

# KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

May/June 2009



6753 Thomasville Road \* Suite #108  
Box 245 \* Tallahassee, Florida 32312

## Be Cool In Our Pool. Be Pool Smart.

Pool's open! Weather's perfect. Jump in. Cool off. Have fun! Ahhh, swim season's finally here. OK, I admit it. I moved from south Florida to Killearn Commons for the swimming pool. Because after 25 years of swimming laps, I wanted my new home to be close to plenty of H<sub>2</sub>O. So when my wife told me about KC's pool, I yelled: "Marco!...Polo!"

Of course, having a neighborhood pool means we all have to take care of it and use caution, as if it were in our own backyard.

So, take a minute and review the rules and regulations that keep our pool area safe.

Insurance regulations require all children under 15 years old be accompanied by a responsible adult.

- \* Unaccompanied Children (under 15) may result in the cancellation of pool privileges.
- \* The Homeowner/Occupant is also financially responsible for guests' actions and any damages that may occur.
- \* No Diving is permitted. It's only a three-foot to six-foot-deep pool, designed for multiple users, but not for diving.
- \* No Running around the pool, as this could result in a serious injury.
- \* No Glass. Please do not bring glass containers onto pool property. One broken bottle could cause the pool to be closed for draining, cleaning and refilling.

\*No Pets of any kind are permitted within the fenced areas of the pool. The Health Department requires we flush our 27,000

gallons of chlorinated water down the drain under multiple conditions.

\* No Vandalism will be tolerated. Nobody should be climbing over the fence. No one should be around the pool after 9 p.m. Take charge if you see any suspicious activity, **Call the Leon Co. Sheriff at 922-3300**

\* If You Smoke, please use one of the six ash buckets around the pool for your butts.

\* If you need a new pool card (Or if you paid your dues and your pool card doesn't work) contact John Truax at 893-1057.

Want to reserve a Pool Party? Call Rob or Renee Kissel at 510-9073. Two weeks advance notice is required, with a \$50 (refundable) cleaning/security deposit.

A big **THANK YOU!** to Lisa, Jordan and Taylor Grundlock, Ginger Puskas, Barna Bogdan, Tracy and Bob Kawula, Bill and Anne Duncan, John and Jessica Truax, Donna and Ashley Paillet, Cheryl Shaw, Karen, Ashley and Mackenzie Blanchard, Greg Hill, Virginia MacKinnon, Roger, Kelly and Tracy Bagwell, Lydia Hatcher, Starr Hall, Rob and Thomas Kissel, Julio Rios, Jason, Betty, Asher and Brenna Drake, Jim Reynolds, Anne Baxter, and Richard Wingerson.

They cleaned up the pool and surrounding areas at the 5<sup>th</sup> Annual Pool Work Party Picnic on Saturday, March 21 (and had fun doing it!)

Please remember that our Pool is ONLY for the use of Killearn Commons Homeowners and guests. Deerfield Plantation Homeowners do NOT belong to our Association or Pool.

***Pool is Open Seven Days, 7am to 9pm***

# Board Meeting Highlights

March 16, 2009

The meeting was called to order by John Truax. It was noted that Jim and Cindy Reynolds were absent, therefore the board could not vote on anything this evening. John mentioned that there were items to be discussed, even though there could be no voting. It was agreed to proceed.

\* Richard Wingerson read the February minutes from the newsletter.

\* It was noted that the new treasurer's email had been printed incorrectly. Her correct email is [cathysuddarth@hotmail.com](mailto:cathysuddarth@hotmail.com) (Her new home phone number is: 364-8891.)

\* There was some discussion on the legal definition of a proxy vote. It was noted that Florida has a state statute that defines proxy votes for homeowners/condo associations and it could be found at [myflorida.com](http://myflorida.com)

\* Richard Wingerson mentioned that he had confronted a group of teenagers in two vehicles that had climbed the fence last Wednesday. There was some discussion on pool security. John still favors security cameras for evidence and aid in identifying offenders.

\* It was noted that the memorial bench was broken by a subcontractor. Bill Duncan suggested we withhold payment until the repair was made. He also mentioned that they would be cutting back the crepe myrtles and mulching.

\* Insurance was mentioned again. Edith Bowden was not present to give her estimates. However, John Truax has been investigating insurance companies and mentioned that Franklin Insurance is considerably cheaper than the company we now have. He mentioned that Franklin Insurance also insures Killlearn Lakes HOA.

## Treasurer's Report

\* John mentioned that there was a plan to purchase a third CD but he has not been able to get with Jim Reynolds to purchase it. Virginia MacKinnon mentioned that Envision Credit Union had been advertising 5% interest on CDs last week. She agreed to check into it for the association.

\* It was noted that Cathy Suddarth has not signed the signature card at the bank yet. John mentioned that Cindy Reynolds had not been able to arrange it yet. It was noted that future Treasurer's Reports should include what the CDs are being held for, such as roof repairs, pool resurfacing, etc. Also, include the maturity and interest rates.

## New Business

- The association bought two new signs for advertising Board Meetings @ \$40 each.
- The newsletter needs to show corrections to the minutes.
- LPT Pool Maintenance Company is gone. Several quotes have been collected, from \$450/mo. To the cheapest at \$250/\$150 - summer/winter.

- John suggested lowering the dues next year, but there was some discussion on keeping an emergency fund.
- Discussion on pool resurfacing- marsite vs. polished stone. Polished stone costs 50% more, but lasts forever. Current marsite needs refurbishing every few years.
- Discussion of a salt water system. Would cost \$1,500 to convert. Benefits include: non-irritating, low maintenance.
- Discussion on Barracuda cleaning system. Could be purchased for less than \$200. Automatically cleans the pool, eliminating the pool cleaners.
- Discussion on new pool cleaning contract. Bill Duncan suggested having an "out" clause to break the contract by a 30-day notice.

## Committees

- **Pool:** Richard Wingerson reminded everyone of the Pool Work Party this coming weekend. Lunch will be provided. He has purchased supplies from Walmart and Pinch-A-Penny. Need to buy three lounges.
- **Landscape Beautification:** Bill Duncan said he is expecting two loads of soil for the Memorial Park where a bench for Bill Eaton and a tree for John Baxter will be planted in memoriam.
- **Event and Fun:** Karen Blanchard said planning is on schedule for the May 2<sup>nd</sup> Block Party. DJ and rentals were reserved. A 50% deposit will be needed for the rentals, bounce house, tents, etc. She has the food cost estimates. It was suggested that Block Captains go door to door to get residents interested. Needs volunteers on Party Day.

# Board Meeting Highlights

April 20, 2009

Minutes of the last meeting, March 16, were read by Richard Wingerson.

## Treasurer's Report:

Cathy Suddarth presented. The amount in Checking is large, due to an old CD from BOA that will go to a new CD at Peoples First. The Checking account will be moved over to Peoples First Bank next week. 149 homeowners out of 209 have paid their annual Dues. That leaves 60 still outstanding. Countdown signs will be posted to encourage 100% participation before the May 1<sup>st</sup> deadline.

## Committee Reports:

- **Election Committee:** Matt Caldwell presented a copy of the FL Statutes elaborating on Homeowner Association Proxy definition. After some discussion, it was decided that this committee, namely Bill Duncan, will provide a report/guidelines to explain the Standard Operating Procedure for a Proxy statement.

- **Landscape/Beautification Committee:**

- \* Memorial Area - The bench area has evolved into a "Memorial Park". Five loads of topsoil were dumped during the time of the holly installation at the pool. Many donations have been received and are being used, including bricks, walkway bricks, a rose bush, a tea olive tree, and garden hoses. The bench has been repaired. Red cedar mulch will be put in soon. No plaques have yet been completed.

- \* Bill Duncan suggested that we look into fixing up some more of the common areas, specifically one near Elan Drive.

- \* Bill requested that we purchase some metal edging for the erosion problem on the Greenland side of the pool due to heavy rains. Cost estimate is \$137.94. Motion was made by Jim Reynolds, John Truax seconded, motion approved.

- \* Bill also noted that the recently planted hollies by the pool, although they may appear to be dying, are not. They are either in transplant shock or root bound, but they will live and do fine.

- **Pool Report** - Concerns over Pool security were raised by John Truax. The need for motion sensor lights and/or cameras was asked. A bright motion light installed high without annoying adjacent neighbors was decided to be the first course of action. Karen Blanchard offered to seek the advice of a security expert relative for appropriate products. The Board will provide Karen a blueprint of the pool (county plat, Google maps, etc.) for supporting the research.

- **Other Items:**

- Several estimates for the KCHOA insurance were obtained. Franklin came in cheapest at \$3419.00, significantly lower than the next lowest estimate at \$7,000.

**New Business**

- \* KCHOA is in need of an attorney for two liens on property due to unpaid 2008 dues. Mr. Robert Churchill is no longer available. We need to find someone skilled in real estate law and pay for services as needed rather than a fixed monthly fee.

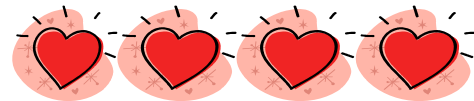
- \* Received a letter from the Leon County Property Appraiser on the Pool address. They desire a copy of 2008's Federal Income Tax return to most likely reassess the pool's property taxes. Currently, they are \$19.34/year.

- \* Received a Proposal from BD Lawn Service to assume maintenance of pool landscaping. The annual cost would be much less than our current service provider, Heinz Brothers. Edith Bowden made a motion to approve a changeover, Jim Reynolds seconded, motion approved. As Secretary, Cindy Reynolds will provide a letter to Heinz giving them a 30 day notice to cease their services.

- \* Edith Bowden presented a letter from the Council of Neighborhood Associations (CONA) urging Killlearn Commons to sign up for the Tallahassee Neighborhood Energy Challenge. The Block Party would be a good opportunity to spread the word.
- \* Small flags (250 flags plus shipping and handling would cost \$100.00) to distribute to our Homeowners for flag holidays. Not enough interest to make a motion. Perhaps we could we could interest a neighborhood Realtor to do this.

## Memorial Park Lives!

Developmental work on the new Killlearn Commons Memorial Park on the Charrington Forest easement is fully underway. A wrought iron memorial bench for Bill Eaton was purchased by KCHOA. Evelyn Eaton bought the rose bush. The tea olive tree in memory of John Baxter was purchased by Bill and Anne Duncan. Edith Bowden provided the flagstones. Ken and Melanie Green donated the landscape bricks, while Jim and Cindy Reynolds ordered a truckload of red mulch. John Hewa donated the hoses for irrigation. "We welcome donations," said Landscape Beautification Committee Chair Bill Duncan. "Donations can be landscape items, plants, bushes, even financial. Or you may want to make a donation honoring someone. A flag and a flagpole would make nice donations." For more Memorial Park information, please call Bill Duncan @ 668-0173.



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Your Killlearn Commons Neighbor, Tee Jay Hill*

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## OUR VIPs (Very Interesting People)



### The Andersons are for the Birds!

Every spring, Charrington Forest residents **Jean & Russ Anderson** have something to chirp about. Because that's when the Carolina wrens return to make their nest in the welcome wreath on the Anderson's front door. Although always welcome, the birds never stay for long. Only until their fledglings take flight. The bird-watching Andersons are Floridians for 40 years, but still not natives. They moved to Tallahassee from Houston, Texas. Retired State of Florida employee Jean hails from Waco. Retired advertising specialty executive Russ is from Montana. Both are active Springtime Tallahassee people. (Jean is going to be a Krewe Chief in 2010-11.) They used to pull a float to places like Tampa, Bradenton, Destin and Perry for out-of-town festivals. Having seen much the United States from a camper point-of-view, they now do most of their traveling in their red VW Super Beetle or their blue PC Cruiser. Killearn Commons residents for four years, the Andersons have three kids, five grandchildren, their dog Lucy and their birds, all here in Tallahassee.

P.S. Our last VIP, Karen Blanchard, ALSO has feathered friends nesting in the wreath on her front door every spring. Sounds like two birds in the wreaths are worth two at the door!

### Your Dues Are Overdue

If you forgot: Your 2009 Killearn Commons dues were due no later than April 30. All dues received May 1 or later will be assessed an 18% service charge. If not paid by June 1, a lien will be filed against your property. If you did not get an invoice, call John Truax at 893-1057. Please note our new mailing address is 6753 Thomasville Road, Suite 108, Box 245, Tallahassee, FL 32312

## Please. Be Considerate

Please pick up after your dog. Please take in your garbage cans ASAP. Please don't park on the sidewalk. Please don't block your opposite neighbor's driveway. Please remember: If you block a mail box, the Postal Service is not required to deliver the mail. Thank You!

### Next KCHOA Board Meeting: Monday, May 18, at 7 p.m. at the Deer Lake United Methodist Church on Deerlake

#### Officers and Advisors

**John Truax**, President, 893-1057; **Jim Reynolds**, Vice President, 519-8310; **Cathy Suddarth**, Treasurer, [364-8891](tel:364-8891), [Cathysuddarth@comcast.net](mailto:Cathysuddarth@comcast.net); **Cindy Reynolds**, Secretary and Advisor, 519-8310; **Edith Bowden**, Board Member, 894-6342; **Matt Caldwell**, Board Member, 504-0553; **Bill Duncan**, Landscape Beautification Chairman and Advisor, 668-0173; **Karen Blanchard**, Event and Fun Committee Advisor, 320-2800; **Richard Wingerson**, Pool Committee and Newsletter Advisor, [Wingerson@comcast.net](mailto:Wingerson@comcast.net)

#### Block Captains

**Virginia MacKinnon**, 8199 Charrington Forest, Powerline to end; **Cheryl Shaw**, 8111 Charrington Forest, Powerline to Greenland; **Liz Jordan**, 2826 Dumont Drive; **Mary Pedersen**, 8360 Elan Drive; **Douglas Perry**, 2963 Glen Ives Drive; **Rob & Renee Kissel**, 8556 Hannary Circle; **Fred Beckham**, 8480 Hannary Drive; **Fran Anderson**, 2756 Oakleigh Court; **Karen Blanchard**, 2780 Whitmore Court; **Greg & Shannon Hill**, 8408 Wellesley Court

*"I have several satisfied Killearn Commons clients. References upon request." ...Carol*

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