

JUNE 2020

**A
VIEW
FROM**

THE TERRACES

COMMUNITY NEWSLETTER

A MESSAGE FROM OUR PRESIDENT

Wow, things sure have changed since our last newsletter. All have been affected in some way by this "pandemic". Yet our community continues to display strength and compassion....

Neighbors helping Neighbors!

Now that people have more time on their hands, many neighbors are walking the community. Are you reading or gardening? Many neighbors have done some beautification of their property, and the community is especially thankful. We all probably have spots in our yards that could use attention, but some neighbors may not be able to do as much as others. Do what you can, and if anyone needs assistance, please let someone on the Board know. Understanding and assisting are our greatest strengths as a community. We know things have changed, and hopefully they will come back to normal soon. In the meantime, we are moving forward with alternatives.

Due to COVID-19, the Board did not meet in April. Our May meeting was held on Zoom. Going forward, it was agreed that we would continue holding meetings, respecting social distancing, by inviting ALL neighbors to participate, on-line (Zoom), until receiving official word that it is safe to hold public meetings again.

Instructions on how to access Zoom meetings are included as an insert to the newsletter and will be distributed by email. This is why it is essential that we have updated emails for each resident and owner. The community has started building some momentum. Neighbors are reaching out with great ideas for the community. We want you to be a part of it! We will respect and appreciate your input, all wanting the best for The Terraces. Together, as neighbors, we will get through this.

CURRENT ADDRESS

If you are a homeowner in The Terraces, it's your responsibility to keep the HOA advised of your correct mailing address should you relocate and rent out your residence. Also, it would be helpful to provide a way of contacting you, i.e., cell phone and email address.

Please forward this information to: Betty Spangler, Treasurer, either via text or phone at (407) 421-5017.

This information is needed for annual notification of HOA assessments, quarterly newsletters, official documents, and notification of important activities that involve all homeowners.

Your cooperation is appreciated.

**THE 2020
BOARD OF DIRECTORS**

President: Gene Mills
Vice President: Michael Howell
Treasurer: Betty Spangler
Secretary: Cynthia Greenwald

CERTIFICATE OF APPRECIATION



Gene Mills, HOA President, proudly presented two homeowners an "APPRECIATION AWARD" to thank them for going out of their way to help improve the neighborhood.

First Award: Karen and Mike Scotchie (448 Copperstone) were the "idea people" who came up with the fantastic concept of giving packages of flower seeds to neighbors, and also for distributing them throughout the neighborhood. The Board has received many positive responses, stating how uplifting it was to have a "happy" surprise waiting for them on their front doors. It spread a lot of sunshine during times of anxiety.

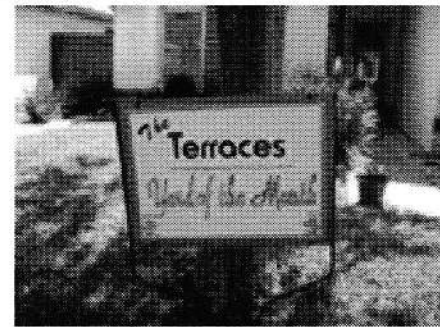
Second Award: Toni Selden (468 Copperstone) was the kind of neighbor everyone wishes they had. She spent many countless hours and hard labor, cleaning up the yard of her neighbor who was unable to do so. This not only aesthetically helped the yard, it also helped in keeping any "varmints" at bay. In addition to a Certificate of Appreciation, both recipients were given a \$20.00 gift card to Walmart. The Board encourages all neighbors to get involved in helping other neighbors, and by improving the neighborhood for all of us.

Yard of the Month

We know that some people are "yard" people and some are not, but do take a look at these two front yards that were winners of our \$25.00 gift certificate to Lowe's for receiving the distinction of "Yard of the Month."

April 2020: 1417 Bridlebrook Drive • Doug Wendt

May 2020: 368 Copperstone Circle • Gene & Sheri Defelice



What makes a winner?

Is your front yard regularly mowed and edged? Do you have colorful flowers and well-formed shrubs? Is your front walkway cleaned, mildew-free and weed-free. How about your mailbox???

Remember: Your Home Is Your Best Investment

IMPORTANT REMINDER FOR ALL HOMEOWNERS REGARDING EXTERIOR PAINTING OF HOMES

The Terraces is a "Deed Restricted Community." This means that all 163 homes are governed by the "**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**" and **MUST** comply with this document. If you need a copy, you can request one from a Board member, or download a copy from the website: theterracesatdeerrun.com

The Terraces at Deer Run Community was formed by Ryland Homes in 1984. We have always had a volunteer Board of Directors to keep our annual dues low. This website was established to help stay in touch with our community. We hope that the information you find here will be helpful.

Also available on the website is a "**REQUEST FOR HOME IMPROVEMENT APPROVAL**" form. Completion and submission for approval of this form is **REQUIRED** from all homeowners who are planning to paint or perform any type of construction on their property.

Article VI, Section 7 of the Covenants particularly emphasizes the need for Board approval for major painting or renovation. If approval is not received prior to painting or construction, the homeowner may be asked to remove construction or to repaint the structure.

When The Terraces was built, the intent was to maintain a cohesion aesthetically. Generally, neutral colors were preferred. Through the years there has not been much attention given to color selections by the presiding Board, or the Board was not made aware of some of the bolder color choices. We cannot change the past; however, the current Board has agreed that color selection of homes in this community is more of a priority than in the past. It is not fair to neighbors close by whose ability to sell their home might be affected by a home next door that has been painted an unusual color.

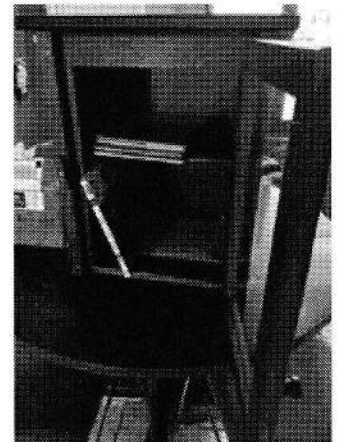
The Board has been made aware of several homes where the exteriors have been painted **without** Board approval of the color selection. Many residents during this "pandemic" have been suffering financial hardships. Consequently, in an effort to be sensitive to this crisis, the Board will not be following through with any negative action, though it has the right to do so. It recognizes and appreciates the effort and cost involved in the painting of a home, and it is grateful that homeowners are attempting to improve their properties. However, it cannot be stressed enough that **APPROVAL IS REQUIRED** before residents paint the exterior of their homes.

NEIGHBORHOOD BOOK EXCHANGE

The HOA Board approved having a Neighborhood Library Book Exchange Box for The Terraces. The intent is to bring our community together by having an "exchange book box" wherein you take-a-book and/or leave-a-book...basically free book-sharing with all books donated. It is an honor system...anyone can take a book or several books (maybe 2 or 3). You do not have to leave a book, but it is appreciated.

The library wouldn't belong to the HOA; it would belong to the entire community. The Board hopes that it will bring a little joy and more connection among our neighbors.

A "steward" or caretaker will be appointed who will have responsibility of maintaining the library; however, everyone who uses the library will be responsible for keeping it stocked with good books, hoping to have selections for both kids and adults.



We are still in the process of determining where to put the box. *If there is an owner who would be willing to have this "stalled" on the easement in front of their property, please contact Cynthia Greenwald at cyngreenwald@gmail.com.*

A couple of Board members would be the ones putting the box in place. It would involve a pole that would be cemented into the ground for stability purposes. We want it to be accessible for everybody without causing any traffic issues, so we don't want to put it at a busy corner. More details will come once we determine its appointed spot.

Guess What??? Zoom HOA Meetings!!

In an effort to maintain a safe environment, the HOA is now making available, to ALL residents and/or owners, virtual monthly meetings via Zoom. For those of you who are not familiar with Zoom, it is a way of conference calling where you are actually looking at a live screen, much like Skype or Apple's FaceTime. The Board has also decided that we will have meetings through the summer. More info will be coming via email prior to next month's meeting.

If you would like to participate in HOA meetings from the comfort of your homes, in your slippers, if desired, we invite you to send an email to answers4theterraces@gmail.com to receive the link. Meetings are on the second Tuesday of each month starting at 7:30 p.m. Our President will be the moderator and it is suggested to get onto the call maybe around 7:25 p.m.

To get into the meeting, you will go to the following link (all information will be given again when you receive an invitation the week of our June meeting):

<https://zoom.us/j/97605445421?pwd=UDliR3cwTHhnWGRsM0lVdUU2aTBxZz09>

Meeting ID: 976 0544 5421; Password: 177137

Residents and owners are also able to call in to our meetings. Audio conferencing participants will need to call: (415) 762-9988 or (646) 568-7788 and follow the verbal instructions.

Enter the meeting ID (976 0544 5421) followed by the # key. You will be asked to **enter** your participant ID; simply press the # key.

You do not have to have a Zoom account to attend our Zoom meeting. You will be prompted to **download** the software once you have clicked on the link that you have been provided. You may also wish to create an account, but that is **not required** to participate in a **Zoom meeting**.

The Board looks forward to making this as seamless as possible in order to maintain some continuity during this unusual time in our lives.

TO:

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