

# 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  
September 25<sup>th</sup>  
October 23<sup>rd</sup>  
November 27<sup>th</sup>

## September, 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*

## IMPORTANT:

### Do You Want Our Homes Continued To Be Protected By Your H O A ?

The eleven HOA's within the Deer Run community exist under laws set by the State. Without any official notice to ALL OF THE HOA's in the State of Florida, real estate lawyers enabled Section 720.403-407 to be passed in 2004, mandating that every 30 years, any HOA in existence for 30 years or more is required to file new REVITALIZATION papers with the State to continue to exist.

The costs to each of the over 60,000 HOA's run into the millions (HOA's have no choice in this matter). The attorney representing *The Terraces*, estimates the cost to REVITALIZE OUR DEED RESTRICTIONS to be approximately \$2,000-\$3,000. Currently, there are three other HOA's in the Deer Run community that are going through the same process as *The Terraces*. Our intention is to pay this cost from our reserve funds. Other associations have charged special additional assessment to overcome this legal hurdle. Luckily, *The Terraces* has been very frugal with our treasury, and hope to complete the process with no additional charges to any of our homeowners.

**What does this mean to YOU??** By law, we are required to deliver a packet to each homeowner, containing a copy of our By-Laws and Deed Restrictions, an official letter for each homeowner to vote "YES" or "NO" as to continuing to have an HOA, a list of all 163 homeowners here in *The Terraces*, and a list of the Board members on the committee who have volunteered their time to do this work.

To mail each packet would be too costly, so we will be knocking on your door, giving you the packet and answering any questions regarding the REVITALIZATION process. A majority of "YES" votes are needed to keep our HOA active. PLEASE BE SURE TO RETURN YOUR VOTING BALLOT **BEFORE** THE DEADLINE. For your convenience in returning your ballot, a stamped, self-addressed envelope will be included in the information distributed.

## Why Have An H O A?

Out of 163 homes here in **The Terraces**, there are a few homeowners who honestly find the Deed Restrictions annoying. They don't like having to keep their front yard mowed and edged, or to ask the HOA to change exterior colors. They don't like having to keep their garbage cans out of sight of the road (it's so much easier to leave them out front for the next pickup), or to remove their boat, RV or trailer from view of the road after three days, or get those pesky yellow violation notices, etc.... So, what would happen if our HOA went out of existence and there were no HOA's here in Deer Run?

There are eleven HOA's in Deer Run. All have the same Deed Restrictions applying to their homeowners, all collect yearly dues so they can pay their share to the POA #1 (Property Owners' Association) to maintain the landscaped island at the entrance from Red Bug, and at the 7/11, as well as maintaining all of the waterways (including our retention pond). Our HOA pays for mowing the grass along our front wall and entrances; however, the POA mows all community property along the roadways, and is our voice at Seminole County Commission hearings.

If our HOA went out of existence, it would definitely affect the services provided to this community. Future buyers of our properties at **The Terraces** would learn that we had no one to enforce Deed Restrictions. No one would represent our homeowners in neighborhood matters as they do now. Renters and homeowners could then paint house exteriors as they wish, park boats, trailers, RV's and semi's in driveways and on the road. No one would maintain our community wall or front gardens and lighting.

Yes, each homeowner would save their annual dues of \$93.00; however, they would do without "Yard of the Month" awards, holiday celebrations, and annual garage sales. These activities are all sponsored and worked by the volunteer HOA Board. We would not be a part of this country club community in the eyes of realtors, perspective home buyers, let alone do without the POA services to the community.

According to all of the feedback we get year in and year out, the majority of our homeowners and renters LIKE how our properties look, how safe the neighborhood feels, and how the newsletter and our website keep everyone informed. The majority of our community takes pride in how nicely Copperstone and Bridlebrook homes maintain their appearance. So neighbors, YOUR VOTE ON THE REVITALIZATION BALLOT WILL BE THE FINAL WORD FOR THE FUTURE OF OUR HOA.

### Welcome: Margaret Chryplewicz To Your HOA Board

As reported in the last newsletter, Sarah Cady had to resign from the Board to prepare to give birth to her and Justin's first child, Madison Michelle Cady. Michelle was born on June 14, 2013 at 5:42 AM, weighing a healthy 7 pounds, and measuring 20 inches long. So when you see the proud parents walking through the neighborhood with their darling baby (we have a picture!), wish them well.

When we asked for help for our dwindling Board, a long-time resident on Bridlebrook, Margaret Chryplewicz, graciously stepped up to volunteer to serve as our new Vice President. She is a super bright woman who will add greatly to our Board. We greatly appreciate her accepting this position.

However, we are anticipating losing another Board member within a year. We are asking for a least two neighbors who can spare one hour, once a month, only ten times a year (the Board does not meet in July or August) to join our Board. Come to one of the meetings (dates indicated on the cover page), and see what we do (besides enjoying each other's company), and volunteer to help !!

## Recycle Information

An unlimited amount of recycling may be placed for collection. Replacement bins can be provided by calling **407-665-2260**. Recycling must meet the following requirements:

- 1 Items must be placed inside bins
- 2 Remove lids and labels from containers
- 3 Empty and rinse cans, bottles, etc., before placing in bins

### Acceptable Recyclable Items:

- ✓ Brown paper grocery bags (no wax, liners or wet strength)
- ✓ Cans
- ✓ Cardboard (corrugated, non-coated) – **flatten and cut to fit inside bin** (3' x 3')
- ✓ Glass bottles & jars (NO broken glass)
- ✓ Newspaper, supplements, magazines, catalogs, telephone books
- ✓ Non-hazardous aerosol cans (empty & nozzles removed)
- ✓ Plastic containers #1-#7 (like butter or yogurt containers—check recycle # on bottom)
- ✓ Pasteboard (boxes for items such as beer, cereal, pizza, shoes, soda, tissues and paper towel & toilet paper rolls)

**NOTE: The following items are NOT recyclable. These items may be included with household garbage:**

- ✓ Aluminum foil / pie plates
- ✓ Drinkware
- ✓ Egg cartons
- ✓ Light bulbs
- ✓ Plastic bags / plant trays / containers, or buckets
- ✓ Styrofoam
- ✓ Waxed cardboard

### On-Call Collection Services

On-Call services are available for large items such as bicycles, furniture, furnaces, lawn equipment / mowers, large appliances and materials from minor household repairs /remodeling projects. For more information about on-call services, call **407-665-2260**.

## Annual Garage Sale Saturday, October 12<sup>th</sup>

The hot months and fear of hurricanes will soon be over for another year. Fall means our Annual Garage Sale – Saturday, October 12<sup>th</sup> (rain day will be the following Saturday, October 19<sup>th</sup>).

As usual, your HOA will run an ad in the Seminole County weekend edition of the *Orlando Sentinel*, and place a banner on the community wall the week prior to October 12<sup>th</sup>. One Board member gets up at 6:00 AM and places directional signs from Red Bug to both entrances, and then takes them down at the end. Sale is scheduled from 8:00 AM to 2:00 PM.

Save your plastic bags, have a lot of change and single bills on hand, pray for a nice day, and hope everyone makes a lot of extra tax-free money! What you can't sell, don't forget to donate to your favorite charity.

### **“THANK YOU” Good Neighbors**

We have had reports on neighbors cleaning up after their dogs' poop on lawns, covering their garbage cans so varmints don't tear into the plastic bags for midnight snacks, and yards have been kept mowed and edges all summer.....THANKS for helping our community a great place to live.

### **The Easement Is Coming Back To Life**

After Progress Energy (now Duke Energy) stripped the easement bare, exactly one year ago, to install a few new metal poles, those of us with this easement as part of our backyards have been praying for Mother Nature to make it all green and pretty again. She is hard at work !!! The easement is starting to sprout up again, birds, land turtles, rabbits and raccoons have been seen.

However, recently Duke Energy has returned to perform some “maintenance” to deter growth under the power lines. We believe they have been mostly cooperative in not destroying much of the new growth. For this we are grateful.

## Yards of the Month – June, July and August

### Congratulations to the following:

June:

John and Liz Savage  
357 Copperstone



July:

Kyle Kamenski  
1409 Bridlebrook



August:

Marcia Diebler  
389 Copperstone



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: