

VIEW FROM THE TERRACES

September, 2016

Board of Directors:

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

Scheduled Meetings:

2nd Tuesday at 7:30 p.m. at
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
September 13th
October 11th
November 8th



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

I think that we can all let out a collective sigh that this extraordinarily hot summer is coming to an end. With that, of course, we have children back at school, upcoming Halloween festivities, Thanksgiving and Christmas. Officially we're well into the hurricane season that will end November 30th, with most events taking place in August, September and October. The Atlantic hurricane season is expected to be the strongest since 2012, so please make sure that your households are prepared for any emergencies.

After having the summer off, the HOA Board meetings will resume on the second Tuesday of every month at the Pine Tree Village Clubhouse at 7:30, the next one being on September 13th. Some of you have had a hard time finding it. As info, from Dasher Green, take a left onto Eagle Circle South, at the first street AFTER Sterling Park Elementary (Raintree Drive), turn left. When the street bends to the right, you will see a parking lot with a clubhouse on the left. If you've not attended, or if you have questions or concerns that you would like to voice, we're all ears and would appreciate your presence. Come be a part of what your volunteers are trying to accomplish on your behalf and join us in improving our neighborhood. Enjoy our fall...hopefully it will put us in the mood for appreciating the great outdoors again!

6 ♥ 6 * ✨
thankyou

A great big "thank you" to all of those within our community who volunteer their valuable time in making this a great place to live. We have a lot to be thankful for, especially that our homes' values are coming back and that we live in a quiet and peaceful environment, something that not all people can attest to. We are blessed.



Have you already signed up to be a part of Nextdoor, a system using technology to help neighbors build stronger and safer neighborhoods and communities? We already have 65 residents of The Terraces that have signed up.

Nextdoor was created based on the idea that the neighborhood is one of the most important and useful communities in our lives. The Terraces has its own Nextdoor page that is accessible only to our residents. This is a great way to advertise for items you are trying to sell, track down a trustworthy babysitter, report crimes, let your neighbors be aware of pets that are lost (or found) or organizing a neighborhood barbecue. You can choose to be emailed new posts and comments as soon as they occur and you can reply to neighbors' posts by simply pressing "reply." You can also turn off these alerts if they become bothersome. You can now add vendor recommendations as well. The service is completely free. To join, simply type in nextdoor.com/join. You will be prompted to type in your street address and zip. The system will automatically direct you to The Terraces' page. Continue following the simple prompts, along with your email address, and you too will become a part of Nextdoor of The Terraces. If you ever choose to post anything, it is entirely up to you to include other local neighborhoods and those signed up (i.e., you have a lost animal). Otherwise, you can choose to make your posting strictly for our residents. If you have a smartphone, Nextdoor also has an app.

WINNERS ~ YARDS OF THE MONTH

Did you know that good landscaping can add up to 28% of your overall home value? The more homes in our community that are kept up help all of us, and is a win/win for everybody. We are very appreciative of all of our residents who, month after month, tend to their yards to make our neighborhood one we can be proud of. The winners of Yard of the Month are awarded a \$25.00 gift card to Lowes and community recognition with a sign in their yards. Congratulations to our recent winners!



June: **Kurt & Jacquelyn Vonesh** (1401 Bridlebrook Dr.)

July: no winner

August: **Patricia McElroy** (348 Copperstone Circle)



**Community
Yard
Sale**

**THE TERRACES' ANNUAL COMMUNITY-
WIDE GARAGE SALE**

Saturday, October 8th – 8:00 a.m.

Can you believe that October and all that follows is just around the corner? This is a great opportunity for residents to clean out their closets, cabinets, attics and garage of unwanted items and, maybe, pick up a little Christmas money as well. It helps to have some extra plastic bags and lots of change available. There will be a blurb in both Nextdoor and Craig's List to draw attention to the sale. A week prior, a banner will be placed on the neighborhood Eagle Circle wall announcing our sale and on Friday evening, October 7th, directional signs will be strategically distributed. If it does rain, we'll extend the date of the sale to the following Saturday, October 15th

FENCE INSTALLATION

If you ever replace the fence in your back yard, prior to the work, please ensure that you have consulted with your neighbors on all sides of the fence. In the event your neighbors have pets, they can prepare so that their pets don't escape during the work. There have been a couple of instances where this has happened.

UPDATE ON CARS ON DASHER GREEN

Regarding our efforts to ensure that cars are not being parked on Dasher Green while waiting to pick up Sterling Park students at the end of the school day, Sergeant Patrick Smith of the Seminole Traffic department has arranged for officers to enforce the signage with warnings and, if necessary, fines for non-adherence.

We have a new Facebook page JUST for our residents. We thank Michelle Palinkas for taking the time to get it all set up. It is a closed group so that ONLY those within the community who have signed up can have access to it and the "Wall" is only for those in the group. If you use

Facebook a lot and would like to receive community postings in this form, click in the search bar on the top of the Facebook page. Click on "**The Terraces At Deer Run**" group. On the top right of the page, just below the logo, click on the "Join Group" button. Once you have been accepted as a resident and part of the group, you can go to "Files" and keep abreast of minutes to our HOA meetings, forms (i.e, Request for Home Improvement), quarterly newsletters, our Covenants, Restrictions and Conditions, the By Laws, recommendations for services and professionals, upcoming neighborhood events, etc. This is just another form of social media to make all our lives easier. We could even have an animal database, if you so choose, so that an animal "roaming" in the neighborhood without a leash, who might have escaped a yard, can quickly be reunited with its owner. So, now we'll have our website, Facebook and Nextdoor. This is a work in progress, and we value your input. For those of you who have a business card and wish to add it to our "Recommendations" section, feel free to scan and post. Michelle and Greg Palinkas, Katie Neylon and Adam Fatka are willing to act as administrators to keep the Facebook page sharp and easy to work with and we appreciate their willingness to help in this area.



NEW RENTERS: *If you are a homeowner and rent your house, please make sure that the HOA is made aware of any new renters. Please email Betty Spangler at betty_spangler@hotmail.com so that our records are maintained and that hospitality packets can be distributed to our new residents with helpful information, along with expectations on maintaining the home. Betty will need the name(s) and main phone number of the new resident(s). If you, the owner, have a change in your domicile, this information will also be necessary to relay to her.*

PLANNING ON PAINTING YOUR HOME? *Make sure that **PRIOR** to your project you send your "Request for Home Improvement Approval" form. This can be found on our website at www.theterraces@deerrun.com under the header, "Homeowners Important Documents." Please note that should you paint your house without this approval, and the Architectural Committee deems that your house has been painted a color that is not neutral enough, the Board has the right to ask the homeowner to repaint the house at his/her own expense.*

SLOW DOWN, YOU MOVE TOO FAST!!!

*The speed limit for our neighborhood is 25 mph. With our very small group of homes and a lot of cars on the streets, that even seems too fast. Unfortunately, far too often, cars will clip along curves or around cars where a tragedy is waiting to happen. With school just starting again this fall, it's even more important that we all drive at the proper speed and be aware of children. Each 1-mph reduction in speed translates roughly to a 5% reduction in vehicle crashes, which is the least important data when thinking of hitting a person. The thought of ruining another individual's life is reason enough not to speed. **PLEASE**.*



There are several ways to communicate your concerns and comments to your HOA Board. You can write to our post office box at Deer Run HOA 7A-B, PO Box 516, Casselberry, FL 32718 OR you can go online to www.theterraces@deerrun.com under "Contact Us." Please do not mail anything anonymously as we have no way of communicating a return response to the writer. We take all comments seriously and strive to accommodate all requests.

The Terraces
Deer Run HOA 7A & 7B
P. O. 516
Casselberry, FL 32718

Address correction is requested

Absentee owners are reminded to keep the Covenants by having their RENTERS aware and keeping the Covenants!

TO: