

**Welcome to
THE TERRACES AT NORTH POINTE**

Dear New Resident:

On behalf of the Board of the Homeowners Association, we would like to welcome you to the neighborhood. Contained in this letter is some useful information that may help you navigate your way in your new home.

The officers of the Board of the HOA are as follows:

Eric Clark – President	-	eclark52313@gmail.com	Cell 321-368-9664
Bob Bonaiuto – Vice President	-	jetsfan659@yahoo.com	
Cindy Woodbrey – Treasurer	-	cindylynn2@yahoo.com	
Lynn Kimmel – Secretary	-	lynn1834@bellsouth.net	

Included with this letter is a copy of the Covenants of the Homeowners Association. The Covenants will help you understand the guidelines to be followed to help us all keep a beautiful subdivision, live in harmony with our neighbors and keep our property values high. It covers things like what to do with your recreation equipment, what responsibilities each resident has regarding maintenance of their property and some other useful information.

We also have a website (terraces-northpoint.com). The website contains documents that must be filled out and submitted to the Architectural Committee if you plan to paint your house, change fence, new roof, or make major changes to your home or property. It is your responsibility to fill out the necessary form and submit it to the Architectural Committee for approval before work begins. The website also includes minutes from previous HOA meetings and a map of the development among other things.

Our garbage days in the Terraces are Tuesday and Friday with yard waste only on Friday. The garbage truck will only pick up items that are in the green can with green lid. Larger items will be picked up at a later time by another truck. Yard waste should be placed in personal cans and larger items stacked on ground may have to be picked up at a later time by another truck. Homeowners are requested **not** to stack yard debris in front of city storm drains, sticks and leaves will clog drains leading to our retention ponds and cause flooding during rainy times.

Recycle pickup is on Wednesdays from the green can with the yellow lid. Please see the city website (<https://www.brevardfl.gov/SolidWaste/RecyclingHome>) as to what is recyclable and what is not.

Residents are encouraged to notify city agencies themselves if problems are noticed in our community and subdivision such as potholes, streetlights, debris needing picked up. Our HOA is all volunteer and not a management agency. You are also encouraged to attend our HOA meetings and get to know your board members and neighbors. There are items discussed that the board would like opinions from the homeowners to make our community better.

We hope this information will be helpful. Again, we want to welcome you and hope you will become an integral part of this neighborhood. Please feel free to contact us if you have any questions or concerns.

Helpful links and phone numbers:

<https://www.melbourneflorida.org/>

<https://www.melbourneflorida.org/how-do-i/report-a-problem>

Street lights out 321-608-7360

Pot holes, drainage issues, localized flooding, broken inlets 321-608-5300

Water line break/ broken pipe 321-608-5130 after hour's emergency 321-255-4622

Trash pickup/recycling pickup issue 321-723-4455 or 321-608-5080

Grass clippings/debris/Trash in the curb/roadway 321-608-7341

Bulk trash or yard waste pickup 321-723-4455

<http://www.brevardfl.gov/egovernment>

<https://321transit.com/>