



Deer Run Community News

Newsletter of the Deer Run Community Organization - January 2017

Holiday Lights Winners

Spectacular displays lit up the holidays for Deer Run. Winners of our 2018 Holiday Lights Contest are pictured inside this issue, along with their creative and beautiful night-time displays. Each winning family was awarded a \$50 gift certificate from Central Market.

Annual Meeting Date

Please mark your calendar. The Deer Run Community Organization (DRCO) annual meeting is tentatively scheduled for Wednesday, May 1st, from 6:00 to 8:00 p.m., in the lower-level meeting room at the Poulsbo Library, 700 Lincoln Rd., Poulsbo WA 98370. Members will receive details at least 10 days before the meeting.

The meeting will include reports by the President and Treasurer of DRCO on the current status of DRCO, and an election of Directors to expired terms as needed. There will also be an opportunity for open discussion of issues and concerns.

DRCO is a volunteer-run organization, and relies on the willingness of members to serve two-year terms on our three-member Board of Directors. Please consider running for a position on the Board.

Deer Run Yard Sale - June 1st

It's not too soon to start preparing for our annual Deer Run neighborhood yard sale on Saturday, June 1st, from 8:00 a.m. to 4:00 p.m. Deer Run and Meredith Heights customarily hold neighborhood yard sales on the same day each year and share the cost of advertising.

Our wild neighbors

It's seems like we've done everything possible to displace wildlife. But they continue to thrive in the wooded margins remaining. What's surprising is that we seldom see them. People overreact to a few reported sightings. But the truth is that coyotes, raccoons and bears are amazingly smart about keeping out of sight and avoiding problem encounters with humans. Coyotes live on a diet of rats,



rabbits, nuts and berries; but they can and will take an unwary small cat or dog, given the opportunity; so pet owners need to be vigilant about letting cats roam free and leaving small dogs unattended after dark. When wild animals become behavior problems, it is nearly always caused by people who feed them or leave pet food where they can get it. People who feed wildlife create serious problems for their neighbors and for the wild animals they enjoy attracting.

DRCO

Board of Directors

Candace Peters,
candacepeters47@gmail.com

Debbie Munroe
munroe1930@comcast.net

Gene Bullock
genebullock@comcast.net

DRCO Officers

Candy Peters, President
Gene Bullock, Vice President
Debbie Munroe, Secretary
Dennis Peters, Treasurer

Gene Bullock
Newsletter Editor:
360-394-5635
genebullock@comcast.net

DRCO

PO Box 756
Poulsbo, WA 98370
deer.run.co@gmail.com

DRCO website:
www.drco.org
Webmaster: Debbie Munroe

Board Meetings

Board meetings are open to
all DRCO members.
Contact us for the dates and
locations of upcoming
meetings at
deer.run.co@gmail.com

Holiday Lights Winners

The following three Deer Run families were winners of the 2018 Deer Run Holiday Lights Contest:

Cliff and Laura O'Brien, 2108 NE Bjorn St.

David Alexander and Donna Johnson, 2130 NE Bjorn St.

Richard and Mika Gale, 2125 NE Bjorn St.

Each family was awarded a \$50 Central Market gift certificate.

The three judges had a daunting task because there were so many beautiful neighborhood displays; but the O'Brien's creative display was especially spectacular. The O'Brien's also won two years ago.

The displays were judged by DRCO residents Helen Muterspaugh, Debbie Monroe, and Candace Peters.

Pictured on the facing page are the winning families next to their displays, from top:

Laura, Colton and Cliff O'Brien

Donna Johnson and David Alexander

Richard and Mika Gale

Fines target habitual nonpayment of DRCO annual dues

All but a very few members of the Deer Run Community Association (DRCO) have recognized and accepted their obligation to pay annual dues in order to share DRCO's expenses. Ongoing expenses include replacement and repair of DRCO-owned fences, landscaping, entrance signs, insurance, and the upkeep and maintenance of our common areas and community owned assets.

Low annual fees

At \$75 per year, DRCO annual dues remain far lower than most other area homeowners associations. But timely payment is required by our DRCO Rules & Regulations, which are legally binding on all Deer Run homeowners – **whether or not you have read them.**

Covenants protect homeowners

The DRCO Board of Directors consists of three unpaid volunteers who were elected to represent the DRCO membership and manage it on their behalf. Unfortunately, that includes the obligation to enforce the DRCO Rules and Regulations in

order to preserve and protect the resale value of our homes and the continuing quality and desirability of our family-friendly neighborhood community.

The Board strives to maintain a friendly atmosphere and spirit of harmony, because we really all want to be considerate, caring neighbors. The Board tries to be understanding, fair, and sensitive to individual circumstances, and relies heavily on the good will and cooperation of our members. But the DRCO Rules & Regulations become meaningless without consistent enforcement, and this leads to the gradual deterioration and neglect that has made many older neighborhoods less desirable places to live.

Harsh measures made necessary by a few individuals

Under its enforcement policies, the DRCO Rules & Regulations set fines for repeat violators who ignore previous written warnings. Fines start at \$50, and can rise to \$250 on the third consecutive fine, plus annual interest at the rate of 12%. The DRCO Board has the option of placing a lien on the property if

violators fail to pay these fines when due. Liens automatically include subsequent additional fines and accrued interest.

DRCO Rules & Regulations

The DRCO Covenants, Commitments and Restrictions (CCRs) were established with the incorporation of Deer Run in 1994. They were revised and simplified in 2008, and republished as DRCO Rules & Regulations, which were distributed to all Deer Run homeowners and added to the DRCO website: www.drco.org. The website also includes the palette of approved colors for exterior house painting and all the required approval forms for house repainting, tree removal and architectural or landscape alterations.

Copies of the DRCO Rules & Regulations, approved exterior paint palette or approval forms are available on request from deer.run.co@gmail.com



Deer Run Community Organization
P.O. Box 756, Poulsbo WA 98370

FIRST
CLASS
POSTAGE



Please provide DRCO with your Email address so we can contact you promptly when necessary with neighborhood alerts and important announcements. Email it to deer.run.co@gmail.com. This information is not shared and remains confidential.

Holiday decorations - Previous winners

