

View from The Terraces

DECEMBER 2019



Board of Directors:
Gene Mills - President
Betty Spangler
Cynthia Greenwald
Mike Howell - VP

Association Address:
P.O. Box 516
Casselberry, FL 32718

Email for questions: contact@theterracesatdeerrun.com



President's Message:



Welcome to 2020 ...as our new HOA year begins. As the HOA's new President, I want to thank you for the vote of confidence in helping guide our community. I had the great pleasure of meeting many of our neighbors during our October community garage sale. It was a great success with over 35% of the neighborhood participating. I made a point to meet all the neighbors who were involved with this annual event. We had a wonderful response, and I learned a lot about our great community. I do want to share the largest concern and most requested improvement. Overwhelmingly, those I spoke with throughout the day were concerned with the appearance of our neighborhood. I encourage everyone, renter or homeowner, to share their opinions or concerns at our monthly meetings at the Pine Tree Village Clubhouse.

I have now lived in the neighborhood for 2+ years. We have an amazing community with very hard-working citizens. We all get encouraged when being acknowledged. I believe we show it best during these upcoming holidays when neighbors come out and support our community (as The Terraces' Santa, I can say that!!). It is the one thing I noticed as a new resident. Wouldn't it be nice to be acknowledged by a neighbor all year? I will do my best to wave to everyone.

I ask for patience, understanding, involvement and support. We, as residents, have so much more in common than we admit. Please reach out with any concerns. If you want to get involved, it's an hour a month of your time! Come by Pine Tree Village Clubhouse the second Tuesday of the month..... PLEASE!



We Have a New Vice-President:

Your HOA Board is excited to announce that Michael "Mike" Howell has agreed to accept the position of Vice-President for the 2020 year. Mike has lived in the Terraces for over 4 years on Copperstone Circle with his wife of 12 years, Christian, and their new "shih-pom" puppy, Maxwell, along with their red Rosey Bourke Parakeet named Rosey. Mike has been in Central Florida since 1986.

He is currently working as a Scenic Artist / Graphic Designer for Sea World / Aquatica / Discovery Cove theme parks. Like many of us, he loves the winters and hates the summers in Florida.

Mike has already been very active for over a year in helping the Terraces by printing and distributing the quarterly newsletter for the community. He and his wife also judge the holiday lighting contest (they can't be bribed!!), distribute the "Welcome" packets to newcomers to the neighborhood, and they oversee the Yard of the Month contest. Mike says, "glad to be a part of our community and association and be involved with helping make the Terraces a great place to live." It's people like Mike who make this community what it is. Welcome!





**Wednesday
December 11, 2019**

(NOTE THE CHANGE IN DATE)

Santa's Coming...

It's getting close to the time when Santa comes to visit The Terraces. Your volunteer HOA Board has again arranged for Station 27's fire truck to carry Santa through the neighborhood, greeting and waving at folks on the sidewalks as he goes by. Santa's final stopping place will be at 1324 and 1328 Bridlebrook Drive where tables will be set up with refreshments, including home-made cookies, drinks and treats. Santa will be available for children of all ages to tell him what they want for Christmas. Santa and the fire truck will be arriving around 7:00 PM. Be sure to listen for the siren, and watch for the flashing lights as Santa rides around Copperstone and Bridlebrook.



Holiday Decoration Judging ...

Saturday December 14, 2014

Be sure to have your holiday lights on – Saturday night, December 14th, for the HOA judges to ride around to select three winners. Each home is judged on originality of lighting displays, mailboxes, front door decorations and color schemes. In addition to receiving community recognition with a sign placed in your yard, Publix Gift Cards will be awarded as follows:

1st Place - \$50

2nd Place - \$35

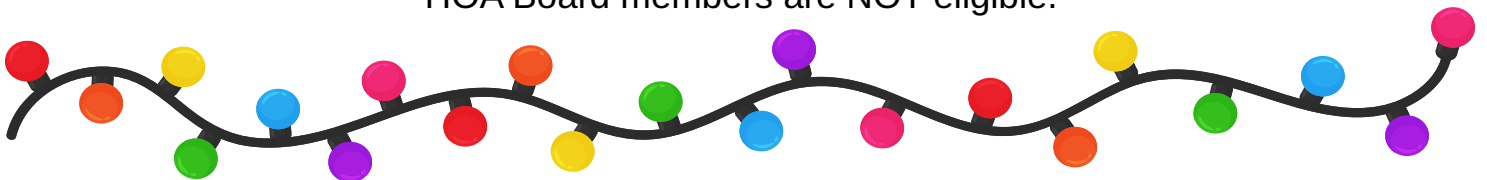
3rd Place - \$25.

Also, three other neighbors, whose decorations deserve a "thank you", will receive a \$10 Publix Gift Card.

No neighbor who has won "1st Place" in the past three years is eligible for that award, giving others an opportunity to win.

They are; however, eligible for 2nd and 3rd Place awards.

HOA Board members are NOT eligible.



HOA Annual Assessment

Annual Assessment notices, including the proposed budget for 2020, will be mailed to you by December 1, 2019 with a due date of December 31, 2019.

For the year 2020, your HOA Board has voted to increase the annual assessment from \$104.00 to \$109.00...an increase of \$5.00 (less than 5%).

For the year 2020, the POA (Property Owners Association) has increased their fees by 8% (they are NOT restricted to 5%). Of The Terraces' \$109.00 collected from each homeowner, \$61.20 will be paid directly to the POA, which is over 56% of our assessment. The Terraces' "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS," limits our annual increase in assessment to 5%.

The POA collects assessments from 11 HOA's in the Deer Run Community. The major expense is keeping the ponds clear and running freely without obstruction and maintaining the landscaping at the Deer Run entrance (corner of Eagle Circle and Red Bug Road), the 7-11 island, and all public landscaping along Eagle Circle and around the ponds, as well as other areas of property that are its responsibility.

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.

NOTE from Betty Spangler, Treasurer: When returning your "Ballot" and submitting assessment payment, PLEASE COMPLETE THE CONTACT INFORMATION. The Board is compiling a data base of email addresses in order to communicate important community information regarding events and actions. The Board does not want to overlook ANY homeowner in providing meaningful information. This information is not shared and will not be abused.

ANNUAL COMMUNITY GARAGE SALE

On a Perfect Day



After dreadful 90 degree temperatures, above normal summer weather, October 11th was a perfect day for The Terraces' Annual Garage Sale. Gene Mills, The Terraces' President, walked throughout the neighborhood during the sale to introduce himself and to encourage community involvement. He estimated that over 30 homes participated this year, making this a hugely successful event!!

Annual Meeting

Tuesday, January 14, 2020:

In compliance with The Terraces' By Laws, every year the HOA is required to invite ALL homeowners to a meeting to elect 2020 Officers and to review next year's budget. It is also an opportunity to meet neighbors and to provide feedback and suggestions to your newly elected Officers.

Please plan to join your HOA on Tuesday, January 8, 2020 at 7:30 PM at the Pine Tree Clubhouse.

As an exciting enticement to attend this meeting, the Board is offering five (5) GREAT door prizes: (1) \$25 gift card for Movie Tickets; (2) \$25 gift card to Lowe's; (3) \$25 gift card to Outback Steakhouse (4) \$25 gift card to Darden Restaurants; AND as a Grand Prize, (5) Wine Basket. Don't miss out on an opportunity to win one of these!!

TO:

**The Terraces at Deer Run
P.O. Box 516
Casselberry, FL 32718**