

the Deerfield Resort **CONNECTION**

IMPORTANT UPDATE

August 26, 2019

This summer is racing by, Labor Day is coming quickly, time is running out to enjoy the summer fun at Deerfield and Norris Lake!.....

First, the Property Owners Association (POA) volunteer committees would like to thank you for your overwhelming response and gratitude shared with us for taking on the challenge to make the Deerfield POA truly representative of all property owners within Deerfield. It makes each of the volunteers feel good to know that our effort and diligence is appreciated!

It appears we've been successful in making an avenue for you to express your concerns, viewpoints and most importantly just "vent". The issue drawing the most questions, comments and concerns is currently the new commercial marinas and its effect on Deerfield Resort. The response period to TVA has ended so other than rumors and hear say we don't have any additional factual information. We are assuming that the TVA will respond as they have in the past by notifying all that furnished comments: that they have been received and the results and potentially their decision will be publicly announced at some point. If you have additional concerns or need additional information please contact the TVA directly. Mr. T A Giles (tagiles@tva.gov).

Individuals who have contacted the POA have asked numerous other questions and they include subjects such as:

1. Who owns and maintains the roads in Deerfield? Public or private? If there is an accident and the plaintiff sue, who is responsible? There doesn't appear to be a comprehensive traffic plan such as a resort wide posted speed limit, posted stop signs at all intersections, and guard rails where appropriate. If the roads are already public why is there a guard at the security post at night and weekends? If Deerfield is truly private why isn't traffic controlled 24/7? If the roads are public, was this approved by Ron Dilbeck (Campbell County Road Commission) and are they maintained by the county? Who enforces the rules?
2. Who approved access for Deerfield Marina/Tiki Bar and Hessler Marine; why weren't we involved in the decision? Who approved use of Deerfield roads for the new commercial marinas if they are approved?

3. What roads will the renters of the public slips use to access the marina, the proposed parking areas and their boats? Will Deerfield Property Owners be exposed to any legal liability due to allowing the public free access? Who will handle the potential traffic congestion? Will security at the guard house check in all non-property owners? Will the public be allowed to have free access to all of Deerfield i.e. can they drive around in Deerfield?
4. What is going on with the Deerfield water system, fire hydrants, condo sprinklers?
5. Why would the developer change the covenants and restrictions in 2018 to remove the right for the property owners to have the right to vote on what happens in Deerfield?

Even though the above is a summary, they are all great questions and many are the same questions that have been asked for a period of time (see the PowerPoint presentation posted on our website (www.deerfieldtnPOA.org)).

So where are we currently?

Legal counsel was retained by the POA as the only way to provide a sound basis for current Deerfield property owners, as well as future property owners, to assure sure what we are doing is proper and legal, and most importantly that it is sustainable for the future success and wellbeing of the Deerfield Resort.

Our committees and the attorney have been hard at work to assure the POA truly represents the property owners' interests. To date – the developer has ignored both our formal and informal multiple requests to meet and work together. Litigation looks to be the only recourse in order to guarantee you have a voice in what happens within Deerfield. In the next few weeks, you will be receiving some VERY important and critical correspondence from our attorney. This will arrive via website email or the US Postal Service and your personal response will be required. Please watch for it (be sure to check you spam email file as well) and respond back by the date provided within the correspondence.

Please share this email "Connection" with any Deerfield property owners and encourage them to register at the POA's website (www.deerfieldtnpoa.org), this will assure there is timely communication and correct contact information for everyone when there is information that affects you as a property owner.

We have reached out to other property owners associations in the area for information, one being the Hickory Pointe. You might want to visit their site: <https://www.hpnorris.com/info.php?pnum=3>

Remember – 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.

Again, please check with your friends, neighbors or acquaintances, who own property in Deerfield to make sure they are on the mailing list or have opted not to participate via email, letter or phone call.

Any input/questions received via the website email will be answered as quickly as possible. Your feedback will be greatly appreciated.