

The Deer Run Dispatch

FALL 2010

SPECIAL POINTS OF INTEREST:

- Halloween Parade on Oct. 31st at 4 p.m.
- Please clean up after your pets.
- The pool is now closed.
- CSA meetings are held the first Thursday of every month at the Clubhouse.

First Annual Halloween Parade

On Sunday, October 31, 2010, the CSA along with the Condos will hold a Halloween Parade for the children of our community. We will line up at 4:00 p.m. at the beginning of Antler Hollow to parade around the cul-de-sac and then march to the clubhouse. There will be cookies and apple cider served at the clubhouse after the parade.

We will have a designated adult leader of the parade and also an adult volunteer to bring up the rear. We will keep you informed of any other details of this special event early in October.

We hope you will bring your children and get a chance to socialize with your neighbors before taking the kids trick-or-treating.



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Yard Contest

We are pleased to announce the winners of the Annual Deer Run Beautification Contest. They are as follows:

- 1st Place: 507 Ten Point Lane
- 2nd Place: 337 Fawn Trail
- 3rd Place: 113 Antler Hollow

Congratulations to the winners and to all the other residents who worked so hard to beautify their yards.....thanks to you we are all "winners"!

DID YOU KNOW?

- Deer Run has three associations that govern the community.
- The Deer Run Homeowners Association (HOA) governs both the CSA and the Condos. The HOA is also responsible for the pool and clubhouse.
- The Deer Run Community Services Association (CSA) governs the townhomes on Ten Point Lane, Antler Hollow, Fawn Trail, Doe Ridge, & White-tail Ridge.
- The Deer Run Condominium Association (Condos) governs the homes on Central Drive.



We Need Your Input!

The Board would like to have a section in the newsletter that lists anyone in our neighborhood who would like to be available for yard work, pet sitting, babysitting, cleaning, etc. The Board would not be able to endorse the work of anyone who is on the list, but feels that it is nice to try to “Hire Your Neighbor”.

Again, please help us create this section by e-mailing the information to us at cranberry0306@hotmail.com or by returning the attached form to 719 Doe Ridge.

Common Area Improvements

One of the goals of the CSA Board is to improve the aesthetics of our community. In that pursuit, for the past several years we have had our landscaping contractor advise us on the placement and types of trees and shrubs along with other improvements.

Whitetail Ridge recently had top soil spread and seeded in the cul-de-sac area. Several hardwood and pine trees were also planted. There was work done in the area between the Fawn Trail and Ten Point Lane units, as well. Land was cleared and shrubs were planted in several select places.

Dog Owner Etiquette

For those owners who love to walk their dogs in the Deer Run Community, the Association is asking dog owners to be courteous of other residents. Please don't allow your dog to urinate on other homeowners' bushes or flowers. Please take a doggy waste bag from home to pick up waste. Your doggy waste should be taken back home with you for proper disposal.

General Reminders

- Rj Development Co. is the community management company for the Deer Run CSA. You can reach Rj Development at 412-527-8557 or email bill@rjdevelopmentco.com.
- Dues for rental units are payable annually. All other homeowners may pay quarterly, semi-annually, or annually. Quarterly payments are due by the 5th of January, April, July, and October.
- If you are selling your home, you must request a resale certificate once you have a closing date. You may complete a request online at the following address: rjdevelopmentco.com/Resale_Certificates
- Please remember to submit your request for any outside project or maintenance to the Board on an EPB Request form prior to the beginning of your work. Contact Rj Development Co. at 412-527-8557 for a form.

Clubhouse Rental

Don't forget to contact Pam Best for reserving our club house. Pam can be reached at 724-772-4642 or e-mail her at pjbest@zbzoom.net.

Meetings

- **CSA meetings are held on the first Thursday of each month at 7:00 p.m. in the Clubhouse.** Community participation is essential to having a happy and productive neighborhood. Elections are held at the April meeting.
- **HOA meetings are held on the first Monday of each month at 7:00 p.m. at the clubhouse.** Again, your involvement is important. Elections are held at the November meeting.

Goodbye, Summer!

The pool was closed on Labor Day weekend. We had a wonderfully warm summer, and many residents enjoyed the pool and new lounge chairs.

The tennis court is open year round. Please refrain from using skateboards, bicycles, or walking dogs inside the court, though.

HIRE-A-NEIGHBOR

Please list any services such as babysitting, pet sitting, yard work, snow shoveling, or house sitting that members of your family can provide to your neighbors.

Name: _____

Address: _____

Service: _____

Phone Number: _____

Additional Info: _____

You may return this form to 719 Doe Ridge or email the information to cranberry0306@hotmail.com.