

the Deerfield Resort

CONNECTION

November 21, 2019 Issue: 2019-9

Update

Several attempts were made to have a cordial sit-down meeting with the developers to resolve issues and answer questions regarding the Resort. To date these requests, have either been ignored or declined by the developers. Updates on this subject will continue to be included in future Connections.

We would like to request help from all owners in the Deerfield Resort. The biggest need at this time is your help in contacting those property owners who we have been unsuccessful in contacting via email or postal service. Additionally, in some cases, we don't have any contact information for a few property owners or are unsure if our contact information we have is correct. If you could check with your friends and/or neighbors within Deerfield to see if they have been contacted and have visited the website to register it would be greatly appreciated. We want to make sure all property owners within Deerfield have been contacted and have the opportunity to participate. The more participation, the better the input, which results in better decisions.

Welcome to all of the new owners in Deerfield! We are glad you have decided to join us in the beauty of Deerfield Resort and the Norris Lake region. Your participation in the property owner's association is greatly encouraged, new ideas and thoughts always add value to decision making. We want a sustainable resort that is better than any in the region while maintaining its current charm and solitude. Property transfers are listed in the LaFollette Press and we scan the listing in an attempt to add new owners to our contact list. If you haven't registered on our website yet, please do as soon as possible. We want to make sure we stay in touch. On the flip side of this, if you are leaving the Deerfield family, we are sorry to see you go. It would be a great help if you could leave a note on the website giving us the name of the new owners of your property, contact information if you have it and most importantly if you wish to stay on the contact list.

Committee Volunteers

We are looking for volunteers for a committee that will be comprised of people who own undeveloped property, own houses, condos, or hangers. The balanced input from such a group is needed to make sure we cover issues from all aspects. If you want to volunteer please send us note through the website. (www.deerfieldtnpoa.org)

Voting

We will be testing a feature on the website in the near future, that will allow registered property owners to vote on issues and questions. Watch for a test vote notice in the coming months and give it a try!! Your vote always counts!!

Winterization & Leaves

We have had our first taste of the winter season – subfreezing temperatures and a dusting of snow! If you haven't winterized your home you might want to consider doing in order to prevent unwanted damage. A complete list of winterization tips was included in the last edition of the Connections - October 29, 2019 (Issue 2019-8) on the website. A quick summary; heat down but not off, water turned off to the house, water heater turned off, faucets open, cabinet doors open under sinks.

Gutters need to free of all the beautiful colored leaves that have fallen or are still falling so that water and snow cannot back up in gutters or down spout drains. Don't forget blowing your leaves into the drainage ditches may seem like an easy way to dispose of them, but those leaves can block water drains under streets and driveways forcing runoff water to go in directions that may not be desired. It also creates an exceptional amount of extra work for the Resort Maintenance Workers to keep the drainage ditches open and free of obstructions. So, please don't use the drainage ditches and culverts as the disposal area for your leaves.

Interesting Factual Material to Read and Share

Condo Owners, did you know there is Deerfield Condo Owners Associations? We have posted an example of the By Laws of one Deerfield Condo Owner's Association. In other multi dwelling type developments, the Condo Association is normally a subset of the Property Owners Association but makes independent decisions on the maintenance, fees for their condo(s) and decisions for associated responsibilities such as swimming pools or other recreational areas. Typically, the Property Owners Association approve any substantial changes in design, aesthetics, etc. to the exterior of the condo building(s) or any other decisions that affect the resort that the Condo Association approves. We have not found any documentation on how the Deerfield Developers intended the various groups – Property Owners, Home, Airstrip (Hanger) and Condo Owners – to interact with each other here at Deerfield. If you have such a document please share it with us.

Water Quality

By now everyone should have received the most recent Utility Bill from the Deerfield Water System which included an explanation for the rate increase and other pertinent information relating to water (posted in the document section of our website www.deerfieldtnpoa.org). The following is from a posting Scott Fields made on Facebook: *"3rd quarter water bills are on their way, and include the 2018 Customer Confidence Report, a cross connection survey, as well as a lead and copper participant survey. The lead and copper survey is voluntary, and I already have my participants for this year, but if you are interested in the future, please fill it out and return with your invoice payment. I really prefer for those participants to be full timers. The cross connection survey is a little confusing, but I am asking that as many as possible fill it out to the best of your ability. If you don't know the answer to something, just answer unknown. It is mostly looking for any possibility for water from "other" sources to enter the water system (such as an irrigation system that is sourced from the lake). Finally... I have raised the water rates by \$5 per quarter. My cost of testing continues to rise, along with system maintenance, and I am building a lab in my garage for additional testing that is now required. The Customer Confidence Report states that I have gotten behind on some testing and paperwork, which is true. This hasn't caused anything unsafe and hasn't affected water quality (as stated in the CCR). I have employed a company to help me get everything caught up, and we are making incredible progress. I am upgrading all of the wellhouses, replacing some outdated equipment, and improving the system on many aspects".*

Best wishes to all for a joyful and enjoyable Thanksgiving!

Your comments and feedback are always welcome and appreciated; they can be submitted through our website: www.deerfieldtnpoa.org .

Good, effective, polite and timely communication is the key to understanding and the elimination of confusion and rage over unknowns or misconceptions. This is what we want the Deerfield Property Owners Association to be known for.: