

# Terraces Newsletter

Happy 2008 to all Terraces Homeowners! The improvements of the neighborhood started a few months ago with the installation of the new Board which was elected in November! Your new board member names and contact numbers are:

Josh Taylor.....	President	795-6215
Jeremy Jensen.....	Vice President	254-9137
Jim Eriksen.....	Treasurer	254-0569
Donna Eriksen.....	Secretary	254-0569

Architectural Control Committee Members: Jeremy Jensen, Karen Ballard, Casey Holscher and Janine McCann.

The first meeting of the year (November 9<sup>th</sup>) was a combination board/architect meeting and the combination proved to be both time saving and effective. Josh indicated a sincere interest in undertaking several projects for the betterment of the neighborhood. He wasted no time in getting started with these improvements. All homeowners present, including the board and the architectural committee members selected and approved new colors for the fence and signs. Work was awarded to the lowest bidder and the work was completed with the help of volunteer homeowners (Josh Taylor, Jeremy Jensen, Greg Thein and Jim Eriksen). The end result was a fence that was straightened and painted. The signs got a badly needed face lift at the same time. It was really good to see such quick progress and the end result was a better entrance and common area appearance!

No sooner than that project been completed when a second meeting was held (this one a combination board, architect and community meeting on December 2<sup>nd</sup>). There was discussion and approval to trim the trees along Parkway and the remove of some palm trees and pine trees to make way for additional landscaping soon to come. Three bids were taken (with the help of Marc Sola-Cruz) and once again, the project was completed post haste!

The work that was previously scheduled for the ponds will be completed in February or early March before the rainy season begins.

These projects are being completed to enhance the desirability of the neighborhood and protect your property values. It is imperative that we are able to continue projects such as this for the benefit of all. As you know, our homeowner association fees are extremely low \$92/six month period and it is difficult to maintain the area the way it needs to be maintained with this low fee. It makes it even more important that all homeowners pay their dues on time and that no homeowner falls behind. We are pleased to report that the one homeowner who was in arrears is now paying regularly and making regular effort to pay what they owe in full. Unfortunately, we now have two other homeowners who have fallen behind and if those dues are not paid this month, legal action will be taken in those cases as well.

Future projects include: Enhancement of landscaping around the perimeter of the subdivision, including more attractive lighting on existing signs.

We would also like to add a new subdivision sign at the corner of Croton and Parkway. Additional funds will be needed to complete this project and since most of the existing money has already been allocated to other projects, we are asking for donations from homeowners who would like to see this project completed. Please call your board members for additional information or contact Jim Eriksen to make a donation for the additional signage project.

**IMPORTANT INFORMATION FOR ALL TERRACES HOMEOWNERS:** There has been proposed some low income subsidized housing to be constructed at the corner of Wickham Road and Parkway. This housing project will have a negative impact on your property values. Please get involved and turn out for the meeting that the city will be holding on January 8<sup>th</sup>, to object to approval of this project. There are about ten homeowner associations in north Melbourne that are opposing this project, but the city has supported it up until this time. Check the papers for details and please, make an effort to attend this upcoming meeting!

**General Housekeeping Notes:** Please remove all holiday decorations, particularly the drooping lights, as they are beginning to become eyesores. Also, it is a good time to walk to the street, turn around and take a good look at your property to see what improvements, clean ups, trimming and overall exterior housekeeping needs to be done. We would prefer that homeowners make their own assessment and corrections this year!