

VIEW FROM THE TERRACES

March 2016

Board of Directors:

Dianne Lett
Kathleen Neylon
Debbie Mills
Betty Spangler
Sima Levy
Cynthia Greenwald

Scheduled Meetings:

Tuesday's - 7:30 p.m.
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
March 8th
April 12th
May 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*

The Homeowners Association is proud to announce the names of the Officers and Committee Chairs for 2016:

President	Dianne Lett
Vice President	Kathleen Neylon
Secretary	Betty Spangler
Treasurer	Debbie Mills
Awards	Sima Levy
Hospitality / Architecture	Cynthia Greenwald

Kathleen (Katie) Neylon is a new member to our Board, accepting the office of Vice President. She lives on Bridlebrook, moving here in 2014. She has jumped right in to help us by designing professional signs announcing Halloween at The Terraces and also Santa's arrival. We eagerly look forward to her energetic participation as our new Vice President.

Sima Levy is also a new member to our HOA Committees, cheerfully volunteering to accept the position of Awards Chairman. She lives on Bridlebrook with her husband Jerry. Jerry has also been graciously volunteering by delivering a majority of our quarterly newsletters throughout the neighborhood.

According to The Terraces' Bylaws and Covenants, we are required to have a homeowners association rather we like it or not. Because of our wonderful volunteers, we have been able to avoid engaging a management company, which has resulted in a cost savings to each homeowner. Annual assessments would increase from our current \$100 to approximately \$400 per year.

We thank our volunteers.



A Note from Geraldine (Geri) Williams

For those who don't know "Geri": Geri served on the HOA Board from 1988 until she left for Athens, GA in the Spring of 2014. She loved our community and strived (and was successful) in making it a wonderful place to live. She introduced many activities to The Terraces, encouraging cohesiveness among neighbors, improving properties and supporting families.

Geri left our community with a legacy of integrity and frugality. She was responsible for Yard of the Month, Santa's annual visit, was involved in our community's street lighting, planting trees, and the signage at our entrances...just to name a few. One very noteworthy action was her fight against the power company that affected 23 homes along the utility easement, saving backyards from complete destruction, and also fighting to stop the development of three-story condos behind this same property. .

Our Board, and many neighbors who have fond memories of Geri, miss her. Because she misses us as well, she keeps in touch. A recent letter follows:

"Can't believe that April 2016, I will be here in "Little Ole Athens, Georgia" (home of the University of Georgia, my Alma Mater) going into my second year. Major adjustments: First, I talk with a very southern accent now for some reason (want to "blend" with the locals). Second, I'm enjoying the "seasons" again. Fall, the leaves change colors (gorgeous) and as the 30°-40°'s become daily temperatures, lawns are brown, trees are bare, everyone wears University of Georgia sweat shirts, layers of clothes daily---forget looking "chic".

Selling my home of 30 years to a darling couple gave me the opportunity to "downsize", which meant donating dozens of books to the library on Oxford Road, rooms of furniture to Habitat for Humanity, clothes to the Salvation Army, etc. I have moved into an apartment in a gated community where I don't have to worry about mowing the lawn, raking leaves (don't want a violation notice from the HOA!). When something breaks or needs fixing, I call on Fred or Jeff (maintenance men), and they fix it! Need pest control?...A serviceman is sent by the office! I have a pool, carwash and also a business office that faxes and makes copies for me. All good!!! Best of all is I can walk to my bank, movie theater, Kroger's, Walgreens and the library. The Lord has blessed me.

Negative side is local PBS sucks, but thank God they show "Downtown Abby". Football (high school and college) is on so many channels here, it's sad). Georgians are fanatical, also very conservative Republicans (no comment)..anti Obama, etc. No Boston Market here, which I miss, but all of the other franchise restaurants and shops are here, including Fresh Market, so it's OK, I will survive.

The best part of living in Athens and volunteering here is everything is a short drive (under 2-5 miles). I am happy helping the local Habitat for Humanity by cleaning and organizing it, doing patient information at St. Mary's Hospital, docent at UGA's art museum, quality checker at the Ally Learning (reading for the blind), art therapy with disabled seniors at ACC Center, pull weeds at the botanical gardens; and in January, start the "Master Gardeners" 3-month course. You have to pass an exam to earn your title, and with my decaying memory—Lord help me!). I miss my HOA buddies, Faith and Robbie, Bearnie and Carlon, fire chief, neighbors and friends that I knew at the Terraces, 7/11 and POA. Love to all... Geri"

Real-Estate Market
Summary for Casselberry, 32707
(Quoted from Trulia)

“The median sales price for homes in ZIP code 32707 in Casselberry from Oct 15 to Jan 16 was \$153,400 based on 114 sales. Compared to the same period one year ago, the median sales price increased 10.4%, or \$14,450, and the number of sales decreased 3.4%. Average price per square foot for homes in 32707 was \$103, an increase of 18.4% compared to the same period last year. There are currently 102 resale and new homes in ZIP code 32707 on Trulia, including 195 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 \$174,667 for the week ending Jan 27, which represents a decrease of 4%, or \$7,185, compared to the prior week. Popular ZIP codes in Casselberry include 32707 and 32730, with average listing prices of \$174,667 to \$208,051.”

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:

SANTA CAME THURSDAY, DECEMBER 10, 2015

There were homemade cookies, brownies, soda, hot apple cider, and hot chocolate with marshmallows served at 1324 / 1328 Bridlebrook Drive for The Terraces' annual Santa Visit on Fire Truck #27. It was a beautiful night for the many neighbors who joined the festivities.

A BIG thanks to the HOA Board and Committee members who personally provided all of the refreshments and volunteered their time to make it such a success. Also, "thank you" gift baskets were given to the fire department and sheriff's office for their participation.

