

Townhomes of Deer Creek

July 2023 Update

My Safe Florida Home Program now includes townhomes



Florida has a program called My Safe Florida Home. In the past, it was only for single-family homes. Effective July 1 it will include townhomes with some restrictions.

The program provides \$2 for every \$1 you spend to replace garage doors, exterior doors (such as front doors, doors leading from garages or sliding glass doors), and — for homes without storm shutters — old-style windows. For example, if an applicant were to pay \$15,000 for new impact-rated windows, their required contribution would be \$5,000, and the state's contribution would be equal to the maximum grant amount of \$10,000. If the windows cost \$9,000, the applicant would pay \$3,000 and would receive a state-matched Reimbursement of \$6,000. If the windows cost more than \$15,000, the applicant would still only receive \$10,000, as that is the maximum.

Before applying, homeowners should make sure that their homes are eligible for the program.

Requirements include:

- You must own the home and live in it. You will have to provide a copy of a tax bill stating that your home qualifies for a homestead exemption.
- You must be purchasing homeowner insurance on the property and submit a bill showing that your coverage is in effect.
- Your insurance policy must show that the home has an insured value of \$700,000 or less. This is one of the changes that will take effect on July 1. Previously, the program was available only to homes with insured values of \$500,000 or less.

Go to mysafehome.com or call 1-866-513-6734 for more details and to start the application.

Trash Reminder

We are seeing some increasing problems with trash in our neighborhood. Bulk trash that does not fit in your container is placed in front of your house for pickup on Monday. Regular trash is put in the city provided containers for pick up on Monday and Thursday. Both bulk and regular trash should not be put out until the evening before pickup. Trash containers should be removed from the front and placed out of sight by the evening of pickup.

Irrigation and landscaping

We continue to work with our provider, ProGreen, to improve our landscaping and to keep everyone informed. Monthly schedules for mowing, trimming, and irrigation checks are posted on our website under the calendar page. [Calendar – Townehomes of Deer Creek \(thodc.com\)](#)

Please use the contact us page on the website. [Contact Us – Townehomes of Deer Creek \(thodc.com\)](#) when you have questions or requests for work. ProGreen and Campbell Property Management are working with Board members to smooth out the process and make it more accountable.

Architectural Change Requests

We recently had an owner who ordered windows before submitting a request for approval. Unfortunately, some of them did not conform and had to be replaced, resulting in an added expense.

Any changes to the outside of your home and lot need approval from the Architectural Review Board. This includes, among other items, windows, fences, landscapes, walls, driveways, and patios. You can start the approval process with a form on our website and then submit it to Campbell Property Management. [Forms – Townehomes of Deer Creek \(thodc.com\)](#)

Have a safe summer!

THODC Board of Directors