

VIEW FROM THE TERRACES

June, 2015

Board of Directors:

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

Scheduled Meetings:

Tuesday's - 7:30 p.m.
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
June 9th
September 8th
October 13th



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*

Well, another summer is upon us. Time to get the yards in shape since everything is growing. It's time to paint, plant and spruce up homes and yards. Remember, if you are considering painting your home (other than its present color); be sure that the colors are submitted to the Homeowners Association for approval before you start.

Remember, the Board does not meet during July or August, but will resume meetings in September. If you have any questions or concerns, please email them, or drop a note to the P.O. Box.

Also, June starts Florida's "Hurricane Season" ... be sure to take whatever measures are necessary in preparation.

Crime Watch Program

Please mark Tuesday, September 8th on your calendar and plan to attend a Crime Watch Program. This date is when we resume our monthly HOA meetings after summer break. There are no meetings in July or August. Delicious pizza from Flippers Pizzeria, soft drinks and desserts will be available.

A guest speaker from the Seminole County Sheriff's Office will speak on reinstating the Neighborhood Watch Program here at The Terraces and discuss any security concerns you may have.

We do live in a safe neighborhood and want to keep it this way. Remember, a crime only needs to happen once in the neighborhood and we all suffer the consequences. Let's all get involved in our safety here to protect ourselves, our families and our property. Come to this meeting and make a difference.

If you are interested in being a volunteer for the Crime Watch Program, please let us know.

Thank you!

MAKING A DIFFERENCE



A BIG “THANK YOU” to Cynthia Greenwald and Katie Neylon who volunteered their time to landscape both entrances to The Terraces.. and they look terrific!!!!. The HOA Board approved the expense of purchasing pretty flowers and plants and Cynthia and Katie “dug right in”, adding beautiful spring colors to brighten up our entrances. They worked very hard planting Bush Daisies and Vincas.

Good job Cynthia and Katie.

Please Be A Courteous Neighbor

Watch where you park your vehicles. Don’t make a habit of encroaching on your neighbor’s yard or driveway. When this neighborhood was developed, it was designed for two (2) vehicles per household.

Also, please refrain from parking in front of mailboxes.

HOUSE WATCH --- It’s Free

It’s summertime and many have planned vacations, traveling and being away from their home for short or long periods of time. Most of us are fortunate to have a gracious neighbor who will gather mail, feed animals and generally watch over our home. These things are important; however, you can take an extra precautionary step and sign up with our Sheriff’s Office to have your home checked daily.

How do I sign up?

A few days before your leave, call the Sheriff’s Office at (407) 665-6650 and ask to set up “House Watch.” The operator will gather important information: Address, phone numbers, dates of travel, emergency contact, whether you have an alarm system, who has access to your home, etc.

Another option is to complete a “House Check Request” form which is available on the internet. Information gathered is relayed to a Deputy patrolling the community. The Deputy will make a perimeter check of your home once per shift; once during the daytime and once during the evening hours.

This service is FREE !!!!

Correspondence and Communication

There are several ways to communicate your concerns and comments to your HOA Board. You can write to our post office box: Deer Run HOA 7A-B, P O Box 516, Casselberry, FL 32718, OR you can go on-line to www.theterraces@deerrun.com – “contact us”.

We do request that you **PLEASE** let us know who you are. When receiving an anonymous complaint, we don’t have an opportunity to communicate with the writer. Sometimes there are extenuating circumstances to a situation which require sharing of information. If we don’t know who you are, we can’t respond properly.

We take all comments seriously and strive to accommodate all requests.

Why It Matters !!!!



In the past decade, cigarette smoking in America has decreased 28%, yet cigarette butts remain the most littered item in the U.S. and across the globe. It's an emerging concern. Not only is it unsightly.... it's costly to clean up and is also harmful to waterways and wildlife.

A cigarette butt or cigar tip dropped to the ground seems insignificant, but follow that butt as it's carried off by rain into storm drains and eventually to streams and rivers. It now adds up to a big impact on the places we live: In fact, 32% of litter in storm drains is tobacco products.

PLEASE ... dispose of your cigarette "butt" somewhere other than the streets or sidewalks.

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KEEP THE HOA INFORMED OF YOUR CURRENT MAILING ADDRESS

If you own property in The Terraces, it's your responsibility to keep the HOA advised of your correct mailing address if you relocate and rent your home to someone else (even if you receive mail at a post office box).



Your address is needed to forward annual notifications of HOA assessments, quarterly newsletters and the legal paperwork required if a lien is placed on your property for non-payment of the assessment. Please help us help you ... keep us informed!!!

Yard Waste

It's summertime and yards are requiring weekly maintenance...lots of mowing, edging, trimming, blowing, etc. We ask that you PLEASE not blow your leaves and clippings into the streets or, on your neighbor's yard.

If you hire a yard maintenance service, be sure they know to respect your neighbor's property.

Violations

The HOA is doing its best to invoke pride in the neighborhood along with maintaining and increasing the value of our properties. No one likes Violation Notices, including those who are on the Violations Committee.

Under Article IV, Section 11, "***Lot and Exterior Maintenance,***" of our ***Declaration of Covenants, Conditions and Restrictions,*** the HOA Board has the authority to ENFORCE maintenance of properties. Please understand that the Board **DOES NOT WANT** to pursue this action. It is time consuming for the Board and is costly to the homeowner. If the service performed is not paid in a timely manner, a lien will be placed on the home. Please read and understand the following quote from our Covenants:

"In the event an Owner of any Lot in the Properties shall fail to maintain his Lot and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Homeowners Association, after approval by two-thirds (2/3) vote of the Board of Directors and thirty (30) days' written notice to the Owner, shall have the right, through its agents and employees, to enter upon said parcel and to repair, clear, trim, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject, which shall be due and payable thirty (30) days from the date said assessment is made."

Unfortunately, in some instances, the Board has no recourse but to resolve some violations in this manner. Don't let it be YOU.

Unwanted Advertising Circulars

We do not ask for them, but they are delivered (sometimes twice a week) as distributors believe you are interested in the sales. Those who aren't, PLEASE discard them promptly, preferably in your recycle bin. Is that so hard? Don't leave them in the driveways to get rained on, or worse, kicked out into the street.

Thank you.



Yard Of The Month -- April and May

Your Home Is Your Best Investment

Selecting properties worthy of receiving "Yard of The Month" that are exceptionally landscaped and well maintained is a difficult task for our Awards Committee. It is especially difficult when we try not to give awards to the same neighbors time after time who happen to have green thumbs.

However, we are happy to announce the following winners for the second quarter:

- April: 1251 Bridlebrook, Lisa White
- May: 304 Copperstone, Gregg and Elizabeth Blachstein

A big **"Thank You"** to Melissa Luciano from Watson Realty for providing complimentary flags for the residents of the Deer Run Community to celebrate Memorial Day, Monday, May 25th. If they were gone before you were able to obtain one, they were located on Eagle Circle near Hunter's Chase. She has also offered to provide complimentary flags for the upcoming 4th of July holiday. What a nice tribute to honor our country and those who have served in the armed forces.



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

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

Address correction requested

TO: