

VIEW FROM THE TERRACES

December, 2015

Board of Directors:

Dianne Lett
Betty Spangler
Debbie Mills
Marti Ryals
Cynthia Greenwald

Scheduled Meetings:

Tuesday's - 7:30 p.m.
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
December 8th
January 12th
February 9th



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*

Your HOA Board is in the process of preparing for the 2016 Annual Budget. In consideration of The Terraces' current financial status, the Board is happy to report that they have elected NOT to increase the HOA dues for 2016!!! It will remain at \$95. The 2016 Budget, payment notices for assessments, and voting ballots to elect your upcoming 2016 Board members will be sent the first week in December. Payment of assessments is due on December 31, 2015.

Real-Estate Market Overview For Casselberry, 32707 (Quoted from Trulia)

The median sales price for homes in ZIP code 32707 in Casselberry from Aug 15 to Nov 15 was \$168,000 based on 89 sales. Compared to the same period one year ago, the median sales price increased 18.7%, or \$26,500, and the number of sales decreased 42.2%. Average price per square foot for homes in 32707 was \$100, an increase of 12.4% compared to the same period last year. There are currently 127 resale and new homes in ZIP code 32707 on Trulia, including 3 open houses, as well as 203 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in 32707 was \$185,128 for the week ending Nov 11, which represents an increase of 5.8%, or \$10,129, compared to the prior week. Popular ZIP codes in Casselberry include 32707 and 32730, with average listing prices of \$185,128 and \$134,135.



CRIME WATCH PROGRAM

A Crime Watch Program was presented at our October 13th HOA meeting by Deputy Sheriff Will Stone, Neighborhood Resource Services, Public Affairs Division. Deputy D. Dinnen and Sergeant Mark Stanley also participated. Board members volunteered great refreshments and 12 neighbors attended.

Summary:

- Trends: No huge trends to report. Emphasis was placed on locking car doors while in driveways. Majority of reported burglaries are from cars. Usually kids “car hopping”. A few instances reported recently in area. Often garage door openers and keys are left in cars.

Usually crimes are not “forced entries” and usually take place in daytime. No “super scary” instances recently. Phone # to report **NON**-emergency issues: (407) 665-6650.
- General Information: Seminole County Deputies are assigned to an area or zone, 12-hour shifts for 2 nights and 2 days. There are 35 zones in Seminole County and 7 police departments. 4 deputies are assigned to our area.
- “Nextdoor.com”: Provides communication 24 hours a day. It is the future of Neighborhood Watch. “Nextdoor.com” is legitimate. In order to sign on, verification process is required to prove residency in the neighborhood. Seminole County communicates with communities through this media, distributing crime activity and messages of interest. There is NO cost to join, just log on to: www.nextdoor.com/join.
- Miscellaneous: Citizens are encouraged to call the Seminole County Sheriff’s Department to report suspicious behavior, no matter how small the circumstances.



Common Courtesy

If you live along the wall that borders Eagle Circle, **DO NOT** throw your yard trash, or ANY trash over that wall onto the street side. The clean-up requires an extra charge to our landscapers, and we **ALL** pay for it!

SANTA'S COMING...
THURSDAY, DECEMBER 10, 2015

For over 20 years, Santa Claus has made his way to **THE TERRACES** to share the Holiday with our community. He will arrive on a fire truck that is volunteered by Fire Station #27. A siren will be blowing to announce his arrival as the truck takes him through both Copperstone Circle and Bridlebrook Drive. He will end this tour at 1324 and 1328 Bridlebrook Drive where Santa will sit on his chair, welcoming all the neighborhood children who wish to sit on his lap and share their Christmas wishes.



Homemade cookies, brownies, cider and hot chocolate await his arrival.

All neighbors, with or without children, are invited to attend. Hope to see you there.



Holiday Decoration Contest ...
Saturday, December 19th

Be sure to have your holiday lights on – Saturday night, December 19th, for the HOA judges to come around to select three winners for Publix gift cards, and three for poinsettia plants. Each home is judged on originality of lighting displays, mailboxes, front door decorations and color schemes. No neighbor who has won “First Prize” in the past three years is eligible for an award, giving others an opportunity to be a winner. (HOA Board members are NOT eligible.)

Regardless of whether you win or not, we thank everyone who takes to time to help make our neighborhood festive for all to enjoy.



A **BIG** “Thank You” to Kati Neylon for designing the very professional Halloween signs that officially announced The Terraces’ participation in Halloween this year. Also a thank you to **One Day Masterpieces** for making the Double-sided signs which were placed at each entrance to The Terraces.

The signs were FANTASTIC !!! Great job

Your Homeowners Association
Needs Help

Due to personal obligations, our Secretary resigned as of August 26, 2015, and the Awards Committee Chair will be resigning effective December 31, 2015.

We are happy to announce that Sima Levy has volunteered to fill the position of Awards Committee Chair. Starting January 2016, she will be officially responsible for “Yard of the Month” awards and the annual Holiday Lighting Contest in December. The Board is grateful to her and to other neighbors who are willing to give a few hours of their time to keep our community a nice place to live.

In addition, the Board has officially accepted Betty Spangler’s offer to fill the position of Secretary due to the resignation of Mary McCarthy. This position is effective immediately although she has been acting Secretary for the past several months.

The Board is always in need of additional support. Please consider attending one of the monthly meetings and lend a helping hand !!!

STREETLIGHT OUTAGE

Duke Energy strives to keep streetlights working. If you see a malfunctioning streetlight, please report it:

1. **Identify it:** Note the closet address and identifying information and Pole #, or
2. **Report it:** Call 800-228-8485, select Option 3, or.
3. **Complete outage form:** “duke-energy.com/streetlight report”.

THE TERRACES' ANNUAL COMMUNITY GARAGE SALE

This year's annual sale was held on **SATURDAY, OCTOBER 10th - 8:00 AM**. It was a beautiful sunny day, perfect for this event. Approximately 12 homes participated again this year. Below are a few smiling neighbors who reported a successful event!!!!



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: