

Terrace Crossings
Your Community Newsletter

November, 2018



Terrace Crossings@steinercommunities.com
813-986-3651





Please join us on our Facebook page. Request access to our Facebook group at "Friends of the Oaks."

Children are running through other resident's yard and gardens breaking their plants.

Please remind your children to be respectful of other people's yards and gardens. We have had complaints about this happening so, **going forward, if your children break plants or garden plants in other people's yard you, as the parent, will be responsible for replacing the damaged plants.**

REMEMBER!



✓ **Your rent is due the 1st day of each month and is late after the 5th of the month.**

✓ **On the 6th of the month a late charge of \$45.00 is assessed PLUS \$6.00 per day until the rent is paid!**

If your trash in not in a trash bag that is TIED then it will not be picked up. You cannot twist the bag, nor just dump things in the trash cans. **ALL TRASH**

MUST BE IN A TIED TRASH BAG THAT IS PLACED IN THE TRASH CAN and all cans must be placed at the curb in order for the maintenance crew to pick up your trash.



THE OFFICE WILL BE CLOSED 11/22 THROUGH 11/25 FOR THE THANKSGIVING HOLIDAY

TRASH PICK-UP ON FRIDAY, 11/23



Any resident having an issue or problem that they would like to discuss with managers, please call the office at 813-986-3651 and set up an appointment on a Tuesday or Wednesday between the hours of 2:00 PM to 5:00 PM.

Also, we will not take complaints over the phone. All complaints MUST be in writing. We need to have the name, address and lot number of the person(s) about whom you are complaining. If you don't have this information then there is not much need to come in and fill out a form. If you have pictures to put with the complaint form, that is even better.

Your name will never be given to the person or persons about whom you are complaining. All that will be revealed is that we have received a formal complaint at the office concerning whatever the matter happens to be.

Water Usage: any resident who has been made aware that they have a water leak for which they are responsible and are continuing not to fix the leak, will be charged. If the water usage is over 10,000 gallons, the resident will be charged an additional \$100.00 until the water leak is fixed.

Enter to win a turkey for Thanksgiving

Enter before 11/10; the winners will be notified on 11/17.

Name _____ Lot# _____ Phone# _____

Take this completed drawing entry form to the office before 11/10



FIVE REASONS TO LIST YOUR HOME WITH PARK PLACE HOUSING

1. **We know your community** . . . your Community Manager is the Park Place Housing Sales Consultant – and is very familiar with your community. Your Community Manager lives in your community and can talk about it as a resident, a manager and a salesperson!
2. **We know the market** . . . Park Place Housing sells homes throughout the West Coast of Florida. We know what homes are selling for and what buyers are willing to pay.
3. **We know home sales** . . . we are in the business of selling homes – it's an art and a science and we're good at both! We know how to capture a serious buyer's interest and how to turn a "looker" into a buyer.
4. **We know people** . . . we know how to talk with "lookers" and serious buyers – and, we know how to tell the difference. We're skilled in pointing out the features of the homes we sell as well as the benefits of the communities in which they're located. We know how to find out what buyers are looking for and match them to the home that meets their needs and wants!
5. **We advertise** . . . we feature homes for sale on our web site, in newspaper ads



November 30, 2018 6 p.m.
Curtis Hixon Waterfront Park

Tampa's annual Tree Lighting Ceremony in Curtis Hixon Waterfront Park.

Festivities begin at **6 p.m.** and will include a countdown to light the tree with Mayor Buckhorn and a free movie in the park.

Admission is free.

Blankets, low back chairs, coolers and dogs on leashes are allowed. Concessions will be available. Glass and alcohol are prohibited.

31st Annual
SPONGE DOCKS
SEAFOOD FESTIVAL
Tarpon Springs FL

Nov. 9-11, 2018
615 Hope St. Tarpon Springs FL 34689

Event Hours: Fri. 12pm-10pm, Sat. 10am-10pm, Sun. 10am-6pm
(FREE PARKING at Dog Splash Park. Other areas may have parking fee)
Dog Splash Park at 508 Live Oak Street, Tarpon Springs

FREE Admission

- Live music all weekend
- Tons of local seafood
- Food prices vary
- Art & craft show

Sponsors:

Tabacco Free Florida Contact 727-322-5217 or Facebook/Sponge Docks Seafood Festival



Where: Florida State Fair Grounds

When:

Thursday, November 8th, 7 pm – 10 pm (HGM Preview Party – Event ticket required)

Friday, November 9th, 9 am – 8 pm

Saturday, November 10th, 9 am – 6 pm

Sunday, November 11th, 9 am – 3 pm

Tickets: General Admission Tickets are **\$8.00**

Merchants: The event features over 180 merchants. Holiday Gift Market includes merchants selling everything from clothing, jewelry, and handbags to food, art and children's items.

Parking: \$8 Car & \$15 RV/Bus - CASH ONLY



November 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but live by them. <i>John F. Kennedy</i>				1 RENT DUE	2	3
4 DAYLIGHT SAVINGS TIME ENDS Set your clock back 1 hour!	5 LAST DAY TO PAY RENT BEFORE LATE FEES	6 \$45.00 LATE FEES Plus \$6.00 per day until paid 5-DAY NOTICES GO OUT	7	8 Holiday Market	9 Seafood Festival	10
11 Holiday Market Seafood Festival	12	13	14	15	16	17
18	19	20	21	22  OFFICE CLOSED	23 OFFICE CLOSED TRASH PICKUP	24 OFFICE CLOSED
25 OFFICE CLOSED	26	27	28	29	30 City of Tampa Tree Lighting 6:00 p.m.	(December 1)

Saturday, December 1, 2018 Festival is noon - 4 p.m. Curtis Hixon Waterfront Park
Fun for the young and the young at heart! Curtis Hixon Waterfront Park is transformed into a winter wonderland.

Activities

Free photos with Santa Claus: Continuous holiday entertainment: make-n-take holiday crafts: hands-on games and activities

36th Annual Downtown Tampa Christmas Parade

Parade steps off at 11 a.m.

The parade will begin at Morgan Street and Madison Street travel west on Madison Street to Ashley Drive, turn north and end at Ashley Drive and Cass Street.



DREAMS CAN COME TRUE – ASK US HOW



MONEY IN YOUR POCKET AND YOU GET TO HAVE YOUR FRIEND OR FAMILY LIVE IN YOUR COMMUNITY. HOW MUCH BETTER CAN THAT GET!!

LET US PUT SOME EXTRA CASH IN YOUR POCKET!

The Oaks 813-986-3651

**THE HOMES
OF PARK PLACE 813-985-8820**

ALSO, YOU CAN CHOOSE YOUR NEIGHBOR AND RECEIVE \$500.00!

THE OAKS or TERRACE CROSSINGS	_____	2000
10321 Main Street		
Thonotosassa, FL 33592		
<i>Pay to the order of</i>		\$500.00
-----FIVE HUNDRED DOLLARS & 00/100-----		
= Dollars _____		
 STEINER COMMUNITIES <small>Building Fine Florida Communities Since 1970.</small>	 THE HOMES OF PARK PLACE <small>Your Source for High Value, Low Cost Florida Homes.</small>	<i>Signature</i> _____

'PICK-YOUR-NEIGHBOR-PLUS' WANTS TO PUT MONEY IN YOUR POCKET

How? Refer someone who...

- ~Purchases a new home and moves it to a vacant lot in The Oaks or Terrace Crossings.
- ~Purchases a Park Place model home already in The Oaks or Terrace Crossings..
- ~Purchases a pre-owned Park Place home already in The Oaks or Terrace Crossings (does not apply to listings or homes sold under \$10,000).

Be sure to refer the buyer to THE OAKS office (813-986-3651) or to Park Place (813-985-8820) before the purchase is made. If an all-cash deal (cash for full price plus sales tax, tag and title) or an outside-financed (not Park Place) deal, the \$500.00 check will be mailed to you within 40 days after closing. If it is a Park Place Lease Option, you will receive \$250.00 within 30 days after closing and the balance of \$250.00 after 6 months, subject to your referral paying monthly charges on time and in full for this period.