

NO – NOT A YELLOW VIOLATION NOTICE !!!!

If you have lived here for many years and have never gotten a yellow violation notice from the HOA, then that means you always keep your front yard mowed and edged, garbage cans are always stored out of sight, and you never keep a trailer, boat or RV on your driveway past the three-day limit. In other words, you know our deed restrictions and are a good neighbor!

If you ever have received a yellow notice, all it means is that your HOA is doing its job in helping all 163 homeowners and renters be in compliance with the deed restrictions. It is a reminder to PLEASE cut your grass, or PLEASE take in your garbage cans, or PLEASE remove your boat, trailer or RV from view of the road!

For new residents to The Terraces, if you receive a yellow notice, you correct the problem, then we like to leave a blue "Thank You" notice to let you know we appreciate your efforts in keeping our community looking its best and showing respect for your neighbors.

Once a neighbor gets a reminder, 99% of the time the problem is corrected, and all is well. The isolated times a neighbor DOES NOT correct the situation after a second notice, they can expect a letter specifying the particular restriction that they are not in compliance with. On your behalf (and the community), the HOA will have to bring them back into standard, which can be costly !!! Thank goodness the majority of the people that live here appreciate the HOA's efforts in keeping the homes in our community in the best condition possible and work WITH us.

If you are one of those isolated individuals that just HATES for anyone to tell you to do anything that you don't want to do, let us take this opportunity to say that we are sorry this system is in place, but the signs at the entrance say it all.. "Welcome To Our Deed Restricted Community." 99% of the feedback we get, year after year, is that our volunteer efforts on behalf of the 163 homeowners and renters are appreciated. Thank you one and all.

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

September, 2009

Board of Directors:

Melissa Gazaway
Debbie Mills
Natalie Amento
Marti Ryals
Geri Williams

Scheduled Meetings:

7:30 p.m. at Pinetree Village
Clubhouse
September 9th
October 14
November 11



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:*

Hope everyone has had a nice summer!! I, for one, will be glad to see the coming of cooler weather that fall brings. I am very glad that we haven't had any serious storms, but remember that hurricane season extends to November 30th.

I wanted to take a moment to let everyone know about a recent incident at my house. I came out to leave for work, only to find that someone had stolen a wheel off of my car. Since I have never before had any problems in this neighborhood, I was quite surprised. I filed a police report, although there is little hope that they will be able to recover it. Please remember that our patrols are based on the number of reported incidents, not on how much we want the police to keep an eye on things. If you have any problems, even if you think that the police cannot help, please report any incidents of theft or vandalism, so that the sheriff's department will continue increased patrols in our neighborhood. The officer I spoke with informed me that these petty crimes are on the increase with today's economy, and our neighborhood is bound to see some impact.

I also need to find someone to replace me in the role of President of the HOA. I have had some significant health issues that will preclude me from continuing in this capacity. If anyone is interested in getting involved with our Board, please come to the meetings so that you can see what is involved. Our annual dues are kept to a minimum because our Board is volunteer-based. Please help keep our costs down by volunteering. It seems everyone has an opinion, but very few actually step up to make a difference. There are 163 homes in this development, but only about 10 people who have really gotten involved. I am quite confident that there are more of you out there that want to have a nice neighborhood to come home to, and this is one way you can ensure that it happens.

I look forward to seeing some new faces at our next meeting.

YARD OF THE MONTH AWARDS

We have so many neighbors that year-in and year-out keep their front yards and gardens so beautiful, that they have been awarded our Lowe's gift certificates, and had "YARD OF THE MONTH" signs in their yards. It has become harder and harder to find neighbors that have never received the award.

Luckily, the Fausts at 1304 Bridlebrook created a brick planter in front of their house and filled it with New Guinea Impatiens and then repeated the brick around their mailbox and planted pink Periwinkles to earn the June award. Their lawn is always mowed and edged, but the added color and decorative brickwork earned them the \$25.00 certificate. Congratulations.

