

VIEW FROM THE TERRACES

March, 2015

Board of Directors:

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

Scheduled Meetings:

7:30 p.m. at Pine Tree Village Clubhouse
March 10th
April 14th
May 12th



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*

We regret that Margaret Chryplewicz resigned from the office of Vice President of the Homeowners Association Board due to personal commitments. Our 2015 HOA Board election has concluded. We are happy to announce the following officers:

President	Dianne Lett
Vice President	Betty Spangler
Secretary	Mary McCarthy
Treasurer	Debbie Mills
Awards	Marti Ryals
Architectural	Cynthia Greenwald

The annual 2015 Budget has also been approved for \$19,985.00. As referenced in the notice that was sent to each homeowner, there are 163 homes here in *The Terraces*. Annual assessment fees for 163 homes at \$95.00 total \$15,485.00. As you can see, we operate on very limited funds.

Our Board members are volunteers. They are passionate about this community and have a commitment to maintain high standards for all who live here. We are always in the need of other residents, either homeowners OR renters, who are also concerned and interested in helping make this a wonderful place to live. Please consider coming to a meeting and joining in the effort!

Thank
You

A BIG “thank you” to Jerry Levy for graciously volunteering to deliver our quarterly Newsletter to the route that was formerly handled by Margaret Chryplewicz. This effort involves walking the neighborhood to distribute over 50 newsletters. It’s so nice to have volunteers step forward when there is a need. Thank you Jerry and to your wife, Sima!



Join “Nextdoor” – The Terraces-Deer Run

The Terraces is now on “Nextdoor” ---Nextdoor is a social media that allows communities to easily create private websites to facilitate communication among neighbors and build strong neighborhoods.

Members of Nextdoor Can:

- Share local recommendations (plumbers, auto mechanics, etc.)
- Sell or give away household items
- Publicize local events
- Learn about crime and safety issues in the neighborhood
- Find a lost pet
- More and much more....

For more information: https://nextdoor.com/about_us/
To join: www.nextdoor.com/join

Your Annual Assessment

When you purchased your property in *The Terraces*, you knew there was a Homeowners Association and that there was an annual assessment. As described in our By-Laws, “each Owner is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the Lot against which the assessment is made. Any assessments not paid when due are “**delinquent**”. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest lawful rate permitted by Florida law per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney’s fees of any such action shall be added to the amount of each assessment. No owner may waive or otherwise escape liability for the assessments.”

Your Annual Assessment is less than \$100.00. Notices were mailed to each homeowner December 1, 2014 with a due date of December 31, 2014. This year remittance has been extremely slow. After telephone reminders and past-due notices were given, as of February more than 10% remain delinquent. When notices went out, an option for three payment installments was offered. The last thing we want to do is place liens upon property.

The Terraces HOA volunteer Board of Directors work together to keep assessments low, but keeping it low depends upon every homeowner paying their fair share. We need 100% cooperation of ALL homeowners. If you haven’t already done so, please do your part and pay your dues.

If *The Terraces* is forced to turn our association over to a management company, you will see your assessment escalate dramatically. Also, there will be zero tolerance on a lot of issues.



Congratulations Winners Holiday Decoration Judging - Saturday, December 20th

It was a beautiful evening for the judging of holiday decorations. Designated members of the HOA were tasked to choose the winners for 2014. What a competition it was!! It was very difficult to decide because there were so many excellent displays to pick from. Judges drove around, around and around, again and yet again. Finally it was narrowed down and decisions were made for three exceptional holiday displays and three honorable mentions.

First Place Award (\$50 Publix Gift Card):
1425 Bridlebrook Drive

Second Place Award \$35 Publix Gift Card:
401 Copperstone Circle

Third Place Award \$25 Publix Gift Card:
1361 Bridlebrook Drive

The following received Poinsettia plants for Honorable Mention:

1484 Bridlebrook Drive
1312 Bridlebrook Drive
1397 Bridlebrook Drive

Thank you to everyone who decorated your homes and lawns. You helped make our neighborhood very festive for the holidays. We really wish we could afford to present each participating homeowner a prize.

Considering Home Improvements?

Included in this newsletter is a "Request for Home Improvement Approval" form. This form is to be completed and submitted to the HOA board when considering improvements or alterations to your home or property. This form is also available now on our Website: www.theterracesatdeerrun.com.

Safe Sidewalks

If you see tree limbs on your property that extend over the sidewalk, please arrange to have them cut back for the safety of those who like to walk on the sidewalks. If you would like the name of a reputable tree trimmer, please contact our website.

Violations



With the New Year comes "New Year's Resolutions". This year your HOA Board has made a "Resolution" or commitment to place emphasis on sprucing up our community. This means that the Violations Committee will be actively in force perusing the neighborhood looking for homes that are not in compliance with our covenants.

Your HOA covenants provide guidelines on what constitutes a violation. Violations could include lawns in need of mowing, edging or weeding, unsightly yard debris, construction materials, general maintenance issues, vehicles parked incorrectly, etc. Un-kept homes and un-kept properties affect property values for every one of us in our 163- home community.

....*The Terraces* is one of 11 HOA's here in Deer Run, and they all abide by the same covenants. No one is picking on you. To avoid receiving a notice ...please:



- ✓ Keep your front yard mowed and edged and replace sod when necessary



- ✓ Keep all garbage cans and building materials out of view of the road – except on garbage pick-up dates



- ✓ Move all boats / trailers out of your driveway or off the road after three days



- ✓ Keep your home in good repair; paint when necessary and remove mold and mildew from view

Any home deemed in violation will receive a yellow "Violation Notice" placed on their door knob indicating the infraction. Generally, recipients are given seven (7) days to rectify the problem. However, in some instances that involve more extensive effort such as painting or re-sodding, etc., the Board will work with you to establish a more responsible timeframe to accomplish the task. It is important to understand that, in the event this problem is not corrected in a timely manner, your HOA DOES have the authority to take legal action.

Yard Of The Month

Get ready to spruce up your yard so you can win a \$25.00 Lowes gift card!!! April will be the first month of our HOA selection of winners for the best groomed and most attractive yard of the month. We look for yards that have not won before and that have some especially creative plantings and landscape designs. Good luck to everyone.

“Volunteers are not paid – not because they are worthless, but because they are priceless” – Unknown

Do you have a couple of extra hours a month? Do you enjoy helping others? Then YOU are at the right place at the right time. Your HOA Board is in DIRE need of help in achieving our goal of making this an even greater neighborhood. We recently lost a Board member because of personal time constraints and are in REAL need of volunteers who are motivated to work as a team.

Please look at your schedule to see if you have an extra couple of hours per month. If there is a possibility that you might be interested, we encourage you to attend the next HOA Board meeting held on the 2nd Tuesday of each month, excluding July and August. ***We hope you will come forward and become part of our team.***

We make a living by what we get, but we make a life by what we give. – Winston Churchill

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:

Santa Visits *The Terraces*

There was a wonderful turnout for our Santa visit on Tuesday, December 9th. This year's Santa was especially jolly and was a big hit with all of the kids (and adults). The firemen were gracious and allowed the children to climb on the fire truck....a great treat for aspiring young firemen!!!

A special thanks to Gene Mills, our "terrific" Santa, the Seminole Firemen from Station 27, and to our volunteer HOA Board Members for supplying cookies, hot chocolate and cider, and for giving everyone a happy holiday greeting.



Request for Home Improvement Approval

In an effort to protect each individual's rights and values, it is required that any homeowner considering improvements or alterations to his/her home or property (i.e., patio enclosures, pools, fences, change exterior paint) submit a Request for Home Improvement Approval to the Architectural Committee for approval PRIOR to initiating work on planned improvements. If any change is made that has NOT been approved, the Board has the right to ask the homeowner to remove the improvement from his/her property. Please fill out this form in detail.

Owner's Name: _____ Home Phone: _____

_____ Bridlebrook Drive # _____ Copperstone Circle

_____ Change the exterior paint color. Please attach paint samples of stucco, trim and door to this form with corresponding words as to placement on your home.

_____ Add a room as described below. Attach floor plans, including measurements on a copy of your property survey and attach to application.

_____ Add or change fencing as indicated below. Draw rough of house on lot with new fence indicated.

_____ YES, I have secured a building permit from Seminole County for addition or fence.

PERMIT # _____

_____ NO, I have not, but will send PERMIT # as of the following date: _____

I understand that the Architectural Committee will act on this request as quickly as possible and contact me in writing regarding their decision(s). I agree not to begin property improvement(s) until I have received an approved notification.

Signature: _____ Date: _____

Please return this form (and attachments) with any additional information to:

Deer Run Homeowners Association, Inc.
Section 7A and 7B
P.O.Box 516
Casselberry FL 32718