

VIEW FROM THE TERRACES

December, 2016

Board of Directors:

Debbie Mills
Kathleen Neylon
Cynthia Greenwald
Betty Spangler
Gregory Palinkas

Scheduled Meetings:

2nd Tuesday at 7:30 p.m. at
Pine Tree Village Clubhouse
475 Pinesong, Casselberry
2017:
January 10th
February 14th
March 14th



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,
Debbie Mills*

So here we are in the Holiday Season again. Here's hoping everyone enjoyed Thanksgiving! Our thanks to Dianne Lett, former HOA President, for her years of service to the Board of Directors. Dianne recently resigned for personal reasons and we will miss her. As I take this new position with your HOA, please know that I will do my best for *The Terraces* and the citizens of our community. Feel free to contact me with any concerns and we will do what we can to remedy any issues.

It seems hard to believe that it's "that" time of the year again! Around December 1st, homeowners will receive their Annual Assessment Notice, the proposed 2017 Budget and voting ballots for the election of the officers. Good news...for yet another year we are able to maintain the Assessment at \$95.00! Please keep in mind that part of your HOA Assessment goes to pay the POA assessment, so instead of receiving two invoices, you get only one. The Assessment due date is December 31, 2016 and is considered past due on January 1, 2017. *Please remember to return the voting ballot with your Assessment dues.*

On Tuesday, December 13th, around 7:00 p.m., Santa will be arriving on Station #27's fire truck, so listen for the siren. He will meet all the children at 1324-1328 Bridlebrook Drive to hear their Christmas wishes. Everyone is welcome to enjoy refreshments and goodies. The winners of the Holiday Decoration Contest will be determined on Saturday, December 17th. Happy New Year to all of you. Can you believe it's going to be 2017? Wow, where does the time go?



NEW WATERING RESTRICTIONS FOR SEMINOLE COUNTY

Seminole County returns to one (1) day per week landscape irrigation. This restriction is MANDATORY and has been in effect since November 6th, 2016. This restriction includes wells. During the cooler months, less water is needed for a healthy lawn. Residential customers with **ODD** street addresses water on **Saturdays** with **EVEN** numbered addresses watering on **Sundays**. No watering is to take place between 10:00 a.m. through 4:00 p.m. any day. However, watering may be done at any time with a hand-held hose provided it is fitted with an automatic shutoff nozzle. If you have newly planted landscaping, your lawn may be irrigated any day between 4:00 p.m. and 10:00 a.m. for the first 30 days following installation.

How to Report a Streetlight Outage

Identify it: Note the closest address and pole #, OR

Report it: Call 800-228-8485. Select Option 3, OR

Complete outage form online:
www.duke-energy.com/streetlightreport



SEPTEMBER YARD OF THE MONTH

Congratulations to Ryan and Tina Turner at 461 Copperstone Circle, winners of Yard of the Month for September. As such, they were awarded a \$25.00 gift certificate to Lowes along with community recognition with a sign in their yard. Yard maintenance adds real value to your home. The reason so much emphasis is given to recognizing those who take care of their yards is that it does affect the value of the neighborhood as a whole. If a house is on the market, first impressions are the most important, and a home's exterior maintenance tells the potential buyer that the interior is well maintained as well. Psychologists call this the halo effect, which means that one characteristic can influence people's opinions of everything else related to that entity (including the neighborhood). So, kudos to the Turners!



Christmas Decorations Lighting Contest

Make sure to have all of your outside lights on the evening of Saturday, December 17th. The HOA judges will be scouting the neighborhood to determine the winners for 2016's contest. Each home is judged on originality and color schemes. "First place" winners cannot win for 3 consecutive years and Board members are not eligible. The prizes aren't too shabby either with Publix gift cards being divvied out to the winners.

- 1st place: \$50.00**
- 2nd place: \$35.00**
- 3rd place: \$25.00**
- 3 Honorable Mentions: \$10.00 each**



The Board wants to thank Dianne Lett for her years of service as President of your HOA. Personal obligations have necessitated her departure from that position. Stepping in for Dianne is Debbie Mills who, for many years, was Treasurer. We appreciate her willingness to continue in her service to the community.

Community Outreach Program



A resident within our community, Brandon Judd, has suggested organizing a Community Outreach Program meant to help other residents within The Terraces who are struggling, either financially or physically. This could include maintenance and service projects or "Secret Santa" gifting. Brandon is willing to chair a committee. Communication for needs could be made available via Nexdoor.com and our Facebook page. We know that there are neighbors who really do need our help. If you are interested in becoming a volunteer to reach out to others, please send an email to:

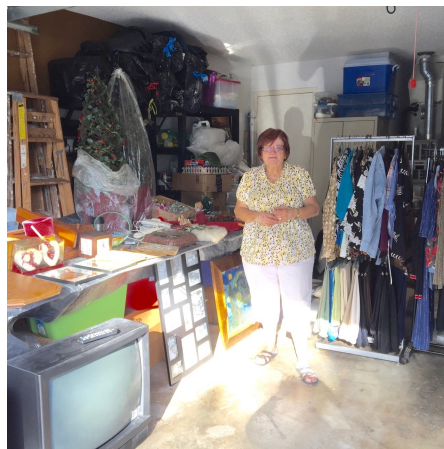
contact@theterracesatdeerrun.com.

Look for more info in the future. Thank you.

ANNUAL MEETING

*The Terraces Annual Meeting is slated for **January 10, 2017** at 7:30 p.m. At this meeting, the final approval of Board members and the 2017 Budget will occur. It is your opportunity to come and vote in person, ask questions or make suggestions for improving the HOA's work within our community. If you are unable to attend, please ensure that you send in your "proxy" vote (included in your assessment paperwork) with the payment of \$95.00 for your annual dues. Annual notices are being mailed on December 1, 2016. **Please be sure to pay your assessment by the due date to avoid a lien being placed on your property, in addition to the cost of filing fees, late fees and interest.***

The Terraces' Garage Sale, thanks to Hurricane Matthew and rain, was re-scheduled for October, 15th. Approximately 12 households participated, with reported success. Hopefully the proceeds helped fill the coffers!



Halloween at The Terraces



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: