

VIEW FROM THE TERRACES

Board of Directors:

Debbie Mills
Kathleen Neylon
Cynthia Greenwald
Betty Spangler
Margaret Chryplewicz
Gregory Palinkas

Scheduled Meetings:

2nd Tuesday at 7:30 p.m. at
Pine Tree Village Clubhouse
475 Pinesong, Casselberry:
March 14th
April 11th
May 9th
June 13th

March, 2017



Association Address:

P.O. Box 516
Casselberry, FL 32718

Important Phone #s:

Code Enforcement:
(407) 665-6938
Commissioner Dallari:
(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

We are fortunate to have a volunteer Board of members, keeping our annual assessments low. I am pleased to announce the 2017 Officers and Committee chairs: *President:* Debbie Mills; *Vice-President:* Katie Neylon; *Secretary:* Cynthia Greenwald; *Treasurer:* Betty Spangler; *Awards:* Margaret Chryplewicz; *Violations:* Greg Palinkas; *Architecture:* Cynthia Greenwald; *Hospitality:* Cynthia Greenwald; and *Newsletter:* Cynthia Greenwald.

I want to thank everyone who helped make our annual Santa's Visit a great success. Station 27 once again brought Santa to *The Terraces* with SCSO also being in attendance. The children got to tell Santa what they wanted for Christmas and we hope they all got their wishes granted! The turnout was spectacular, the weather cooperative and scrumptious refreshments and beverages were enjoyed by all.

Spring will soon be upon us and it's time for all homeowners to take a close look at their properties. Do you have fences in need of repair, exterior wood that is rotting or mildew needing to be cleaned? Is it time for your home to be repainted? Take advantage of the cooler temperatures to spruce up yards and get your gardens prepped with spring flowers. Remember that the "Yard of the Month" resumes in April and, unless you are a Board member, you have a very good chance of winning a Lowe's gift card!

We live in a great community and it takes all of us to keep it this way. There are some things we can control, but some things are beyond our control such as falling leaves and irresponsible pet owners. Overall, everyone does the right thing. Thank you for helping make this community one everyone can be proud of.

Debbie Mills

Seminole County Library Hours



Good news for lovers of the library! When the recession began in 2008, the Seminole County Board of County Commissioners cut back its hours as a cost-savings practice. For the first time since then, *the library is now open 7 days a week.* All branches will operate Mondays through Thursdays 9:00 a.m. - 8:00 p.m., Fridays and Saturdays 9:00 a.m. - 5:00 p.m. and Sundays 1:00 p.m. - 5:00 p.m. The Seminole County Library currently has over 314,000 cardholders with 1,561,292 visitors last year alone.

Be A Good Neighbor and Clean Up After Your Dog



We've received some complaints about certain dog owners not cleaning up after their dogs. Though most dog owners in the neighborhood are conscientious and "do the right thing", others in our midst are not being neighborly, by walking away from the mess. There is nothing worse than mowing your lawn, only to find your shoe is suddenly enmeshed in feces. Most importantly, when canine waste stays on our lawns, sidewalks or streets, rainwater soaks up dangerous pathogens from the waste and delivers them into our waterways. This water contamination leads to risk of infection and viruses and risky drinking water. So, if you happen to be a dog owner who is not cleaning up after your pet, be responsible, take a bag with you on your walk and take care of the situation. Neighbors ARE aware of which dog owners are not complying as can be seen in NextDoor comments.

New Watering Schedule

On March 13th, water restrictions will ease up a bit in allowing irrigation systems and sprinklers to be used *2 days a week* in Seminole County. You may remember that during Standard Time months, residents are restricted to irrigate only 1 day a week. If during that time a resident was found to be irrigating more than 1 day a week, said resident could be fined. However, during Daylight Savings Time months, addresses with odd numbers can water on Wednesdays and Saturdays with even numbered ones being allowed on Thursdays and Sundays. No watering is allowed between 10 a.m. and 4 p.m. Standard Time will resume on November 5th when we go back to watering only once a week.



