

A Message from our Volunteer Community President

Hello Neighbors,

We are nearing the end of a beautiful spring, and the start of the hot time of the year, summer... yuck! Hope you had lots of blooms to enjoy.

I want to thank the neighbors who reached out to the Board regarding issues around the neighborhood. Working with our neighbors and vendors, we have (or in the process of), resolving issues as quickly as possible. Each neighbor is encouraged to contact the Board regarding any issues you feel violate the HOA Covenants. Send an email to answers4theterraces@gmail.com.

With summer comes hurricane season. High winds cause havoc. Now is the time to make sure your property is clear of any debris that could turn projectile. Check and maintain your panel fencing, and secure your trash cans and grills that are behind fences. Please remove any dead limbs in your yard. This will help reduce property damage to you or your neighbor's property, and reduce potential insurance claims.

I want to thank all the volunteers who help make our community great. We have the most active HOA in Deer Run, and people notice. There are scheduled events that will be announced soon. If you have an idea for a community event, please share it with us. **Join our meetings, they aren't boring... first Tuesday of the month.**

Hope you have a good summer.
Looking forward to our fall events.



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 get reminders about events!

Important information regarding rental properties

Volunteers are in the process of canvassing the neighborhood, obtaining signatures to vote either **"IN FAVOR"** or vote **"AGAINST"** amending the **"Declaration of Covenants, Conditions and Restrictions"** to our HOA Documents.

By now, all homeowners have received a "Written Consent Form" and a copy of "EXHIBIT A", which is the legal wording that will be adopted by the Covenants. In summary, the purpose of this Exhibit is to prohibit rentals of dwellings for an initial 24 months immediately following the date of purchase, or transfer, of a home in The Terraces.

The HOA's goal is to have a determination by the middle of June. **The requirement is to have 75% "in favor" vote in order for this to be adopted into the HOA documents.** The HOA thanks the volunteers who have helped in this effort.

TOP STORY

POA #1 UPDATE

(Property Owner's Association)

The POA Board is actively correcting several issues in our community that were deferred by the previous board. Pressure washing of our entrance sign is complete. You will notice new plants and mulch installed on both the front island (Eagle Circle and Red Bug Road) and the 7-11 island.

Clean up of the Lake Sterling entrance will be completed as well as trimming all of the palms to the left as you enter Deer Run. The Board and HOA Representatives are actively working on our waterways with our vendor, AMS. This vendor has provided service to Sterling Park Homeowners Association on the other side of Eagle Circle for several years. POA #1 has made the waterways a top priority. The Board appreciates the feedback we have received. Any concerns or comments, please email: deerrunpoa1board@gmail.com.



Activities planned for the remainder of the year

+ **Movie Night:**

Unfortunately, due to conflicting schedules in planning this event, the Board has postponed this activity until the fall, perhaps in November. The Committee is continuing to work out the details, and will provide more information closer to this event.

+ **October:**

Annual Community Garage Sale – always a BIG hit!

+ **December 13th:**

Santa Comes To the Terraces. The fire truck is reserved and Santa will be ready to greet the neighborhood.



Please be a courteous parker

Watch where you park your vehicles. Don't make a habit of encroaching on your neighbor's yard or driveway. When this neighborhood was developed, it was designed for two vehicles per household.

Also, please refrain from parking in front of mailboxes. Mail delivery tends to pass houses with blocked mailboxes.

YARD of the MONTH

Spring warmer weather and lots of rain are finally bringing life back to the plants, trees, grass and weeds in the neighborhood. Lawn maintenance is back in swing, and yards are needing attention. For those exceptional yards, the Board is pleased to award a \$25.00 gift card to Lowes.

Congratulations for our recent winners:



April

352 Copperstone
Marie Delcher



May

1453 Bridlebrook
Chelsea & Matt
Wallenquest



June

460 Copperstone
Kimberly Hawkins

THE TERRACES'
SEMI-ANNUAL COMMUNITY

GARAGE SALE

Held on **Saturday, April 23**. Terraces participation was not as good as anticipated; however, it was a perfect day and it attracted many visitors to the neighborhood.



Sidewalk chalk art festival results

Unfortunately it rained the scheduled weekend for the Chalk Art Contest; however, the following weekend, April 9 and 10 was perfect for art creations on the sidewalk.

The Terraces is excited to report that approximately 13 homes participated. The Board thanks the judges who walked the neighborhood searching for the most creative chalk art. It wasn't easy... all were great; however, the following were the selected winners and recipients of gift baskets hand-made by Jen Cheney. Thank you Jen!



Trash can etiquette

A reminder from The Terraces' Covenants ("Section 18. Refuse") regarding trash containers:

"No trash, garbage, rubbish, debris, waste or materials or other refuse shall be deposited or allowed to accumulate or remain on any Lot. Said containers must be tied or closed at all times and kept from view by the public or residents within the vicinity. Said containers shall not be placed at street-side for removal of refuse prior to the evening before the announced pickup time. Said **containers must be returned to the utility yard or enclosure within eight (8) hours after announced pickup time.**"



Vacation is here

Your volunteer HOA Board will not be holding meetings in July or August, taking advantage of a much needed break. However, the website will be watched, so if you have problem or concerns, please contact us:

e-mail: answers4theterraces@gmail.com

**mail: The Terraces, PO Box 516,
Casselberry, FL 32718**



320 Copperstone



388 Copperstone



1255 Bridlebrook



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.**

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 document 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