



Deer Run Community News

Newsletter of the Deer Run Community Organization - August 2017

Deer Run Real Estate Boom

A rash of recent Deer Run home sales and listings at prices ranging from \$415,000 to \$435,000, reflects a variety of trends. It's also a powerful pocketbook reminder of the importance of protective Rules and Covenants as our community nears 25 years in age. We're proof that neighborhoods don't decline as they age if we don't let them.

One of the trends boosting Deer Run prices is the flight from high-priced housing markets in California and elsewhere. People are even leaving Seattle as it becomes one of the nation's priciest housing markets.

Another trend is the proliferation of upscale new developments all around us. Already a famed tourist destination, Poulsbo and its scenic mountain and ocean views will continue to attract affluent retirees from other regions, as well as Naval families who have fallen in love with the Pacific Northwest after being stationed in Kitsap.

Of course, Deer Run has a special appeal to families that appreciate its walking distance proximity to public schools.

Water and weather could play bigger role in the future. The Southwest and other regions are enduring weather extremes that are likely to worsen with climate change. Washington's milder climate will draw many who have had their fill of blistering summer heat or prolonged winter freeze. Our infamous winter rains also may look inviting to those from regions that are running out of water.

Economic ups and downs can cause wide swings in home prices; but overall, these trends should favor Deer Run home owners.



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Board Meetings

Board meetings are open to all DRCO members.

The next meeting is at 6:30 p.m., September 17, at the home of Dennis and Candy Peters
2315 NE Bjorn St.
Please let us know if you plan to attend
deer.run.co@gmail.com

So your neighbor has a drone

The sale of drones is exploding all across the country. And it's not just for package delivery or police surveillance. For recreational use alone, the sky seems to be the limit. But therein lurks a question: Who owns the airspace above your house?

While most residential drone owners want to be good neighbors, their activities are raising big concerns about privacy. But regulating use of the airspace over your house is still a gray area. Before the aviation era, the English common law said that landowners owned everything above and below their property, "from the heavens to hell." But the Federal Aviation Association (FAA) now contends that they control the airways -- all the way to the ground. And the FAA has ruled that air traffic has a clear right to overfly private property.

The biggest concerns about drones stem from the fact that many are equipped with cameras capable of recording and streaming images of people and their private activities. At least 41 states now have laws about the trespassing of drones into private airspace; but so far Washington State is not one of them. The FAA has strict permitting requirements for the commercial and professional use of drones. But the FAA's primary focus is air traffic safety, and it has largely exempted hobby and recreational use below 400 feet. However, the FAA requires registration of recreational drones every three years for a small fee. In addition, recreational drone owners must follow a few basic rules of the sky:

- Fly at or below 400 feet
- Keep drone within sight
- Never fly near other aircraft, especially near airports
- Never fly over groups of people
- Never fly over stadiums or sports events
- Never fly near emergency response efforts such as fires
- Never fly under the influence
- Be aware of airspace requirements

Making rules to restrict the use of private airspace is complicated by the push to allow drone package delivery, as well as police surveillance and other possible uses, such as aerial surveying, map making and land-use planning.

For neighborhoods like Deer Run, there is no substitute for being considerate of your neighbors, using common sense, and having related discussions with your neighbors.



Drone technology has caught the imaginations of countless hobbyists. Photographers are especially intrigued with the aerial vantage point it allows. However, camera-mounted drones also raise thorny privacy issues. Sunset photo from Outdoor Photography magazine, by photographer David Schloss .

Banner year for bunnies

Our Nattall's Cottontail Rabbits have had a prolific season owing to a mild winter and wet spring. Famous for their reproductive capabilities, rabbits can become a serious garden pest. Gardens can be protected with a two-foot fence of one-inch grid chicken wire; but it may need to extend up to six inches below ground to prevent rabbits from tunneling under them.

Nature Friendly Homemade Herbicides

It's not just wildlife advocates who see the value of replacing manicured lawns with native plants and shrubs. Gardeners are learning that, in addition to providing food and cover for birds and wildlife, native plants are easier to maintain. Native plants don't need as much water or fertilizer, and are far more forgiving. But some tend to crop up where they are not welcome. These are the ones we call "weeds."

The overuse of toxic herbicides and pesticides is devastating wildlife and insect life all over the globe. These man-made chemicals destroy essential wild plants and insects as well as those viewed as trouble makers. As a result, we're seeing worldwide declines in both insects and the birds and other species that depend on insects for survival.

The pervasive use of toxic chemicals for lawn, garden and agriculture, is also polluting our drinking water, groundwater and surface water, as well as poisoning the foods we eat and feed our children.

Of course, the most environmentally friendly way to get rid of weeds is to pull them up by hand and dig up the roots. However, that method can also take quite a bit of time, so if you're looking for a quicker way to effectively get rid of weeds, one of these homemade herbicides might be the way to go:

Drench weeds with boiling water. It's an effective way to get rid of weeds in sidewalk or driveway cracks, and doesn't leave a harmful residue or have any harmful long-term effects. Be careful, of course, not to scald yourself or the plants you want to keep.

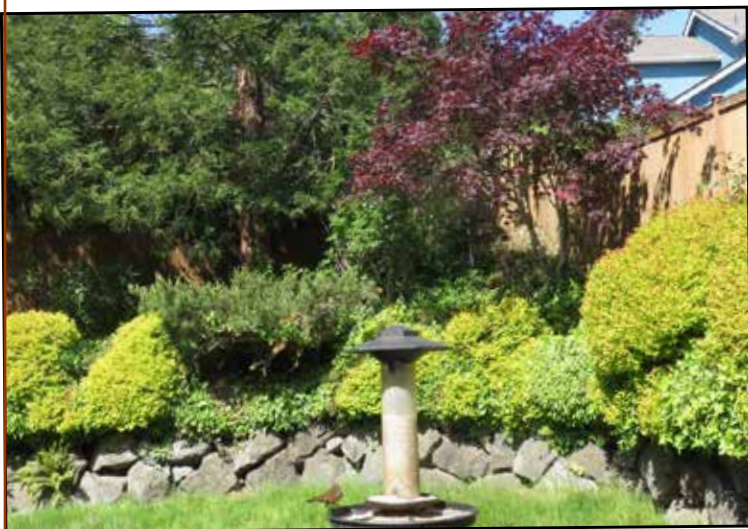
Kill weeds selectively with a propane torch. However, flame weeders require extreme caution in fire-prone areas or near flammable brush and buildings.

Common table salt is an effective herbicide. Because salt can have a detrimental effect in the soil, it's important to only apply it directly to the leaves of the weeds, and to not soak the soil, especially in garden beds with other, more desirable, plants. Dissolve 1 part salt in 8 parts hot water (it can be made stronger, up to 1 part salt to 3 parts water), add a small amount of liquid dish soap (to help it adhere to the leaf surfaces), and pour into a spray bottle. To apply, cover or tie back any nearby plants you don't want to kill, then spray the leaves of the weeds with the solution. Be careful to not soak the soil, and keep this mixture away from cement sidewalks or driveways (it may discolor them). Multiple applications may be necessary.

Vinegar spray: The white vinegar sold in grocery stores is about 5% acetic acid, which is usually strong enough for most weeds, although a more industrial strength version (up to 20% acetic acid, which can be harmful to skin, eyes, or lungs) is available in many garden supply stores. The vinegar can be applied by spraying full strength onto the leaves of the weeds, being careful to minimize any overspray on garden plants and nearby soil. Repeated applications may be necessary, and the addition of a little liquid dish detergent may improve the effectiveness of this homemade herbicide.

Table salt and vinegar can be combined (1 cup salt to 1 gallon vinegar). Adding liquid soap is said to help the efficacy of this weedkiller, as is the addition of certain oils, such as citrus or clove oil.

Borax, which is sold as a laundry and cleaning product in grocery stores, can also serve as an herbicide. Add 10 ounces of powdered borax to 2.5 gallons of water, mix thoroughly, and use a sprayer to coat the leaves of unwanted weeds in your yard. Keep overspray off of any plants you want to keep, avoid saturating the soil with the solution, and avoid contact with bare skin.



Wildlife-friendly backyards help knit together our fragmented habitat and aid the survival of birds and other wildlife. They are kept free of toxic chemicals, and feature plants and shrubs that provide food and protective cover for wildlife.

Preparing for a disaster - Judy Hosmer

Have a Map Your Neighborhood (MYN) plan COMPLETED with your Deer Run Section Captain! (Don't know who your Captain is? Contact Judy Hossner, DRCO Coordinator at j_hossner@hotmail.com)

1 - REVIEW YOUR MYN PLAN with ENTIRE FAMILY!

2 - Your Home-

- Retrofit/Bolt down/Anchor your house (for houses built before 1975; not Deer Run homes)
- Secure household contents Possessions can be very dangerous if they are loose to bounce around and crash during an earthquake.

- Connect large appliances to the house with restraining straps

- Tall furniture needs to be restrained with straps so people are not injured when they fall (and contents are also damaged)
- Secure TV and small appliances (in cupboards with latches?)

- Secure art, collectibles on walls with special adhesive putty or quake-resistant hangers

- Protect windows to prevent flying or falling glass. Consider safety film for windows

- Strap your water heater. You may need that water as part of your supply

- Consider installing automatic gas shut-off Valve

3 - Choose a friend or relative out of state that the family can use as an emergency contact. Every family member should carry a card with this contact information!

4. - Family Disaster Plan- Deer Run Community is divided into 10 sections with each section completing individual and group disaster plan- MYN. Then, discuss with entire family!!

Find your water turn off valve for the entire house! It is NOT the

water turn-off valve that shuts off only your outside pipes.

5. - Get First Aid/CPR training- Poulsbo Fire Department, at your work place, etc.

6. - Needed Items Under Bed Completed Disaster Plan -Map Your Neighborhood (MYN) For EACH Adult and Child- leather gloves, sturdy shoes, hard hat/helmet

7. - Gather/Purchase and Store 1 item each week to **Be Prepared** for at least 2 weeks. (Our local fire & police departments and local military will also be affected by the earthquake and will be evaluating and working with specific large-scale concerns and then evaluate how to assist neighborhoods.)

- 1 gallon water per person per day, for food and drinking equals 14 gallons per person for 2 weeks - Do not store water in empty milk jugs or oil containers; the milk and oil residue that is left in the containers goes into the plastic, and then leaches into the water which then contaminates it. Glass bottles break.

- Medicines, prescription and over the counter, for adults and children

- Flashlights/batteries

- First aid kit

- Lantern that also flashes white and/or red/ batteries

- Satellite radio: hand-cranked and/or solar-powered

- Solar chargers

- Loud whistle to signal for help

- Tent/tarp/plastic sheeting & duct tape to shelter-in-place

- Moist towelettes, garbage bags, and plastic ties for personal sanitation

- Toiletries, including feminine supplies and personal hygiene items

- Complete change of clothing

appropriate for our weather

- Blankets, sleeping bags, "Emergency Blankets" (the foil kind). The foil blankets work well to either keep heat in or shelter from the heat; these blankets are inexpensive, and small enough that they are an incredible resource that requires little space!

- Important Family Documents (copies of insurance policies, passports, identification and bank account records saved electronically or in a waterproof, portable container))

- Household chlorine bleach and medicine dropper to disinfect water

- Fire extinguisher

- Matches in a waterproof container

- Small sewing kit and some laundry soap

- Hand towels, dish rags, towels, paper towels, and Kleenex soft packs

- Food/manual can opener & cooking source. ROTATE your food to maintain freshness!

- Mess kits, paper cups, plates, paper towels, and plastic utensils

- Utility knife and ax

- Pets (water, food, medicines)

- Activities: deck of cards, books, games, puzzles, paper & pencil

- Cash (ATM machines will probably not be working)

- Supplies for each vehicle

- Card with Pacific NC contact

- map

- Supplies at work in a "grab and go" bag:

- Be prepared to shelter at work for at least 24 hours.

- Comfortable walking shoes



Judy Hosmer, Deer Run's emergency planning coordinator, displays two of the three emergency preparedness items that belong under your bed, or where you can get them in a hurry.: A hard hat, work gloves and sturdy pair of shoes can prevent the most common injuries resulting from a disaster, including broken glass and falling objects. Your home, car and workplace should have emergency kits that include items from the check lists mentioned on the facing page.

In the event of a major disaster, you should be prepared to be one of the first responders. Police, firemen and other community resources will be preoccupied with responding to the needs of schools, hospitals and similar community resources; so you and your family may need to be self sufficient for days, or even weeks, depending on the nature of the disaster.

Deer Run housekeeping notes

Complying with our Deer Run covenants, rules and restrictions may not always be convenient, and may sometimes interfere with things we want to do. But enforcing them is a necessary part of preserving and protecting the quality of our family community and the value of our properties. It's all too easy to slip into bad habits that seem innocuous; but can gradually drag down the appearance of our neighborhood.

Storage of trash and yard waste containers: We know it's a nuisance to have to put trash and yard waster receptacles way and out of sight from the street after weekly pickups; but the storage of these containers in front of your garage doors results in visual clutter, and is prohibited by our CCRs. We hate to nag, but if that's what it takes, we will.

Parking that blocks emergency vehicles: When residents or their guests park directly opposite of each other, restricts the flow of traffic and may make it impossible for emergency vehicles to get through. This is dangerous, inconsiderate and illegal.

Speeding that endangers our children will not be tolerated. Offenders will be reported to the police. The Board is looking into speed limit signs, speed bumps, and traffic studies to address this growing problem. Unfortunately, surrounding development increases the likelihood that others will use our streets as a shortcut.

Missing house numbers are a problem for emergency vehicles, delivery services and visitors. GPS systems have not taken the place of clearly visible house numbers.

RVs, boats and trailers may not be stored in your front yard, driveway or on the street. We realize that they can be important for family recreation or temporarily necessary for construction or remodeling. RVs may remain in driveways for a day or two to pack and unpack from family excursions.

Building and gardening materials may only be stored temporarily while being used for home construction or gardening; and must be used in a timely fashion and then removed.

Deer Run Community Organization
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FIRST
CLASS
POSTAGE



If you have suggestions or additions for the quarterly Deer Run neighborhood newsletter, please contact Gene Bullock at genebullock@comcast.net; or call him at 360-394-5635



Proposed landscaping for Deer Run entryway

At the request of the DRCO Board, Kathy Dobson submitted this art rendering of her proposed relandscaping near the Deer Run Bjorn Street entrance. The Board agreed to fund the new landscaping and asked Kathy to oversee the selection and placement of the new plants and shrubs. How it will actually look will depend, of course, on the final choices of plants and shrubs.

Kathy is a past President of DRCO and has a degree in horticulture from Oregon State University. She has also volunteered to prune the entrance shrubs so they don't obscure our sign.

Several problem trees were removed, leaving the area rather bare and in need of decorative attention. Kathy kindly offered her expertise.