Home Value for Casselberry Homes

The median price of homes currently listed in Casselberry is \$195,000. Values in this area have risen by 11.0% over this past year and Zillow predicts they will rise another 6.7% within the coming year.



Sometimes when our garbage is picked up, some debris is left on the road or sidewalk that has spilled out of garbage pails. Please ensure that if some is left near your home, take it upon yourself to pick it up and put it in your garbage pail for the next day of pick up. Every bit of rubble disposed of will make the neighborhood look a lot better.



POTENTIAL INCREASE IN ANNUAL ASSESSMENT FOR THE TERRACES

Within the Deer Run community there are 11 HOAs (homeowner associations), one of which is *The Terraces*. Overseeing all of these HOAs is a POA (property owners association). Every year our HOA is invoiced, by the POA, an assessment that we are responsible for. Part of our HOA fee includes a portion that is then forwarded to the POA. This year, the assessment for services rendered by the POA had an increase of 25%. Per our Covenants, the HOA is only allowed to increase HOA fees by 5%. That would mean that the most we could increase the HOA annual fee this year (due in December, 2017) would be in the amount of \$4.75 meaning, that when fees are due, the most we could receive from each homeowner would be \$99.75. The POA is responsible for upkeep of retention ponds within Deer Run, the entry landscaping to the subdivision, landscaping for the island near the 7-Eleven and easement landscaping that is not taken care of by an HOA. The Board has been in contact with the POA several times stating that the payment would be withheld until resolution took place, decreasing and limiting their assessment. We have also been in contact with our HOA's attorney. Several of the other HOAs in Deer Run are also giving flack regarding this extreme increase and for the time being, all is on hold.

The Terraces Community Outreach



Please Read



One of our residents, Brandon Judd, has offered to be a liaison/coordinator within our community to match those in need with those who desire to volunteer their time to assist those in need. Examples of assistance are: yard cleanup for someone whose lawn mower is not working and there is not the financial means to hire someone, providing a casserole to a family experiencing a death or a newborn baby, home repairs, checking on seniors, reading to a sight impaired individual, etc. **If you need help**, please contact Brandon via email at brandonrjudd@gmail.com. **If you have the heart of a volunteer** and would be interested in this community outreach, please contact Brandon with your name, phone number and the service(s) that you would be interested in providing. All communication will be kept confidential. We really do want to make a difference!



Holiday Lighting Contest Winners

The judges for the holiday lighting contest had quite an array of houses to choose from, making it very difficult to decide 1st, 2nd and 3rd placements. Congratulations to the following residents who received a yardage sign and Publix gift cards for helping lift our holiday spirits:

1st place: 401 Copperstone (Luis & Crucita Carballo Ruiz)

2nd place: 1312 Bridlebrook (Tim Bunyon)

3rd place: 345 Copperstone (David and Beth Wilson)

Honorable mentions were given to 1405 Bridlebrook (Marti Ryals), 1361 Bridebrook (Dana and Abby Allen) and 416 Copperstone (Sandra Gresham). They, too, received Publix gift cards.

Special Presentation at Next HOA Meeting

Pizza, other
goodies and
refreshments
supplied

Our next HOA meeting will take place on **March 14th at 7:30 p.m.** We will be dispensing with our typical meeting format and, instead, have Lt. Chat McDaniel, a Deputy Sheriff in the Neighborhood Resources Services and Public Affairs Division, give a presentation on Seminole County's Law Enforcement Academy. This **free** educational program for Seminole County residents is designed to educate the citizens in the concepts and procedures of law enforcement, including neighborhood policing, investigations, child protective services and forensics. It would also include demonstrations of SWAT, Aviation, Range and Water and K9. Participants have an opportunity to fire weapons at a gun range, drive a patrol car and tour a correctional facility. Some of our residents might be interested in attending this 15-week course (3½ hours once a week in the evenings). We hope to have a good turnout and, given that pizza, goodies and other refreshments will be available, don't eat too much before coming. If you are interested, come join us at the Pine Tree Village Clubhouse at 475 Pinesong in Casselberry (in the Mystic Woods subdivision). See you there.

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: