

VIEW FROM THE TERRACES

Board of Directors:

Dianne Lett
Margaret Chryplewicz
Debbie Mills
Geri Williams
Betty Spangler
Marti Ryals
Cynthia Greenwald

Scheduled Meetings:

7:30 p.m. at Pinetree Village Clubhouse
March 11th
April 8th
May 13th

March, 2014



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*

***We have survived the Holiday Season
and have begun a
New and Prosperous New Year 2014***

At our Annual HOA Meeting held on January 14, 2014 we increased our HOA Board. We welcome our new Board members, Marti Ryals and Cynthia Greenwald. We appreciate and are excited about our new additional members. Please remember all residents are invited to attend our meetings which are now the 2nd Tuesday of each month, except in the summer.

We are always in need of additional volunteers, and welcome suggestions to help maintain our clean, nice and quiet neighborhood community.

Our Revitalization is in its final process. We are waiting for the State to put their "stamp of approval", which should be any day now. Our documents (Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By Laws) will be the same which you received back in October. However, if you need additional copies, please feel free to contact us.

This New Year, we should take time to meet our neighbors, be courteous and respectful. Please report anything suspicious to the Seminole County Sheriff. We want to keep our neighbors safe.

Hope to see you at our next meeting.

2014 Board and Budget Approved

Your HOA Board wants to thank all of homeowners who sent back their Annual Dues and proxy votes so promptly. Many of you took the time to write comments, and we want to answer those that we can.

“Too many cars on our two roads” - We agree. However, when Deer Run was developed in the early 1980’s, the average house was built for a one-two car family. Today, we’re cramped beyond belief...with oversize trucks, three and four cars to some homes, and our zero lot sizes. Everyone is so grateful for those who park their vehicles on their driveways, or in their garages, but too many of us are now using the garage as a second room or it’s being used to store our “STUFF.”

“No boats or trailers in view of road” - The Board has long dealt with this problem. The best solution we have come up with is to allow them for THREE DAYS ONLY and then they get “Violation Notices. We are pleased to report that most of our boaters have been really good about not parking over the limit or parking their boats in their garages.

“We need brighter lights on the entrance signs” - Each spring a Board member voluntarily trims back the shrubs and the signs are clearly visible... so, take a second look this spring.

“Why aren’t more homeowners involved with the Board?” We have no idea!! Surely all 163 homeowners are aware of our annual plea for new members. Only a few caring residents ever show up at the ten monthly meetings. We need help in doing all we do to keep our community well run. We see retired men and women, young singles, and family members out and about... but it seems it’s the “same ole, same ole ... let someone else do it”!!

“Website” - One comment was that ***The Terraces’*** website costs the Board \$314.00 yearly... “could be replaced with a cheaper one?” **WE WOULD LOVE SOMONE TO VOLUNTEER TO GET US SUCH A SERVICE AND TAKE OVER OUR WEBSITE.** Our current Board members are not “computer savvy” enough to research this or how to “manage” our website to its best advantage. We challenge someone to step forward and accept this small responsibility.

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Some Interesting Deed Restriction You May Not Have Noticed In Your Copy Of Our Covenants!

All homeowners have recently received copies of our Covenants and By-Laws and should peruse them to ensure they are in compliance.

- ❖ You cannot run a business out of your home
- ❖ You cannot keep any livestock in your yard... only dogs, cats, birds, fish aquariums, hamsters / guinea pigs (“regular pets”)
- ❖ You need Board approval if you are going to change the exterior color of your home (ONLY earth colors are acceptable)
- ❖ You need Board approval (and a Seminole County permit) to add any addition to your home or front / side fence

Clean Up / Fix Up

Spring is right around the corner and the time is right for homeowners to look at their properties to see what needs to be done to help keep our community clean and attractive. It's time to repair, repaint or simply clean up the yard, now that winter is over.

Homeowners should review the Covenants (Section 6) regarding maintenance and repair of their property. In brief, it states that "at all times properties will be maintained in good condition and repair." It is amazing what simple repairs, fresh paint or even mulching the garden can do to spruce up the neighborhood!

*The Board was questioned about the wall bordering **The Terraces** off Eagle Circle, and asking why it was not completely painted. The wall was cleaned, patched and completely painted in the spring of 2013. It looked great; however, as there is no grass growing along the base of the wall, every time it rains, the dirt backsplashes up against the wall.*

The HOA is looking into having the wall cleaned and remedying the situation by laying sod.

Yard of the Month Starts in April

Have you been raking leaves until the color brown is making you crazy?? Well, as the yards green up, newly cropped shrubs begin to blossom and the nurseries start selling their spring flowers. It's time to start mowing your yards, cleaning-up the walkway to your front door, getting rid of the black mildew with bleach, and spruce up the mailbox as well.

Our Awards Committee will be selecting the first "YARD OF THE MONTH" in April. Could it be awarded to you????

Holiday Light Awards

This year's holiday lighting competition earned the Judging Committee's admiration. It was very difficult choosing only six winners from the dozens of beautifully decorated homes.

1 st Place	1295 Bridlebrook	\$50 Publix Card
2 nd Place	1243 Bridlebrook	\$35 Publix Card
3 rd Place	1425 Bridlebrook	\$25 Publix Card

Honorable mention (each receiving Poinsettia Plants):

1361 Bridlebrook
1346 Bridlebrook
428 Copperstone

As always, past first-place winners are not eligible for any award for three years.... Typically, their decorations were dazzling.

Annual Christmas-Hannakuh-Kwanz Celebration --- The BEST Ever!!

The sirens were blasting, the red and blue lights flashing... the head elf led the fire-truck carrying Santa around our community, tossing candy canes and telling everyone to come to 1300-1304 Bridlebrook to meet and greet Santa... AND, they came!!!

The largest crowd of parents and children in the 20-year history of your HOA came out to see Santa on Wednesday, December 11th. Your volunteer Board members provided hot apple cider, hot chocolate (with marshmallows), and home-baked cookies.

Pictures were taken and the fire fighters were presented with a beautiful gift basket of goodies, thanking them for their efforts that night as well as all year long. After listening to each child's wishes, Santa headed back to the North Pole.

This annual tradition began years ago by the Board with the support of the Giglietta family, the first homeowners of 1304 Bridlebrook. This was the last year they will be participating. We want to graciously thank them for helping us start a wonderful tradition.

RATS and more RATS



Another homeowner complained about rats around her property. The good news is she found a GOOD service: FLORIDA PEST CONTROL (Trey) – (407) 896-6601. They came out, spotted two possible rat entry areas to the home, filled them and left poison in the attic. All of this at a reasonable cost, NO long-term contract needed, AND, no more problems either!

To help deter rats, please don't leave food outside for cats or dogs, and pick up any citrus fruit that drops off trees. RATS love eating these items.

If You See A Problem -- Call The Sheriff's Office

Several months ago, neighbors were complaining about a rental property that had numerous people coming and going, fighting on the front lawn, and worrisome smells coming from open windows and the front door. Your Board was notified, and, in turn, contacted Crime Watch. They immediately increased their surveillance of the property and the trespassers. Code Enforcement was also notified to see if any violations were occurring. The Board was made aware of two additional break-ins, and hand-delivered 163 flyers to each home in ***The Terraces***, informing them of the situation and instructing them TO CALL THE SHERIFF'S OFFICE if suspicious people were in the neighborhood either during the day or late at night.

No more incidents have been reported. A caring landlord took care of the problem renter, and neighbors have been calling Seminole County Sheriff's Office more regularly.

Now more neighbors are talking and watching out for each other. In this age of ever-growing electronic communication; we must remember--positive personal interaction builds a community, not to mention good families.

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: