

A Message from our Volunteer Community President



Hello Neighbors,

Hello and Happy Holidays! This has been a year of ups and downs, but we made it through. Our community is strong and vibrant. Our neighbors are stepping up individually to improve their property. The Board and volunteers work continually on improving the appearance of our neighborhood entrances, as well as creative activities to encourage involvement of everyone. Speaking for the Board, we are trying hard to unite our community. I get questions often from other HOA communities asking what The Terraces is doing. I'm very proud of our accomplishments.

Thank you for the support for Deer Run Park and the MSBU. This will help our home values and provide a safe area for outdoor family activities. There should be a noticeable difference around Deer Run Park beginning next year. Hooray!

The Board and volunteers are already planning for 2022, continuing to improve the current list of events. Our biggest idea is a community family party / food competition. This is where you can help. When do you think is the best time of year for this activity? Where can we locate this party? How can we get neighbors involved and make it fun? These are questions that need answers. Your input is greatly appreciated. Join us on Facebook at The Terraces' Group Page, or send your input to our email at answers4theterraces@gmail.com.

Thank you for your support.
See you around the neighborhood.

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

Gene Mills
President



Did you know the Terraces has a **Facebook page**?

Search "**The Terraces at Deer Run**" on Facebook and request to join. This is a great place to communicate with neighbors and see Terraces news and events.

ANNUAL DUES AMOUNT NOT CHANGED FOR 2022

Your Board has worked year after year to keep expenses to a minimum. For the year 2022, the Board is very happy to announce that, after a vote was taken, the 2022 assessment will remain at \$110.00.

Annual statements have been mailed to each homeowner on December 1, 2021 which will include the Annual Budget. Payment is due by December 31....please remit promptly.

Every homeowner is responsible, according to State of Florida statues, for payment of this assessment. The HOA has the authority to enforce these statues by taking legal action, first by imposing a lien on properties; and if obligation remains unpaid, the property will be in jeopardy of foreclosure. This a costly process and financially the responsibility of the homeowner.

TOP STORY

Annual Meeting (on ZOOM)

Tuesday, January 11, 2022

In compliance with HOA #7's By-Laws, the HOA is required to hold an Annual Meeting. This meeting is scheduled for Tuesday, January 11, 2022 and will be hosted on Zoom.

Prior to the meeting, printed ballots have been mailed to all property owners on December 1st, listing candidate nominations for Board of Director positions: President / Vice President / Secretary / Treasurer.

Ballots will be counted at this important meeting. The person receiving the largest number of votes for each position, will be acknowledged and elected for the year 2022. Also, an official count of approvals of the 2022 Budget will be announced.

Door prizes will be given away as an incentive for attendance. There will be a drawing for 3, especially designed, gift baskets:



Wine Basket



Movie-Night Basket



Gourmet Coffee Basket

Please mark your calendars and plan to welcome The Terraces 2022 Board of Directors!

Halloween Decorating Contest Results

Your volunteer HOA has been working hard to create community involvement among residents, even though it has been extremely challenging for everyone to get out and enjoy any activities with COVID restrictions.

Thanks to all of you who really stepped up this year to decorate for Halloween. There were so many creative and interesting displays.

This year's contest was held on Friday, October 29. Congratulations to the following winners who received Walmart gift cards:

1st Place: \$30.00

412 Copperstone- Brionne Vinson

2nd Place: \$20.00

467 Copperstone- Stephanie & Brad Gibson

3rd Place: \$15.00

1421 Bridlebrook- Jack & Gayle Mallan

Honorable Mention \$10.00

1453 Bridlebrook- Chelsea & Matt Wallenquest

HOLIDAY DECORATING CONTEST

Sunday, December 19

Be sure to have your holiday lights on – Sunday night, December 19th, for the HOA judges to ride around the neighborhood to select SIX winners for Publix gift cards:

1st Place - \$50

2nd Place - \$35

3rd Place - \$15

Honorable Mention (3) - \$10

Each home is judged on originality of lighting displays, mailboxes, front door decorations and color schemes. No neighbor who has won First Prize in the past three years is eligible for First Prize this year; however can qualify for Second or Third Prize. (Volunteer HOA Board members are NOT eligible.) We want to thank everyone who takes to time to help make our neighborhood festive for all to enjoy.

THE TERRACES'
SEMI-ANNUAL COMMUNITY

GARAGE SALE

The most recent sale was held on Saturday, October 9th. It was a beautiful sunny day, perfect for this event. More than a dozen homes participated again this year.



HOA MEETING Raffle Winners

\$10 Walmart Gift Card

Congratulations to the following winners:

September: Brad Frank- 1342 Bridlebrook

October: Karen Scotchie- 448 Copperstone

November: Cindy Dancel- 408 Copperstone

Thank you: Karen donated her \$10 Walmart gift card to the Sidewalk Art Festival.

The raffle is held when 5 or more guests attend our monthly HOA meetings .

Sidewalk Chalk Art Festival Results

This was The Terraces' first Sidewalk Chalk Art Festival. Twelve neighbors participated in designing artwork for their sidewalks.

Winners of gift bags:



Thanks to all who join in creating a fun activity for the neighborhood, and thanks to Cindy Dancel and Jen Cheney for organizing this event.



**PLEASE READ
OR RECYCLE THE
NEWSPAPERS
AT THE END OF
YOUR DRIVEWAY.**

POA UPDATES (Property Owners Association)

There are 11 homeowners associations that are included in the Property Owners Association... The Terraces is one!

The Terraces is responsible for paying an annual assessment to the POA, which equates to approximately 62.58% of the total assessment that you pay to our HOA.

HOA
37.42%



POA
62.58%

The POA has been very active in improving the entire Deer Run community since The Terraces' President, Gene Mills, has been appointed President of the POA. Recent activities include:

- ▶ New landscaping for the 7-11 island.
- ▶ New landscaping for the Red Bug / Eagle Circle entrance. Incorporated with this landscaping is an entire new LED lighting design.
- ▶ The POA as committed to a 5-year waterway maintenance contract.
- ▶ Brick entrance sign at Red Bug / Eagle Circle has been stabilized.



VOLUNTEERS ALWAYS NEEDED

The Terraces are able to keep our dues the lowest in Deer Run by having an all Volunteer HOA. We have added new committees and are in need of new ideas and support to continue to develop our neighborhood activities and connections. **Please join our monthly Zoom meetings or contact us online to lend a hand.**

Yard of the Month



September

1332 Bridlebrook
Sandy and Spike Ferris



REMINDER: Yard of the Month is not offered during winter months (October thru March), but will start again in **April 2022**. You have lots of time to prepare.

Questions • Comments • Concerns • Requests

There are several ways to communicate compliments, questions, comments, concerns and requests to your volunteer 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**.

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