

VIEW FROM THE TERRACES

June, 2011

Board of Directors:

Melissa Gazaway
Natalie Amento
Debbie Mills
Marti Ryals
Geri Williams

Scheduled Meetings:

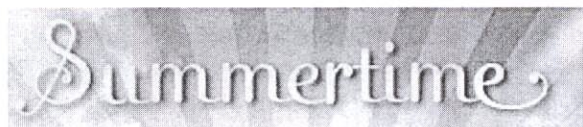
7:30 p.m. at Pinetree Village
Clubhouse
June 8th
July - No Meeting
August - No Meeting
September 14th

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



Website Address: www.theterracesatdeerrun.com

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

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

Another Summer Has Arrived !!

Time for the kids to be out of school and having fun.
Time for vacations and the ever-present yard maintenance.

Unfortunately we have had a break-in / burglary of an occupied residence.



Also, a neighbor on Bridlebrook has reason to believe that someone was in their backyard one day the end of April while they were at work. Both a birdbath and a statute had been overturned, and outdoor lights had been disconnected or removed.

I would like to encourage everyone—if you see suspicious activity, call the police.

Do not be concerned about “causing problems.” The fact is, if there is nothing going on—there won't be any issues. The number of patrols in our area are based on the number of calls received; and with teenagers having more free time; we generally see an increase in vandalism and undesirable behavior this time of year.

It is also a good idea to let a trusted neighbor / friend know if you are going to be away for any length of time so they can be vigilante while you are gone. And, be mindful of leaving doors and garage doors open, tempting ill-doers.

I sincerely hope everyone has a happy and safe summer.

BE CAREFUL WITH FIREWORKS !!



Even though it is against the law to set off fireworks in residential areas in Seminole County, our neighbors do; and to be honest, it is usually fun and safe. HOWEVER, a reminder to everyone..... If we are in drought conditions, and your fireworks land on a neighbor's house or in a backyard that starts a fire, YOU WILL BE HELD RESPONSIBLE FOR ANY DAMAGES!!! Also, keep children away from igniting any fireworks.

PROPERTY TAXES - TOO HIGH ??



Did you notice that, even though the value of your home has plummeted -- taxes haven't ??

Well, I called the Property Assessor's office and asked why????

The 2011 appraisal for figuring property taxes on our homes was based on the average selling price of homes in the area from the PREVIOUS YEAR !!! You and I know that our homes have fallen in value, and the Property Appraiser agrees. BUT, if you get an excessive tax bill in August 2011, immediately Call the Property Appraiser's Office and ask for an "On-Site Re-Appraisal !!!

They will a do re-appraisal IF YOU CALL WITHIN 25 DAYS FROM THE TIME YOU GET THE BILL. I'm going to watch for this bill -- Believe me... if it has not gone down from last year, I'm calling!!!

YOUR HOA BOARD TAKES ITS SUMMER BREAK

There are no monthly Homeowners' Association meetings held in July and August. This gives your volunteer Board a break.

However, if you need a question answered, have a complaint against a neighbor, etc., our website is always active. Please send an e-mail to us and we will respond:

www.theterracesatdeerrun.com





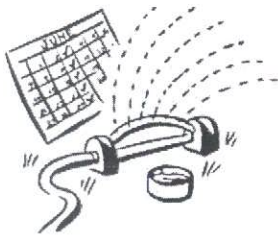
IGNORING YELLOW WARNINGS LEADS TO EXPENSIVE MEDIATION

As much as those yellow "Violation of Deed Restriction" notices are annoying, please realize that your home IS in a deed restricted community. The covenants clearly state that yards need to be maintained, garbage cans cannot be stored in view of the road, boats and trailers cannot be left in view of the road past three days, etc., etc., etc.

SO... IF YOU GET A YELLOW NOTICE, PLEASE REMEDY THE PROBLEM, AND ALL WILL BE WELL. HOWEVER...if you don't, then be warned... under State law, the Board's next step is legal action. We will be forced to take you to Mediator's Court. We have learned that this will cost a MINIMUM of \$300.00, just to show up!! In turn, the Board will have to use your Homeowners' dues money to pay a similar fee !!! AHHH!!!!

Please, abide by the restrictions, and all of us will benefit with our homes looking great, and property values going up again.

WATERING RESTRICTIONS -- ARE FOR EVERYONE !!



Once again the St. John's Water Management has restricted watering to twice a week - ONLY in the early mornings or evenings. The exception is new yards, which are allowed two weeks of daily watering, and we can hand-water flowers and shrubs.

Water experts suggest setting your irrigation systems to 30-40 minute watering cycles for a good soaking, twice a week. If your lawn is attacked by fungus or chinch bugs, and you can't save it, consider an ecological-friendly replacement with drought tolerant plants, gravel and pine bark mulch--as many of our neighbors are doing.--No more watering, mowing, weed-and-feed, etc. This also helps save our aquifer for drinking water.

NON-PAYMENT OF ANNUAL DUES

In this very bad economy, our community has been blessed that only 10 out of 163 homes have had liens placed on their property for non-payment of annual dues. We have the LOWEST annual dues out of the 11 HOA's here in Deer Run, and one of the best records for keeping our homes free of foreclosure.

Still, it is so sad when the Board has to enforce the deed restrictions by placing these liens, as they are so costly!! Dues are only a one-time payment of \$90.00; however, as soon as a lien is placed, it starts accruing 18% interest, monthly. Added to this lien amount and interest are filing fees of \$26.00, with even more fees possible. Each year the Board offers to accept monthly payments, but there are still those who fail to pay their dues. Maybe next year things will be better for everyone.

Remember that payment of dues is expected at the end of each year. If they are not paid, a "FINAL" notice is sent in January; and if they remain unpaid, a lien is placed on the property as of the February meeting. When saving for Christmas gifts, why not tuck away an extra \$90.00 for dues, so you will have one less worry to start out the New Year.

**PLEASE - NO LEAVES BLOWN
INTO THE ROADS**

If you, or your lawn people, are blowing leaves onto Bridlebrook or Copperstone, PLEASE STOP !!! The leaves and debris eventually end up being washed into our waterways, adding pollution that it doesn't need.

It takes only a few minutes to bag the leaves or lawn cuttings.... Thank you.

**2011's FIRST
YARD OF THE MONTH**

The Stapes home at 468 Copperstone received this year's first Lowe's Gift Card. The yard is beautifully maintained with lovely ground cover and firecracker ferns.

Who will be next ?????



Your Home Is Your Best Investment

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

Address correction requested

TO:

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