

# *the* Deerfield Resort **CONNECTION**

## **POA Update**

**Welcome to the first day of summer, time to enjoy Deerfield!**

### **OUR MISSION:**

- To enhance and preserve the quality of life and property values in Deerfield Resort.
- To develop and enforce sensible and ethical rules and covenants.
- To work with the developer to provide security and maintenance solutions to promote a safe and strong sense of community.
- To develop and manage initiatives and capital improvements to common areas that benefit the greater good of the community now and into the future.

---

Information below was taken from 1997 Deerfield Home and Property Owners Document (Posted in its entirety on the website under documents). This information has not been verified for accuracy:

Deerfield Resort consists of approximately 800 acres. Approximately 50 acres of this land, including roads, right-of-way's, swimming pool and tennis courts are Common areas deeded to the Deerfield Resort Homeowners Association, Inc.

The Deerfield Resort Homeowners Association, Inc was incorporated March 1, 1986 as a non-profit corporation. The purpose of the association, as stated in the Articles of Incorporation, is "to provide for Maintenance, preservation and private control of the common areas and roadways within..."the Deerfield Resort Area and to promote health, safety and the welfare of the residents within the property. "The affairs of this association shall be managed by a board of three (3) Directors, who need not be members of the Association". The number of Directors may be changed by amending the by-laws.

Article VI of the Articles of Incorporation defines all property owners as members of the Deerfield Homeowners Association entitled to one vote for each lot owned.

The Deerfield Resort Homeowners Association exists in the current state records. The 2017 officers are: Madeline Fields (President), Paula LeJeune (Vice President), Scott Fields (Secretary), no board exists that we know of and if the annual meetings exist, they are not announced to the property owners of Deerfield.

---

**LEGAL UPDATE:** At the request of many property owners at the first meeting, we have hired legal counsel effective June 11, 2019 to steer us through the best method/legal process of organizing the Property Owners Association.

**WHO:**

Every Home Owner, Condo Owner or Property Owner. All owners in Deerfield Resort should have a vote in what happens within Deerfield and should be a member of this organization/association. All are equals here with an equal voice/vote. We will become a real, legal operating HOA of the Deerfield Property Owners to preserve and promote the joint interests of ALL owners and ALL areas of Deerfield Resort

**WHY:**

- 1) In August of 2018, the Deerfield Covenants were revised. Among other changes, the three most offensive to homeowners were to:
  - a. Remove all homeowners from having any vote in Deerfield rules and operation. You have no vote or say under the current Covenants.
  - b. Remove all responsibility from contractors to keep our roads in as-found condition. Your HOA fees could now be used to fix roads damaged by contractors.
  - c. The Developer to maintain control forever, until they deem appropriate to turn over to the property owners.
- 2) We are concerned about the quality and availability of water within Deerfield Resort. Water reports are not being distributed as required by law. Status of and operation
- 3) There are currently two proposals for commercial public marinas and more boat slips in Deerfield Cove that will financially benefit individuals – not Deerfield Resort.
- 4) Our ongoing security concerns are not being addressed.
- 5) We have concerns over Covenant rules not being enforced.
- 6) We have concerns over HOA fees and the lack of transparency and full accounting for these fees.

**THE PROCESS:**

Owners have the opportunity to comment on various aspects of the operation and to express an interest in the governing of the organization by responding through the [DeerfieldTNPOA.org](http://DeerfieldTNPOA.org) site (email: [secretary@DeerfieldTNPOA.org](mailto:secretary@DeerfieldTNPOA.org)). Temporary Committees of Property Owner volunteers\* (please volunteer) are being set up for the various needs along with a nominating committee to organize and oversee the election process for the first Board of Directors and Officers. Any input/questions received will be forwarded to the committee for the specific subject involved.

\*Committees-Volunteers

- 1) Steering- Georgia Sergent, Dan Valle
- 2) Communications- Tom Peck, Larry Robbins, Doug Hoover, Steve Wentzel
- 3) Finance- Fran Painter, Georgia Sergent, Bob Hilty
- 4) Legal Interface- Dan Valle, Loel Crawford, Tom Painter
- 5) Nominating/Elections- TBD
- 6) Rules- Bob Lau
- 7) Social Events- Jennifer Selm
- 8) Airport, Runways, Taxiways, Mowing/Maintenance-Bob Lau
- 9) Security/Access- TBD
- 10) Roads, Right-of-Ways, Mowing/Maintenance- TBD

Maintenance of the roads and airstrip surfaces, mowing and landscaping of the right of ways are the highest expense items. Security is high priority as determined by input from a number of property owners and will require initial and some ongoing expense. The pool and tennis court areas are lower priority but their availability and continued maintenance add to the general property values.

Association fees will be determined and assessed by the Board.

For now, all funding is being provided by donations from Property owners (please donate, questions to [secretary@DeerfieldTNPOA.org](mailto:secretary@DeerfieldTNPOA.org)).

Obviously, the association cannot exist without participation. Your support as a member of any of the committees or as a candidate for a position on the Board or Officer will be welcomed.

REACH OUT:

Despite our efforts we are finding there are property owners that have not received our letters, etc. If you know of anyone, please let them know to visit our website and fill out the form and increase our communication to all.