



DEER RUNNERS NEWSLETTER

Issue #18 August 2026

Reality Performance Group Workers

Last month, Property Manager David Drake and the Board conducted a walk-around of the DRTA property and identified several items that needed attention. David then prepared a list for the Reality Performance



Group work crews, who have been busy completing repairs throughout the community. Their vans are well stocked so they can respond to repair needs as they arise, and David works to maximize the crew's time on-site by coordinating multiple work orders whenever possible. If you notice any remaining items that still need attention, please call the RPG Service Number to report the issue. Routine and emergency maintenance requests should be directed to the office at [585-225-7440](tel:585-225-7440).

By-Laws and Rules and Regulations of DRTA

Congratulations to Kathy Laitenbergeer, Bryant Griffen, and JoAnn Cushman on their appointment to the new By-Laws and Rules and Regulations Review Committee, with Robyn Federman serving as the DRTA Board liaison. Preparations are underway for the committee's initial kickoff meeting, where members will review goals and objectives and establish an approach for the work ahead. Because the DRTA By-Laws are a legal document, the committee's first step will be to review the By-Laws and Rules and Regulations to identify any sections that may need to be rewritten. The review and revision process may be costly, and any changes may be delayed pending a legal review. Recommended changes to the By-Laws may require approval by two-thirds of DRTA Residents.

Trim Line at Work!

The day that Trim Line was onsite trimming and cutting back vegetation, I took the opportunity to walk the perimeter to observe. Their team cleared six feet along the rear property boundary to improve mower access and raised low-hanging branches to about eight feet for better clearance. This work has created a



cleaner, safer, and more attractive edge along the property. In early September, the DRTA Board, with assistance from Reality Performance Group and Birchcrest, plans to schedule additional trimming of perimeter and common-area trees that need attention. Priority will be given to overhanging branches and trees that may pose a risk to nearby homes.



During a Board walk through, we also observed several residents' backyard gardens, many of which add meaningful aesthetic value to their homes and enhance the overall appearance of the community. These individually maintained garden spaces contribute positively to the character and presentation of the neighborhood and are the individual homeowner's responsibility to maintain.

Watch for Shrub Replacement Guidelines

Several residents have asked about purchasing or replacing HOA-maintained shrubs at their own expense. After reviewing these requests, the Board developed a process for those who would like to move forward. The Board has created a Do-It-Yourself (DIY) guide for residents interested in replacing HOA-maintained shrubs. If you would like to replace or add shrubs at your townhouse, please follow the process and send any questions to Christine Pallini, VP of Landscaping, who can assist you in selecting shrubs from the list of approved shrubs. Before scheduling work, determine whether a variance is needed and follow the DIY Guide Shrub Replacement Instructions, which can be found on the Realty Performance Group (RPG) website: <https://realtyperformancegroup.com/deer-run-homeowners-association-inc/>

Heartbroken but Bauman's will be back!

Five years ago, when Debby and I moved to Deer Run, we were introduced to several farm markets near DRTA: Powers's Farm Market, Schutt's Apple Mill, and Herman's Farm Market. We also enjoyed the story of Great Grandmother Elizabeth Bauman and the Bauman's Farm Market that began in 1895. Our neighbors told us how wonderful Bauman's Farm Market was, especially the sweet corn, and of course, the donuts. The original market was always filled with fresh fruit, berries, vegetables, and flowers. Customers would honk their horns to announce their arrival and be greeted by Elizabeth, Clyde, or one of the Bauman children. With the care and generosity of neighbors, customers, and other local farm markets, Bauman's Farm Market will come back to life again.



Do Not Forget the DRTA Annual Picnic



Reminder: this year's DRTA Annual Picnic is on **September 15, 2026, at 4:30 pm**. It is a wonderful chance to reconnect with friends, welcome new neighbors, and enjoy time together as a community. Our Realty Performance Group Property Manager David Drake will also attend and looks forward to meeting everyone.

Sincerely,
Robert Tower
For the Board