



**Big as the Neighborhood Yard Sale!**  
**Killearn Commons**  
**Neighborhood Yard Sale**  
**Saturday, Sept. 19...7am-2pm**

***KCHOA will run ads in the Tallahassee Democrat on Thursday, Friday and Saturday. We'll also post printed signs. All you do is open your garage door and open for business! Fun and \$\$\$\$\$\$, too!***

**Next KCHOA Meeting: Mon. Sept 21, 7pm**

## **Board Meeting Highlights**

**August 17, 2009**

**The monthly meeting** of the Killearn Commons Homeowners Association Board of Directors was called to order on Monday, August 17, 2009 at Deer Lake United Methodist Church in Room 204.

### **Treasurer's Report:**

Cathy Suddarth presented July's report. The Bank of America account can now be closed. John Truax announced that the Suddarths are moving from Tallahassee to Washington, DC within a month or two.

**Our Association will need to seek a new Treasurer.** A word of thanks and appreciation went out to Cathy for her volunteering to take on the Treasurer duties.

### **Pool Security:**

We have one estimate completed, and are awaiting several more for motion-activated lights. As a side note, mention was made about Talquin's recent installation of infra-red sensors within the water tower fenced-in area; if trespassers are detected, there is now an audible siren that will sound for an eight-minute duration.

Discussion about pool misconduct was held with those present. Several incidents of teenage misconduct was noted, such as throwing chairs into the water, putting chairs over the fence to jump it, etc.

Pool Rules are there for the safety of all who enjoy the pool; violations of the Rules will have consequences such as pool card deactivation.

### **Homeowner Annual Dues:**

**The association still needs to find an attorney** to address lien processing on properties that are still delinquent. There are eight properties that are delinquent; one of these is in bankruptcy. Nancy Johnson of the Killearn Lakes Association will be contacted to find out who their attorney is.

### **Three Certificates of Deposit:**

John Truax made a motion to state the purpose of these CD funds. The first CD (approx. \$10K) is being held for "Pool Maintenance and Repair." Resurfacing of the pool will be needed sometime within two years. The roof of the pool house, although currently in good condition, is over 13 years old and will inevitably need replacing in the near future. Mention was made again about replacing the current chlorine filtration system with a salt-water system. Quotes will be obtained by next month, since installation, if approved, would be best to do in the off-season when the pool closes.

The second CD has been named "Risk Management Fund," ensuring the association is fully covered for all insurance requirements.

The third CD is being retained for "Hurricane Deductibles/Repairs," and all other unexpected repairs that may arise.

Board approves of these designations. Will be noted as such in Treasurer's Report.

## Items brought to the Board's attention:

Matt Caldwell had two items brought to his attention; the first is a question about **mailbox standardization**. Originally, the Covenants and Restrictions enforced that all mailboxes be the same. However, after four revisions since 1999 to the Covenants, this restriction may no longer be in effect. Bill Duncan will research.

The second item is in regards to **unkempt lawns**, particularly in vacant houses. The maintenance and upkeep of our lots is up to all of us in order to preserve our property values.

**Please report any violations** of the Covenants and Restrictions to any Board member. The Board will send a letter to the offender and give 30 days notice before action is taken (depending upon the nature and severity of the issue).

The Board voiced its intentions to become more pro-active with notifications and enforcement. Discussion of possible additional fees/assessments was considered.

## **Community Yard Sale:**

**Karen Blanchard will oversee this “for fun and profit” event. She’ll create neighborhood signs, place advertisements in the paper, etc.**

**The date will be Saturday, September 19<sup>th</sup>, from 7:00 AM to 2:00 PM.**

**Everyone is encouraged to participate and take advantage of this opportunity to clean out your garage and home.**

**Report ANY suspicious activity to the Leon County Sheriff at 922-3300**

## **Our VIPs (Very Interesting People)**

### **Locks of Love with Lots of Love** **Vani and Narayan Raghupathi**



Ever since she was a girl on the island of Mauritius, Vani Raghupathi has been helping others.

This Hannary Circle resident was a volunteer for Leon County's Literacy Program. Then, her colleagues at work (she's an attorney with the Florida Board of Realtors) told her about Locks of Love. It's a charitable organization that provides hairpieces to disadvantaged kids suffering from long-term medical hair loss.

So, Vani grew her hair long for 12 months, then donated 12 inches of it to this worthy charity. "It's a good feeling," she says.

Vani met her husband, Narayan, in London, where she was studying law. This vacationing FSU engineering student, originally from India, wooed her, won her and moved her to America. Narayan's now an environmental engineer with Mac Tec.

The couple have lived in Killlearn Commons since May of 2005. "We both love nature and all the trees. It's quiet, it's peaceful, the neighbors are nice, and we love the pool, especially in the evening hours."

## Pool Talk

**POOL CLOSES SUNDAY, NOVEMBER 1.**  
It will re-open, end of March. See you at  
the Annual Pool Cleanup Work Party and  
Picnic in Mid-March, 2010.

## Keeping It In The Neighborhood

We want to encourage Killearn Commons  
residents to use their neighbors for  
business and service needs. Interested?  
Contact Richard Wingerson at  
[Wingerson@comcast.net](mailto:Wingerson@comcast.net)

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## Officers and Advisors

John Truax, President, 893-1057; Jim  
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Cathy Suddarth, Treasurer, 364-8891,  
[Cathysuddarth@comcast.net](mailto:Cathysuddarth@comcast.net); Cindy  
Reynolds, Secretary and Advisor, 519-  
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894-6342; Matt Caldwell, Board Member,  
504-0553; Bill Duncan, Landscape  
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0173; Karen Blanchard, Event/Fun  
Committee Advisor, 320-2800 Richard  
Wingerson, Pool 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;  
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Commons Neighbor, Tee Jay Hill**