

A Message from our Volunteer Community President

Hello Neighbors,

It's been a hot summer. Good news is Fall is almost here... Hopefully...

There have been several questions regarding Deer Run Park. Seminole County has done a fantastic job moving along with several projects. Everything from the Clubhouse becoming a Community Center as well as clearing the grounds and waterways. I have provided the link to the County website directly related to Deer Run Park below.

seminolecountyfl.gov/departments-services/leisure-services/projects/deer-run.shtml

As the POA President, I have asked my Waterways Chairman to contact the County Vendor to resolve the waterways issues of the POA, which includes our pond. The POA is acutely aware of the issues, a high priority, and is actively communicating with the vendor. This vendor is the same company Sterling Park Association uses. Patience is needed, and appreciated.

We have an active decorating season ahead. Remember those contests! And lastly, our Fall garage sale is in October. Our Vice President Jen has been the "Rock Star" of the community, planning all the extra activities we have had. A big hand to her and her family Matt, Sam and Henry! I have an idea that something special is being planned. Keep an eye out for our email.

Hope to see you around the neighborhood.



Gene

Gene Mills
President

Win a gift card!

Happy to announce The Terraces' June meeting raffle winner: **MH Clark, 1432 Bridlebrook.**

The raffle is held when 5 or more guests are in attendance at our monthly board meeting.

The Board has been on vacation this July and August; however, will resume regular ZOOM meetings in September. **The next meeting will be Tuesday, September 13th at 7:30 p.m. You, too, could be the winner of a \$10 gift card.**

SEMI-ANNUAL COMMUNITY GARAGE SALE

Saturday, **October 15** • 8 a.m.-2 p.m.

The sale will be advertised on NextDoor and Facebook. A banner will be hung on the community wall the week prior and directional signs will be placed at the Red Bug entrance, as well as at the Eagle Circle / Eagle Boulevard intersection. Save your plastic bags and have a lot of change and single bills on hand.

The rain date will be Saturday, October 22nd.

TOP STORY

Approval of "Leasing Prohibition & Restrictions"

Declaration of Covenants, Conditions and Restrictions

Below is a summary from the HOA attorney, Wonsetler & Webner, P.A., 717 North Magnolia Avenue, Orlando, FL, announcing official approval of the **Leasing Restrictions** on properties in The Terraces. It was a close vote, requiring over 70% majority approval from all homeowners. This document (EXHIBIT A), is now an official addition to The Terraces "**Declaration of Covenants, Conditions and Restrictions**".

From Attorney Wonsetler & Webner, P.A.:

“ Our firm has the privilege of representing Deer Run Homeowners Association #7, Inc. As many of you know, the Association by membership vote recently passed an amendment to the rules and regulations governing use of your Lots. A full copy of the amendment was distributed to ALL homeowners ("EXHIBIT A").

SUMMARY: Under the new guidelines, owners must own their home for 24 months prior to leasing the home to any tenants. This amendment discourages absentee investment companies from buying in the community for the sole purpose of turning the home into a short-term rental or rental property. The new rule only applies to owners who purchase after August 8, 2022. Tenants who move in, in violation of the rule, are subject to eviction by the Association.

► **There is an exception for unforeseen circumstances** written into the 24-month prohibition. If an owner purchases a property and an unexpected life event occurs such as the death of a spouse, military deployment, or loss of employment, etc., the owner can appeal to the Board for a waiver of the wait period.

If you have any concerns regarding the amendment, please write your questions or comments on The Terraces at: answers4theterraces@gmail.com.

A Message from the HOA

TREASURER

Betty Spangler

The month of September begins a time when the Board starts preparing next year's budget. Last year's assessment was \$110.00. After reviewing current financial trends, a recommendation will be presented to the Board to NOT increase the HOA assessment for 2023. This will be the second year that the assessment will remain at \$110.00.

Our annual assessment allows the Board to continue regular maintenance of the community property, as well as provide extra activities that make The Terraces an exceptional place to live. The Board is committed to maintaining property values for all property owners.

Also, two important factors in preparing The Terraces' budget:

1 Property Owners' Association fees
For the year 2022, over 55% of the \$110.00 assessment fee was obligated to the POA (Property Owners' Association). Generally, this fee could be increased at their Board's discretion; however, it will remain at 55% for 2023.

2 Contingency fund
Maintaining a contingency fund to cover the cost of maintaining the masonry wall along Eagle Circle, bordering The Terraces. Eventually there will be the need for major repairs to the wall, and in some places, replacement. This is caused by uprooting of tree roots growing next to the wall. In 2017, expenses for mold removal, priming and painting of the wall totaled over \$3,000.00. This was very costly, and was not included the budget. A Special Assessment had to be charged homeowners to cover this cost. The current Board has been proactive and prepared for this by including a contingency amount in our budget to sustain most unplanned expenses.



TRASH TALK

MONDAY: Trash & Recycling

WEDNESDAY: Yard Debris

THURSDAY: Trash + larger items

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**.



Recycling Procedural Change

Seminole County residents should sort recyclables before placing curbside. Seminole County Solid Waste generally offers curbside sorting, but for the safety of collection crews, asks customers to self-sort.

Fibers should be sorted together. *This includes:*

- Pasteboard (i.e., cereal boxes, empty paper towel and toilet paper rolls, pizza boxes)
- Brown paper grocery bags (no wax, no wet strength material, no liners)
- Corrugated cardboard (flattened and cut down to fit inside the recycle bin)
- Newspaper, supplements, magazines and catalogs
- Box board, carrier stock, white and colored paper
- Telephone Books

Co-mingled containers should be sorted together.

This includes:

- Plastic Containers #1-7 (#'s on bottom of containers) - *Remove all lids*
- Glass bottles and jars (clear, green and brown) - *Remove all lids*
- Aluminum cans
- Steel cans and tin household containers, such as food cans

New Holiday Schedule for Trash and Recycle Pickup

If the regular garbage, yard waste or recycling collection day (Monday, Wednesday, or Thursday) falls on a holiday listed below, your collection will be on the next regularly scheduled collection day.

- New Year's Day
- Independence Day
- Thanksgiving Day
- Christmas Day

Trash containers

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

When retrieving your receptacles, pick up the few pieces of trash that escape the collectors. Every little bit helps. We can all participate in improving the appearance of our community by doing your part.

Bundle, bag, or can yard debris

Yard debris will **not** get hauled if not bundled, bagged, or canned.

Activities planned for the remainder of the year

Wednesday, November 5:
Movie Night at The Terraces

The Activities Committee is planning a brand new event this year. If it's a success, the Board may consider this an annual event. Plans are to offer a movie suitable for all ages, projected outside... "under the stars". There will be popcorn and cotton candy for all to enjoy. Homeowners, Dave and Beth Wilson, 345 Copperstone have agreed to allow this event to take place on their property. More information will be distributed closer to the date.

Tuesday, December 13:
Santa is Coming to The Terraces

This is The Terraces' most exciting event of the year! Arrangements have been confirmed with Seminole County to have Fire Station #27 fire truck available for this special event. Plan to join in the fun and share the Holiday spirit. All neighbors, with or without children, are invited. More information will be provided closer to this event date.

Yard of the Month



July

1412 Bridlebrook
Savanah Allen
and Tim Kirk




August

308 Copperstone
Regina Dargel
and Michael Hall

September is the last month for this award.... Could it be you?

Thanks to Faith Stanton who is doing a wonderful job as the Volunteer judge for Yard of the Month. She is always walking the neighborhood, with a BIG smile on her face, searching for deserving homes.

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