July, the award went to Brett and Alexia Dawson at 320 Copperstone, who have been working hard on re-landscaping their front yard with colorful plants.

For August, the Peludo family at 1413 Bridlebrook are the winners! They have a unique front yard with no grass, but flagstone walls, bromeliads and ornamental plants that grow well with little sunlight. They added colorful flowers to their mailbox planer, and it gives a plush overall appearance that caught the judges' eye. Congratulations.



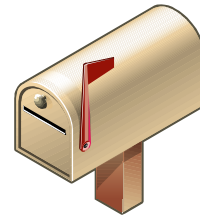
Your Home Is Your Best Investment

MILDEW !!!!!!! Ugh!!

MAILBOXES ??

SIDES OF YOUR HOUSE ??

SIDEWALKS ??



The nasty green mold that grows where no sun can find it, blackens concrete walls, metal mailboxes and our driveways. Use Clorox bleach and wash it away, or call a pressure cleaning service to do it. Protect your home and make the neighborhood, your mailbox or entrance way, look neat !!!

SUNSHINE CLUB CAN HELP!!!

We have some wonderful neighbors who are retired and like to help others. If you are not well and need help to fix something around the house, or can't get to your yard work, please send an e-mail or a letter to us, and we will try and help you !!

That's what neighbors are for

KEEP YOUR FRONT YARD LIGHTS ON EACH NIGHT

Our president's experience with a "bad guy" stealing a wheel from her car parked in her driveway, is a good reminder to lock vehicles in front of your home. (It's better to park IN your garage) and NOT store valuables in your car that can be seen easily.

Keep your door locked at all times !!

The economy is bad – so are some people !!



THE POA AND THE CITY OF CASSELBERRY'S PLAN FOR A BIKE PATH

The POA #1 who oversees all of Deer Run, attended two City of Casselberry meetings on their proposed bike path through part of Deer Run. They want to run the path along the western edge of our community on wetland area, behind homes, then through a wooded area leading to a private bike path on the Sterling Park side of Eagle Circle. The homeowners whose property would have a 12-foot asphalt bike path directly behind their backyards, and the POA have all agreed that this proposed bike route is NOT acceptable in Deer Run !!!

The idea of a bike path is wholesome, family friendly, and according to their research, "enhances property values" ... BUT destroying a natural wetland area, invading the privacy of so many homes, and then running it through a wooded area so isolated that it would prove dangerous to lone walkers or children using the path NO !!! Finally, the HOA is NOT interested in having bikers from across Highway 436 coming into the area.

The POA is monitoring the C of C website to see what their next step is in addressing our lack of acceptance of their plan.

 <p>ANNUAL COMMUNITY-WIDE GARAGE SALE IS HERE</p> <p>Saturday, October 17th, from 8:00 am until 2:00 pm (rain date the following Saturday), will be this year's annual 163-home garage sale. Your HOA will run the ad in the Thursday, Friday and Saturday issues of the ORLANDO SENTINEL, have directional signs leading buyers from Red Bug Road to our entrances. All you have to do is place your old clothes, toys, books, potted plants, art work, tools, whatever, out on your driveway, and with a nice day of weather, "they will come" !!!!!</p> <p>We always remind you to have plenty of change on hand, singles, plastic bags, and keep a keen eye out on all of your merchandise while people come and go ... Good Luck !!</p>	<p>TELL YOUR YARD PEOPLE</p>  <p>Many of our neighbors are fortunate to have professional yard people mow, trim and edge their properties. However, several neighbors have complained to the Board that they have seen them blow leaves and grass cuttings onto neighbor's properties or ONTO THE ROAD !!!</p> <p>PLEASE !!! IT IS NOT ONLY AGAINST SEMINOLE COUNTY LAW TO BLOW LEAVES ONTO THE STREET, but ... for those of us who love our planet, please ask them NOT to do this anymore as it clogs the sewers and adds debris to our waterways. Thanks !!!</p>
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