

September 2019

# View from The Terraces

[www.TheTerracesAtDeerRun.com](http://www.TheTerracesAtDeerRun.com)

**Board of Directors:**

Gene Mills  
Betty Spangler  
Cynthia Greenwald

**Association Address:**

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## A message from the HOA Board:

It is with regret that we report that Faith Stanton has resigned as President of The Terraces' Homeowners Association Board. It was a pleasure to have her smiling face on the Board and she will be missed.

Gene Mills, currently Vice President, has agreed to preside over the September 10th meeting. Those remaining Board members have unanimously concurred to nominate Gene for Presidency for the remainder of 2019. The Board and attending guests will vote on his nomination at the September 10th meeting.

## A message from the HOA Treasurer, Betty Spanger:

The month of September begins a time when the Board starts preparing next year's budget. Last year's assessment was \$104.00. After reviewing current financial trends, a recommendation will be presented to the Board to vote to increase the HOA assessment by 5% (total \$109.00), or \$5.00, for 2020. According to our Declaration of Covenants, Conditions and Restrictions, the Board is lawfully able to increase up to 5% each year.

This small amount will allow the Board to continue offering current services it provides for our community. It is important to understand that the largest monetary exposure The Terraces has is our front wall. Eventually the wall will require major repairs, and in some places, replacement.

This is caused by tree roots growing that are "uprooting" the wall in places.

We experienced a \$3,000.00 fee for mold removal, priming and painting of the wall in 2017.

This was routine maintenance, but very costly and was not in the budget at that time.

The Board factors a "contingency" amount in our budget to sustain most expenses, but sometimes it is unplanned.

### Important Phone Numbers:

Seminole County Sheriff: (407) 665-6650  
Animal Services: (407) 665-5201

Code Enforcement: (407) 665-6938  
Commissioner Dallari: (407) 665-7215

It's obvious that the construction project at the intersection of Eagle Circle and Red Bug Lake Road has begun. The site of the proposed 384-unit apartment complex is 29.57 acres, mostly located in unincorporated Seminole County. Originally the property was to be developed as a retirement/assisted living facility owned by Mayflower Retirement Center. They have since sold the property to Jefferson Property Group. The new apartments will be called Jefferson Lake Howell Apartments.



Regarding the Golf Course closing...apparently there has been some "unlawful" construction activity that has taken place on the golf course property at the clubhouse. By unlawful, it just means that there were no legal permits applied for or issued.

"On July 11, 2019, a building contractor (Seminole State Construction LLC) and an electrical contractor (Seminole State Construction LLC) applied to the county for a building demolition permit and an electrical permit. After review by the county, the two permits were finally issued on July 29, 2019. The golf course owner must still submit to the county for final inspections of the site before the work will be approved and the permits closed. The most current question anyone associated with Save Deer Run has been asked is...

'what's going on at the golf course?' Unfortunately, (or fortunately, perhaps, depending on your perspective) the land's owner, Mr. Robert Dello Russo of the Central Florida Golf Group, still has not submitted an application for permits and building plans that would require the county to approve rezoning. So the answer to that question right now is "not much." However, we continue to expect the owner to submit his plans any day.

Rest assured, if and when these plans are submitted, Save Deer Run will work hard to make sure all residents know as quickly as possible."



## ***PLEASE HELP Keep our Neighborhood Looking Nice***

Trash is picked up twice a week (Mondays and Thursdays).

Waste Management generally does a good job getting most of the trash in their truck; however, often trash "jumps out of the receptacles" and lands on the road or sidewalk. PLEASE, take JUST A MOMENT OF YOUR TIME when retrieving your receptacles to pick up the few pieces of trash that escape the collectors.

Every little bit helps. We can all participate in improving the appearance of our community.

***Please...DO YOUR PART!***

# **ANNUAL COMMUNITY GARAGE SALE**

**SATURDAY, OCTOBER 12TH**

It's time again for our Annual Community Garage Sale. Hopefully the weather will cooperate. The sale will be advertised in "NextDoor.com" as well as an ad placed in The Terraces' "Facebook" page. A banner will be placed on the community wall the week prior to October 12th. Also, directional signs will be placed at the Red Bug entrance, as well as at the Eagle Circle / Eagle Boulevard intersection. The sale is scheduled from 8:00 AM to 2:00 PM. Save your plastic bags and have a lot of change and single bills on hand. Let's hope for a nice cool day ... AND, no rain. However, if it does rain the make-up day will be the following Saturday, October 19th.

### The Board Needs VOLUNTEERS

We are constantly looking for someone (or several) who would be interested in critiquing the yards of our neighborhood. This responsibility does not require a lot of time and others would be willing to assist in the process. Furthermore, your name will remain anonymous. Remember, our goal is NOT to be difficult with our neighbors, but to maintain and improve our neighborhood in order to maximize the value of ALL of our homes.

Call Cynthia Greenwald (407) 595-3768, if you would like to help.

## Raffle Winner - \$10 Publix Gift Card

There were no winners at the June HOA meeting. The raffle is held when 5 or more guests are in attendance. After being on vacation for the months of July and August, our next scheduled meeting is Tuesday, September 10th. Please plan to be there and you could be the winner of a \$10 gift card to Walmart.

The Board is also searching for a "VICE-PRESIDENT" ... It's not a lot of work. Per our By-Laws, "the vice-president shall act in the place and stead of the president in the event of his absence." That would mean that if the president is unable to attend a meeting, the vice-president would preside at the meeting of the Board of Directors. The role is also important in that quorums are necessary during voting. If interested, please call Betty Spangler (407) 421-5017.

### DON'T PUT OUT GARBAGE ON ANY LEGAL HOLIDAY

Seminole County's garbage pickup schedule has changed. In the past, garbage and yard trash were picked up on ALL legal holidays except Thanksgiving and Christmas if they fell on a Monday, Wednesday or Thursday. Now, on ANY legal holiday that falls on a Monday, Wednesday or Thursday, there will be NO pickup until the NEXT regularly scheduled day.

## Yard of the Month - Neighbors helping Neighbors

Congratulations to Brian and Adrienne Morrissey of 1441 Bridlebrook Drive for winning August's "Yard Of The Month". As it turns out they have been assisted with their lawn and yard work by their good neighbor, Wendell French. It seems that Wendell's passion not only includes landscaping and horticulture but also helping out neighbors in need while assisting others in beautifying their yards and our community. WAY TO GO WENDELL! We all can appreciate a good neighbor and random acts of kindness. It makes the Terraces a great place to live.

From that information we decided to award Wendell French with YARD OF THE MONTH for September at 1437 Bridlebrook. Be sure and check out his well manicured yard and admire the giant staghorn plant named "Gracie" hanging in the front tree. It is well over 40 years old. Congratulations to all our winners this year!

### DO NOT BLOW / RAKE YARD DEBRIS ONTO THE STREET

We are having more incidents of residents blowing leaves and grass clippings onto the street versus bagging. Doing so negatively impacts our pond and storm drains (algae pollution and clogging). Please be responsible and either keep clippings on your yard OR rake them up and add to your bag of leaves.



***It's the right and responsible thing to do.***

A mistake was published with the wrong information in the March newsletter concerning the RECYCLING PROGRAM in Seminole County. Below is the correct information from the website: <http://www.seminolecountyfl.gov>

The following items ARE accepted in the curbside recycling program:

- Pasteboard (i.e., cereal boxes, empty paper towel and toilet paper rolls, soda boxes, beer boxes, tissue boxes, gift boxes, pizza boxes and shoe boxes)
- Brown paper grocery bags (no wax, no wet strength material, no liners)
- Corrugated cardboard (flattened and cut down to fit inside the recycle bin)
- Newspaper, supplements, magazines and catalogs
- Box Board, Carrier Stock, White and Colored Paper
- Plastic Containers #1-7 (#'s on bottom of containers) Remove all lids
- Glass bottles and jars (clear, green and brown) Remove all lids
- Aluminum cans
- Steel cans and tin household containers, such as food cans
- Telephone Books

Please rinse out all containers and discard lids



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These items ARE NOT included in the curbside recycling program:

- Plastic Bags
- Plastic Cups
- Paper Cups (Wax Lined)
- Paper Plates (Wax Lined)
- Motor oil or pesticide containers
- Light bulbs or drinking glassware
- Aluminum foil or pie plates
- Paint or pesticide cans
- Electronic devices
- Styrofoam trays/egg cartons



Your assistance in keeping these items out of the recycling stream is appreciated!  
CALL (407) 665-2260 FOR A NEW RECYCLING BIN