

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association January 2019

8254 Kerry Forest Parkway Suite D-4 Box 384 * Tallahassee, Florida 32309

KillearnCommons.com



New Year, New Pavillion!

Pool Complex Gets an Upgrade to start the 2019 Season!

If you haven't noticed by now, there are big changes happening at the pool complex. The Association contracted with T & D of Tallahassee to construct an open air pavilion to cover the former picnic patio portion of the complex. The structure will include ceiling fans and lighting and be constructed to match the adjacent pool house. All fences within the interior of the complex are being removed and there will be direct access to the pool. The pavilion will have chaise lounges and tables, providing parents the ability to look after their children in a sun-free environment and still be close to the pool. This major capital improvement project is slated to be completed prior to 2019 pool season opening. The pavilion will improve the pool experience for our residents and make the complex more attractive to prospective homeowners looking for a great neighborhood. The pool (and the pavilion!) will open the 2019 season on Saturday, March 16th, just in time for Leon County school spring break!

Mark Your Calendars

Our Killearn Commons Fix Up, Paint Up, Clean Up, Green Up Kick-off event will be at our Killearn Commons Swimming Pool on Saturday, March 2nd, from 10 am to 2 pm. It starts with our annual **POOL WORK DAY PARTY**, followed by the Volunteers' **PICNIC LUNCH**. Our KCHOA volunteer Board, with plenty of help from you and your neighbors, will spruce up and beautify areas surrounding of the pool. Volunteers will be cleaning, scrubbing, painting, planting grass, flowers and trimming trees. The cleaning and replanting of the area will help to make the pool area a much nicer place for all our residents.

If you're new to the neighborhood and have not yet received your pool fob, this is your chance to sign for and receive your key to the fun. Please note that your 2019 dues must have be paid in order to receive your fob. The pool complex is our neighborhood's greatest asset, bringing neighbors together who would probably never meet. How can you swim if you haven't been?

Your Dues Are Due

Your 2019 Killlearn Commons dues (\$145.00) are due no later than April 30. You can send in a check or pay through PayPal. (There is a \$2 charge for this service.) For more information, please go to KilllearnCommons.com.

Didn't get an invoice? Call Treasurer Traci Wharton at 591-0582. Please note that resident of Killlearn Commons are bound by *two neighborhood associations* and two separate yearly dues. If you have paid the dues to Killlearn Lakes HOA, you still must pay your Killlearn Commons HOA dues. If you are currently leasing your home and received an invoice, please forward to your landlord or contact KCHOA so that we may update the delivery address.

Board Meeting Highlights 1/21/19

The first Board of Directors meeting of 2019 was held Monday, January 21st, at Killlearn Lakes United Methodist Church. There were many items on the agenda, including the 2019 budget, pool pavilion and complex updates, and prospective bidding out of our of lawn and pool services. Big thanks to our volunteer Treasurer **Traci Wharton** for all her hard work throughout the year and on this year's budget preparation. Our 2019 projected revenue is \$30,100.00 with expenses projected to total \$26,447.00. The cost of the pavilion is not included as part of the fixed budget and is being

paid from savings. 1/3 (\$9,000.00) of the cost of the pavilion was paid in 2018 with the remainder due upon completion. Current Liquid Assets as of 1/21/2019:

Savings:	\$31,808.95
Checking:	<u>\$20,774.83</u>
	\$52,583.78

Also at the meeting, residents and board members discussed covenant breaches and enforcement. The biggest issues continue to be mildew siding, service or branded vehicles being parked overnight and unkempt lawns. Killlearn Commons is a covenant restricted community. Residents who have

- mildew on their siding,
- park on their lawn or sidewalk,
- have non-conforming mailboxes,
- park trailers, RVs or commercial vehicles in driveway OR street
- neglected lawn or property care

will be receiving a notice of their violation(s).

For Approved Mailboxes and Mailbox Parts, Call Frank Richardson at First Impression Home Improvement: 491-8475

Recipients will have **45 days** to rectify the violation or face fines by the Association. If you have any questions or need assistance with the issue, please call Board member Tom Weiskotten at 509-6582. We appreciate your cooperation in our effort to keep Killlearn Commons such a desirable place to live!

Christmas Lights Contest Winners

The residents of Killearn Commons always do a fantastic job decorating their homes and this year was no exception. The houses were judged the week of Christmas with the following winners:
Winner (\$50 Gift Card):

- **Dennis and Holly Gorham** (and kids) -8588 Hannary Cir.

Runners up (\$25 Gift Card):

- **Pete & Debbie Cuddy** -8444 Hannary Drive
- **Jim & Cheryl Shaw**-8111 Charrington Forest

Congrats guys! Big thanks to all you Clark Griswold wannabes! And bigger thanks to **Beth and Mike Sturman**, last year's winners, who volunteer to decorate the entrance to Killearn Commons every year. And once again, their Boot Hill Cemetery "graveyard" added a little extra chill and scare to the air on pre-Halloween October nights. Thanks again Mike & Beth!

KCHOA Board and Volunteers

Shannon Hill, President
Traci Wharton, Director & Treasurer
Tom Weiskotten, Director
Roger Bagwell, Director
Brian Urban, Director

Your Killearn Commons HOA Board is comprised completely of volunteers. If you would like to help with any

upcoming projects or participate on the Board, please contact us. We would appreciate all the help and input we can get.

The next board meeting is April 15th, 2019, 7pm, at Deerlake United Methodist Church. We'd love to see you there.

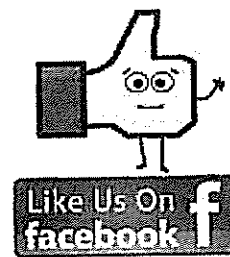
Block Captains Needed

In the past, Killearn Commons had a block captain for each street (2 for Charrington Forest). Now, many of those captains have moved away and we really are in need of a new batch of volunteers. It doesn't take much time at all. Ofetn times, the board members need help in pointing out issues that we normally wouldn't see on our own street.

Captains would also be in charge of delivering the quarterly newsletters on their street. Blocks needed are:

- Charrington Forest (east and west sides)
- Dumont Dr.
- Hannary Cir.
- Elan Dr.
- Whitmore Ct. and
- Oakleigh Ct.

Please call 509-6582 to volunteer.



Facebook.com/killearncommons

Pool Cabana Reservation Agreement (up to 4 hours)

1. User must be a resident of Killlearn Commons
2. User agrees to abide by all pool rules posted (No smoking, No glass bottles or plates, no rough play, etc.).
3. User agrees to pay for all damages to the facility, grounds and property, and for any other charges that may be incurred.
4. User is responsible for removal of all personal articles, including leftover food, beverage containers, spent charcoal and decorations. Grill shall be cleaned after use.
5. No pets or animals (except service dogs) are permitted in the complex.
6. User agrees to monitor gate to admit and release non-resident guests.
7. **This reservation is for caban and grill area only. The pool facility will remain open to all residents.**
8. There is a \$50 non-refundable reservation fee. Fee **MUST** be paid prior to event time.



RESIDENT SIGNATURE_____

RESIDENT NAME_____

RESIDENT ADDRESS_____

RESIDENT PHONE_____

EMAIL_____

DATE/TIME REQUESTED_____

_____AM/PM

To reserve the pool patio, please visit KilllearnCommons.com and email us via the contact page or fill out this form and mail to the address below.

KILLEARN COMMONS HOMEOWNERS
ASSOCIATION
8254 Kerry Forest Parkway, Suite D4
Box 384
Tallahassee, FL 32309

www.KilllearnCommons.com

Once the completed form and check are received, your reservation will be added to the calendar on the Web site.