

The Deer Run Reporter

Spring Newsletter, April 2026



NEW BOARD MEMBER

After several years of serving our Deer Run community, Shirley Nixon has resigned from the Board. We want to thank Shirley for her dedicated service to our community. Shirley, your time, effort, and thoughtful leadership as a Board Member have made a meaningful difference in maintaining and improving our neighborhood. Serving in this role often requires balancing diverse perspectives and making difficult decisions, and your commitment to doing so has not gone unnoticed.

Steve Walker has stepped up to fill the open position on the Board. Steve and his wife Anita moved into Deer Run in 2018. After 41 years in law enforcement, they traveled America in their motor home for five years, visiting all 50 states. They chose Deer Run for their retirement home because of its great location and the beauty of the development. Steve wants to help with maintaining the Deer Run community as a great place to live. Steve is already working with Virgil on grounds maintenance, and will be overseeing the clubhouse. Thank you Steve for your commitment to our community.

Remember we are all volunteers, working with Towne Properties to keep our community beautiful, safe, well kept and a desirable neighborhood to live in.

Robin Stevens, President

THE BOARD OF DIRECTORS

Robin Stevens, President
Tami Locke, Vice President
John Bertsche, Secretary
Dan Daugherty, Treasurer
Dave Warner, At Large
Virgil McDaniel, At Large
Steve Walker, At Large

FINANCIALS:

As of March 2026, our **Total Operating Funds** were at -\$53,782.64. (Operating funds are currently negative, due to money being owed to the Reserves.)

Total Reserve Funds were at \$1,781,844.21.

POOL UPDATE

With spring comes preparing the pool for opening. Dayton Pool Company is managing our pool for the season, as they have in the past. During the opening process, a crack was discovered in the pool wall. Repairs are currently underway, and the pool is expected to be ready for opening on May 23.

In addition, several maintenance items are being addressed, including replacement of damaged boards on the pool deck and caulking repairs to the concrete deck, a backflow in the pump room of the pool also needed replaced, as well as new umbrellas.

This year, we are also upgrading the lock system for both the main gate that accesses the pool and the rear clubhouse door that provides access to the restrooms. To distribute new keys, we will offer two opportunities prior to opening—one during the day and one in the evening—to accommodate homeowners' schedules. Dates and times will be shared as we get closer to opening.

To further enhance safety, cameras will be installed at the pool this season.

Landscaping improvements are also planned for the area where the pine trees were recently removed, which includes repair of the wall, power washing the wall and plantings.

We understand how important the pool is to our community, and the board is working to ensure everything is ready for a smooth and enjoyable opening.



TREE AND LANDSCAPING PROTOCOL*

Landscaping continues to be one of our most costly expenditures, and is also an area in which we can cut back and be more cost efficient. To be proactive with controlling Association fees, the following changes have been made by the Board regarding landscaping issues:

- The Association will remove dead trees only, as determined by an Arborist, and based on the contractor's schedule.
- The Association will remove dead shrubs on a case-by-case basis, to be evaluated.
- Overgrown trees and/or bushes will be removed at the Arborist's discretion, only, and based on the contractor's schedule.
- The Association will pay for 1 tree trimming each year, as determined by an Arborist, based on the contractor's schedule.
- The Association will pay for 2 bush/shrub trimmings each year, as determined by an Arborist, based on the contractor's schedule.
- Once you report an issue, it will be turned over to the Landscaping Committee. At this time, the Landscaping Committee will notify you if your request will be fulfilled or denied.
- Requests for twigs, pine needles, pinecones, walnuts, etc. to be picked up and removed will not be considered.
- Mulch will not be provided; we will update the Association if American Pride continues to offer discounts to residents wishing to purchase their own mulch.

If you wish to manipulate the landscaping around your area—from trimming a tree yourself, to removing a shrub, to adding a flower bed—you must complete the Improvement Application process, and have your project approved by the Architectural Committee before any exterior changes take place.

Please make sure you can allow up to 30 days for an application to be approved or denied. Most applications do not take this long to review—however, it is not advisable to have a contract with a company doing work for you prior to approval, as we cannot guarantee there will not be questions and/or delays with your application, depending on the nature and extent of your project.

IN THE EVENT OF AN EMERGENCY, CONTACT TOWNE PROPERTIES.

An emergency consists of:

- Something that could **immediately** harm someone, or could **immediately** cost the Association a large amount of money in a short period of time.
- Examples of landscaping emergencies include a large tree, or branch has fallen against a building, is blocking a driveway/garage/door/road, or a tree is about ready to fall.

**Please note: This document is intended as a general guideline to help set expectations and reduce the volume of individual inquiries to the Board. The protocols outlined above are subject to change at the discretion of the Board of Directors at any time. Nothing in this document constitutes a binding commitment, and all decisions regarding landscaping matters remain at the sole discretion of the Board and its designated committees.*

ATTENTION SOCIAL BUTTERFLIES! If you are new to Deer Run, or have been here from the start—if you like to know your neighbors, or meet new people—why not volunteer for the **Social Committee**? The time commitment is minimal, plus you get to plan fun community events! Please let us know if you are interested!

UPDATES:



WINTER:

This past season brought below-normal temperatures along with significant snowfall. In total, we received 37.9 inches of snow, including a single-day accumulation of 12.4 inches. These conditions created additional challenges for maintenance and operations throughout the community. We received several shout outs regarding American Prides' handling of our snow removal. Thankful that is behind us...It is so wonderful to see everything blooming and spring is in the air.

ANNUAL MEETING:

The 2026 Deer Run Owners Association Annual Meeting will be held Thursday, July 16th at the American Legion Hall, 5700 Kentshire Drive, Kettering Ohio 45440, at 6:00 p.m., check-in starts at 5:30. The annual meeting's main purpose is to elect your board. Please put this date on your calendar. You will receive something in June from Towne Properties with more information about the meeting.

SPRINKLERS:

The sprinklers have been turned on recently, repairs are still underway for broken items found. Remember your front yard's perimeter has sprinkler heads underground, so if you or someone at your home parks off in the grass in front of your home, or off into the grass on your driveway, the sprinkler heads are being run over...and probably won't work.

LATE FEE POLICY REMINDER:

Payments are due on the 1st day of each month, and are considered late if they do not post and clear your ledger by the 10th.

There are 4 methods of payment available, and depending on how you make your payment will determine the time frame needed for your payment to post on time. For example, an electronic payment may take 1-3 days, and bank bill pay may take up to 10 full business days.

IF your payment posts late, there is a \$50 late fee, and a \$10 admin fee charged to your account. This occurs each month there is a balance due of \$50 or more.

Please make sure you allot plenty of time for your payment to post, review you are paying the correct amount, and verify your payments continue to go through *even if you are set up on autopay*.

Your Association fee is just as important as any of other bill, and it is your responsibility to pay on time. Please be proactive so you are not charged any additional fees.

SOCIAL EVENTS:

Euchre/Game Night:

First Wednesday at 6 PM

Bridge Club:

First Tuesday 1- 4 PM

Mahjong:

Every Thursday 1:30 - 4



TOWNE PROPERTIES: As always, please reach out to Towne Properties with any questions! Carlene is your Association Manager; she works directly with the Board and can help with issues involving contractors/vendors, infractions, etc. Sarah is your Admin, and she can help with billing inquiries, general work orders, and can log your landscaping requests. Both can be reached at **937.222.2550** or you can email them at **CarleneMcCullough@TowneProperties.com** and **SarahLuttrell@TowneProperties.com**. Please remember to include your name, community, address, and specific question(s) in any correspondence, so they may assist you more efficiently. Thanks!