

# VIEW FROM THE TERRACES

## Board of Directors:

Dianne Lett  
Margaret Chryplaewicz  
Debbie Mills  
Geri Williams  
Betty Spangler

## Scheduled Meetings:

7:30 p.m. at Pinetree Village Clubhouse  
June 26<sup>th</sup>  
September 25<sup>th</sup>  
October 30<sup>th</sup>

## June, 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](http://www.theterracesatdeerrun.com)

E-mail Address for Problems: [contact@theterracesatdeerrun.com](mailto:contact@theterracesatdeerrun.com)

*A message from the President of your Homeowner Association Board,  
Diane Lett*

*When our good friend and President of our HOA, Melissa Gazaway-Bramer, resigned several months ago from our Board "due to health reasons," all of her friends and neighbors knew how serious these "health reasons" were. However, taking our cue from Melissa, we accepted her fate as she did. I volunteered to try and take her place on the Board, along with Debbie, Betty, Sarah and Geri. We took a watchful stance, knowing that she and Paul, her husband, would make the best of a bad situation...ignoring the worst, and focusing on the blessings of her new granddaughter, Madison Ann, born on June 8, 2012.*

*The Lord took Melissa Gazaway-Bramer in the early morning hours of May 5, 2013. The family held a private service for her in Casselberry, and those of us who knew about her passing, paid respects to her husband, her family, and her wonderful daughter, Riley.*

*Melissa worked as a nurse for many years, and supported this community as President of our HOA for over ten years. She was a dear friend who survived years of treatment and pain. She valiantly maintained a never-ending courageous spirit, and will be dearly missed.*

## ATTENTION:

### NEW HOMEOWNERS AND RENTERS HERE IN THE TERRACES

The signs at our entrance way state it quite clearly ... this community (like all homes in Deer Run) is a **“DEED RESTRICTED COMMUNITY.”**

If you don't already have a copy of the deed restrictions, contact our website, and a copy will be delivered to you. OR, you can mail a request to our Post Office Box, 516. Casselberry, FL 32718.

These restrictions **REQUIRE** that you keep your property mowed and edged. Also, garbage cans are **ONLY** to be placed in view of the road for pickup, then they are to be put out of sight.

- Boats and trailers are only to be left in view of the road for a maximum of three days; otherwise they are to be stored in a garage.
- To change the color of the exterior of your home, you need written permission from your Homeowners' Association Board.

#### Other Concerns of the Community:

- ✓ Loud parties late at night, disturbing peace of nearby neighbors
- ✓ Teens making a nuisance late at night
- ✓ Neighbors walking dogs and **NOT** cleaning up their pets “do-do”
- ✓ People driving cars or riding motorcycles too fast on our two roads ... not caring about endangering children playing

YOUR HOA GETS THESE COMPLAINTS.... AND WE WILL HANDLE THEM.

### SUCH NICE PEOPLE LIVE HERE !!

When the HOA had the overgrown bushes cut to clear the community wall for repainting, the men hired to do this work should have known better. In order to clear one section where the limbs were especially thick, a worker came into a homeowner's yard without permission and severely cut back their vegetation. Florida law states that you do have the right to remove or cut back any limb growing **OVER** your property.

The homeowner contacted our website, and a Board member went to her home to assess the damage, expecting a very angry person. However, this resident, who is a true “green-thumb” expert, graciously pointed out the problem. She accepted the Board's apology, however, we both knew that her healthy hedges would soon re-grow. Most importantly, it was so nice to meet such a nice neighbor!!

### ANOTHER BOARD MEMBER LEAVING OUR HOA

Sarah Cady, our Vice President, announced at the April meeting that due to the eminent birth of her child, she will have to resign from the Board. She and her wonderful husband, Justin, have contributed so much in the short time they have served this community. They donated the lovely decorative lights for the holiday displays at each entrance. Sarah has spent many hours updating our website, and her loyal husband came to every meeting, providing valuable insights for helping our community.

We will definitely keep in touch and will rejoice with them on the birth of their first child, a baby girl!!

## NOT ANOTHER YELLOW VIOLATION NOTICE !!

Yes, it's that time again, winter dry weather is gone, our yards are sprouting weeds and grass grows each time it rains... So, get out the mowers and edgers, pull up those darn weeds, and keep your front yard looking nice!! We have neighbors who are trying to sell or rent their homes, and yards that are overgrown really make the whole block look terrible.

Also, rake up the last of the leaves, DON'T blow them, or other yard cuttings, into the road (it isn't good for our waterways) or your neighbors' yard. Help keep THE TERRACES' 163-home community looking great. Your neighbors thank you, and so does your HOA !!!

## VOLUNTEERS NEEDED

We recently learned the sad news that a dear friend, Ruth Stapes, long-time resident of THE TERRACES, passed away. She was kind enough to take time every three months to pass out our newsletter to neighbors. Is there someone on Copperstone who could take her route for us? Come to the next meeting and delight us, or just send an e-mail to our website.

We would welcome a new member to our Board. We meet for one hour, ten times a year, the last Wednesday of the month at the Pinetree Village Clubhouse. We could use some NEW ideas !!!

## IN CASE YOU HAVEN'T NOTICED

Your HOA dues at work: The community wall, fronting THE TERRACES, has been pressure washed, repaired and freshly painted. It looks great and revitalizes the entire neighborhood and our section of Eagle Circle.

## THE ECONOMY CAUSES STRANGE PROBLEMS

Neighbors have reported two trucks driving in our neighborhood early on garbage pickup days....Mondays and Thursdays, going through our trash, taking metal, furniture, discarded appliances and miscellaneous other items. Good for them, earning money from our unwanted "stuff". BUT, others have been spotted rummaging through the cans, taking out articles and leaving garbage thrown on the ground. COME ON PICKERS !!!! take what you want... BUT, CLEAN UP YOUR MESS !!!

## AN INJURED DUCK

A wonderful neighbor saw an injured duck lying in the road where it had been dropped by an eagle who had intended to have it for breakfast. Several other neighbors saw it, but only this one caring neighbor was kind enough to call Animal Control who came to its rescue by taking it to the Maitland Audubon Rescue Center. Well Done !!!

## MISCELLANEOUS "MEANINGFUL" INFORMATION

Did you know that recycle does NOT want cardboard, Styrofoam, or black plastic plant containers (it's not really plastic they can recycle) ... the small ones holding annuals are OK! Please put these items in your regular garbage cans.

## PARENTS OF SMALL CHILDREN

With our "zero lot line" properties, often children are seen playing in the road. This is VERY dangerous!!! Department of Children and Family Services can hold parents legally responsible if these children are hurt or interfere with traffic !!!

## Summer Vacation Is Here

Your volunteer HOA Board will not be holding meetings in July or August, taking advantage of a much needed break. However, the website will be watched, so if you have problem or concerns, please contact us by e-mail, [contact@theterracesatdeerrun.com](mailto:contact@theterracesatdeerrun.com) or mail us a letter to: The Terraces, PO Box 516, Casselberry, FL 32718.

## The Rats Are Back !!!



Neighbors have reported seeing rats chewing their way through the plastic garbage bags left curbside for pickup on Mondays and Thursdays. If at all possible, please **PLACE THESE BAGS IN A GARBAGE CAN...NOT EXPOSED TO THE VARMINTS WHO ARE THE CURSE OF OUR COMMUNITY.** Please place them out in the early morning of scheduled pickup days ...NOT the evening before.

## Yards of the Month - April and May

Congratulations to the following:

### April:

Mr. and Mrs. Jose Lopez  
1324 Bridlebrook Drive



### May:

Mr. and Mrs. Blagoje Milic  
1350 Bidlebrook Drive



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: