

VIEW FROM THE TERRACES

September, 2015

Board of Directors:

Dianne Lett
Betty Spangler
Debbie Mills
Mary McCarthy
Marti Ryals
Cynthia Greenwald

Scheduled Meetings:

Tuesday's - 7:30 p.m.
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
September 8th
October 13th
November 10th



Association Address:

P.O. Box 516
Casselberry, FL 32718

Important Phone

#'s:

Code Enforcement:
(407) 665-6938
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*

IT SEEMS THAT TIME PASSES QUICKLY

Here we are in the last quarter of the year already. WOW! Everything is just around the corner. Summer is coming to an end and the Board hopes everyone had a great summer with wonderful memories from vacations.

School Has Begun! Please remember to watch your speed in the neighborhood. Our children are now back in school. Please be aware of children waiting for buses, walking to and from school and crossing the street during school hours as we want to make sure our children are safe.

We are now in the middle of Hurricane Season and we want everyone to make sure their Survival Kit is in order. Everyone needs to be prepared for the unexpected. Your friends and family may not be together when disaster strikes. You may have to evacuate or be confined to your home. Make sure that all are aware of the emergency plan (what will you do if water, gas, electricity or services are shut off?).

Please remember that our Board meetings are held the second Tuesday of each month at the Pine Tree Village Clubhouse. Please join us and keep in the know. We would love to have you with us. If you wish to volunteer, we are always in need of help. Again, remember to be a good neighbor. We have a great neighborhood.

Please make plans to attend the HOA meeting September 8th, 7:30pm at the Pine Tree Village Clubhouse as we have a guest speaker from the Seminole County Sheriff's Office to discuss reinstating our Neighborhood Watch Program, Nextdoor.com, and how it benefits our neighborhood, crime trends in our area and community relations programs which will help us work together to enhance the quality of life in Seminole County. This is our first meeting after summer break and we will be providing refreshments for you to enjoy along with the presentation. Please mark your calendars for this special presentation and plan to attend.

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

Our HOA is one of 11 HOAs under the umbrella of the POA, and consists of representatives from the HOA's here in Deer Run. The POA is earnestly looking for volunteers to join monthly meetings. If you are interested in representing The Terraces, please let us know.

A large portion of your annual assessment (almost half - POA assessment is \$40 per property to date) is paid the POA so you might wonder what they do for us. When businesses place their illegal 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; however, they are to be taken down before Monday morning.)

All the waterways within the POA 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.

The POA pays for 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 also helps each of the HOAs 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.

BE MINDFUL OF POTENTIAL DANGERS

Homeowners, please look in through your front door access, especially those of you with sidelight windows beside the door. What do you see? When delivering newsletters, we have observed purses in plain view; and more. In keeping with the security presentation being offered at our September 8th meeting, please take a moment and look at your home. Don't leave your purses, wallets, etc., where they can be seen from your door. ***Keep yourself safe; don't tempt a burglar.***

As you are aware, earlier this summer several vehicles were burglarized within the Deer Run community, specifically the Ironwood subdivision. The Seminole County Sheriff's Office had alert notices at both entrances to Deer Run advising residents to lock their vehicles. We should not have to be reminded to lock our vehicles and doors. Times have changed and you simply cannot leave your doors (home or cars) open and/or unlocked, and do not leave valuables in view! AND if you keep a garage door opener in your vehicle, thieves can use your automated door opener to gain access into your home. Just a note, there were also a couple of vehicles burglarized in our neighborhood in July. Be safe and lock up!

Your attention please! *The Terraces* Board of Directors is asking members of the community to step up and participate. We will need at least two replacements to our present Board. One vacancy is immediate, and the second vacancy is effective January 1, 2016. Names must be presented for approval on the 2016 notice with the annual assessment. Please consider "getting involved". It doesn't require a lot of time. We meet 10 times a year for approximately an hour. In order to keep annual assessments low, we have a volunteer Board -- neighbors working together. Lack of participation will force us to retain a management company which, in turn, will cause a drastic increase in the annual assessment. Thus far we have been able to keep assessments under \$100.00 **PER YEAR**. Help us keep it so.

THE TERRACES' ANNUAL COMMUNITY-WIDE GARAGE SALE



SATURDAY, OCTOBER 10th- 8:00 AM

It's that time again for our Annual Community Garage Sale. Friday evening, October 9th, directional signs will be strategically distributed, and a week before a banner will be placed on the wall announcing our sale.

It's a great opportunity for residents to clean out their closets, cabinets, attics and garage of unwanted items and perhaps make a little money as well. We'll hope for good weather; however, if it does rain, we'll extend the date of the sale to the following Saturday, October 17th.

Be sure to have a supply of plastic bags and lots of change ready.

TALENT AT THE TERRACES

"The Terraces" has some talented people living in our community! One such couple is *Spike and Sandy* who play in the band *Sandz of Time Band*. Some of us have heard them play at Micky Vee's in Winter Springs, and they are awesome. Their music is upbeat and pleasurable to listen to, they play soft-rock, country and pop, and you'll find yourself singing along to songs you know or tapping your feet to the music.

If you are looking for entertainment for a party, give them a call at 407-461-6063, you will find them very enjoyable



Living in An HOA Community

About 20 percent of Americans live in a community governed by an association, according to the Community Associations Institute.

Community associations come with rules determining everything from the number of pets you can own to what color you can paint your home or front door. Associations are set up by developers who turn this responsibility over to a Volunteer Board. These volunteers are responsible for making sure facilities are maintained, collecting maintenance dues and enforcing the "Covenants".

Whether you like or dislike the rules that govern the community, once you've bought or rented in an association, you've signed on. These rules are designed to protect all of our property values.

The alternative to a volunteer board is to hire a professional management firm. This choice is very costly and would add significantly to the annual assessments that each homeowner pays.

A few suggestions: Go to your neighbor with a complaint before going to the Board. The Board is there to make sure rules and regulations are followed; as an example, if your neighbor's loud music annoys you, talk to your neighbor first. If you don't like a rule, suggest changes. The Board will commit to review the rules and consider a change. Every community has a few people who think the rules don't apply to them and would rather ignore them or fight them. A court battle (and liens) are costly.

REMEMBER: Your HOA Board members are volunteers. They are **NOT** the enemy. Please help these volunteers maintain the excellent standards and property values here in The Terraces.

ONE MORE TIME: Unwanted Advertising Circulars

The goal is to not have unwanted newspapers lay in driveways, getting wet and looking unsightly. If you cannot pick up these circulars and properly dispose of them, they will be delivered to your front door whenever possible.



Your Home Is Your Best Investment

Yards Of The Month -- June, July and August

We have so many neighbors that, year-in and year-out, keep their yards and landscaping so beautiful; they have been awarded a \$25.00 gift card to Lowes and community recognition with our "YARD OF THE MONTH" sign in their yards. It has become harder and harder to find neighbors that have never received the award.

We are grateful to the following neighbors who have taken the extra effort to make their properties attractive:

June:

Gary & Maria Mircoff
1366 Bridlebrook Drive

July:

Pete & Denise Konter
472 Copperstone Circle

August:

John & Judy Edwards
1260 Bridlebrook Drive

"Nextdoor"

Approximately 50 of our neighbors here in *The Terraces* have signed on the "Nextdoor" website. "Nextdoor" is a social media where you can learn about what's going on in the community. Information is being shared on recommendations, upcoming activities, crime issues, lost pets and much more. There is NO cost to join, just log on to: www.nextdoor.com/join.

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: