

VIEW FROM THE TERRACES

September, 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 Pinetree Village Clubhouse
September 9th
October 14th
November 11th



Association Address:

P.O. Box 516
Casselberry, FL 32718

Important Phone #'s:

Code Enforcement:
(407) 665-1766
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, summer is almost over and our children are now back to school. Wow, how time flies!!!

With summer over, please be watchful of our children now that they are back to school, be aware of school zones, and be mindful of your speed.

We are beginning our monthly HOA meetings at the Pinetree Village Clubhouse, starting September 9th, and the second Tuesday of each month thereafter. Please come and participate, we would love to have you join us.

For our first meeting, after a two-month vacation, the HOA Board is hosting a "Get To Know" gathering, with refreshments and door prizes. Please mark your calendars and plan to attend.

As a reminder, our website is available to view old newsletters, current information and contacts. Please take a moment to look at us.

The Board always appreciates hearing from neighbors with helpful suggestions and constructive criticisms, either by letter or e-mail. We do; however, request that you please include your name, address and phone number so that we can personally and properly address your concerns. Names of initiators will be kept confidential.

Take care, and **BE A GOOD NEIGHBOR.**



Terraces' Website Has Been "Revitalized"

Please take a few minutes to visit our newly upgraded website: www.theterracesatdeerrun.com !!
You will find meaningful information regarding our community, including:

- List of current HOA Board Members
- Homeowners Association Documents (including):
 - ✓ Newsletters (Present and Prior)
 - ✓ Declaration of Covenants, Conditions and Restrictions (Resource)

Every resident of The Terraces has received a copy of the Declaration of Covenants, Conditions and Restrictions. As a resource, this document is now available for easy access on our website. It will help answer most questions regarding The Terraces' deed restrictions. Some topics addressed include: Painting the exterior of your home, grounds maintenance, construction of walls or fences, animals, birds and fowl, parking, signs, refuge, construction, maintenance and repair, deed restriction enforcement, and assessments....just to name a few.

- ✓ Meeting Minutes of the HOA Board of Directors

THE TERRACES' ANNUAL COMMUNITY-WIDE GARAGE SALE



SATURDAY, OCTOBER 11th - 8:00 AM

It's that time again for our Annual Community Garage Sale. Friday evening, October 10th, directional signs will be strategically distributed, and a week before, a banner will be placed on the wall, announcing our sale.

It's a great opportunity for residents to clean out their closets, cabinets, attics and garage of unwanted items, and perhaps make a little money as well. We'll hope for good weather; however, if it does rain, we'll extend the date of the sale to the following Saturday, October 18th.

Be sure to have a supply of plastic bags and lots of change ready.

LET'S ALL HELP

At least once a week, newspaper coupons are distributed throughout the community, rolled up in plastic bags and left in our driveways.

Although there may be a few neighbors who appreciate receiving these, many of us feel that they are a nuisance.

Often these papers are left in driveways for days. They are driven over, and sometimes it rains and they become saturated and messy. Unless each resident picks up his own paper, they remain on the ground and become unsightly--shortly, another paper is thrown in the driveway, making it even worse.

Please, take a few minutes to pick up these papers. If you are not interested in receiving them, just place them in your recycle bin for Monday's pick-up.

The entire community will benefit from removing trash from our front yards and driveways.

*Thank
you*

For your cooperation.



**DOOR PRIZES
FOOD AND DRINKS ...
COME TO THE NEXT
HOA MEETING**

We're planning a "special" HOA meeting as a "Welcome Back From Summer Vacation" event. ALL residents are invited – **Tuesday, Sept. 9th at 7:30 pm** at the Pine Tree Village Clubhouse.

See what goes on at an HOA meeting. At the conclusion of the business meeting, we'll enjoy a few treats, drinks and door prizes.

It's a great opportunity to see YOUR HOA Board in action and get to mix and mingle with a few of your neighbors.

Please plan to join us!!!!

Viewpoint From A Terraces' Homeowner

When you enter The Terraces, there is a sign clearly stating "**Deed Restricted Community**". Those who decide to either rent or buy do so with recognition that we have a Homeowners Association. The purpose of a Homeowners Association is to provide a common basis for preserving, maintaining and enhancing their homes and property.

By choosing to live in a deed-restricted community, you agree to abide by those restrictions. The common desire for most home owners is to ensure that their property's value is maintained. To not maintain your property value is theft to all neighbors.

Not everyone has as a green thumb and not everyone is geared to aesthetics. However, as a member of this community, we each have a responsibility to maintain our homes, at least on the outside. What you do to your inner home is nobody else's business, but it is the business of all of us to not offend by taking away from the value of others' properties.



Keeping our yards mowed and neat is important to all of us. If your yard is not maintained, the Board will be forced to issue a Violation Notice.

Violation notices are not given to harass anyone. They are meant as a reminder to take care of your corporate responsibility as a citizen of this community.



PLEASE---- Slow Down

REMINDER: The speed limit in The Terraces is 25 Miles Per Hour.

It's important for the safety of all of us, especially children and animals, that drivers be mindful of the speed limit.

"Even modestly higher speeds can mean the difference between life and death for a pedestrian hit by a vehicle.

Each 1-mph reduction in average speed translates roughly to a 5% reduction in vehicle crashes." (Community Oriented Policing Services - US Department of Justice)

Sometimes We Need Help

When there are projects you can't do yourself, it helps to know reputable contractors or service providers that are trustworthy, ethical, reasonably priced and reliable.

Occasionally we offer the name of a business that has been recommended by one or more of our neighbors.

Magic Touch
Janitorial Services
**Professional Pressure Cleaning
& Air Duct Cleaning**
REINALDO RODRIGUEZ
(Insured & Bonded – State Certified)
407-366-7534

Yards of the Month – June, July and August

The goal of the “Yard of the Month” program is to award and recognize the efforts of The Terraces’ residents who take pride in their homes and landscaping and inspire others to do the same. The entire neighborhood benefits from nice looking homes and yards.

We are grateful to the following neighbors who have taken the extra effort to make their properties attractive:

June:

Marina Sanchez
1232 Bridlebrook Drive

July:

Heather Mansfield
1453 Bridlebrook Drive

August:

Frank Perry
1244 Bridlebrook Drive

Each winner receives a \$25.00 gift certificate to Lowes and community recognition.

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: