

# VIEW FROM THE TERRACES

## September, 2008



### Board of Directors:

Melissa Gazaway  
Patricia Cox  
Natalie Garvin  
Marti Ryals  
Geri Williams

### Scheduled Meetings:

7:30 p.m. at Pine Tree Village  
Clubhouse  
September 10th  
October 8th  
November 12th

### 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](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,  
Melissa Gazaway:*

Another year is rapidly coming to a close. It really amazes me how fast the days are passing. Halloween falls on a Friday this year. Parents, please remember to chaperone your children as they trick-or-treat in the neighborhood. For those who wish to participate in the festivities, please leave your exterior lighting on to welcome your visitors. Parents please direct your youngsters away from those houses that are dark. Let's please keep the visiting hours between 4pm and 9pm, at the latest.

The board is preparing for next year's budget. In light of the current financial strain everyone is experiencing, we have decided not to increase the HOA dues our customary 3%. While this would amount to only a few dollars, many of us are counting every penny and we wanted to prevent any additional stress on our neighbors. This should not impact any of the current services the board provides for the neighborhood, however, if anything happens to our front wall (such as an accident) it may affect our ability to pay for repairs. We had to discontinue the insurance on the wall last year as the cost was in excess of \$3,000.00 and we simply do not have the money in the budget for coverage.

The holidays are nearing and Santa will come again this year. As is customary, refreshments will be provided and all are encouraged to come and visit with their neighbors. While we all don't celebrate Christmas, it is always fun to socialize and get to know those who live around you.

Crime watch is in full swing, and for the first month, since we started, we have no bad news to report. All incidents previously were crimes of opportunity, so please remember to lock your cars, bring in your mail, and close your garage doors if you aren't outside. Report any suspicious activity to Seminole County Sherriff's office immediately, as our patrols are based on the number of calls they receive about any given area.

### CORRECTION!

In our last issue, we gave an incorrect phone number for Pricewise Lawn Service. Their correct number is (407) 330-0272.

### KEEP CROOKS BROKE!

Keep locking your cars/trucks up with nothing in sight to tempt any eyes! No GPS's, CD's, tools, purses or wallets!!!

# CAN YOU HELP OUR COMMUNITY??



This year we have two members leaving the Board after having served this community for the past three years. If you

- + can spare one hour a month, ten months out of the year (no meetings in July or August),
- + are a “people person”,
- + care about others and, especially, your neighborhood and neighbors in helping to maintain the value of your property and the properties of our community,

please come to our next meeting and volunteer to become a Board member.

We also have a need for someone who enjoys typing to continue on with our newsletter as our current editor is experiencing extended hours at her job. We could also use talented people for our “Sunshine Club”. Are you able to repair things around the house, mow lawns, or repair electrical or fence problems for those rare times a disabled neighbor or older adult calls the Board for help? Those of us who serve in this group don’t get paid with money. We get paid by the highest of wages....feeling good in the soul by helping others.

Two of the Board members have served on the Board longer than they should have, but they CARE enough about this neighborhood to have continued with their volunteerism. Out of the 163 homes within our community, it is our hope that there are two or three other neighbors who will care enough to join our Board!! We would very much welcome you.

# ANNUAL GARAGE SALE DATE HAS BEEN SET!!!

Get ready homeowners and renters! Our annual GARAGE SALE will be on Saturday, October 18<sup>th</sup>.

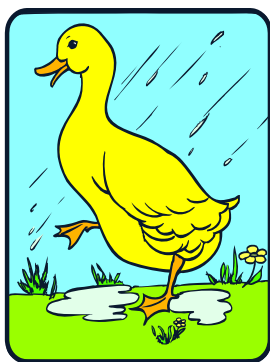
This means your Board will place an ad in the Garage Sale section of the Seminole Orlando Sentinel for the Thursday, Friday and Saturday edition. We will put up the signs that morning to help lead people to our community between the hours of 8:00 a.m. and 2:00 p.m.

Board members will police the area making sure that driveways aren't blocked and that trash is not left on our streets. In the afternoon, they will take down directional signs.

With the economy being in its current edition, this should be a good year for people looking for bargains in furniture, linens, clothes, shoes and tools. Perhaps toys for the Christmas season will be a good seller! Have your driveway lined with your merchandise. Have your goods already priced with stickers. Try not to have items in the garage itself as that can invite strangers to wander into your house when you haven't got your eyes on each perspective buyer.

REAL garage sale fans always arrive BEFORE 8:00 a.m. or just as you are setting up in order to get bargains. These are the people you have to be very aware of as it may still be dark. In the past, we have experienced dishonest buyers where one person will keep you busy while their friend steals a few items while you are engrossed in the other conversation. This is sad but true!

Have plenty of plastic bags and change to take care of your customers. Most importantly, have fun. It's a great way to meet neighbors in the community and it can put a little bit of change back into your wallet.



## Summer Rains Bring Weekly Mowing

We are all grateful for afternoon rains and storms as they water our yards and gardens. The unfortunate ramification is that mowing on a weekly basis in the high temperatures and dripping humidity is no picnic. I know because I'm out there pushing my mower through my St. Augustine grass wishing I had my old Bahia and weeds mixture back. Yes, it looks nicer, but it sure takes more work to maintain.

Also, have you noticed how quickly the weeds grow with the rains??? AHHHHHH! Still, to avoid a yellow citation, let's look at the positive side. The exercise is good for us, the front yards look gorgeous when they are freshly mowed and weeded and our whole community sparkles when each one of us does his or her job in taking care of our properties. So thank you, good neighbors, for helping us all look so wonderful and helping maintain our property values.

## *What Does the Property Owners Association #1 Do For Us??*

The POA is made up of reps from each of the HOA's here in Deer Run. Our rep is the secretary of the Board and she reports back to us each month on their activities in keeping Deer Run looking good and running smoothly.

When a gang member tried to leave their gang logo all over every utility box and pole on Eagle Circle to "claim territory", the police caught the young man with all his red and gold spray paints and the POA Board saw to it that the boxes and poles were repainted to cover his handiwork.

When businesses place their signs on Deer Run property, including the two islands, Board members remove them. (Homeowners and renters are permitted to place garage sale or for rent/sale signs on the Red Bug entrance and at the corner of the 7-11 each Friday through Sunday. They are to be taken down before Monday morning.)

All the waterways within the POA#1 area are sprayed to keep weeds down and the POA placed carp in each retention pond as well as the waterway leading to the country club to help keep the weeds down as well. That is why there are NO FISHING signs on all the waterways.

POA#1 has a lawn service that keeps the community property mowed and this is why NO TRESPASSING signs are placed and why no one is allowed to use this property for their private yards by placing outdoor furniture there, planting gardens, etc. This same property comes under the liability insurance policy the POA pays for in protecting Deer Run homeowners.

The POA also maintains the landscaping on the island at Red Bug and at the 7-11. It has taken two years to process the legal rights of the Red Bug island where the brick sign announces "Deer Run and Country Club"; soon, Seminole county will be giving the Board this right even though the POA has been taking care of it for over thirty years!

The POA Board also helps each of the HOA's within Deer Run with legal matters concerning collecting unpaid dues or situations where homeowners might try to use portions of their neighbors properties in the placement of fences and other such scenarios.

So, when you pay your once-a-year dues to us, we then turn one third over to the POA for them to continue their work on behalf of all of us. We just thought you'd like to know.

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: