

Terraces HOA Architectural Committee Newsletter

The Architectural committee has been hard at work in your behalf. We are currently working on getting estimates to have the drainage/retention canals cleaned, cleared and sod laid, so that they will work better in the event of heavy rainfall during this upcoming hurricane season. We have one estimate for the site work and are working on getting a second estimate through the efforts of a homeowner who has contacts in that field. We are doing this to hopefully prevent any flooding of our neighborhood that could occur due to excessive rainfall.

The Architectural Committee has also completed the yearly assessment of the neighborhood. Letters went out to those in violation of either the area covenants or in violation of Melbourne City Ordinance. Homeowners were given 60 days to correct the violations.

Please understand that the intent of the letters was not to be unkind or to infringe upon property rights, but simply to promote the health, safety and welfare of the residents of The Terraces of North Pointe, as well as to keep our neighborhood attractive. To the extent that we as group remain focused on those goals, we will also enhance neighborhood property values.

We ask for compliance of not only the Covenants and Restrictions, but voluntary compliance and cooperation of general housekeeping matters overall, including but not limited to:

- Pressure washing driveways, sidewalks and curbs as needed.
- Maintain lawns and shrubbery including watering, trimming, fertilizing and keeping free of weeds, particularly dollar weeds, pests and other nuisances.
- Kill grass/weeds that come up in the cracks of the driveways.
- Maintain mailboxes within area standards (i.e. wooden posts painted or stained the color of the home and a black mailbox affixed with visible house address numbers).
- Maintain and remove mold from roofs and painted surfaces.

IMPORTANT: Please remember that you must obtain approval for any improvements or changes you are considering. Your cooperation is most appreciated!

Trees along Croton Road: It has been approved to remove the trees along Croton Road, since they have been butchered for so many years that it is no longer a viable option to maintain or keep them. We would like to have your input and ideas on what you think would be a suitable replacement for these trees. We would like to have something that looks good, is maintainable and will not interfere with the power lines in the future. Jason Stanley has a contact with FPL and he has arranged a meeting with them, as they may assist with the removal of these trees. We will have all stumps removed and plant grass as a temporary solution only until the landscaping plan can be approved. Please feel free to offer any ideas you may have with regard to the landscaping of this area.

Maintenance of grounds: A number of tasks have been undertaken in an effort to improve the maintenance of the common grounds. The sprinkler system has been repaired and is now operating properly; we plan to contract Roberts Irrigation to maintain the same on a quarterly basis; we plan to contract Expert Pest Control to treat the grounds with fertilizer, pesticides and herbicides as appropriate and finally we plan to contract Dan Jeffrey, who currently maintains our common grounds, to maintain the grounds around the ponds also.

At some point, after we have completed these current projects, we would like to landscape both entrance signs to make these areas more attractive. Your input on that is welcome as well! We would love to have more community involvement. We had a good turnout at the General Meeting, though not as many as we would have liked, and made some positive progress.

The goal is to restore our neighborhood to a better overall appearance and condition to make it a more desirable place to live. We have made positive headway this year and hope to get all projects completed as soon as possible.

Miscellaneous Notes of Interest: It is a good idea to clear out overgrown landscaping areas, as there are reports of rats, fleas and snakes in the area! One neighbor had a rat that ate her sunflower seeds and even moved the patio furniture around.

FREE TO GOOD HOME: Karen Ballard has an upright freezer she would like to get rid of. If you are interested, please call Karen.

6/2007