to elect your Board, and we appreciate your vote of confidence, as we continue to work together to keep Deer Run an excellent place to live! We heard your complaints and compliments, and are excited to keep moving forward!

ATTENTION ALL RESIDENTS! Please review the following:

- We have ONE bridge left to go! With the exception of one bridge, the bridge painting has been completed! Please take a look at how great everything looks the next time you go for a walk!
- Overnight parking is NOT permitted. We are going to start reinforcing this by tagging vehicles left on the streets overnight. Once tagged, the violation process will begin.
- The ponds are not appropriate places to dispose of pet waste! Pet waste will attract rodents, diseases, and makes for an unpleasant environment. Please do your part, and pick up after your pet!
- Please scope out DeerRunCenterville.com, where you can find many of the forms for our community, as well as a copy of the updated Handbook and info on our New Welcome Team!
- SAVE THE DATE! The Reserve Study Meeting will take place September 30th, 6:00 PM at the Clubhouse. We appreciate everyone's patience, as it was a lot of information to digest. There will be an open forum after the presentation; additional details will follow soon.
- When using the pool, please lock the bathroom door when leaving—and remember, ***absolutely NO GLASS is permitted around the pool.*** One broken bottle can cost our Association a hefty fee to fix!

EXTENDED POOL TIME! ***Our pool will not be closing until the end of the day on September 15th,*** so there is still plenty of time to enjoy the last of Summer! Please remember, if you are delinquent with your account, you are NOT permitted to rent the clubhouse or use the pool.

THE BOARD

Shirley Nixon, *President*

Robin Stevens, *Vice President*

- Sprinklers, ponds, Clubhouse, and Architectural Committee

Dan Daugherty, *Treasurer*

John Bertsche, *Secretary*

Tami Locke, *At Large*

- Landscaping Committee and Architectural Committee

Virgil McDaniel, *At Large*

- Grounds Chair/overseeing Landscaping Committee, drainage, and foundations

Dave Warner, *At Large*

- Landscaping Committee, lamp post maintenance, and Welcoming Team

FINANCIALS

As of July 2024 our **Total Operating Funds** were at \$52,623.60 and **Total Reserve Funds** were at \$1,388,685.68.

