



Happy New Year!

Are You a Good Neighbor?

Good neighbors are an asset. Good neighbors are reassuring. Good neighbors know and help each other. Being a good neighbor is a two-way street. Good neighbors are a glue that ties a neighborhood together. A good neighbor is somebody who is connected with those around them. Good neighbors develop relationships with others, and the result is that neighbors can depend on one another. Good neighbors are those who are working for a common goal: Building a better community. Good neighbors act together for their neighborhood, defining what is acceptable and what is not acceptable.

Start 2010 on the Right Neighborly Foot. Start this Twelve-Step Program.

Step 1: Welcome new neighbors with an introductory note or a friendly chat.

Step 2: Maintain your home and the area around your home, so that it's neat and attractive.

Step 3: Be conscientious about noises at times of day that might disturb your neighbors.

Step 4: Replace anything that belongs to your neighbor that you, your kids or pets break or soil.

Step 5: Return anything that you borrow from your neighbor, such as tools or appliances, ASAP.

Step 6: Observe your neighborhood covenants. Regulations serve us all and protect our property values.

Step 7: Respect your neighbor's privacy. Also, end parties at a reasonable hour. While your at it, invite your neighbors to come, too.

Step 8: Offer to collect mail, water plants and watch the pets while your neighbors are on a trip.

Step 9: Learn from neighbors with cultural backgrounds different from your own.

Step 10: Invite your neighbor over for a leisurely cup of coffee or a glass of tea or cola to discuss any issues or problems you may have, or to share good news.

Step 11: Throw a house party once a year to socialize with your neighbors

Step 12: Participate in the Killearn Commons Homeowners Association.

November 16 Board Meeting Highlights

New Officers and Board Member introductions.
Bill Duncan, one-year term. (Will be vacant for next year's election.) Edith Bowden and Matt Caldwell: Two year terms remaining. Greg Hill and Tom Weiskotten: Three year terms remaining.

President's Message

- Mentioned this year's 25% reduction of neighborhood assessed value.
- Board of Directors Meetings will meet Florida Statutes.
- No BOD Meeting will be held in December.

Financial Report

Currently, we have two accounts, Bank of America and Peoples' First. Comparisons made on ratings of local banks and credit unions. Florida Commerce Credit Union seems to be preferable. Motion made to close both Bank of America and Peoples' First accounts and transfer to a new account at Florida Commerce.

Certificates of Deposit

1. Hurricane Deductible/Repair (for pool roof) just rolled over. Balance is \$13,115.77
2. Pool Re-Maintenance.
3. Risk Management Fund

Motion made to shop around and place expiring CDs in sound financial institutions with best rates.

Pool

Closed now. Clean-Up: Saturday, March 13. Pool will re-open Saturday, March 27.

(Continued next page)

Landscape

Potential new chairman slated. Slice and Dice event to be held this winter, Saturday, February 6. Also a clean-up of sidewalks, grass between pavements. Planting schedule and expense budget to be prepared for pool clean-up for next meeting.

Committee Chair Vacancies

Event Chairperson needed for Block Party. Membership Chairperson needed. Responsibilities include dues notices, past due notifications, lien announcements, and welcome packages.

Dues

Dues are past due on May 1. Edith Bowden presented past letters as samples.

Dues Notices

Cindy Reynolds will provide last year's letter to Bill Duncan. Bill to talk to KLHOA for a complete listing of addresses. Two have recently gone into foreclosure. Another now in foreclosure. (BOA will pay this one.) Bill will follow up with other outstanding homes. We need to get our W-9 Form. Check on this with Melodie Greene.

Budget

2010 budget needed. Edith Bowden and Bill Duncan have created a work group. Melodie Greene will present a detailed itemization of all expenses to study for Board members prior to January meeting.

Pool Security

Two sensor lights are already there and operational. Should be two new locations, where folks jump fence. Another to be added because of incident to disarm electro-magnetic unit with screwdriver. Electrician needed to perform the installation. Motion made that pool security focus would be for deterrence, NOT surveillance. Motion made to get electrician to install sensor lights at five locations noted in diagram.

Front Entrance

Virginia MacKinnon did an analysis of water and electricity; average of \$800 a year. Bill Duncan turned off light and notified KLHOA, who agreed it's excessive. Bill proposes to cap off all water sprinkler heads, except the flower bed in front of sign. Low voltage DC lights with a locked outlet. Meeting to be held with KLHOA to discuss.

Web Site

Virginia MacKinnon analysis: \$921 yearly on paper newsletter. \$60 revenue per advertisement goes to Treasurer.

Sitebuilder/Accunet: Cindy Reynolds will research price costs to compare. Non-Internet users? Block Captains should communicate more, don't eliminate the newsletters. Will be on next meeting's agenda as old business.

Future Pool Enhancements

Possibly a kiddie water park. Any interest? Just for future thinking.

Covenants and Restrictions

Need a Good Cop, then a Bad Cop procedure. Sample letter. We can enforce/resolve ourselves and assess them and place a lien, which is a rare

ability for associations. Blake Reynolds will pressure wash (with before and after pics to post in newsletter). We can help out our neighbors for those in need. Several yards need severe attention. Tom Weiskotten will talk to them.

Annual Calendar

Finalize a Block Party date, calendar with events will be made and published for Board.

Dog Poop Stations

Assign Virginia MacKinnon to determine station locations and quantity.

KCHOA Holiday Decorations Contest

On the weekend before Christmas, the Landscape and Beautification Committee went by every house in Killlearn Commons, (on two nights) admiring all the wonderful Christmas decorations and lights. There were plenty of homes to look at and we wish to thank all for doing an outstanding job making our neighborhood look so festive.

Special thanks to **Mindy Hester** and **Edith Bowden** for decorating the pool clubhouse and making it look so nice and brightly lighted.

Special thanks, also, to **Mike and Beth Sturman** of Elan Drive at Greenland. Their winter wonderland lighting display, combined with our KCHOA holiday lights, helped brighten our Deerlake at Greenland Killlearn Commons entrance.

The Categories and Winners:

(Each winner received a \$50 Publix Gift Certificate.)

Child Appeal: Scott & Jocelyn Kelly

2767 Whitmore Court

Adult Appeal: Jerry & Tracy Debacker

8235 Charrington Forest

Honorable Mentions:

William & Jennifer Standley, 2760 Whitmore Court

Jeremy & Suzi Poarch, 2830 Dumont

Perry & Debra Harris, 8436 Hannary Drive

Pete & Deborah Cuddy, 8444 Hannary Drive

Bill & Anne Duncan, 2728 Oakleigh Court

Ken & Hilda McLane, 2755 Oakleigh Court

Corey Tyre, 2967 Glen Ives

Norman Royster, 2971 Glen Ives

Furman & Deborah Cummings, 8119 Charrington

Aaron & Christine Clark, 8135 Charrington

Mindy Hester, 8171 Charrington

Jim & Cindy Reynolds, 8195 Charrington

Matt & Allison Caldwell, 8220 Charrington

Helena Mozolic, 8239 Charrington

Jim & Tee Jay Hill, 8266 Charrington

Steve & Lori Jackson, 8270 Charrington

Michael & Jeanne Allen, 8275 Charrington

Scott & Debbie Opperman, 8508 Hannary Circle

Roger & Kelly Bagwell, 8512 Hannary Circle

Gary & Theresa Calise, 8520 Hannary Circle

Rob & Renee Kissel, 8556 Hannary Circle

Our VIPs (Very Interesting People)

Scott & Jocelyn Kelly won for Best Child Appeal in the Holiday Decorations Contest. Their Whitmore Court home also won that award in 2008, when the Suddarths lived there. Scott, Jocelyn, their daughter, Brittany, and their dog, Duchess, have lived in Killlearn Commons for three years. Jocelyn's a Tallahassee native and a Godby graduate. Scott was an engineering student from Melbourne when they met. A job took them to the Orlando area and a job brought them back. (He's a property manager with CBRE.) An avid cheerleader, 13-year-old Brittany is on the squad with Cheerco. 14-year-old Duchess is a rescued racing greyhound. Jocelyn likes living here because "It's so friendly, you feel safe walking and there are lots of kids."

Jerry & Tracy Debacker won for Best Adult Appeal in the Holiday Decorations Contest with a very clever Rudolph peeking out of the garage attic of their Charrington Forest home. Both originally from St. Augustine, the Debackers moved to Tallahassee in 1996 and have lived here in Killlearn Commons for four years. Jerry works for the Leon County Sheriff's Department and Tracy is employed by a local orthodontic firm. Their 19-year-old daughter, Kaley, is a student at TCC. Her 15-year-old sister, Karson, attends Chiles. Jerry is a dirt biker and enjoys his off-road romps. Not surprisingly, Tracy's hobby is home decorating. Both like living here in Killlearn Commons because "It's quiet and convenient."

President's Corner

Killlearn Commons is a diverse subdivision, well-rounded with many people, from newborns to senior citizens and with many ethnic and cultural backgrounds. Because of this, we all have the ability to help each other in many ways. I believe it's important for each of us to get to know our neighbors, but also find ways to help our neighbors as well. So, I ask of you to find a way to reach out into our community to help out.

On Saturday, February 6, we are going to have a Slice and Dice event. The purpose behind this event is to trim shrubbery and clean out the beds in the pool area and also to clean up areas around the subdivision. So bring your trimmers, edgers, shovels, etc. and participate to make your subdivision a better place to live.

We have Block Captains located throughout the subdivision and they are listed in the newsletter. I would ask that our Block Captains become more involved in getting to know the families on their

blocks. I would also ask the Block Captains to come to the Board meetings so you can communicate back to those in your block about what's happening in our community. We also would like the Block Captains to provide us with news, information and important events within your block.

The KCHOA Covenants and Restrictions were initially established to define rules and standards for owning a home (or renting) in Killlearn Commons to ensure our investments that we have made. I feel it's important that we adhere to these standards and we do not allow our subdivision to drop below that standard, reflecting the same in our investments. If you think about it, we are the only subdivision in Killlearn Lakes that has a community pool, street lights and sidewalks, so this should be reflected in our home values. This year we will be notifying homeowners (and renters) of any potential violations of Covenants and Restrictions. This is not meant to be something that we're punishing someone for, but to ensure that we all are meeting the standards that we agreed to when we purchased our homes here. I can already tell you that a number of you have homes that have mold on the siding and you need to take care of it.

Dogs, dogs and more dogs. Our subdivision seems to be proliferating with lots of dogs, and I hope to get one myself one of these days. But with dogs come the common issues that dog owners need to take into consideration of their neighbors. You need to make sure that when walking your dog to clean up after it does its business. Another growing problem is the dog barking, especially late at night or too early in the morning. I also know there are many families with young children who need to get to bed early, but a barking dog next door does not help. So, dog owners please be respectful and take into consideration those around you.

Trash, Trailers, Trucks and Boats. Our Covenants require all trash cans and bins be removed from the front of homes as soon as possible after the pickup on Mondays. Our covenants also state that trailers, trucks and boats may be stored in the back yard, provided they cannot be seen from the street.

Dues – The 2010 dues notices and invoices were mailed the first week of January. This will be the only notice each homeowner receives. If you do not get a notice, please contact me. If you have any questions, concerns, or would like to provide any kind of feedback, please feel free to contact me at 668-0173 or WBDuncan3@comcast.net

Bill Duncan, President, KCHOA Board of Directors

Lock Your Doors. Lock Your Vehicles.

A home was broken into on Elan Drive recently. Unlocked cars continue to be burgled. Garage openers, cameras, sunglasses, I-pods, change, etc. stolen. Lock your vehicles.

Report ANY suspicious activity in Killlearn Commons to the Leon County Sheriff at 922-3300.

Board of Directors

Bill Duncan, President, 668-0173
Greg Hill, Vice President, 570-5413
Edith Bowden, Board Member, 894-6342
Matt Caldwell, Board Member, 504-0553
Tom Weiskotten, Board Member, 894-9625

Advisors

Melodie Greene, Treasurer,
654-8891 or 488-0035 ext. 1611
Cindy Reynolds, Secretary, 519-8310
Karen Blanchard, Event Committee, 320-2800
Richard Wingerson, Pool Committee and
Newsletter, 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 and Renee Kissel, 8556 Hannary Circle
Fred Beckham, 8480 Hannary Drive
Fran Anderson, 2756 Oakleigh Court
Karen Blanchard, 2780 Whitmore Court
Greg and Shannon Hill, 8408 Wellesly Place

**Plan to attend the next Board Meeting.
Monday, January 18, at 7 p.m. at the
Deer Lake United Methodist Church.
See you there!**



*I am a Lead Retail Representative at
Sprint Nextel
and your Killlearn Commons Neighbor.*

*Sprint offers you the best value
in wireless and discounts
depending on where you work and bank.*

*Come see me at the
Village Square Sprint location.*

**Shannen Brown
Lead Retail Consultant
850-519-1259**

Paid Advertising

To advertise in this newsletter, contact Richard Wingerson at Wingerson@comcast.net

Please don't park on the sidewalks. If you park on the street, make room for your opposite neighbors to back out. If you block your mail box, the Postal Service is not required to deliver your mail.

Leon County Adopt-A-Tree

If you live in Killlearn Commons, you qualify for a free tree to be planted on your property, between your home and the street. Call Leon County Public Works at 606-1400 or go to the Leon County website, Adopt-A-Tree Program for more information.

How to Get Your Covenants

You should have received your Killlearn Commons Covenants at your home purchase closing. If you did not, you can download a copy from the Leon County Clerk of Courts website: <http://image.clerk.leon.fl.us./officialrecords/index.asp>. Search "Killlearn Commons" as the Party Name and "Res" as the Instrument Code.