



The Deer Run Reporter



Fall Newsletter November 2024

PLEASE DO NOT TRIM YOUR TREES. SavATree discovered several trees that owners trimmed, which now need to be removed because they will NOT survive. Please also keep in mind Deer Run is a COA, and trees in the community are common property.

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!*

FRIENDLY REMINDERS AND UPDATES:

- For the safety of everyone, please do NOT speed through the community. Please keep in mind as the holidays approach, there may be more visitors than usual, and messier roads as the winter season hit; please adjust your time frame accordingly, in order to allow yourself and your neighbors to be safe.
- *If there is a neighbor dispute, please do not contact Towne Properties; issues between neighbors need to be resolved internally. If anyone finds themselves in the middle of a heated and/or potentially dangerous dispute, contact the police immediately. We would, however, hope, encourage, and urge everyone to move forward with compassion and compromise, as Deer Run is a wonderful neighborhood full of great people.*
- Toilet paper, paper towels, trash bags, etc. located in the Clubhouse entry closet, have now been locked up. Unfortunately, over the summer, missing items were a reoccurring issue. When you rent the clubhouse, you will be provided a key to access this closet.
- *The Clubhouse WiFi has also changed with updated Spectrum equipment and a new password. We are currently looking into a way to reduce costs and the need for WiFi and Spectrum TV in the Clubhouse, as this costs the Association about \$3,000 each year.*
- The Pole Light Painting Project has been a success! Thanks to Dave Warner, owners, and volunteers, we have painted about 115 light poles for under \$400! The pole light painting is now completed for 2024, but will resume in May 2025. If you have yet to respond, and wish to have your pole light painted, or have any questions about this project, please reach out to Dave Warner at 334.391.7177.
- *Currently, we still do not have a Social Committee, and there are no activities planned for the holidays. If you would like to organize an event for the community, please let us know. We have a budget of \$1,000 for social activities in 2025.*

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 October 2024 our
Total Operating Funds
were at \$23,498.64 and
Total Reserve Funds
were at \$1,441,809.02.

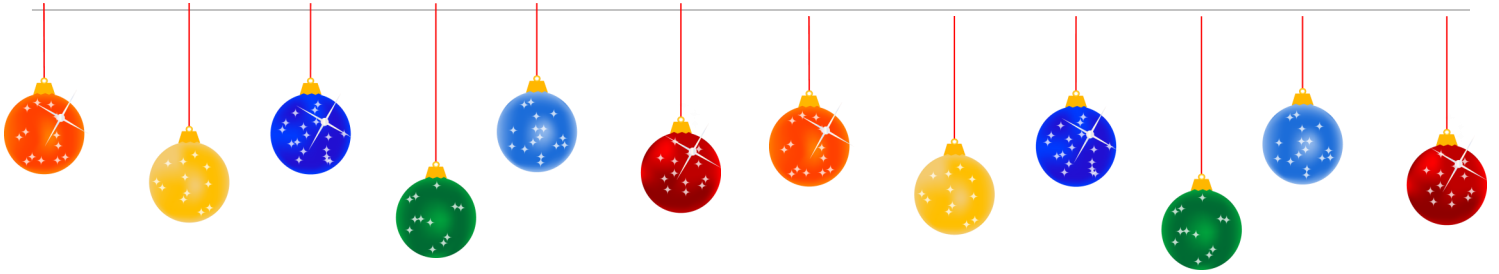


The Board held a Reserve Study/Open Meeting on September 30th, which was very informative. Below are some of the highlights reviewed, for those who could not make it:

- **Matt Ferguson:** Matt, from Reserve Advisors, presented an overview. He provided a five-year picture of the Deer Run Reserves. Towne Properties can provide a free digital copy of The Reserve Study to any **owner** upon request. This Reserve Study will not be available on the Website, as our website is public and too much financial information is exposed.
- **Insurance:** The Board of Directors is working diligently to keep costs down to avoid excessive fee increases or assessments. At the annual meeting there were several questions about our insurance coverage. Included in the Reserve Study, is a 13-year summary of our insurance premiums. Deer Run has been fortunate to **not** have experienced significant premium increases *until this year*. The increase this year is 28%. TOTAL property values are \$78,000,000 for the exterior of the units, common areas, clubhouse, pool, and tennis courts. Unit owners should have an **HO-6 Condominium Tenant Policy** that includes a limit for building coverage, loss assessment coverage, and a personal property limit for the interior of the unit.
- **Cades Cove Pond:** We removed the sediment from the pond in August 2023 for \$38,000. This occurs every 5 years, which means 2028 is the next cycle. Our vendors have advised us the cost for this could potentially double, and we may not have entry access from the owners of the land. We are looking for a resident who could spearhead this project entitled **"Long Term Plan for Cades Cove Pond"**. There are options other than removing the sediment. If we do not get a volunteer, we will have to hire outside vendors to work with us. It is a pretty complicated and involved project—but unfortunately we inherited this when Deer Run was developed.
- **Driveways:** If you have a driveway in need of replacement due to a trip hazard or severe deterioration, please advise Towne Properties. For the past few years, we have replaced driveways every other year but we are revisiting this plan. Please keep in mind there is no guarantee your driveway will be replaced **at your request**. *Each driveway request will be reviewed by an independent contractor to determine if it needs to be replaced*. At this time, we have replaced about 88 driveways.
- **Towne Properties:** There has been some question as to what Towne Properties does for Deer Run. Tallies were kept for a 6-week period for common issues, and here are the results: 418 phone calls, 1,166 emails, 144 texts*, 12 violations, 7 improvement applications, 10 work orders, 20 clubhouse inquiries, 16 Kaman & Cusimano interactions, 17 on-site visits, 13 projects outside of contractual obligations, 15 late fee notices, 1.75 hours of financials reporting, 2.5 hours financial review, 2 hours coding payables, 1 hour committing payments, etc.
- **Board Members:** The Board volunteers a great deal of their personal time to the Deer Run Association. For example, Shirley oversees ALL aspects of business for the Association, Virgil spends a great amount of time with our grounds and landscaping, Tami with our ARC & trees, Dave with our light post painting project and work orders, Dan with our finances, Robin with our ARC, clubhouse, and irrigation system, and John assists on all projects including Meeting Minutes. In addition to the noted above, each also donates their personal time attending meetings, answering emails, responding to calls, etc.

As you can see there are a lot of moving parts in running an Association. Please keep in mind we always achieve more when we all work together. Thank you for making Deer Run a great place to call home!

*Texts refer to Board Members contacting Carlene; please do not text the Towne Properties office number, as they have a landline, and cannot access your texts.



Attention Deer Run Residents:

The budget percentage increase for 2025 is 3.7%. Your Board of Directors has worked VERY hard to keep this increase down as much as possible, with many other Associations raising fees a minimum of 5%.

In order to keep fees down, the Board has reviewed each line item in great detail to reflect actual 2025 costs. The items we changed are:

- *Reserve Study: We are only replacing 5 driveways every other year, and individual driveways that have severe deterioration or present a trip hazard.*
- *Reserve Study: We are hoping to collect delinquencies from owners that are in foreclosure. These funds will go directly into our Reserve Funding. We are being VERY aggressive with delinquent owners.*
- *Operating Funds: The tree budget is being kept the same as last year. We did a lot of work in 2024 and hopefully we can continue this trend to keep costs down.*
- *Operating Funds: Our insurance cost keeps going up; this unfortunately is a trend that is not going to change, as insurance cost went up by 28% this year alone. This line item is one of the primary reasons we would like to conduct a survey; please see below:*

The Board is very concerned about inflation and increasing fees. We are already looking forward to 5-10 years from now, and how an increase each year is sustainable. We are planning to do a survey for owners in 2025, to see how the vast majority of residents would like to move forward. This will come in a separate email, after the holidays.

This is estimated to be a 3-5 year process, which will involve some potential shifting in owner responsibilities, amenities, and services provided. Please keep in mind we understand this isn't news anyone wants to hear—however, it would be neglectful and damaging to the future of our community if we don't put this stipulations in place now. We need to maintain a healthy Reserve, so we aren't all hit with exceptionally hefty special assessments, in the future.

 **HAPPY HOLIDAYS!** 

*We would like to wish you, your family, friends, and loved ones, the very best
Holiday Season, ever! Whatever you celebrate, have a safe and wonderful winter!*

Towne Properties Contact Information:

Carlene McCullough, Association Manager
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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.