

# KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

March/April 2009



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

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

### The Great American Cleanup Is Coming To Killearn Commons

This spring, all across America, communities will be "Fixing Up, Painting Up, Cleaning Up and Greening Up" with residents pitching in and cleaning up litter from streets, fixing up eyesores and beautifying their communities.

Our Killearn Commons Fix Up, Paint Up, Clean Up, Green Up kickoff will be at our Killearn Commons Swimming Pool on Saturday, March 21, from 10 a.m. until 2 p.m.

It starts with our 5<sup>th</sup> Annual Pool Work Party, followed by a Picnic Lunch for our volunteers.

Ours is one of thousands of areas across the country that will be improved during the Great American Cleanup program period.

According to the Keep America Beautiful website, [www.kab.org](http://www.kab.org) "The Great American Cleanup embodies America's can-do spirit, with volunteers taking the environment into their own hands."

The same Keep America Beautiful survey reports that **92% of Great America Cleanup organizers felt safer after volunteers united to clean and beautify the local environment.**

Our KCHOA Pool Committee, with plenty of help from you and your neighbors, will spruce up and beautify areas surrounding the pool.

Volunteers will be cleaning, scrubbing, painting, planting grass and flowers and trimming trees and hedges. This cleaning and replanting of the area will help to make the pool area a much nicer place for all our residents. Please be there. **We need you!**

~~~~~  
**Our Pool Opens Saturday, March 28!**

### Special Points of Interest:

- \* 20 tips for maintaining Safe, Clean, Healthy Communities is on [www.kab.org](http://www.kab.org)
- \* A combination of one part bleach to four parts of water will remove mildew from the side of your house.
- \* Help your lawn recover from winter in early spring by setting your mower a notch lower than normal to remove surface debris and any damaged grass.

### Welcome New Block Captains

Welcome to new Wellesley Place Block Captains Greg and Shannon Hill of 8408 Wellesley. They also volunteered to serve on the Pool Committee this season.

A belated welcome to Glen Ives Drive Block Captain Douglas Perry of 2963 Glen Ives. His yard tied for first in last summer's Green Thumb Awards.

### Your Dues Are Due

Remember: Your 2009 Killearn Commons dues are 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 receive an invoice, call John Truax at 893-1057.

Please note our new mailing address: **6753 Thomasville Road, Suite 108, Box 245, Tallahassee, FL 32312**

**Leon County Schools Spring Break is March 30 until April 3, 2009. Watch out for kids playing in the neighborhood.**

# Board Meeting Highlights

January 19, 2009

## Treasurer's Report

John Truax presented the Treasurer's Report. John also had in possession the bank statements and checking account register, and reiterated that these documents will be made available to any homeowner upon request.

A suggestion was made to detail the checkbook register by including descriptive notes and supplemental narrative for each entry.

A question about becoming a 501(c) organization for tax status was raised. Jim Reynolds will research

The issue of the Treasurer position being compensated was raised. Currently, Lisa Grundlock is being paid, but she is an interim Treasurer until such time an unpaid volunteer is located. Cathy Suddarth has offered her services beginning March 1<sup>st</sup>. The Board will move on this at next meeting.

## New Business

### KCHOA Insurance Report

Presented by Edith Bowden – Board Member. Most noteworthy is that the Association does not currently have bonding coverage. Edith will conduct more research on incremental dollar amounts.

## Committees

Landscape/Beautification – Bill Duncan, Chairman; Matt Caldwell, assisting Board member. Bill provided a report regarding the planting of hollies around the outside fence area of pool. The Board will decide next month on action after we receive two more estimates.

Discussion: general pool security/safety, including topics of security cameras, motion sensor lighting, filling in baby pool with dirt, posting signs.

Events, Welcoming, and Decorating Committees had nothing to report. It was noted that planning and budget requests are still in-progress and still in pre-Board approval status.

## Other Items

A homeowner presented Leon County's Ordinance No. 04-11 relating to lawn mowing to the Board.

It was announced that KCHOA has obtained a new P.O. Box address, due to being cheaper than the current box, which will expire in September.

Homeowners will be notified of the change via the newsletter, and all other relevant businesses will be notified of the new address: 6753 Thomasville Road, Suite 108, Box 245, Tallahassee, FL 32312

For the record, the Pool's mailing address is 2838 Dumont Drive, Tallahassee, FL 32312

## Good and Welfare

John Baxter, a beloved neighbor and former active participant in the Association, passed away last week. There will be no funeral, but a 'celebration' will be held March 1. Discussion was had about planting a tree and dedicating with a plaque to Mr. Baxter next to Bill Eaton's Memorial Bench.

# Board Meeting Highlights

February 16, 2009

## KCHOA Insurance Report

Most noteworthy is that the Association doesn't currently have bonding coverage. Edith Bowden discovered that Killlearn Lakes Association does not, either. The Board will continue to investigate options on bonding and our true needs before the current policy expires on April 29<sup>th</sup>.

## Treasurer's Report

John Truax presented the Treasurer's Report. A note of interest is that the electricity at the pool was significantly reduced due to a new timer. A question was raised about the monthly fee for Heinz Brothers at \$145/month. Winter work is light, summer work is more extensive, but is monthly fee, work being performed "as needed."

## New Business

## Committees

Pool Report – Richard Wingerson reported that the work to bring us into compliance with the new law was performed. Three quotes were received. Work was awarded to "Rick Barthlow Pools".

Richard suggested that the pool be opened on Saturday, March 28<sup>th</sup>. A Pool Work Party should occur the weekend before, on Saturday, March 21<sup>st</sup>, with these announcements placed in the March/April newsletter.

The Work Party would be around four hours, 10 a.m. – 2 p.m. Tasks involved are planting flowers, cleaning mildew off furniture, cleaning bathrooms, etc. Lunch would be provided.

Landscape/Beautification – Bill Duncan reported on the three quotes received regarding the planting of hollies around the outside fence area of pool. The Board made a motion. It was 2<sup>nd</sup>, and approved to hire Heinz Brothers. Bill will coordinate.

Events – Karen Blanchard provided a Block Party Proposed Budget to the Board. She suggested a date of Saturday, May 2<sup>nd</sup>. Line items on the proposed budget were discussed: a propane grill and its costs may not be needed if we can take up the goodwill offer of Peoples First to have them provide their large smoker.

A DJ is requested for not only music, but to assist in announcing and orchestrating contests throughout the day. Name tags were suggested. Karen is communicating with the Sheriff's Office and the Fire Department to request vehicles. She also asked for volunteers to assist. Her phone is 320-2800. Email: [karenblanchard@comcast.net](mailto:karenblanchard@comcast.net)

It would also be helpful if we could arrange to obtain local corporate sponsors. A motion was made to approve the proposed budget not to exceed \$2500.00 – it was seconded and approved.

### Treasurer's Position

The Board thanked Cathy Suddarth for volunteering to perform the duties of Treasurer. The Board discussed the duties and tasks that would be required (have a key to the PO Box, provide a 3<sup>rd</sup> signature on Bank account, make deposits, produce monthly Treasurer's Report, keep a record of dues paid by each homeowner). Cathy possesses Quicken software, and will begin effective this month. Motion made to appoint Cathy for the position – 2<sup>nd</sup> and approved. Email: [Cathy.suddarth@hotmail.com](mailto:Cathy.suddarth@hotmail.com) Cell: 841-0815. Home number is 668-0046.

### Election Process

Matt Caldwell asked Bill Duncan to review the process that was done for the last election. Discussion by the Board on researching best practices or possibly finding a representative association in Florida that is exemplary to study their By-Laws.

### Other Items

A homeowner asked a question regarding greenspace maintenance. The area close to her has not been maintained as well as it has in the past. Bill Duncan will handle this particular case, as he is familiar with this location and situation.

Discussion was had regarding the banking account migration from Bank of America to Peoples First. A

