



View from The Terraces

MARCH 2018

www.TheTerracesAtDeerRun.com

Board of Directors:

Betty Spangler
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Message from the Acting President, Betty Spangler

It was encouraging to have new (and some long-time) neighbors attend our annual HOA meeting on January 9. There were 15 in attendance excluding Board members. There was good interaction on a variety of topics discussed and a display of interest in common goals of improving the neighborhood.

It is important for residents to understand the HOA's role in rare and difficult situations.

The HOA has NO authority or responsibility over personality conflicts between neighbors.

When the situation requires legal intervention, please contact the proper authorities. Otherwise, the HOA can only encourage communication with hope of peaceful resolve.

We are EXTREMELY grateful for our new volunteers:

Christian Howell has agreed to Chair both the Awards Committee and the Hospitality Committee due to Margaret Chryplewicz's resignation. Margaret, a long-time resident and Board member, has listed her home for sale and is relocating out of the area.

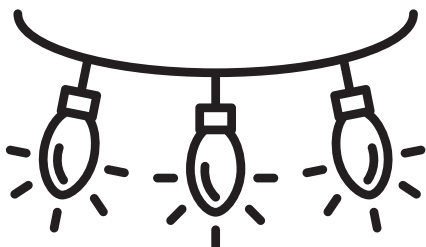
We are looking forward to 2018, and encourage everyone to get involved...offering new ideas and suggestions. Let's all help in making this community a wonderful place to live!.



1st place: 1361 Bridlebrook Dr., Dana and Abby Allen

2nd place: 436 Copperstone Cr., Michael and Christian Howell

3rd place: 380 Copperstone Cr., Cathy Lenihan



Honorable Mentions:

308 Copperstone Cr., Michael and Regina Hall

345 Copperstone Cr., David and Beth Wilson

424 Copperstone Cr., Guy and Julie Gabaldon

It's... BACK!

Spruce up your yard
for a chance to WIN

\$ 25

LOWE'S gift certificate

April • May • June • July • August • September

YARD OF THE MONTH

Board members can't win and you can't win for 3 years.

The Goal is for ALL Residents to be a part of "Nextdoor.com"

In an effort to make sure The Terraces is using all possible forms of communication, we encourage all residents to become a part of "Nextdoor.com." This is a social media device that can be used for the following:

Categories:

Recommendations / For Sale & Fee / Events / Crime & Safety / Lost & Found / Documents / General Directories: Neighbors / Pets / Public Agencies

At the present there are 89 out of 163 residents signed up for Nextdoor. Messages/information can be limited to just The Terraces or the greater area of over 5,000 neighbors. It is an easy way to distribute important and valuable reminders, advertise garage sales, provide recommendations of local vendors, etc.

To join as a resident, go onto <http://www.nextdoor.com>. Provide your full name and address and click "Find Your Neighborhood." You will automatically be directed to The Terraces. Complete all of the required fields. It just takes a couple of minutes and is invaluable during emergency situations (i.e., hurricanes, helicopters flying over the neighborhood, etc.). Since we only have a quarterly newsletter, it is a means of providing pertinent info in between newsletters. You would automatically receive updates within your emails.



NON-EMERGENCY PHONE NUMBER FOR SEMINOLE COUNTY SHERIFF'S DEPARTMENT

At our recent annual HOA meeting, it was determined that it would be helpful for residents to have on hand the **non-emergency** phone number for Seminole County Sheriff's Department. There have been occasions, especially on Bridlebrook Dr, where for no obvious reason there have been a greater than normal number of cars on the street or cars that are parked with people just sitting inside the cars for extended periods of time. It has also been noted that some drug deals have possibly taken place.

When a resident has any reason to be concerned by activities that seem out of the ordinary, call the following number: **407-665-6650**.

The more calls the Sheriff's office receives requesting that police make an effort to patrol the area at night, there will be less chance of negative activity.

Animals found off leash REMINDER

Per Seminole County Codes Chapter 20, Ordinances Pertaining to Animals, Sec. 20.17. - Animals at-large prohibited; custody and confinement authorized.

(a) It shall be unlawful for any animal owner to allow either willfully or through failure to exercise due care and control, his animals to run at-large upon public property, unless said public property expressly authorizes the same, or upon private property of others, including common areas of condominiums, cluster homes, planned unit developments, and community associations without the consent of all owners thereof, unless said private property owners authorize the same by express or implied consent.

(b) When any domestic animal is found at-large anywhere within the County, whether licensed or otherwise and whether owned or otherwise, said animal may be taken into custody by the animal control official or other law enforcement officer to be impounded at the animal shelter and disposed as provided in [Section 20.30](#).

This is applicable particularly to dogs that are off their property and in the street. Some residents have had issues with certain dogs and violation letters will go out as a deterrent. This is just something that our residents need to be made aware of.



Important Phone Numbers:

Seminole County Sheriff:

(407) 665-6650

Animal Services:

(407) 665-5201

Code Enforcement:

(407) 665-6938

Commissioner Dallari:

(407) 665-7215



VIOLATIONS

Your HOA Board is very happy to report that we have three volunteers for the Violations Committee. They will be actively perusing the neighborhood assessing the condition of front yards and general maintenance of all properties. We hope to encourage all residents to have pride in the appearance of their homes while maintaining and increasing their value.

NO ONE LIKES TO GET “VIOLATION NOTICES”... AND, it is an unpleasant task for the Violations Committee to have to give them out.

In the event notices are given and the infraction not attended to, it is important for everyone to understand that, under Article IV, Section 11, “***Lot and Exterior Maintenance,***” of our ***Declaration of Covenants, Conditions and Restrictions,*** the HOA Board has the authority to ENFORCE maintenance of properties. Please understand that the Board **DOES NOT WANT** to pursue this action. It is time consuming for the Board and is costly to the homeowner. If the service performed is not paid in a timely manner, a lien will be placed on the home. Please read and understand the following quote from our Covenants:

"In the event an Owner of any Lot in the Properties shall fail to maintain his Lot and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Homeowners Association, after approval by two-thirds (2/3) vote of the Board of Directors and thirty (30) days written notice to the Owner, shall have the right, through its agents and employees, to enter upon said parcel and to repair, clear, trim, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject, which shall be due and payable thirty (30) days from the date said assessment is made."

Unfortunately, in some instances, the Board has no recourse but to resolve some violations in this manner.

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TO: