

# VIEW FROM THE TERRACES

## June, 2016

### Board of Directors:

Dianne Lett  
Kathleen Neylon  
Betty Spangler  
Cynthia Greenwald  
Sima Levy  
Gregory Palinkas

### Scheduled Meetings:

Tuesday's - 7:30 p.m.  
Pine Tree Village Clubhouse  
475 Pinesong, Casselberry  
June 14<sup>th</sup>  
September 13<sup>th</sup>  
October 11<sup>th</sup>



### 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](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,*

*Dianne Lett*

Your HOA Board is happy to announce the appointment of a new Board member, Gregory Palinkas. Greg has already jumped in to help by producing several of the new signs posted at our entrance ways announcing upcoming holiday activities. He is committed to keeping our community a safe and beautiful place to live, and will be a valuable asset to our Board. We welcome Greg and look forward to his assistance.

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Recently there has been an unusual increase in comments and concerns posted on "next-door.com" and The Terraces' website: [www.theterraces@deerrun](http://www.theterraces@deerrun). Concerns have included issues with potentially dangerous dogs, missing mail deliveries, parking issues, etc.

Your "VOLUNTEER" HOA Board has taken these issues seriously and attempted to respond quickly and positively to each concern. Some issues require involvement of official agencies that have jurisdiction over the problem and the HOA is unable to resolve. Often, the only way we can help is to keep our residents informed.

We greatly appreciate input from all of our residents. We encourage everyone in The Terraces to join our second-Tuesday-of-the-month meetings at the Pinetree Village Clubhouse. It's a great opportunity for open communication about any issue that you may have. We ALL benefit from sharing information and often we can, together, resolve some of the problems.

Our next meeting is Tuesday June 14th. PLEASE plan to attend. Don't just complain about a problem; be part of the solution.

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## Please: DO NOT Put Any Garbage In Our Pond

Let's all be environmentally proactive by making sure that any yard debris, cans, bottles, etc. do not end up in our pond. The most recent garbage found was a mailbox! We are in the process of having the Deer Run POA get involved.

Further, there have been complaints about teenagers milling around the pond. If you have children, please make sure that they are also aware of the necessity to keep the pond clean.

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## Parking

Per Ordinance 3/18/20030-3 1,2003, except when necessary to avoid conflict with other traffic or to momentarily pick up or discharge a passenger or passengers, no person shall park a vehicle, whether occupied or not, within fifteen feet of a public or private curbside mailbox between the hours of 8:00 a.m. and 5:00 p.m.

We've had some complaints of mail carriers not delivering mail because of improper parking. Please observe this ordinance. Thank you.

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## ADDITIONAL PARKING ISSUES (Dasher Green & Bridlebrook Drive Intersection)

On numerous occasions, it has come to the attention of the HOA of illegal parking on Dasher Green and dangerous parking of vehicles at the intersection of Bridlebrook Drive and Dasher Green. This issue occurs when parents are picking up students after dismissal of class at Sterling Park Elementary School. They come to our neighborhood so that their waiting time is reduced versus picking up their children at the school. There are "no parking" signs posted on both sides of Dasher Green. In the case of "no parking", this includes "standing" when there is a person at the wheel. When a vehicle parks along the road, there is less room for other vehicles to pass. Further, a parked vehicle at the northeast corner of the intersection of Bridlebrook Drive and Dasher Green causes visual issues for drivers, especially when entering the neighborhood when another vehicle is exiting.

Your HOA has contacted Dumarie Rodriguez-Dillard, Principal of Sterling Park, apprising her of the situation. We have been told by her that ALL those picking up students are supposed to ONLY use the school pick up lane and school parking. She has related this reminder in an email "blast" stating that parking on Dasher Green is a violation.

The HOA recognizes the safety issues associated with this parking violation and is doing its best to be proactive. Not only is it a threatening situation for a child being accidentally harmed, it is also disturbing to potentially have a predator stalking this school district. Should you observe a vehicle improperly parked, please call the Sheriff's non-emergency number at 407-665-6650. An officer will be dispatched immediately to check out the situation. Also, we have created "parking violation" notices that can be placed on any offender's vehicles. They are available upon request from The Terraces' website.



## No HOA Meetings July and August

Your volunteer Board works hard for the Homeowners Association during the months of September through June. Like everyone else, we need a vacation.... So, if you have any problems pertaining to the community during July or August, please send a written note to our HOA address: P O Box 516, Casselberry, FL 32718... or contact our e-mail at: *the terracesatdeerrun.com*.

## Revitalization of Documents for the POA

By now you have probably received documents pertaining to the revitalization of the Deer Run Property Owners Association #1. This may seem very familiar to you because The Terraces' HOA just went through this process in October, 2013.

Effective October 1, 2004, Florida legislation passed Statutes (617.0701, 720.403, 404, 405, 406 and 407) to revive lapsed covenants on deed restricted communities by written approval of a majority of the homeowners. The POA is the "parent" association of eleven (11) homeowner associations in Deer Run; The Terraces is one of the 11. All associations are required to comply with this Statute. This revitalization occurs once every 30 years.

We are grateful for our volunteers who have been hand-delivering these packets for the POA. Packets include:

- 1) Articles of Incorporation
- 2) Declaration of Covenants, Conditions and Restrictions
- 3) By-Laws

If you haven't already done so, please complete and return the **"Written Consent to Approve or Disapprove Revitalization and Revival of Declaration"** in the self-addressed, stamped envelope provided, indicating your agreement or disagreement to the proposed resurrection of the Declaration of Covenants.



## Irrigation Water Restrictions

Daylight Savings Time (Second Sunday in March until the first Sunday in November):

- Irrigation shall not occur during the hours of 10:00 a.m. and 4:00 p.m. during any day of the week.
- Residential landscape irrigation at odd numbered addresses or no addresses may only occur on Wednesdays and Saturdays.
- Landscape irrigation at even numbered addresses may only occur on Thursdays and Sundays.
- Non-residential landscape irrigation may occur only on Tuesdays and Fridays.
- No more than ¾ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than 1 hour per irrigation zone on each day that irrigation occurs.
- Reclaimed water usage is not restricted at this time. Refer to City Ordinance 10-1334.

## Art & Music in the Park

Join the City of Casselberry for "Art and Music in the Park and Food Truck Bazaar". There will be 15 food trucks and a host of product vendors participating in this summer activity.

Where: 200 N. Triplet Lake Drive  
Casselberry

Date: Friday, June 10  
Friday, July 8  
Friday, August 12

Time: 6:00 p.m. to 9:00 p.m.

Cost: Free

Contact: 407-262-7700 Ext. 1507

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## Yard of the Month



1235 Bridlebrook



1283 Bridlebrook

The Awards Committee is happy to give the first award of the 2016 season (April) to Frances Hoover at 1235 Bridlebrook Drive. The yard is meticulously groomed and the fabulous Plumb tree sets off a beautifully landscaped yard.

Congratulation also to the second award of the season (May) which goes to Andres and Gena Flores at 1283 Bridlebrook for a gorgeous yard with a sprawling Oak tree that canopies over the entire front yard.

The Terraces thank both families for helping make the community a beautiful place to live!! “Yard of the Month” award winners are given a \$25.00 gift card to Lowe’s.

*Your Home Is Your Best Investment*

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**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:**