

# KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

March/April 2010



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

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

This spring, all across America, communities will be fixing, painting and planting. They'll be cleaning up litter, fixing up eyesores and beautifying their neighborhoods.

**In Killearn Commons, we'll be starting our Spring Cleanup with our 6<sup>th</sup> Annual Pool Work Party, on Saturday, March 13, from 9 a.m. until 12 noon. It will be followed by a Picnic Lunch for our willing workers.**

Volunteers will be cleaning, scrubbing, painting, planting 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 plan to be there. **We need you!**

### **Killearn Commons is Going to the Web**

Killearn Commons Homeowners Association is developing its own Web site, [www.KillearnCommons.com](http://www.KillearnCommons.com). Our Web site is going to be a great resource of information for all KCHOA members / homeowners. Our newsletter, Killearn Commonsense, will also be on-line, as well as printed. Not only will the current newsletter be there, previous newsletters will also be available. Resources or information that will be on our Web site include all Board of Directors meetings, a list of all officers and volunteers, pool information, schedule of events, covenants and restrictions, maps, and more. We believe having all this information in one location with easy access will provide all members and homeowners up-to-date information about their homeowners association. The Web site will be updated on a regular basis, including enhancements and new features. KCHOA will be exploring the feasibility of providing a mechanism for the payment of dues on-line, using PayPal. As another benefit for those selling or wishing to sell their home, the Web site will provide information to potential buyers about Killearn Commons. Any questions about the Web site? Please contact Bill Duncan at 668-0173, or [WBDuncan3@comcast.net](mailto:WBDuncan3@comcast.net).

### **Board Meeting Highlights**

**January 18, 2010**

#### **President's Message**

Thanks to Edie Bowden, for folding and stuffing dues envelopes.

Thanks to Virginia MacKinnon, Edie Bowden and Mindy Hester for doing the front entrance and pool decorations.

Congratulations to new father Matt Caldwell.

#### **Treasurer's Financial Report**

November: Pool electricity a bit lower.

**Bank Accounts:** All CDs moved into a single CD with 2% interest at Peoples First/Hancock Bank.

**CDs:** One for Hurricane Repair, one for Pool Maintenance, one for Risk Management. When pool house roof gets replaced, then need to update the roof trusses to hurricane regulations, but the life of the roof should be for several more years.

#### **Pool**

Annual clean-up work party slated for Saturday, March 13, 9 a.m. until noon. Pressure wash the building and sidewalks the week prior, since this will involve bleach. Another item for pool clean-up is to bring in food for the participants; let's cater sandwiches. Pool slated to open Saturday, March 20. Motion to pay Blake Reynolds \$75 for pressure washing. Approved.

#### **Landscape**

Front flower beds have poor quality soil; need better soil for new spring flowers. \$30 a load. Bill Duncan will have a landscape plan around the pool by next meeting. Slice and Dice at Pool, February 6.

#### **Committee Chairperson Needs**

Open positions: Event Chair, Landscape Chair, Membership Chair.

#### **2010 Budget Review**

See Bill Duncan for details on 2009 budget.

Annual forecast of expenses = \$22,222. Roughly \$4,000 less than last year (due to landscaping hollies around the pool). Any questions on budget? Greg Hill asked about potential pool resurfacing. That will come later and be funded with a CD. Edie Bowden questioned the amount on the Block Party-feels it's too low. This budget is strictly a guideline, therefore it is flexible.

Over 62% of entire budget is devoted to the pool. This item will be addressed tonight.

### Pool maintenance

Pool supplies (chlorine and shock) and repair. How to get expenses down? Possible conversion to a saline pool system. Cost is \$1,800 for installation, plus costs associated with engineering analysis and state approval, so there will be up-front costs, but a yearly \$4,800 yearly savings. Optional second system available.

Melodie Greene expressed concern over Barracuda theft. Perhaps get a neighborhood high school student to do this job during off-hours.

Tom Weiskotten had concern over health/safety issues, particularly with younger children and sanitation. All state health laws and regulations must be met and can be accomplished.

Greg Hill wants a contractor maintenance company that has experience in maintaining a saline system. Action: Send out bids for both systems. Motion to approve. Approved.

Motion for bid process for pool maintenance for both chlorine and saline pool. Approved.

Motion for RFP for saline system. All approved.

### Old Business

Pool security lights Awaiting one more bid for sensor lights. Looks about \$650. Includes conversion of front entrance light to put in the low voltage lights.

Front entrance water has been turned off. Low voltage lights to be placed there.

### Web Site

AccuNet was proposed last meeting. Cindy Reynolds researched other Web hosting sites and found no bargains. Richard will continue to do the newsletter and also post these as a pdf on the Web site. Covenants and restrictions, by-laws and everything can be placed out there. Leslie Smith offered to volunteer as Webmaster.

### Covenants and Restrictions

8467 Hannary Drive - 2009 dues overdue. Notice has been sent for exterior maintenance.

Question: Willing to do lien process?

### Dog Poop Stations

Virginia MacKinnon. Six locations marked on map for each station. Cost is \$90 a station. Suggestion is one or two stations, one on Greenland.

### Dues

Mailed out on Jan 5<sup>th</sup>. 37 homes are leased or rented, out of the 209 in Killlearn Commons. Five on back dues (One already discussed, four in foreclosure.) Banks have been contacted. Twenty-four payments made thus far. A letter template for lien process is ready to go.

Dues reduction possibility for next year. Maybe offer discounts for early payment.

### Old Business

Motion for Web site. Approved.

Motion: Purchase two stations. Approved.

Pool Railings: On deck, to protect children. Cost: \$350. Approved.

### New Business

Barking dog complaint.

## **Board Meeting Highlights**

**February 22, 2010**

### President's Message

Special thanks to Richard Wingerson and Anne Duncan for their help at the Slice & Dice event.

### Treasurer's Financial Report

Deposits = \$5,415.47

Expenses = \$1,253.60

Cash in Bank = \$23,226.02

CDs = \$37,790.63

Total Cash = \$61,016.65

### Budget Analysis

Revenues Budgeted = \$7,405.20

Actual = \$5,479.27

Expenses Budgeted = \$1,700.48

Actual = \$1,642.63

### Dues 2010 YTD

60 have paid for \$8,712.00, or 28.7%

149 have not yet paid. Bill Duncan has been following up on foreclosed homes, and so far has been able to contact and send invoices for the 2010 dues to the mortgage holder.

### Bank Accounts

Things are going great with Florida Commerce Credit Union. Bill Pay or on-line checking is working out very well.

CDs We made \$63.44 in interest in January.

### 2009 Taxes

Documents prepared and forwarded to Mark Jones at Carr, Riggs & Ingram, LLC. They have done previous years' taxes.

### Committee Reports

#### Newsletter

Discussion on paper newsletter versus newsletter on the Web only. The Board asked Richard for a compromise by reducing the cost of the printed newsletter. Moved to reduce the cost of the newsletter by using lighter grade non-color paper.

#### Web Site

Should have graphic proofs by end of week. Most content is ready to go in. Bill Duncan is heading up this project and Matt Caldwell has volunteered to back Bill up. Shooting for an April 1 turn-on date.

#### Pool

Pool Clean-up, Saturday March 13, from 9 a.m. until noon. Richard, Greg, Tom to lead this effort.

Three yards of soil and 100 bales of pine straw ordered. Put new dirt in front for raised flower beds, plant flowers and put in pine straw in all flower beds and at front entrance.

Edith Bowden to look into a Catered Lunch.

#### Committee/Chairperson Needs

Events Chairperson, Membership Chairperson, Landscape Chairperson are all needed. We will also be needing an Election Chairperson.

Welcome new Block Captains: Roxanne and Brian Poche, Elan Drive. Anne Baxter, Whitmore Court.

Mary Pedersen has been Block Captain for 10 years, wants to retire. Motion approved by all to purchase flowers for Mary for her 10 years of service.

### **Pool Security**

Five new spotlight sensor lights have been installed. One at each corner, one in the middle of the entrance. Electrician did a great job. If one sensor comes on, all lights come on, lighting up entire pool complex.

We need to back-up John Truax on Pool Cards. Tom Weiskotten volunteered.

### **Front Entrance**

A low wattage DC-powered lighting system has been installed. Electronic eye set so lights come on at dusk, turn off at dawn. The water sprinkler system has been disconnected due to recent heavy rains and high water table. We should see big reduction in electric and water bills for front entrance.

### **Pool Railings**

Bill Duncan should start this project this week.

### **Pool "Request For Proposals"**

A total of 26 RFPs were mailed out and we got response of five. The RFPs were reviewed. Motion made to award the Pool Maintenance contract to Pool Tech. Bill Duncan to send letter to LPT, notifying them of 30 days notice to discontinue their service. Also send letter to Pool Tech informing them of being awarded the contract.

### **Pool Maintenance**

We are not big enough to have a full- or part-time maintenance person, so there is a liability issue if we have a volunteer.

### **Saline Pool Conversion**

An issue exists with a future need to replace existing pool pump and equipment. An analysis and ROI for a conversion shows about a 5-year ROI at best. Issue tabled for future consideration.

### **Church Donation**

Historically, KCHOA has made a donation to Deer Lake Methodist Church for use of their facilities. Moved to donate \$100 to the church. Approved.

### **Pool Landscaping**

Bill Duncan talked about the flower bed where we still have a drainage and wash-out problem. Would like to install retaining wall, perhaps with sign reading: "Killearn Commons Pool Complex - Members Only." The cost would be several hundred dollars. Moved to proceed with the landscaping wall as Bill Duncan submitted.

### **Pool Lawn Maintenance**

Bill Duncan currently has contract for providing the lawn maintenance at the pool complex, which he was awarded prior to being elected President. Bill abstained from this agenda item and turned chair over to VP Greg Hill. Motion made and seconded to table this item.

### **Annual Block Party**

Edith Bowden suggested we have the Annual Block Party in September, prior to KCHOA October elections, which would give members opportunity to meet candidates. Board decided Labor Day, Monday, September 6, would probably a good day.

### **Other Business**

Richard Wingerson said old bench in Memorial Park is falling apart. Bill Duncan to remove.

### **Killearn Lakes**

Bill Duncan brought up the fact that the KCHOA Covenants and Restrictions mirror the Killearn Lakes HOA Covenants and Restrictions, and since we have an active Board of Directors, we should be responsible for enforcing our own Covenants and Restrictions. The Board agreed.

Bill brought up the fact that KLHOA has responsibility for the power-line easements and will notify KLHOA that the KCHOA would like the easement between Charrington Forest included in the regular mowing. Homeowners along the ditch along the power line easement have complained about the overgrowth and that rats and snakes were spotted in those areas last year. Bill again to notify KLHOA to maintain appropriately.

Complaints from a number of attendees about the current mowing contractor that KLHOA is using, that they are doing a poor job and not properly mowing the right areas nor edging correctly. They are also blowing debris into homeowners' yards. An issue was raised concerning the recent cutting back of the common area/easement along Deer Lake behind homes in Killearn Commons. Took away privacy they were enjoying. Bill Duncan to prepare and send letter to Killearn Lakes HOA about these issues.

### **Member Q & A**

Parking issue was raised by a number of attendees. These issues included parking on the street, cars not all parked on one side, and parking on the sidewalks, making it difficult for parents with strollers and young children, causing them to go around the vehicles and into the street, creating a safety issue.

Another issue is that these cars parked on the streets can cause problems for emergency vehicles and therefore cause undue risk. Bill Duncan stated the Covenants and Restrictions really do not address this issue, nor do any county or state laws. However, he did point out that the Covenants and Restrictions allow the Board to define a Nuisance. If the Board finds that parked cars are causing a problem, especially with safety, then the Board can take action.

Bill Duncan asks all homeowners to be considerate of others in the neighborhood by properly parking all vehicles off the roads and sidewalks, and maximize the use of driveways and garages.

**Plan to attend the next Board Meeting. Monday, March 22, at 7 p.m. at the Deer Lake United Methodist Church. See you there!**

***POOL OPENS SATURDAY, MARCH 20!***

**Please Be Considerate. Pick Up After Your Dog. All Dogs Must Be On Leash. Thank You!**

## Our VIPs (Very Interesting People)

### All the Way from Cairo (Egypt, not Georgia)

Hannary Circle's Hanna family have come a long way. Egyptians by birth, they were intrigued by the stories of three uncles living here in America. Five years ago, in 2004, they decided to take their two sons and see for themselves. Moving directly from Egypt to Florida, they now feel comfortably at home here in Killearn Commons. An agricultural major with a master's degree, patriarch Nabil is ready to get out of the imported grocery business. His first store, in Panama City, burned down. His next store, on Tallahassee's Monroe Street, closed recently due to the poor economy. Fortunately, wife and mom Emily took community college accounting classes while in Panama City. Today, she's an accountant with the Florida State Supreme Court. Older son Marko, 17, attends Pharmacy School at FAMU. Younger son George, 10, is in fifth grade at Killearn Lakes. When asked about living in Killearn Commons, Marko exudes "I love it. It's a good community. My brother has lots of friends. We love the pool and use it a lot. And my parents like the friendly people talking to them while they're out walking or running."

### Welcome New Block Captains

Welcome to new Elan Drive Block Captains, **Roxanne and Brian Poche** at 8324 Elan Drive. They've said they'll be glad to be new Elan Block Captains. They replace Mary Pedersen, retiring after 10 years of faithful service. Thanks, Mary! Welcome back to Whitmore Court Block Captain **Anne Baxter** of 2768 Whitmore Court. Anne was formerly a Whitmore Block Captain, went on hiatus, and has now returned to active duty. She replaces Karen Blanchard, who's expecting (twins!)

### Special Spring Cleanup Points of Interest

- *A combination of one part bleach to four parts of water will remove mildew from the side of your home.*
- *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.*

Leon County Schools Spring Break is March 29 until April 2. Watch out for kids playing in the neighborhood.

### Your Dues Are Due

Remember: Your 2010 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. Our address: **6753 Thomasville Road, Suite 108, Box 245, Tallahassee, FL 32312**  
Didn't get an invoice? Call Bill Duncan, 668-0173.

### 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  
**Richard Wingerson**, Pool Committee and Newsletter, [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  
**Brian and Roxanne Poche**, 8324 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  
**Anne Baxter**, 2768 Whitmore Court  
**Greg and Shannon Hill**, 8408 Wellesly Place

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