

VIEW FROM THE TERRACES

Board of Directors:

Melissa Gazaway
Patricia Cox
Natalie Garvin
Marti Ryals
Geri Williams

Scheduled Meetings:

7:30 p.m. at Pine Tree Village
Clubhouse
June 11th
Vacation July through August
September 10th

June, 2008



Association Address:

P.O. Box 516
Casselberry, FL 32718

E-mail Address:

TheTerraces@cfl.rr.com

Important Phone #'s:

Code Enforcement:
(407) 623-1047
Commissioner Dollari:
(407) 665-7215

*A message from the President of your Homeowner Association Board,
Melissa Gazaway:*

Summer is almost upon us, the days are getting warmer (or should I say hotter), and it's time for summer vacations. Please be courteous when bringing boats, campers and RV's into the neighborhood. Our streets are narrow and the added traffic can cause safety issues for everyone if access for emergency vehicles is impeded. According to the Covenants, RV's, boats and trailers are permitted for three days in our community, either on the road or in your driveway. If they are found to be there for more than three days, you can be fined \$25.00 a day. I'm sure that if everyone keeps in mind "safety first", we will all enjoy a fun AND safe summer.

There are no monthly meetings in July and August, so everyone can enjoy time with family and friends.

Remember to keep yards mowed, edged and trimmed. If anyone is planning to paint, all colors must be pre-approved by the Board. Enjoy your time outdoors and enjoy plenty of relaxation. In times such as this, we ALL deserve to just BE!!!!



The April Yard of the Month Award went to the Brunos family at 1283 Bridlebrook Dr. They have meticulously manicured their front lawn and incorporated colorful plantings, thus giving us our first winners of 2008. Congratulations on making our neighborhood a more aesthetically pleasing one and on your receipt of a \$25.00 Lowes gift certificate!

And just announced is our May winner, the Milian family. They planted lots of colorful crotons and marigolds surround the mail box, making for a beautiful front yard. We appreciate your artistry and enjoy your \$25.00 gift certificate.

What about extra signs in front yards and on our community property?

In the deed restrictions that cover all our homes, it clearly states that NO signs are allowed in front yards other than for a single FOR RENT or FOR SALE sign with those being no higher than four feet tall.

- * Over the years, your Board members have agreed that when workers are in the community to re-do a roof, re-model a home, paint, etc., as a courtesy, their signs advertising their work are allowed on the homeowner's property for the duration of their work on the home but not for longer than two weeks. Most contractors and businesses welcome the free advertising and have been good about removing the signs after that period of time.
- * During the political period right before an election, the Board members have encouraged "extra" signs allowing candidate and issue signs to be posted in the spirit of "Let's Get Out There and Vote"! On rare occasions, an announcement of a new baby, or special celebrations, will bring out signs for a day or two.
- * Finally, even though the Board sponsors an annual garage sales in October with Board members putting up all signs and then taking them down the same day, many neighbors hold their own garage sales through the year and have been very good about putting their signs up on the community property at the entrance on Friday or Saturday and having them gone by Sunday night. However, the POA does NOT allow signs on either island by the 7-11 or at Red Bug. Place any other signs on the side of the road and remember to take them down!

We hope the issue of what signs are allowed and for how long is clear for everyone. We'll all work together on keeping a blight of advertising signs out of our neighborhood and off County rights of way, which is Seminole County law.

Rats, Rats and More Rats!



Several neighbors have reported to our e-mail address that they have spotted LARGE rats running across their yards. Ever since the old Galloway farm was torn down years ago, in order to make way for the gated community on Red Bug, the rats left the barns on that property and have taken up residence wherever they can find food.

If you leave out cat or dog food, or uncovered garbage cans, have fruit trees that drop fruit and don't pick it up, these can become the main sources of foods outside of getting into your house. The only solution is to set up traps or call an exterminating service to get the critters!! Good luck...

MAPQUEST

GPS and Mapquest Problems: As neither entrance street (Dasher Green or Fallen Palm) shows up on these computer directional maps, the Board approved adding "Bridlebrook" signs at both street entrances; this street being on their tracking maps! Go figure! Complaints from visitors of homeowners and delivery vehicles trying in vain to find the intended address have necessitated this decision. Hopefully this will make it easier for everyone involved.

Recommendations from Neighbors

We will continue to share with you names of businesses your neighbors have dealt with and have had positive experiences with. These are not paid endorsements. If you have a business you would like us to mention in our next newsletter, send us a business card. There is no charge and hopefully we can help each other find ethical and yet monetarily fair people to do that which we might not have the time or ability to do ourselves.

Mr. Fixit
(407) 331-3817

P & J Masonry
(407) 427-5570

ALC Tree Service
(321) 229-3091

**Rick's Complete Landscape &
Tree Service**
(407) 696-2924

Price Wise Services
(lawn maintenance)
(407) 696-7300

**Landscaping Lawn Maintenance &
More**
Brett Volker
(407) 754-5500

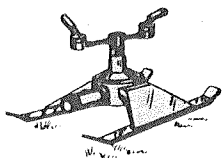
Budget Tree Service
(407) 327-2520

Summer is here and so are the threat of hurricanes!

Here we go again! Let's pray that we have a hurricane-free year again. However, if you are a smart Floridian, you will be prepared no matter what!

- ❖ Have several gallons of bottled water on hand for each member of your family.
- ❖ Have Sterno for warming up water and canned goods.
- ❖ Have any trees near your roof, especially dead limbs, trimmed back.
- ❖ Keep plywood stored in the garage in case you don't have protective awnings.
- ❖ If hurricanes get within 500 miles, if you take medication(s), make sure you have a substantial supply on hand and maintain a full tank of gas.
- ❖ Use up as much of your frozen foods as you can before the storm hits!
- ❖ Remove garbage cans, lawn decorations and hanging baskets from the garden.
- ❖ If you don't have a land line phone, remember that cell phones usually go out during a storm. Also have a can opener that ISN'T electric.
- ❖ Keep peanut butter, canned beans and foods that don't need cooking on hand to live on if we are closed in during a bad storm.

Meanwhile, we'll just keep hoping global warming or La Nina, or whatever, keeps the storms away!!!!



Watering Restrictions Apply to All of Us!

IT LOOKS LIKE ITS GOING TO BE A VERY LONG HOT SUMMER....WATER RESTRICTIONS HAVE BEEN IN PLACE FOR SEVERAL YEARS AND IT LOOKS LIKE THEY WILL NOT BE COMING OFF. THEY MAY EVEN GET MORE STRINGENT!

SO PLEASE.....IF YOUR HOUSE HAS AN EVEN NUMBER ADDRESS 1300, 460, UNDER THE LAW YOU CAN ONLY WATER ON THURSDAY AND SUNDAY BEFORE 10:00 AM OR AFTER 4:00PM. IF YOUR ADDRESS IS AN ODD NUMBER LIKE 1247 or 459, THEN YOU CAN ONLY WATER ON WEDNESDAY AND SATURDAY. Hand watering of garden beds is permitted at anytime. HELP US CONSERVE OUR WATER SUPPLY AND FOLLOW THE LAW!



What Do I Get For My Annual Dues???

Ever since this community was formed by Ryland Homes back in 1984, the By-Laws that govern THE TERRACES and all communities in Deer Run, require the formation of a Homeowner Association to enforce the deed restrictions. We have always had a volunteer Board as by not doing so would quadruple our annual dues if we went with professional management.

The volunteers who make up the board and serve on our "Sunshine Club" help this community year in and year out with no pay, a lot of thanks from grateful neighbors and, sadly, every once in a while, some nasty comments from the few who do not like to be told what to do.

Some of the deeds our volunteer Board members do include keeping our streets clear of trash, having professional landscapers maintain community property, replacing signage on our community wall when needed, and contract with a towing service when illegally large trailers and trucks are brought into the neighborhood. Written notices are delivered to ask those neighbors to clean up their yards and keep trash out of sight. This is especially helpful to act as a liaison when other neighbors don't like those not abiding by the restrictions to change their behavior without creating an uncomfortable and possibly confrontational situation for themselves. The Board will leave the yellow notices or have a talk with the party not playing by the community rules. We have posted "Children at Play" signs to protect our younger citizens.

Your dues pay for the lights on the signs out front that we installed over ten years ago, the cement borders and plants in the garden areas at each entrance, the NO TRESPASSING signs at the retention pond, prizes for YARD OF THE MONTH and our December holiday celebration to welcome Santa. Our volunteers create the quarterly newsletter and deliver it, help out neighbors who can't mow their yards or do repair work around their houses. We also oversee our Crime Watch program. WHEW!!!!!!

In the past, your Board has used the dues for trees being planted out front and along our two streets. Further, Board members have gone to the County Commission to fight against improper buildings next to us. Our current projects involve time spent changing street signs, fighting with Progress Energy about NOT bush hogging trees along our easement and digging a well for the irrigation of the front community property. Volunteers repainted the front wall two years ago. Board members also share copies of the deed restrictions with new homeowners and welcome all new people to our community with individual welcome notes. Have you any suggestions as to what else we can do to help make The Terraces an even nicer place to live in? Send your comments to our e-mail address.

The Terraces
Deer Run HOA 7A & 7B
P.O. Box 516
Casselberry, FL 32718

Address correction requested

Absentee owners are reminded to keep the Covenants by having their RENTERS aware and keeping the Covenants!

TO: