

**“Welcome Back” Meeting
Brought Out the Most Guests to Our Meeting Than Ever !!!**

It was a rainy night, September 8th, but some wonderful, caring neighbors took time to come to our meeting, bring concerns, complaints (done very nicely, thank you) and even PRAISE for our volunteer Board members. It made for a very enjoyable one-hour meeting.

Pizza, home-baked goodies, and cold drinks were shared. Door prizes were awarded, including gift certificates to Walmart, decorative plates, garden tools, free passes to Leu Garden. All were donated by Board members. Thank you again, one and all. Hope to see you at every meeting !!



Empty Homes In The Terraces

Currently, there are three empty houses being maintained by your HOA. We also know it's been a struggle for some of our neighbors to replace their front lawns due difficult economic times. In each case, once the Board has been notified that there are plans to replace sod or repaint the façade of one of these homes, we are more than happy to work with each and every neighbor. We will get through this, and there ARE better times ahead.....

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:

VIEW FROM THE TERRACES

December, 2010

Board of Directors:

Melissa Gazaway
Natalie Amento
Debbie Mills
Marti Ryals
Geri Williams

Scheduled Meetings:

7:30 p.m. at Pinetree Village Clubhouse
December 8th
January 12th - Annual Meeting
February 9th
March 9th



Happy Holidays

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*

I would like to begin by expressing my appreciation to all of those who attended our Open House in September. The meeting was short, and we had time to socialize with our neighbors. It was also extremely gratifying to receive a sincere “thank you” for all the hard work our volunteer Board accomplishes.

It has always been my personal goal to help make our neighborhood a nice place to live, and raise our families. I am grateful for the opportunity to serve our community through my active participation on our HOA Board. I would like to invite everyone to participate by making suggestions for activities or projects to promote the sense of “community.”

Here's hoping to meet more neighbors at our next meeting.

ONLY TWO TYPES OF SIGNS ARE ALLOWED ON YOUR PROPERTY

We are sure not many of you ever sit down to read the Deed Restrictions in the Covenants that govern all our homes. The ones that cause the most consternation are:

- You can't paint your house any color you wish - all exterior paint changes REQUIRE WRITTEN PERMISSION FROM THE BOARD.
- You can't park a boat or a trailer, or have an RV, or hauling trailer on your driveway, or on the road in front of your home for more than three (3) days.. (Exceptions are made, but only with a direct request to the Board.)
- You can't have signs in your yard, other than a "For Sale" or "For Rent" sign (no taller than four feet high). The exception is during political races ... election-candidate signs are permitted as we are very proud of the right we all have to vote! Also, several years ago to encourage local businesses, we approved contractors working on your home—painting, roofing, re-sodding, etc., to place their business signs on your yard to advertise their work---maximum of two (2) week, while they are working there.

ANOTHER YEAR HAS GONE BY AND WE WANT TO SAY "THANK YOU"

We have 163 homes in THE TERRACES. 23 are rented, a few are still vacant; but overall, we have a stable neighborhood, with caring people who like to help others.

Several of your neighbors are members of our *SUNSHINE CLUB*. They have repaired neighbor's homes, installed electrical work at reduced prices, found lost dogs, and mow lawns.

Your Board is made up of a group of women who have served, year in and year out, to comply with the deed restrictions. They select "Yards of the Month," bake cookies for Holiday get-togethers, delivered the newsletter four times a year, and clean up trash, beer bottles, Vodka miniatures in the neighborhood. They even pick up plastic bags of dog poop left on the sidewalk by other inconsiderate neighbors.

All we can do is say "thank you," and when all you see on the TV is nasty reality programs, TALKING HEAD-PREACHING DOOM, your money not going far enough, and the cable company raising rates again.... Turn it off, and do something nice for others.

That's what all our volunteers do !!!!

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COPPERSTONE HAS BEEN HIT TWICE WITH BREAK-INS

If you notice anyone late at night that you don't recognize, please take the time to call the Sheriff's office (407) 665-6650, and ask for a patrol car to cruise the area. They are waiting for these calls !! Having them drive by, warns the "would be" bad guys that we are under protection.

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TELL YOUR TEEN DRIVERS....

Neighbors have reported a few young drivers SPEEDING around our community. The HOA posted "Children At Play" signs years ago, but we ask everybody ----PLEASE drive under 25 MPH until you are on Eagle Circle. Thanks !!...



ANNUAL DUES ARE LOWERED FOR 2011

Your Board has worked year after year to hold on to every dollar collected, trying not to spend any dues for attorney fees and unneeded expenses, and it has "paid off."

The annual dues for 2011 will be reduced to \$90.00. We are keeping our fingers crossed that we can collect from EVERY Homeowner so no liens will be placed, as they are costly !

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DISPLAY CHRISTMAS LIGHT AND WIN A PRIZE !!!



Saturday, December 18th, following Santa's visit, our judges will be driving around the neighborhood to select six prize winners. They will be choosing homes with the most colorful light displays, most original designs (day AND night displays count), and most child-inspiring displays.

Each year it gets more difficult to decide who gets the Publix gift certificates, and who gets the potted Poinsettia plants. Past "First Place" winners are NOT eligible for three years to give others a chance for awards. Good luck to all.

All displays are wonderful, and help us all get in the spirit of the season.



SANTA IS COMING --- WEDNESDAY, DECEMBER 15th

Once again your Homeowners' Association is sponsoring Santa's stop-over at the Terraces. Listen for the sirens of the fire engine from Fire Station #27, and watch for the flashing lights. Come out to the curb, catch some candy canes and wave to Santa. Then join Santa at 1304/1300 Bridlebrook Drive to meet Santa in person, and see and listen to the children share their wishes.

This is a wonderful time to mingle with your neighbors and enjoy some wonderful refreshments fresh home-baked cookies, hot apple cider, and hot chocolate WITH MARSHMELLOWS.

This will be a time of joy and sharing with each other.

FINAL YARD OF THE MONTH

In August, the Brewer's beautifully kept property at 449 Copperstone was our final winner of a Lowe's gift certificate for this year.

Thanks to all our neighbors who have such nice front yards.



COMMUNITY-WIDE GARAGE SALE

Another successful year of garage sales !! Many of our 163 homes participated in our annual garage sale, Saturday, October 16th. It was a beautiful day, and many neighbors who weren't offering items for sale, we able to take advantage of the beautiful day and walked the neighborhood.