



The Deer Run Reporter

Summer Newsletter, June 2025



ATTENTION DEER RUN RESIDENTS!! SAVE THE DATE!!

There will be an **OPEN MEETING** at the Clubhouse on **Thursday, July 10th!** Further information will follow, closer to the event. This meeting will allow the opportunity for civil, open discussion about events occurring in our community. This is NOT in lieu of the Annual Meeting.

Our Annual Meeting will 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.

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.



MEET YOUR BOARD OF DIRECTORS: These are elected Members in your community who work hard and volunteer their free time to ensure the present and future value of Deer Run!

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

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 June 2025, our **Total Operating Funds** were at \$49,299.35 and **Total Reserve Funds** were at \$1,585,166.31.

PARKING REMINDERS:

- The storage of boats, canoes, campers, or other recreational vehicles, trucks, trailers, pickup trucks, or inoperable vehicles of any kind on the Common Elements is prohibited.
- A recreational vehicle, camper, or boat may be parked at the Unit to accommodate loading or unloading for no more than 8 hours. Traffic flow may not be interfered with during this time. With prior notification to the Property Manager, it can then be stored 1 night at the clubhouse parking area.
- Occupant vehicles that cannot be parked in the garage or driveway **MUST** be parked at the clubhouse or tennis parking areas on a temporary basis, not to exceed 72 hours; overflow parking is to be used temporarily and **NOT** as a permanent solution.
- **Overnight street parking is PROHIBITED.**
- **No parking in the cul-du-sacs at ANY time.**
- **You may NOT block your neighbors in at any time.**



We all live in this community together, and a little consideration goes a long way. Please be considerate to your neighbors—especially under special circumstances when you may need extra parking and/or space.

FRIENDLY LANDSCAPING REMINDERS:

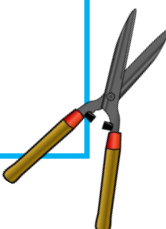
Trees within the Association are property of Deer Run, and not the unit owner. Please submit all requests for adding, removing, trimming, or other issues with the trees in the common yard space around your property to Towne Properties. Please clearly indicate your name, community, address, and specific location of the tree(s) in question. Towne will then notify the Landscaping Committee, who will work with the Board 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 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!

So far, 115 residents have responded—THANK YOU! Your voice is important, and we appreciate your input towards this impactful decision. We are sending out the survey again, just to make sure if you have yet to respond and would like to, that you are given the opportunity to do so.

We are still 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.

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.

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!

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!***

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.

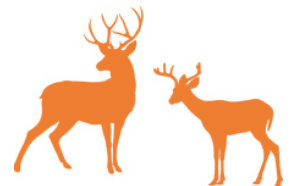
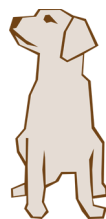
This includes anything impacting the exterior appearance of your home and general area—included but not limited to: yard art, deck upgrades, extending the beds around your unit; replacing windows, doors, etc.

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, as further clarification may be required. As always, the more details you can provide, the quicker the turn around time!



TOWNE PROPERTIES CONTACT INFORMATION

Carlene McCullough, Association Manager
CarleneMcCullough@TowneProperties.com

Sarah Luttrell, Customer Service Administrator
SarahLuttrell@TowneProperties.com

THANK YOU FOR MAKING DEER RUN AN EXCELLENT PLACE TO LIVE!! HAVE A SAFE AND HAPPY SUMMER SEASON!!