

VIEW FROM THE TERRACES

December, 2014

Board of Directors:

Dianne Lett
Debbie Mills
Mary McCarthy
Marti Ryals
Margaret Chryplewicz
Cynthia Greenwald
Betty Spangler

Scheduled Meetings:

7:30 p.m. at Pine Tree Village Clubhouse
January 13th
February 10th
March 10th



Association Address:

P.O. Box 516
Casselberry, FL 32718

Important Phone #'s:

Code Enforcement:
(407) 665-6938
Commissioner Dollari:
(407) 665-7215
Seminole County Sheriff:
(407) 665-6650
Animal Services
(407) 665-5201

Website Address: www.theterracesatdeerrun.com

E-mail Address for Problems: contact@theterracesatdeerrun.com

*A message from the President of your Homeowner Association Board,
Dianne Lett*

Your association may be your best tool to protect the value of your home and the quality of your neighborhood. One of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets, among those being your home.

Deed restrictions are legally binding covenants, filed with real property records, which provide for building, maintaining, and using the homes in your neighborhood. The deed restrictions control how homes look and what can be done to alter them within the subdivision. Living in a deed restricted community can be very attractive to a potential home buyer and to the seller.

Your HOA Board has been very active putting into place criteria for violations. For clarification, violations are issued to residents who have not complied with The Terraces "Covenants." Yellow Notices are issued for many reasons, i.e. lawn not mowed, yard trash not contained properly for pick-up, deteriorating wood on eaves, homes in need of paint, trash containers not removed from curb in a timely manner, etc. A specified number of days are given to correct the infraction. If the violation is not corrected, the homeowner receives a certified letter informing owner of potential costly legal action.

If deed restriction violations are not corrected, there can be very negative results over time. Property values with an inactive association can fall as much as twenty percent due to failure to enforce restrictions. This is the value that the association is trying to protect. The association, acting through its Board of Directors, can control the appearance of the neighborhood by taking deed restrictions **seriously** and by vigorously enforcing any significant infraction of those restrictions.

The single most important purpose of "Covenants" is to assure that property values are maintained to an acceptable standard.

Are You Planning to Paint Your Home ??

Just a friendly reminder that any changes to the exterior color of your home MUST have HOA (Homeowners Association) Board approval prior to making changes. Of course, in the case of additions, such as porches, County approval is also required, including building permits. Regarding paint colors, think NEUTRAL with colors that fit into the neighborhood. The exterior walls of your home are not the place to make a statement. To start the process, please call Cynthia Greenwald (HOA Board) at 407-699-7708 and provide paint cards from Lowes / Home Depot, etc. Typically we recommend giving two choices with base / trim / door combinations. Doors can be a bolder color, as long as they are not a totally outlandish one. If you are having difficulties in determining attractive combinations, try going onto <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-collection/exterior-color-schemes/>. You can also load a picture of your home and "try on" paint colors by going onto <http://www.sherwin-williams.com/homeowners/color/try-on-colors/color-snap-studio-for-ipad/>.

Any time you want to improve your home, the neighborhood as a whole gets uplifted. We appreciate all efforts.

Santa's Coming... Tuesday, December 9, 2014

It's getting close to the time when Santa comes to visit *The Terraces*. Your volunteer HOA Board has again arranged for Station 27's fire truck to carry Santa through the neighborhood, greeting and waving at the folks on the sidewalks as he goes by.

Santa's final stopping place this year will be at 1324 and 1328 Bridlebrook Drive where tables will be set up with refreshments, including home-made cookies, apple cider and hot chocolate. Santa will be available for all of the children to tell him what they want for Christmas.

Be sure to listen for the siren around dark, and watch for the flashing lights of Santa's ride around Copperstone and Bridlebrook.



Holiday Decoration Judging ... Saturday December 20, 2014

Be sure to have your holiday lights on – Saturday night, December 20th, for the HOA judges to come around to select three winners. Each home is judged on originality of lighting displays, mailboxes, front door decorations and color schemes.

Publix Gift Certificates will be awarded as follows:

- 1st Place - \$50
- 2nd Place - \$35
- 3rd Place - \$25.

Three other neighbors, whose decorations deserve a "thank you" will receive Poinsettia plants.

No neighbor who has won "First Prize" in the past three years is eligible, giving others an opportunity to win. (HOA Board members are NOT eligible.)



Attention: Dog Owners

PLEASE be a good neighbor and pick up your dog's poop!!!



It's true....The Terraces' Board **cannot** make you do this. There is no way to enforce this request. It's just the "right thing to do." No one wants to walk in their own yard and step in dog poop. The Board can only ask you to be considerate of others.

However, if you catch the dog "in the act," you do have the right to say something to the dog owner. It is not the dog's fault !!!! It is the owner's fault in not cleaning up after his/her dog.