question was raised about the financial health of Peoples First. FDIC coverage is sufficient for our balance.

Killearn Lakes United Methodist Church will be changing their name to Deer Lake United Methodist Church. Our KCHOA Meeting signs will be changed. Also, we will not be able to meet at the Church in June and December due to other bookings.

## In Memoriam: John Baxter

John William Baxter, born in London in 1931 died peacefully Thursday, January 8, 2009, after battling Alzheimer's disease. He is survived by his wife of 53 years, Anne, and sons Keith of Tallahassee and Simon (wife Becky) of Baton Rouge, La. and grandson Zach. John joined the British Army in the Coldstream Guards at 14 years old, seeing active service in Egypt and Libya. He transferred to the Royal Army Service Corps in 1956 serving in Malaya and Singapore with the Gurkhas. He served in Germany and Norway with NATO. After retiring from the Army in 1972, John joined the MI5 serving until retiring in 1991. He and Anne emigrated to the United States and to Tallahassee and Whitmore Court in 2002. He was active in the KCHOA and a tea olive tree will be planted in his memory. A celebration of John's life was held March 1. Donations in John's memory can be sent to The Alzheimers Project, 301 E. Tharpe St., Tallahassee, FL 32303, or Big Bend Hospice, 1723 Mahan Center Blvd., Tallahassee, FL 32308.



## ***A Touch of Class Full Service Day Spa & Salon***

*Spring flowers are coming. Let a Touch of Class help you bloom. Our professionals can get you ready for the warmer weather. Awaken your skin with a hot stone facial. It boosts circulation and brightens winter skin. Follow up with a rejuvenating one-hour massage to awaken your muscles. Add a custom-designed haircut and deep conditioning treatment to give your hair the bounce it needs for spring. Finish your spring look with a refreshing pedicure to revive your winter feet and make them sandal ready.*

***Call today to book your spring awakening!***

***Come see us at our beautiful new location  
2010 Raymond Diehl Road, Unit 1  
(Just past the Courtyard Marriott)***

***893-3033***

Paid Advertising

## Our VIPs (Very Interesting People)

### Karen Blanchard Just Wants to have Fun!

**Killearn Commons Homeowners Association is hosting a neighborhood party at the pool, Saturday, May 2, from Noon until 4 p.m.**

KCHOA Event Committee Chairperson Karen Blanchard, of 2780 Whitmore Court, is in charge of making it all happen

This should come as no surprise party, because Karen is an event planner, besides being a wife and mother. A marketing graduate of the University of Central Florida, Karen's now employed full time with VISIT FLORIDA as a Promotions Representative.

Her husband Davis, also a UCF grad, is a Forensic Analyst with the Florida Department of Law Enforcement. 13-year-old daughter Ashley attends Deerlake Middle School and plays softball and volleyball for the City of Tallahassee, and year-and-a-half daughter Mackenzie goes to pre-school.

"After we moved here from Ocoee in 2006, I decided to join the Homeowners Association. I volunteered to organize the Neighborhood Block Party because I want to make our neighborhood a friendlier place. Before I got involved with the KCHOA, the only people I knew were my immediate neighbors and people I met while walking my dog."

"I want our party to be like the Killearn Lakes Picnic, but on a smaller scale. Besides hot dogs, hamburgers, baked beans and soft drinks, we hope to have entertainment and music, supplied by a DJ. We also have plans for a bounce house and face painting for the kids."

Karen's looking for volunteer man/woman power, goods and services to help the event come together. She welcomes and encourages neighbors to bring covered dishes and baked goods. If you are interested in donating or volunteering, contact Karen at 320-2800 or by email at [karenblanchard@comcast.net](mailto:karenblanchard@comcast.net)

---

### **Here's Your Family's Ticket**

**KCHOA Neighborhood Party  
At the Pool, Saturday May 2  
From Noon until 4 p.m.**



---

### **Doggy, Please Don't**

Once again, a Charrington Forest resident has found it necessary to erect a sign on the Charrington easement for the benefit of dog owners. "**Please Be Considerate. Pick Up After Your Dog.**" Pooper Scooper bags were provided.

**Next KCHOA Board Meeting: Monday, March 16, 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, 668-0046; **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

**Report ANY suspicious activity to the Leon County Sheriff's Dept. at 922-3300**