

VIEW FROM THE TERRACES

Board of Directors:

Dianne Lett
Margaret Chryplewicz
Debbie Mills
Geri Williams
Betty Spangler

Scheduled Meetings:

7:30 p.m. at Pinetree Village Clubhouse
January 14th
February 11th
March 11th

December, 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
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*

HOA Meeting Day Change

Effective January 2014, **THE TERRACES'** monthly HOA meetings will be held on the second TUESDAY of the month, beginning January 14, 2014. Our meetings are held at Pinetree Village Clubhouse at 7:30 pm, generally lasting less than an hour. All residents are invited to attend these meetings. The HOA Board members are volunteers.... your neighbors who try to keep our neighborhood the clean, quiet, nice residential community we moved in to.

We anticipate the need for some new Board members in the near future. Please take an interest in your community and come to the meetings. We meet 10 times a year (no meetings in July or August). If you would be interested in becoming a Board member, please let us know.

Revitalization

The Revitalization Committee volunteered many hours, sometimes in the hot sun, walking the neighborhood to comply with Florida legislation to accomplish our "revitalization." We thank our Committee members. We also thank the many homeowners who were gracious to listen to what information was being shared.

During the "Revitalization" process, each homeowner received copies of several documents including: "Declaration of Covenants, Conditions and Restrictions", "Articles of Incorporation" and "Bylaws". These original documents were prepared specifically for **The Terraces** when Deer Run properties were subdivided thirty years ago.

We encourage you to take a few minutes to review these documents to assure that you are in compliance.

HOA Annual Assessment

Notices for our annual dues including the proposed budget for 2014, will be mailed to you by December 1, 2013, with a due date of December 31, 2013. The good news is the assessment will be the same as last year, \$93.00, despite the additional expenditures incurred due to the mandatory Revitalization process.

It is vital the assessment is paid by the due date to prevent a lien being placed on your property, in addition to the cost of filing fees, late fees and interest.

Revitalization Update

Your HOA volunteer Board Members, including our newest recent volunteer, Cynthia Greenwood, spent days going door-to-door, handing out the legally required packets of information to each of the homeowners in ***THE TERRACES***. During this endeavor, our Board members had the opportunity to personally meet many nice neighbors who were once only names on a roster. We were invited into lovely homes and sometimes offered refreshing drinks on several very warm days. Thirty-six packets were mailed to the homeowners who lease their properties.

We are happy to report that the results were overwhelmingly positive... way exceeded the required 51% of "yes" votes for the HOA to continue. Now all paperwork is in the hands of our attorney who will complete our "revitalization."

Know Your Neighbors?

Your Board members were thrilled to learn how many residents of ***THE TERRACES*** are very good friends with their neighbors and who care so much about this community. Those of us who have lived here since the 80's are lucky enough to enjoy these friendships too.

Many newcomers in ***THE TERRACES*** may not be used to living in a community where people care for one another, but may we propose you reach out and help us continue being a good community to live in? You'll see patriotic ribbons put up on our entrances on the 4th of July and Veterans' Day, we celebrate Spring with "Yard Of The Month" awards, and we have volunteers in our Sunshine Club that help with minor repairs and yard work. Best of all, each December, Santa comes to ***THE TERRACES*** to spread holiday cheer. Welcome one and all.

Another Successful Garage Sale



Approximately 15 homes participated in our annual sale held on Saturday, October, 12th... It was such a gorgeous day! Many shoppers "cruised" the neighborhood looking for a good bargain.

Pictured left is Tim Bunyon, one of ***The Terraces***' shoppers.



Santa's Coming...

Wednesday, December 11, 2013

For 20 years, thanks to your HOA, Santa makes an early stop in **THE TERRACES** to welcome children and their parents at 1304 Bridlebrook. On Wednesday, December 11, volunteers will be serving homemade cookies, hot chocolate and hot apple cider to all who walk around the driveway at 1300 Bridlebrook.

So, on December 11th around 7:00 p.m., listen for the siren and watch for the flashing lights of Station 27's fire truck that will be riding Santa around Copperstone and Bridlebrook before stopping at 1300-1304 Bridlebrook for refreshments. Santa will greet each child personally and listen to their wishes. We encourage parents to take pictures!!

Hope to see you there!



Holiday Decoration Contest ... Saturday December 21, 2013

Be sure to have your holiday lights on – Saturday night, December 21st, for the HOA judges to come around to select three winners for Publix gift cards, and three for poinsettia plants. Each home is judged on originality of lighting displays, mailboxes, front door decorations and color schemes. No neighbor who has won “First Prize” in the past three years is eligible for an award, giving others an opportunity to be a winner. (HOA Board members are NOT eligible.)

Regardless of whether you win or not, we thank everyone who takes to time to help make our neighborhood festive for all to enjoy.

Speaking Of Good Neighbors.....



When a house goes up for sale and the homeowner doesn't live in the house, it is still their responsibility to maintain their property. Often your HOA can get the bank or agency handling the vacant property of homes that go into foreclosure to send landscapers to keep up the yard and house. But, an absent landlord is usually a harder legal road to follow to get property up to standard.

Recently a homeowner who had rented his home for years, put his property for sale. He neglected to mow the lawn, edge or keep the yard trimmed. The HOA Violation Committee repeatedly notified the homeowner and his realtor. Just as legal action was to be taken, he haphazardly mowed the foot-high overgrown yard. Two neighbors, who always beautifully maintain their property, couldn't tolerate the poor appearance of this yard, and on their own, mowed it correctly, edged and blew away mounds of clippings off the driveway and sidewalk.

We are so proud to have wonderful neighbors like this at **THE TERRACES**. We all “THANK YOU.”

House Values Are Going Up

Six years ago home prices went crazy causing our \$60,000-\$80,000 homes to suddenly rise in price to \$200,000-\$250,000. The homeowners who sold made huge profits, and the buyers, six years later, found themselves in a financial mess.

Over a dozen homes here in **THE TERRACES** have gone into foreclosure, with all our homes falling in value. But now the majority of these abandoned homes have been sold, and new homeowners got rehabilitated homes for very good realistic prices. Now, as we go into 2014, we hope we have seen the last of these foreclosures, and everyone continues to see their home values go up and up.

Our Last Yard Of The Month For 2013



Jackie VonEsh at 1401 Bridlebrook had beautifully manicured the front yard and included colorful plantings, earning her “Yard Of The Month” recognition and a \$25.00 Lowes gift certificate.

Congratulations! Thanks for helping make our neighborhood look so nice.

How Can We Help You?

Our quarterly newsletter will include any homeowner or renter’s ad for their business or announce important family news. Send your request to: P O Box 516, Casselberry, FL 32718 for inclusion in our March 2014 newsletter. Please send information before February 2, 2014.

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: