



The Deer Run Reporter



Spring Newsletter, May 2025

WE HAVE GOOD NEWS TO REPORT!!

With Summer right around the corner, we are on track for Dayton Pool to have our pool ready to open May 24th!

Please keep in mind you must be current with your fees in order to enjoy the pool and rent the clubhouse.

A FEW THINGS TO KEEP IN MIND ABOUT YOUR PAYMENTS:

- Please make sure you have updated your fees to the new 2025 amount due—the fees will no longer automatically update, and have not done so for several years.
- Late fees are applied to balances due of \$50 or more.
- Please also remember to periodically check to make sure your payments are posting correctly—even if you are on automatic payments.
- Expired debit/credit cards, set end dates, hacked bank accounts, identity theft, etc. can all play an unpredictable part in your payments not going through.

Please remember it is your responsibility to ensure your monthly fees are posting correctly. Your COA payment is just as important as any other bill, and correct and timely payments allow us to continue operating within budget.

Attention Residents:

Are you a natural social butterfly? Are you interested in getting to know your neighbors better? Why not host a Social Event at the Clubhouse? Currently, we still do not have a Social Committee and there are no events planned. If you would be interested in volunteering to organize a few social events, please contact Towne Properties.

FINANCIALS

As of April 2025, our **Total Operating Funds** were at \$29,152.12 and **Total Reserve Funds** were at \$1,565,900.12

SAVE THE DATE: *Our Annual Meeting is set to take place July 29th, 6:00 PM at the American Legion Hall (5700 Kentshire Drive, Kettering, OH 45440).* You will be receiving notice through the mail, closer to the date.

A FEW THINGS TO CONSIDER:

- It is **VERY IMPORTANT** to send in your signed proxy and/or have a neighbor attending bring it in for you, if you are unable to attend the meeting.
- You must be current with your dues to participate in voting, and to contribute to quorum.
- If you are interested in being on the Board, please fill out the Board Interest Form, which will be included in the mailed information about the Annual Meeting.

THE BOARD

- Shirley Nixon, *President*
 - Tami Locke, *Vice President*
 - Dan Daugherty, *Treasurer*
 - John Bertsche, *Secretary*
 - Robin Stevens, *At Large*
 - Steve Whitaker, *At Large*
 - Virgil McDaniel, *At Large*
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MORE GOOD NEWS!

A Keurig Coffee Maker has been donated to the Clubhouse! Whenever you rent the Clubhouse, feel free to bring your own pods and brew away!

THE LAMP POST PROJECT WILL RESUME!

If you would like to have your lamp post numbers painted—or if you would like to volunteer—please kindly reach out to Dave Warner at 334.391.7177. Supplies will be provided for anyone wishing to help, and/or if you prefer to paint your own numbers.

Presently, there are 9 owners on the list, and we're hoping to get the remaining 60 completed by October!

IMPROVEMENT APPLICATIONS:

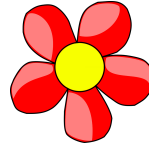
Please remember: **any** exterior project requires an Improvement Application to be submitted to the ARC Committee for review, and then you need to wait for a favorable outcome **before** proceeding with your project.

This includes anything impacting the exterior appearance of your home and general area—including but not limited to: yard art, deck upgrades, extending the beds around your unit; replacing windows, doors, etc.

Owners in violation may be assessed an enforcement fine—or, you may have to remove the unapproved update and/or repair. The Architectural Committee does not like making these calls, however they are necessary in an effort to be fair to the entire Membership.

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!



FRIENDLY REMINDER:

Trees within the Association are property of Deer Run, and not the unit owner.

Please submit all requests for adding, removing, trimming, or other issues with the trees in **your** yard to Towne Properties, clearly indicating your name, community, address, and specific location of the tree(s) in question. Towne will then notify the Landscaping Committee, who will work with The Board of Directors and a Professional Arborist, to determine the best course of action for the Association, based on what the budget will allow.

Please keep in mind submitting a request does not mean your request will be met—it does, however, mean your landscaping issue(s) will be reviewed fairly, and by professionals, which does take time. The Board works closely with two Arborists, and a thorough walk through is completed each Spring and Fall—with work then being completed in the Summer and Winter. Decisions are made based on the Arborists' recommendations, as well as the cost and long term effect to the community.

In the event that you strongly disagree with a decision, and would be willing to front the cost yourself, you may submit an Improvement Application for the Architectural Committee to review. But again, please note: there are still times in which these requests are not favorably fulfilled, as sometimes the tree(s) a resident is wishing to remove will greatly impact the surrounding area.

Removed shade, loose dirt and grass, reduced quality of soil, etc. are all factors that can negatively impact the area around a healthy tree being removed. ***We understand not everyone will always be happy with these determinations, but please know they are made with a lot of careful thought and consideration.***

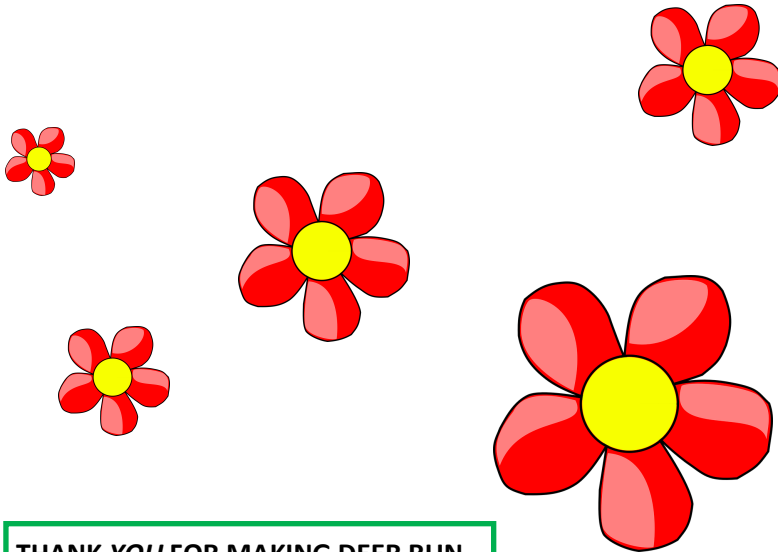
As always, many thanks to those of you who are patient with the landscaping process. Out of all of our projects, Landscaping is always the hefty and on-going one at Deer Run, and we appreciate everyone's cooperation and understanding. Thank you, for this continued effort!

SPRINKLER SYSTEM UPDATE!

We are currently in the process of reviewing the current age, repair, and/or replacement of our sprinkler system. It is the original system, and we have been patching it for years—and it's catching up with us.

As we all are aware, there are times the sprinklers do not work in certain areas due to a break in the line, a malfunction, etc. We are 100% aware of the sprinkler issues. An initial proposal to replace the sprinkler system was for around \$950,000—which is more than our reserve projection. Sprinkler replacement could potentially result in an assessment for each unit.

Before we make such an impactful decision, we sent out a survey to owners, in order to understand *your* thoughts on this project. *PLEASE be patient as we continue to work through this and figure things out, and please make sure you send in your vote! We will keep the community updated, accordingly—but this is a project we cannot sit on for much longer, and one way or another, we will need to move forward.*



THANK YOU FOR MAKING DEER RUN
AN EXCELLENT PLACE TO LIVE!!

SOCIAL EVENTS:

Euchre : First Wednesday at 6 PM*

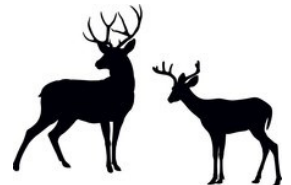
Bridge Club: First Tuesday 1 - 4 PM

Mahjong : Every Thursday 1:30 - 4 PM

**Please note: Euchre has changed days!*

FRIENDLY REMINDERS:

- ***Please slow down!*** As the Summer approaches, more and more people are going to be outdoors, enjoying the warm weather. We have a very active community, full of residents walking, people walking their dogs, children playing, etc. It only takes a split second for an unfortunate accident to take place. Please be considerate of yourself and your neighbors, by slowing down and driving through the community at the appropriate speed.
- ***Please continue to pick up after your dogs!*** Remember, pet waste promotes an unsightly landscape *and* contributes to an unsafe and unhealthy environment. As everyone is out enjoying the nicer weather that approaches, the last thing anyone wants is to be presented with someone else's mess!
- ***We all live in this community together, so please make these simple adjustments if you are not already doing so, in order to ensure the safety of everyone!***



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!