

## A Message from our Volunteer Community President

Hello Neighbors,

Welcome to spring—not much of a winter, thankfully. Welcome to Florida!

Spring is a busy time for all, with work, yard and flower maintenance, maybe a vacation, and lots of outdoor activities. Make sure to take time for yourself and your own mental health.

Every quarter the Board diligently puts our newsletter together. Every quarter we continue to seek volunteers. This is a constant dilemma. Most appreciate our efforts, but it comes at a cost to our officers. Most neighborhoods in Deer Run don't have a newsletter or much else. We don't want this to happen to The Terraces. Even just two hours a year helps immensely. Maybe a couple of days... That's it! Pick an event that interests you. No meetings required.

Please consider helping! Reach out to [answers4theterraces@gmail.com](mailto:answers4theterraces@gmail.com) if you're willing.



Gene Mills  
President

### 2023 Board and Budget Approved

Your HOA Board thanks all of the homeowners who sent back their Annual Dues and proxy votes so promptly. The HOA is proud to introduce the **2023 Board of Directors**:

<b>Gene Mills</b>	President
<b>Jenifer Cheney</b>	Vice President
<b>Matt Starchak</b>	Secretary
<b>Betty Spangler</b>	Treasurer

Our volunteers work hard to keep the community informed and prospering. Please take time to join our monthly ZOOM meetings... hear how your annual assessment is spent, get up-to-date information on activities; or, best of all, contribute good ideas for future activities. The Board can always use more creative volunteers offering help in making THE TERRACES the best community within Deer Run.



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!

## TOP STORY

# Information from the Property Owners Association

The POA Board has been busy planning for spring: Electrical updates, new plants, and upgrades of irrigation for the islands are planned in the 2nd quarter. The Terraces' pond should start looking better, as the vendor has been giving it special treatment during the winter. The POA Board does appreciate the input received, and will continue to resolve issues important to our community.

Also, the POA Board had been approached regarding assembling a "Community Board," to handle difficult violations of the HOA's Covenants or By-Laws for all 11 of the HOA's in POA #1 (which includes The Terraces).

Per Florida Statute, a "Fines and Suspension Committee" consists of a minimum of 3 individuals who are NOT on any Board, or family members of Board members of any HOA or POA in Deer Run. This Board listens to an HOA vs resident complaint regarding a violation and approves or denies fines, if requested. Florida Statute has requirements to follow. The Committee is consulting with the same POA and The Terraces' HOA attorney. The committee doesn't expect many issues, but does hope to help maintain property values. The Committee expects no more than 10 volunteer hours a year. If you are interested in being a member, please reach out directly to Gene at [mills.gene@gmail.com](mailto:mills.gene@gmail.com). Your information will be forwarded to the Committee coordinator. Everyone has a voice.

Any questions, comments, or concerns, please email: [deerrunpoa1board@gmail.com](mailto:deerrunpoa1board@gmail.com).

## SEMI-ANNUAL (SPRING) COMMUNITY GARAGE SALE

Saturday, April 8th

Everyone has unwanted stuff that they would like to get rid of. The perfect solution is to put it in a Garage Sale. You can clean out your garage, attic, closets, etc., and make some money at the same time!

In the event of rain, the date will be extended to Saturday, April 15th.

Directional signs will be strategically placed the evening before, and a banner will be placed the week before on the Dashergreen entrance wall announcing the sale. Also, it will be advertised on Nextdoor.com and Facebook.

Be sure to have a supply of plastic bags and lots of change ready.

# Request for Home Improvement Approval

The Board has redesigned the form to submit for Architectural Home Improvement requests. When considering painting, reroofing, additions or other home modifications or improvements, a "Request for Homeowner Improvement Approval" form is required. If this form is not completed, in advance, the Board has the right to have all modifications or improvements re-done or replaced to the satisfaction of the Architectural Committee.

The form is located on the website: [theterracesatdeerrun.com](http://theterracesatdeerrun.com). It is under the *Homeowner Association Documents* area and called, **Request for Home Improvement Approval**.

After completion of form, please forward to: 448 Copperstone Circle or email: [answers4theterraces@gmail.com](mailto:answers4theterraces@gmail.com)



## HOLIDAY DECORATING CONTEST WINNERS

There were SO many fantastic holiday lighting displays this year. Thanks to our judges who volunteered to tour the neighborhood trying to determine which of the competitors earned the judges' admiration. It seems like there are more and more participants, and choosing only six winners is becoming increasingly more difficult. There were dozens of beautiful decorated homes. The Board is grateful for our "volunteer" judges.

**1st Place: \$50 Publix gift card**  
408 Copperstone–Dennis & Cythia Dancel

**2nd Place: \$35.00 Publix gift card**  
412 Copperstone–Brionne Vinson

**3rd Place: \$25.00 Publix gift card**  
1279 Bridlebrook–Donald & Joann Clymer

**Honorable Mentions: \$10.00 Publix gift card**  
1452 Bridlebrook–Rene Milian & Wanda Abreu  
1361 Bridlebrook–Dana & Abby Allen  
308 Copperstone–Michael Hall & Reina Dargel

# Annual Santa Visit

Wow, this event really was spectacular... Holiday Movie Night. Rain was a possible threat; however, it turned out to be an almost perfect evening. There are many who worked hard to make this a great HOA event... one that was so successful, it will be repeated.

Thanks to **Don & Joann Clymer** who hosted this event in their driveway. They supplied tables, chairs and lots of festive decorations to get everyone in the holiday spirit. Santa showed up, sort of unexpectedly, and surprised everyone with a jolly smile, and gave out goodie bags to the children.

Always thanks to **Jen Cheney** who organized the entire event. She loves the community, and especially children. She works hard on the Activities Committee, and would really appreciate some extra helping hands. GREAT JOB, JEN!!

Thanks to **Matt Starchak** who was the IT superstar that organized showing of the movies, got the projector "up and running" and helped with "tear down" and clean-up. The HOA could not be successful without Matt's help.

Thanks to **Cindy Dancel** who purchased, decorated, and assembled all of the cute goodie bags that were given to the

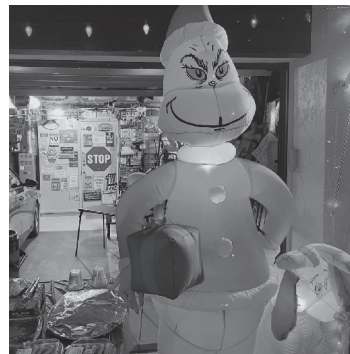
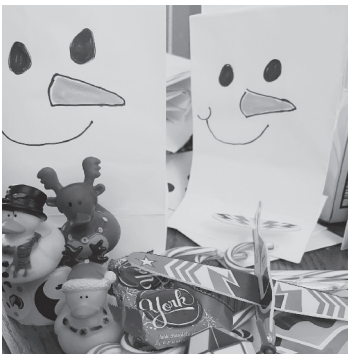
children. It really helped make this a fun night for everyone who joined in the fun.

Thanks to **Dave & Lynn Hollenbach** for donating the projector to the HOA... not only for this event, but for all future "movie night" events. He saved the HOA many dollars in not renting one.

Thanks to **Jessica Webb** who allowed the movie to be projected on the side of her home, and also allowed the children to run and play in her side yard (AND THEY DID!). The children were full of energy and had a wonderful time.

And a final thanks, as always, to **Betty Spangler** for all she does for this event every year and all the work she does all year.

This event could not have occurred without those who volunteered their time, ideas, and talents to make it happen. Each one of them would probably say that it was very rewarding to be a major part in getting the community to come together for such a fun event. The Activities Committee is reaching out... asking to others to share in the rewarding experience. Please contact Jen Cheney on Facebook or via the Terraces email if you would like to join the Activities Committee.



## No Boats or trailers in view of the road

Quote from the Covenants:

"ARTICLE VI, Section 14. Parking. The parking of commercial vehicles, which description shall include trucks (larger than a pick-up truck), truck-tractors, semi-trailers, and commercial trailers, at any time on driveways, otherwise on said premises or on the public streets of said subdivision, is prohibited except for loading and unloading purposes or when parked entirely within a garage permitted to be built under the provisions of these restrictions. Boats, motor homes, travel trailers and similar recreational vehicles, inoperable vehicles or vehicles under repair are not to be visible from the street."

## VOLUNTEERS NEEDED

### VIOLATIONS VOLUNTEER

If you have driven through the neighborhood and think that it is looking a little run down unkempt, neglected... please consider being part of the solution. The HOA is always looking for neighbors who care about the appearance and value of the properties in The Terraces. The Board needs input AND ideas on positive approaches to neighbors... notifying, inspiring or encouraging them.

### HOSPITALITY VOLUNTEER

You would have an opportunity to meet and welcome new residents, either homeowners or renters, to The Terraces. "Welcome Packets" have been prepared to distribute to newcomers to the neighborhood. It includes all the information and documents a new neighbor needs.

If you are able to volunteer, let us know via the Facebook page, email [answers4theterraces@gmail.com](mailto:answers4theterraces@gmail.com), or contact **Betty Spangler**, at (407) 421-5017.

—  **Yard of the Month**  **Starts in April**  —

Have you been raking leaves until the color brown is making you crazy? As yards green up, newly cropped shrubs begin to blossom and the nurseries start selling their spring flowers. It's time to start grooming your yards, cleaning-up walkways, and removing mildew from homes and driveways.

Our volunteer Awards Committee will be selecting the first YARD OF THE MONTH in April.

---



## 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