2024 GROUNDS REPORT by VIRGIL MCDANIEL

- 6/27/2024 contacted 7324 Caribou concerning boxwoods on rear deck that're dying. Will get quote from Mike at AP
- 6/28/2024 contacted 7384 Cades Cove about work quoted for Stout Solutions. This is due to foundation drainage into the basement; quote was sent to Board for approval.
- 7/1/2024 Contacted owner at 7320 Whitetail concerning diseased tree in front yard. Tami is already on top of this issue.
- 7/1/2024 requested to check trees needing trimmed at 7350 Whitetail, over driveway and patio. Owner not home. Will check with Tami to see if it is on her list.
- 7/1/2024 requested to check 873 Deer Run trees need trimmed over beds. Owner not home will check and see if it's on trim list.
- 7/1/2024 requested to check on trees needing trimmed away from awning at 925 Elk Hollow. Owner not home and I will add to list to be trimmed.
- 7/1/2024 requested to check on tree needing trimmed off driveway and roof at 7274 Caribou. Will have Towne add to trim list.
- 7/1/2024 met with Mike from American Pride to get quotes on removing 4 dead boxwoods at rear of 7336 Caribou. Owner was contacted on 7/3/2024 and advised.
- 7/1/2024 owner at 7324 Caribou requested I look at her skylight on rear of home. The frame of the skylight is broken; not sure if roof is leaking yet. I had Towne send Copeland Roofing to investigate.
- 7/1/2024 requested to check water leak in rear yard at 7360 Caribou. There appears to be leakage when the irrigation system is on. Towne will have Buckeye review.
- 7/2/2024 checked out large hole in rear yard of 7348 Hartcrest, contacted Mike from American Pride, and he will take care of ASAP. Also picked up the winter reflectors.
- 7/2/2024 contacted 7287 Hartcrest Lane on drainage issue in rear of home. Contacted Mike from American Pride on 7/3/2024; he will review and submit a quote.
- 7/2/20245 requested to contact owner at 688 Doe Crossing on dead boxwood bushes. Met with Mike from American Pride on 7/3/2024 he will submit quote.
- 7/3/2024 American Pride began drainage work at 7305 Hartcrest Lane
- 7/3/2024 I was contacted by a resident who advised the irrigation system was running on Fawn Lea at 10am. I checked the operating box and all setting appear to be good. I had Buckeye respond to check out the system.
- 7/5/2025 received call the irrigation system is not working properly in the 800 block of Deer Run. I reset the settings. Also found two head that are apparently leaking at 842 Deer Run. Owner at 826 reports system not working in his area. Buckeye was notified.
- 7/10/2024 met with 898 Deer Run on drainage issue. Met with American Pride to get quote.
- 7/11/2024 met with 873 Deer Run; 2 large limbs are hanging down and need trimmed. Met with American Pride on 7/12/2024; confirmed trim.
- 7/11/2024 898 Deer Run reported a large tree had fallen during the thunder storm and he needed immediate attention. I went to his house, notified Towne, and Russell Tree Service will respond on 7/12/2024.
- 7/12/2024 Met with 7315 Hartcrest Lane on issues with weeding that needs to be done on regular basis. I advised Mike from American Pride.
- 7/12/2024 Met with Mike from American Pride to get better understanding of his quote on drainage work at 7297 and 7305 Hartcrest Lane; standing water around the foundation.
- 7/14/2024 934 Elk Hollow contacted me and advised his front lawn looked distressed. I notified American Pride to look at his yard and review with me.
- 7/24/2024 was requested to contact 7395 Hartcrest Lane in reference to drainage issue in front yard. Contacted owner on 7/24/2024, will have American Pride get a quote for the work. Upon review, we found this to be an irrigation valve box that is leaking. Ohio Irrigation was notified.
- 8/2/2024 was asked to look at the lawn at 7203 Hartcrest. It needs a lot of attention; I notified American Pride to review.
- 8/2/2024 requested to look at the pavers at 871 Deer Run; owner was requesting they be fixed. The paver does need a little work to eliminate any trip factors. I asked Towne maintenance to review.
- 8/3/2024 Gutters need cleaned out at 825 Zengel; Towne was notified.
- 8/4/2024 lawn next to driveway at 686 Doe Crossing needs sliced and seeded. American Pride notified.
- 8/10/2024 met with Mike from American Pride to get quotes on removing the large grass alongside 930 Deer Run and seeding for grass. Also requested quote on weedy yard at 825 Zengel.
- 8/14/2024 requested gutters be cleaned at 7253 Hartcrest Lane, TP notified.
- 8/14/2024 owner requested I see him at 898 Deer Run on results of fallen tree and what needs to be done to his yard. Requested American Pride give quote on top soil and seeding.
- 8/19/2024 requested to check the over grown bushes in rear of 951 Fawn Lea. American Pride notified.
- 8/19/2024 notified owner at 7203 Hartcrest American Pride would be treating the front yard due to the condition.
- 8/21/2024 reviewed the work at 930 Deer Run, American Pride removed the large tall grass, cleaned up the area and seeded. Very good job.



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!*

**HAPPY LABOR DAY WEEK-
END! HAVE A SAFE AND
HAPPY HOLIDAY!**

ADDRESSING COMPLAINTS:

We heard those of you with complaints, loud and clear, at the meeting—we are going to start addressing weedy yards much more aggressively than before. A few things to keep in mind about violations, in general:

For those who receive a violation notice, please correct your issue as soon as possible to avoid any potential enforcement fines; please notify Towne as soon as your issue is corrected and/or a reasonable time frame to address your issue if you need extra time for extenuating circumstances.

For those of you reporting violations, please keep in mind nothing is going to change overnight. There is a process in place, which allows ample time for offending parties to correct their issue. ***The purpose of violations is not to punish residents, but to allow time to ensure everyone is following the guidelines of the Association.***

We would like to thank everyone for their patience and understanding, as we start to tackle these issues more frequently.

WILDLIFE:

We have residents feeding the wildlife, which unfortunately makes things dangerous for both the residents and the wildlife. Please stop feeding them immediately, as it may seem like a nice gesture—but you are doing them harm! Please keep in mind even bird feeders attract more than just birds!

Please remember we live next to a park; Towne cannot address issues where sightings of animals are reported. Squirrels, rabbits, birds, mice, coyotes, hawks, foxes, racoons, etc. are not uncommon in this area. If you are concerned about animals residing under your deck, then please submit an Improvement Application, and take the appropriate precautions to prevent this.

Please also keep in mind, ***the COA is NOT responsible for removing animals.*** Please see page 23 of the Handbook, items 7 & 8. We understand in the past the Association may have helped with these issues, but moving forward, the Association is no longer taking on this financial responsibility.

As a general rule, if you see an animal moving through the community, it is most likely scavenging for food; if you see an animal burrow, it is intending to stay—that is the point in time you would need to reach out to an animal trapping service.

Towne Properties Contact Information:

Carlene McCullough, Association Manager
CarleneMcCullough@TowneProperties.com

Sarah Luttrell, Customer Service Administrator
SarahLuttrell@TowneProperties.com

Please do not text Towne Properties. They have a landline. When you text, they are unable to see your message. Make sure you are either calling their office at 937.222.2550, or emailing Carlene or Sarah.