

SUPPORT OUR LOCAL BUSINESSES

The following business has been used by your neighbors with wonderful success.

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ANNUAL COMMUNITY GARAGE SALE
--- On a Perfect Day

It was such a gorgeous day on Saturday, October 20th, for our annual community garage sale. Hopefully those selling were able to clean out their garages, kitchens, etc., of all unwanted items, and hopefully the buyers found many great bargains and treasures. It couldn't have been a more beautiful day !!

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!

VIEW FROM THE TERRACES

December, 2012

Board of Directors:

Melissa Gazaway
Sarah Cady
Debbie Mills
Marti Ryals
Geri Williams

Scheduled Meetings:

7:30 p.m. at Pinetree Village Clubhouse
December 12th (1300 Bridlebrook)
January 23rd 2013
February 27th 2013



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:*

Wishing everyone a wonderful season for the holiday they chose to celebrate.

Holiday events here at The Terraces are scheduled as follows:

Santa comes to the Terraces - Wednesday, December 12
Christmas Lights Judging – Saturday, December 22

Your HOA Board meetings are changing from the 2nd Wednesday of the month to the 4th Wednesday, effective January 2013. Mark your calendars for the new schedule for 2013. Dates are published quarterly in this newsletter. Remember, the Board does not meet in July and August. We encourage all of our neighbors to attend --- it's a great opportunity to be involved in your community.

Thanks to Margaret Chryplewicz for taking the cute Halloween pictures (enclosed). If you take some fun pictures of activities at *The Terraces*, give them to a Board member so we can publish them in our newsletter.

The Terraces Annual Meeting

Our Annual Meeting to approve Board members and to approve the 2013 Budget is Wednesday, January 24, 2013. It is your chance to come and vote in person, ask questions or make suggestions for improving the HOA's work for the community.

If you are unable to attend, please send in your "proxy" vote with your payment of \$93.00 for annual dues and make your concerns known.

THE ROAD CONSTRUCTION GOES ON AND ON ...

Word has it that all the road work for the new flyover off Highway 436 to Red Bug Road will be completed by the end of 2014... HOWEVER, they have had a lot of problems along the way. The POA (who oversees all of Deer Run and who we have to pay a share of our annual dues for upkeep of community property, landscaped island on Eagle Circle, etc.), reports that the construction damaged their watering system that irrigates the entrance island. This repair effort took weeks. In addition, when the contractors dug up old sewer pipes, they found the pipes so damaged, they had to stop progress and replace them. There was also a work stoppage when they discovered the engineering designs were faulty.

NOW WE WAIT FOR NEW UTILITY POLES

Progress Energy finished their destruction of trees, shrubs, plants and vines that graced the backyards of 23 homes that bordered their easement. Some neighbors have already replaced lost trees with low-growing acceptable trees (crepe myrtles, citrus, etc.) 50 feet or more away from their poles. Others have raked the mulch piles down to give a more acceptable fire-prevention backyard. The land gopher turtles that survived are back in their holes, birds are nesting, but the larger critters, whose homes have been decimated, have been found in neighbors' yards away from the easement.

Thanks to Mother Nature, palmettos are growing back, green shoots are everywhere, and someday it will all be nice again --- until the next time !!!

THANK YOU GOOD NEIGHBORS

Over the past two years, a dozen of our neighbors have gone into foreclosures, bankruptcies, lost jobs, etc. The banks seem to be doing fine, but the average family has really had a rough time.

Still, we thank our neighbors who have kept their homes looking good and yards mowed and even have had the "means" to re-sod !! Today, there are several homes for sale. Keeping the neighborhood looking good, helps raise home prices for those who are selling their properties. So if you received a "Please Mow Your Yard" or "Your House Needs Painting" notice, and you mowed or painted, THANK YOU ON BEHALF OF ALL OF US THAT LIVE HERE.

THE RAINS CAME...

Our drought is over, and the waterways and ponds are full again. Everything is green. Now we will see what kind of weather we are in for this winter.

Most of our tropical plants, including crotons and orchids are OK with temperatures in the low 40-45's. Under that, be sure to cover with blankets (plastic is NOT as good) and then UNCOVER the next day if the sun is out. Water plants that suffer, but don't prune damaged plants until after March, when all the frost is over.

THANK YOU MARTI RYALS

Thank You

Over the years our wonderful neighbor, Marti, has served on our Homeowners Association Board handing out "YARD OF THE MONTH" awards, and working with the judges on the annual Holiday lighting decoration competition each December. Now her darling grandchildren and her church are requiring more of her time, and she has resigned. We have sadly accepted her resignation.

Thank you, Marti, for always volunteering cheerfully, and for devoting time to the community. You helped make our 10 monthly meetings so pleasant! ENJOY your retirement, free of the HOA!!

SANTA'S COMING TO THE TERRACES – Wednesday, December 12



It's Santa's annual visit, and we don't want anyone to miss coming outside to wave at him as he travels throughout our community on his "special" sled – Station House #27 FIRETRUCK!!

Our head elf from the HOA Board will lead the way, tossing candy canes to all those who are curbside waving at Santa!!! Follow the LOUD SIREN BLASTING – and immediately walk to 1300-1304 Bridlebrook to personally greet Santa. Tell him your secret wishes for Christmas, and enjoy cookies, hot apple cider, hot chocolate with marshmallows, homemade by HOA Board members, and spread good cheer with your neighbors.

His sled will arrive to our community around 7:00 PM.

HOLIDAY DECORATION JUDGING Saturday Evening -- December 22nd

Friday, November 22, the day after Thanksgiving, the red ribboned wreaths go up on our entrance ways to announce that it's time to create a festive lighting display in your front yard to cheer up your neighbors and children of all ages!

Your HOA Decoration Committee will wait for dark on the 22nd, hoping that everyone has their lights on. Publix Gift Certificates will be awarded as follows: 1st Place - \$50; 2nd Place - \$35, and 3rd Place - \$25.

Three other neighbors, whose decorations deserve a "thank you", will receive Poinsettia plants. If you have won a 1st Place award in the past three years, the Committee cannot award you another prize so soon -- giving all 163 homes a chance to win a Publix gift certificate.

As the economy is getting better, let's all brighten up our homes to acknowledge a New Year is coming, and hopefully a much better one for all of us !!



ALL DOG OWNERS

We love our dogs -- BUT, please Scoop Up Your Dog's "Poop" if he/she "does it" on a neighbor's yard !!! Do not leave it !!!

ANNUAL DUES NOTICES ARE IN THE MAIL

We still have the LOWEST annual dues in all of Deer Run -- \$93.00. Notices will be sent with a stamped, self-addressed envelope enclosed to make it convenient to remit your payment within 30 days.

If the lump sum of \$93.00 is too difficult to pay by January, three monthly payments are acceptable, but PLEASE don't cause a lien to be placed on your home, which we have had to do for non-payment, as it will earn interest and penalties the longer the dues go unpaid. **We will be happy to work with you...** just tell us what is best for you and your family.

Having a lien placed on your property is very destructive to your credit rating, and we truly do NOT like this part of our volunteer work. However, the deed restrictions require us to collect the money, and it is not fair to your neighbors who DO pay, and you fail YOUR responsibility.

WELCOME DIANNE LETT

With our Board down to four members, we are in a dire need of new members. Long-time resident, Dianne Lett, who lives on Bridlebrook, has graciously agreed to join our Board.

We could use two more members, as seven is the lucky number... So, if you can spare one hour a month, ten times a year, giving back to this community, please consider joining. It's painless, we have fun... and always feel good about helping our neighbors!! Call or come to our next meeting.