

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

March/April 2015



8254 Kerry Forest Parkway • D4 • Box 384 • Tallahassee, Florida 32309

www.KillearnCommons.com

facebook.com/killearncommons

Pool Season is Almost Here!

Time To Fix Up, Paint Up, Clean Up, Green Up

KCHOA's 11th Annual Pool Complex Cleanup Day will be Saturday, March 7, from 10 am until 12 Noon.

We need people who are willing to volunteer.

The more volunteers, the better. It's easy and fun! If you and your family enjoy using the pool, you really should be a good neighbor and consider volunteering. Bring your kids, too. That way, they'll learn the value of volunteering. We need you!

The Killearn Commons Pool Complex will open the 2015 season on Saturday, March 14, just in time for Leon County school spring break!

The Pool Complex is our neighborhood's biggest asset, bringing neighbors together who would probably never meet. How can you swim if you haven't been?

Your Dues Are Due

Remember: Your 2015 Killearn Commons dues 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 KillearnCommons.com. 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. Didn't get an invoice? Call Treasurer **Roger Bagwell** at 841-0334 or mail your check in the amount of \$145.00, to 8254 Kerry Forest Parkway, D4, Box 384, Tallahassee, FL 32309.

President's Message

It's pool season again and, this Spring, we have some capital improvements happening at the pool, all in time for the opening on March 14th. Please come out at 10 am on Saturday March 7th for our annual Pool Cleanup. If you're new to Killearn Commons, it's a great way to meet your neighbors and have a little fun in the sun. Since resident **Eric Peacock** has done such a good job with the landscaping in the off-season, there isn't as much to do as in past years, but it's fun, none the less. If you are new to the neighborhood and have not yet received a Pool Fob, please call **Brian Urban** at 228-3546. 2015 dues must be paid in order to receive your Fob. I think you'll be pleased with our improvements and I look forward to seeing you poolside!

TOM WEISKOTTEN

Complete minutes, financials and much more at www.KillearnCommons.com

Dec., 2014 Treasurer's Report

Savings =	\$ 1,058.69
Business CD =	\$29,943.69
Checking	\$15,324.59
<u>Totals =</u>	<u>\$46,326.97</u>

New Roofs

You may have heard the rat-a-tat-tat of nail guns or noticed many homes in Killlearn Commons getting new roofs. This is due, in large part, to hail damage. On March 23 and 24, 2013 a hail storm swept through the Tallahassee area, damaging many roofs. Many homeowners in Killlearn Commons have had their roofs inspected. In many cases, damage was found and the homeowner's insurance company approved a new roof. In other cases, insurance companies rejected claims. If you haven't had your roof inspected for hail or wind damage or just natural aging, this would be a great time to do it. Many original roofs in Killlearn Commons are approaching the end of their design life.

And the new roofs look great – a real asset to our community!

–Keith Keplinger, Hannary Circle

Good Neighbor

I would like to recommend a shout out for **Bill Duncan** in the next newsletter. He found out homes in this neighborhood had roof damage from a hail storm we had in 2013 and notified his neighbors that they could possibly file an insurance claim for a new roof. As a result he went around to various homes with the roofer (Curtis with Lloyd Roofing) who in turn met with the insurance adjuster. Due to Bill's effort, a large number of homes in Killlearn

Commons have new roofs. The number grows weekly, as demonstrated by Lloyd Roofing signs in yards with more and more neighbors getting a new roof. I would not have known of this opportunity had it not been for Bill. It appears others would not have known, either. I would vote for him to receive an award for "Good Neighbor of the Year." His effort has saved a number of folks a lot of money (myself included) in that the deductible for the insurance claim was the only expense we had to replace a roof that probably would have needed to be replaced in the next year or so. The new roofs have definitely increased the appearance of the neighborhood.

–Annie Giddens, Oakleigh Court

Still a Number of Homes with Mildew on the Siding

A combination of one part bleach to four parts water will remove that mildew, clean that green and destroy that dirt from your home.

Covenant Reminders

KCHOA will be sending "friendly reminders" that Killlearn Commons is a covenant restricted community. Residents who have mildew on their siding, park on their lawn or sidewalk, have non-conforming mailboxes, or who don't maintain their lawn will be receiving a notice in the mail of their violation. Recipients will have 45 days to rectify the violation to avoid additional action by the Association. If you have any questions or need assistance with the issue, please call Board Member **Brian Urban** at 228-3546. We appreciate your cooperation in our effort to keep Killlearn Commons such a desirable place to live!

Our VIPs (Very Interesting People)



Hernandez Family Brings Distance Learning Up Close and Personal

Whitmore Court's Amber and Julian Hernandez both work for FSU's Office of Distance Learning. But the new residents (they just moved here in December) came looking for "good schools and a neighborhood feel."

The couple has two children, seven-year-old Josiah and his sister, Arianna, who is four.

Josiah is finishing up his second grade at Desoto Trail Elementary School on Velda Dairy. Arianna attends Betton Hills Preschool.

Julian was born and raised in Mexico but attended TCC and Florida State, getting his degrees in Management Information Systems.

Amber is a Tallahassee native, growing up in Killlearn Acres, attending TCC, then Florida Christian in Orlando where she majored in Music Ministry, before moving back to Tally.

"The neighbors come out on warm nights and introduce themselves" smiles Amber. "It almost feels like a block party. We've already been out to dinner with neighbors we've met and have been invited to birthday parties."

OUTDOOR INNOVATIONS LANDSCAPING
FREE Estimate, call Eric Peacock: 570-2781

Hot Water Pressure Washing and Soft Wash

***House Washing *Driveway Cleaning *Sidewalk Cleaning *Patios, Decks *Gutter Brightening *Walkway Cleaning PROFESSIONAL, Fully Insured. VISA, Master Card, American Express, Discover. Call Killlearn Commons Resident Nick Loomis at 830-2209 for a FREE Estimate! www.HotWaterPressureWashing.net**

Board of Directors

Tom Weiskotten, President, 510-7900

Roger Bagwell, VP, Treasurer, 841-0334

Shannon Hill, Secretary, 570-5413

Brian Urban, Board Member, 228-3546

Jason Hill, Board Member, 907-8298

Advisors

Kelly Bagwell, Election Committee, 841-0334

Richard Wingerson, Pool Committee and Newsletter, Wingerson@comcast.net

Block Captains

Allison Caldwell, 8220 Charrington Forest, Powerline to Easement

Jim and Tee Jay Hill, 8266 Charrington Forest, Easement to Greenland

Cheryl Shaw, 8111 Charrington Forest, Greenland to Powerline

Ginger Puskas, 2833 Dumont Drive

Brian and Roxanne Poche, 8324 Elan Drive

Douglas Perry, 2963 Glen Ives Drive

Rob and Renee Kissel, 8556 Hannary Circle

Pete Cuddy, 8444 Hannary Drive

Fran Harrell, 2756 Oakleigh Court

Phillip Bello, 2752 Whitmore Court

Greg and Shannon Hill, 8408 Wellesly Place

Next Meeting: Monday, March 16, 7 pm,
Deer Lake Methodist Church

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

Pool Patio Reservation Agreement (2 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 patio and grill area only. The pool facility will remain open to all residents.**
8. There is a \$25 non-refundable reservation fee. Fee MUST be paid prior to event time.

RESIDENT SIGNATURE_____

RESIDENT NAME_____

RESIDENT ADDRESS_____

RESIDENT PHONE_____

EMAIL_____

DATE/TIME REQUESTED_____2015_____AM/PM

To reserve the pool patio, please visit KilllearnCommons.com and email us via the contact page or call Tom at 510-7900.

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