

## A Message from our Volunteer Community President



Hello Neighbors,

Summer is almost over, although most of the time it doesn't feel like it. School is back in session, and parents are busy. With this virus still here, remember the little ones aren't able to get vaccinated, please be respectful and maintain your social distance.

We have had several new residents in the last few months. We welcome everyone to our community. I have a concern about the number of property management companies buying in our community. As a Realtor, I understand the reasons why we sell our home. Family home buyers are having difficulty competing with these Property Management companies. The percentage of rental properties in our community has increased five-fold in the last year, which has an impact on our neighborhood. As a deed-restricted community, owners work together to make decisions that benefit all of us. Less ownership representation puts much more responsibility on the HOA. I ask, if you are thinking of selling, please consider local buyers. Help our community into the future.

Lastly, **we have a major vote for the MSBU for Deer Run Park in September.** This will be an asset to our community. We need everyone's participation. Any canvas volunteers would be welcomed. Every homeowner will be given the opportunity to vote. **REMEMBER: Not returning a ballot is a "NO" vote.**

See ya around the neighborhood.

A handwritten signature in black ink that reads "Gene Mills".

Gene Mills  
President

### Waste Pro CHEATSHEET

**MONDAY:** Trash & Recycling

**WEDNESDAY:** Yard Debris

- + up to 15 total containers, bags, or tied bundles
- + bundles can be no longer than 4 feet or contain branches larger than 4 inches in diameter.
- + nothing over 50 lbs each
- + won't get hauled if not bundled, baged, or canned

**THURSDAY:** Trash + larger items (not VERY large)

**Bonus:** Very Large Items (furniture, appliances, lawn equipment, furnaces, bicycles, material from minor household repairs, etc.) collected curbside at no charge by calling **Waste Pro (407) 774-0800.**



Did you know the Terraces has a Facebook page?

Search "**The Terraces a Deer Run**" on Facebook and request to join. This is a great place to communicate with neighbors and see other family photos directly from the pond.

## 4 Benefits of our HOA

Out of 163 homes here in The Terraces, there are some homeowners who find the Deed Restrictions annoying. They don't like having to keep their front yards mowed and edged, having to ask the HOA's permission to change exterior paint colors, etc., removing garbage cans and other items out of sight, or receiving notices of noncompliance to the Covenants, etc.... Also, they especially don't like paying the Annual HOA Assessment.

### 1 **Increase property values**

There are advantages to belonging to a "Deed-Restricted Community." Mainly, living in a neighborhood with an HOA provides a safeguard for residents to maintain, or even increase, their property values. Having a well-kept home in a well-kept neighborhood is what makes living in an HOA desirable to potential home buyers.

### 2 **Our volunteer HOA keeps your costs down**

Many residents do not know that The Terraces' assessments are unusually LOW compared to other communities. This is only because of volunteers. Board members and committee members DO NOT receive compensation for their efforts!

### 3 **POA fees go toward beautification**

Over 56% of collected annual assessments are paid directly to the POA (Property Owners Association). The POA is responsible for all of the waterways in the Deer Run community. They also maintain all of the public areas and easements within the community. Assessments also pay for The Terraces' landscaping, utilities, maintenance, and neighborhood amenities.

### 4 **No outside management company**

If there were NO volunteers, the HOA would have to hire a management company to be in compliance with State regulations and restrictions. The cost would be paid by homeowners, and would result in a sizable increase in annual assessments.



## Halloween Decorating Contest

It's fun to see homes decorated for festive events. Halloween is **Sunday, October 31st**.

Judges will be riding throughout the neighborhood, Halloween evening, determining which homes should receive an award for 1st, 2nd, and 3rd place for most unusual, most decorated, or (perhaps) most lighted. Want to help? Volunteer as one of our judges at the next HOA meeting!

Winners will receive a Walmart gift card. Remember to have candy available for the kids!



## SANTA HAS BEEN SCHEDULED!

Mark your calendars for **Tuesday, December 14** for Santa to arrive at The Terraces. The HOA is planning to make this event the "best ever"!

More information will be available in the December newsletter and posted on:  
Facebook / Nextdoor / Terraces' email "blast"

## The Terraces – A Nice Place to Live

The Board has committed to focus more and more on community camaraderie. An Activities Committee has been formed to engage more neighbors in getting to know each other. Two "Annual Community Garage Sales" are now been organized. Also, there is a renewed interest and excitement in the "Santa Comes to the Terraces" annual event, and Holiday Lighting Awards. Residents who receive "Yard of the Month" award genuinely appreciate the acknowledgement they receive (and deserve) for their extra effort into maintaining their property. Further activities are in the planning for a "Block Party," and other holiday celebrations.

Yes, there are times when residents are requested to "clean up" yards, or remove boats or trailers, clean mildew from homes, among other issues that are restricted by The Covenants. However, working together as a community will benefit us all with higher property values.

\* There has been an uptick of residents not picking up after dogs. Please help keep future HOA fees down by picking up.

THE TERRACES'  
SEMI-ANNUAL COMMUNITY

# GARAGE SALE

SATURDAY  
OCTOBER 9<sup>TH</sup>  
8 A.M.

A garage sale is a great opportunity to clean out closets, cabinets, attics and garages, of unwanted items; and, maybe, pick up a little extra spending money in preparation for the upcoming holidays. Remember to have some extra plastic bags and lots of change available.

A notice will be posted on Facebook and Nextdoor. Also, a banner will be hung on the Eagle Circle wall, announcing the sale. Directional signs will also be strategically placed to entice "spenders."

*Rain date: October 16th*



**Did you know** bread can be bad for the ducks in our pond?

Bread can make their stomachs hurt and make them ill. Also bread could pollute the water and could cause surface algae that could kill fish and lead to diseases.

Please consider grapes, lettuce, birdseed, peas, corn, oats or duck food from the store.

## Resigning Board Members

The Board was saddened to accept two resignations this quarter:

**Cynthia Greenwald, long-time Secretary.** After many years of dedicated service to the Board, not only as secretary, Cynthia has also volunteered countless hours on most, if not all, committees. She has been Chair of the Architectural Committee for many years, as well as Chair of the Hospitality Committee. She has participated in every aspect of the newsletter...recently in writing, but also previously in publishing and delivering. There is no activity or event that Cynthia has not supported, including a vital role in helping organize the annual Christmas event.

Cynthia has committed much of her time to her church, and has recently accepted a position on the Vestry. This responsibility has required many more volunteer hours. Although it was a difficult decision, struggling to find any personal time, it became necessary for her to resign from The Terraces' Board. She has been such a valuable part of the success of the Board. We will miss you, Cynthia.

**Michael Howell, Vice President.** It was such a pleasure having Mike as the Vice President. He also dedicated many hours in organizing and publishing the newsletter. He was the one who made it look "so professional." He and his wife, Christian, also delivered the newsletter to each home every quarter. Mike, the Board will certainly miss you as well.

## Welcoming New Volunteer Board Members

The Board is excited to welcome two new volunteers to the Board: **Jenifer Cheney, Vice President and Matt Starchak, Secretary.** Jen and Matt moved to the Terraces over a year ago from the Washington DC area with their twins, Sam and Henry. Please say "hi" if you see them on their evening walks.

## Bearhunt results!

The bearhunt was a success! We appreciate all the neighbors that participated by placing a bear or animal to find in their window or yard. Prizes donated by Diana Long were handed out in July.



# Yard of the Month



## June

393 Copperstone  
Leonardo Avila  
& Michelle  
Dominguez



## July

1256 Bridlebrook  
Dennis & Cynthia  
Greenwald



## August

416 Copperstone  
Scott Greshman

## Questions • Comments • Concerns • Requests

There are several ways to communicate compliments, questions, comments, concerns and requests to your HOA Board.

### Mail:

P.O. Box 516, Casselberry, FL 32718

### Email:

answers4theterracesatdeerrun.com

We take all communication seriously, and strive to respond quickly.

Also, take a few minutes to visit The Terraces' website: [theterracesatdeerrun.com](http://theterracesatdeerrun.com).

The "**Declaration of Covenants, Conditions and Restrictions**" are posted under "Documents". This particular documents can answer many questions regarding general restrictions – use and occupancy, architectural control, and annual assessment. Also published are "**Request for Home Improvement Approval**" forms, minutes to meetings and copies of prior newsletters.

TO:

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