The Terraces Mix n' Mingle

After a two month vacation (July and August), the HOA Board met at the Pine Tree Village Clubhouse on Tuesday, September 9. Seven Board members and twelve neighbors attended this meeting. It was the best turnout ever!! Three door prizes were given away including a \$20 gift card to Publix, a free car wash and a set of coasters. Congratulations to our winners: Bryan Smith, Katie Neylon and Dennis Greenwald. Maybe we need to offer food and prizes at every meeting to get neighbors to participate!!

Many thanks to our Board for bringing homemade cookies, fruit, chips and dip, drinks and paper products to help make this meeting a success. Also, we thank our Board members for continuing to volunteer their personal time and efforts to make this a great community for all of us.



Annual Community Garage Sale

It was a beautiful day on Saturday, October 11, for our Annual Community Garage Sale event. More than a dozen homes participated this year and hopefully made lots of money.



Residential Collection

Environmental Services

HOUSEHOLD GARBAGE – MONDAY & THURSDAY ONLY

An unlimited amount of garbage may be placed out for collection in 50 gallon containers with lids and handles or 50 gallon bags.

- Bags or containers can weigh no more than 50 pounds each.
- The hauler will leave behind construction and/or demolition debris, household hazardous wastes, tires, etc., or garbage mixed with yard waste with a tag indicating the reason.

CONSTRUCTION & DEMOLITION DEBRIS

Construction and demolition debris is not currently collected at the curb. This debris is accepted at the landfill only.

RECYCLING – MONDAY ONLY

- An unlimited amount of recycling may be placed out for collection.
- The hauler will leave behind all materials not accepted with a tag indicating the reason.

The following items ARE accepted for recycling:

- Pasteboard (i.e., cereal boxes, empty paper towel and toilet paper rolls, soda boxes, beer boxes, tissue boxes, gift boxes, pizza boxes)
- Brown paper grocery bags (no wax, no wet strength material, no liners)
- Corrugated cardboard (flattened and cut down to fit inside the recycle bin)
- Newspaper, supplements, magazines & catalogs
- Box board, carrier stock, white & colored paper
- Plastic containers #1-7 (#'s on bottom of containers). Remove all lids
- Glass bottles and jars (clear, green and brown) Remove all lids
- Aluminum cans
- Steel cans and tin household containers, such as food cans
- Telephone Books

- Christmas trees (end of year only)
- Rinse out all containers and discard lids**

The following items ARE NOT accepted for recycling:

- Plastic bags
- Plastic cups
- Paper cups (wax lined)
- Paper plates (wax lined)
- Motor oil or pesticide containers
- Light bulbs or drinking glassware
- Aluminum foil or pie plates
- Paint or pesticide cans
- Electronic devices
- Egg cartons and Styrofoam trays

YARD WASTE – WEDNESDAY ONLY

Yard waste is vegetative matter resulting from landscape maintenance and consists of tree branches, leaves, grass clippings, and palm fronds.

- A total of fifteen (15) containers will be picked up each collection day, in bags, tied bundles or containers.
- Bundles can be no longer than four (4) feet or contain branches larger than four (4) inches in diameter.
- Bundles, bags, or containers can weigh **no more** than 50 pounds each.
- The hauler will leave behind containers exceeding the 50 gallon/50 pound limit (such as construction and/or demolition debris, household hazardous wastes, tires, etc.), or garbage mixed with yard waste with a tag indicating the reason.

LARGE ITEMS: (Furniture, Appliances, Bicycles)

Large items will be collected curbside at no charge by calling **Waste Pro (407) 774-0800 three working days in advance.**

On-call collection services **DO NOT** include pick up of motorized vehicles or motors for vehicles.



If you have any **requests, questions, or complaints** contact: Seminole County Customer Service number at (407) 665-2260.

HOA Annual Assessment

Notices for our annual dues including the proposed budget for 2015, will be mailed to you by December 1, 2014 with a due date of December 31, 2014. For the year 2015, your HOA Board has voted to increase the annual assessment from **\$93.00** to **\$95.00** -- an increase of **ONLY** \$2.00 --what a deal!!! This increase was caused mostly by the additional expenses incurred for the mandatory Revitalization process. This process will not be repeated for 30 years.

Please be sure to pay your assessment by the due date to avoid a lien being placed on your property, in addition to the cost of filing fees, late fees and interest.

Yard of the Month - September

We congratulate Ron and Mary Knight of 464 Copperstone Circle for receiving "Yard of the Month" for September and thank them for taking pride in both their home and landscaping. The entire community benefits from nice looking homes and yards.

Winners of "Yard of the Month" receive a \$25.00 gift certificate to Lowes and community recognition.

The Terraces
Deer Run HOA 7A & 7B
P. O. 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: