



# Deer Run Community

## A Place to Belong

March 2011

### **DRCO**

Board of Directors

**Kathy Dobson**

360-697-3545

**Sandy Bullock**

**Teresa Lucero**

Contact Info:

**DRCO**

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Our website:

[www.drco.org](http://www.drco.org)

### **Board Meetings**

The Board meets each month. If you would like to attend, please contact us by email or phone for date and time. All owners and renters are welcome.

### **Welcome New Neighbors**

This past year many homes in Deer Run have sold and some have new renters. Please make a special effort to welcome all our new neighbors.

### **Being a Good Neighbor**

While a homeowner certainly owns the yard around his house, he does so based on the voluntary agreements entered into, such as payment of an agreed-upon amount of money to the previous owner. Another agreement entered into is between the new homeowner and all the other homeowners in the neighborhood through the restrictive covenants.

So if those covenants are restrictive in some way to a resident, that restriction is something that has been mutually agreed to. It is part of the property rights that homeowners in the neighborhood enjoy. It cannot be violated without violating the property rights of those who bought their homes with the understanding that the covenants are part of the property they purchased.

### **Mailboxes**

Homeowners please remember that you are responsible for mailbox keys. Be sure to pass them on if you sell your house and collect them from renters when they move. The Post Office will charge a fee to the homeowner if a new lock has to be installed.

Please do not attach flyers to the boxes and if you see one, remove it. This can damage the finish or become unsightly.

### **Annual Picnic**

Summer is fast approaching. It's time to plan the Deer Run Annual Picnic.

Please consider helping make this year's picnic successful. Contact Kathy Dobson if interested.

### **Treasurer's Report**

Fines have been sent to homeowners who are not current with their dues. Please contact the board if you have questions. The Board has reassessed DRCO expenses and is considering reducing the dues for next year. Decision will be made at the annual meeting in May.

## **Landscape Maintenance**

The entrance at Noll has been spruced up and tree along Bjorn Bridge pruned. This spring an edging along the sidewalk on Noll will be installed to keep bark and soil off the sidewalk.

Check sidewalks along your property. Keeping vegetation out of the walkway and the sidewalks in good repair are the responsibilities of the homeowner.

The flowering plums will be blooming soon. To keep these trees healthy give them water in the summer and prune them to invigorate growth. Typically these trees begin to show signs of age and disease when they reach 25 years old. Proper maintenance will extend their life.

## **Improved House Color Palette**

In 2007 Deer Run adopted a color palette for house paints. Since that time many of the colors have been discontinued. The Board has just finished updating the paint palette. The Board worked with Peninsula Paints in Poulsbo to create a color palette that compliments our existing paint colors and, at the same time, offer more choices. Contact the Board or Sandy Bullock at 1968 NE Lund to obtain color samples.

If you are considering major changes to your home such as painting, removing trees, and remodeling, you need to notify the Board before you begin work. The Board needs to approve changes to ensure that the covenants are being enforced and the neighborhood retains its desirable qualities. Forms are available on the website and through the Board.

## **Committee Positions**

The Board is looking for committee members for: Annual Garage Sale, Annual picnic, Event Organizers, for events such as a golf tournament, wine tasting, parenting group, book club, cooking group or whatever your interest might be. Contact Kathy Dobson, 360-697-3545 or email the Board. Our annual events are the picnic and garage sale. **The board needs community support to continue these events.**

## **Emergency Preparedness**

With the recent earthquake in Japan, the Board would like continue efforts to compile a emergency booklet for our neighborhood. Volunteers are needed. Being prepared when a disaster strikes can save lives. The Board appreciates your cooperation and support.

## **Emergency Access**

Please remember that fire trucks and emergency vehicles require 20 ft of clearance to get down our streets. If cars are parked on both sides of the street, it's very possible that an emergency vehicle could not get through and would have to seek an alternate route, losing valuable time in responding to an emergency. If you or your guests park on the street, The Poulsbo Fire Chief asks you to give at least 20 ft of clearance for emergency vehicles.

## **Signage in Deer Run**

Please be considerate of your neighbors and follow the covenants when placing signage. Seasonal decorations should be removed in a timely manner.

According to Article B, Section 3, of DRCO's Protective Covenants: "No sign of any kind shall be displayed to the public view on any Lot except entry signs identifying the neighborhood, one professional sign of not more than one square foot, one sign of not more than five(5) square feet advertising the property for sale or rent, and signs used by the Declarant or builder of a residence on the lot to advertise and identify the property during the construction and sales period."