

# KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

March/April 2012



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

[www.KillearnCommons.com](http://www.KillearnCommons.com)

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

KCHOA's 8<sup>th</sup> Annual Pool Cleanup Day and Picnic will be Saturday, March 10<sup>th</sup>, from 9 am until 12 Noon.

We need people who are willing to volunteer. The more volunteers, the better. Free Subway picnic lunch for all our volunteers.

We need to have an accurate number for lunch, so please contact Bill Duncan at [WBDuncan3@comcast.net](mailto:WBDuncan3@comcast.net).

The Pool Opening date is scheduled for Saturday, March 17<sup>th</sup>. Spring Break is the following week.

## Thank You, Killearn Commons

Scoutmaster Fred Beckham, Jr. and Christ Presbyterian Church's Boy Scouts of America Troop 214 wish to thank the people of Killearn Commons for their generosity. The Scouts' Annual February Food Drive to benefit Second Harvest netted 397 pounds of food from our neighborhood. 400 pounds from 200 homes. Well done!

The Fred Beckham, Sr. Memorial Bike Rack will be installed and dedicated at the Killearn Commons Pool Complex on Opening Day, Saturday, March 17.

## *Killearn Commons Celebrates St. Patrick's Day with a Green Pool Party!*

*Killearn Commons will go green at the Pool Complex on Opening Day, Saturday, March 17, better known as St. Patrick's Day.*

*In the spirit of the Emerald Isle, we'll surprise the local leprechauns by adding some color to the pool for our St. Paddy's Day Pool Party...Faith and begorrah, the water will be Emerald Green!*

*It's perfectly safe, non-toxic, non-staining and non-caustic, but it's 100% fun! Party Pool dye has no smell, taste or residue left on swimmers. There is no harm if swimmers swallow pool water treated with Party Pool dye. While it's coloring the pool water, it also acts as a powerful water clarifier. Super-concentrated, one 8-ounce bottle treats an average 20,000-gallon pool twice. The pool water color will last for 3-5 days, and simply filters out.*

*We'll be firing up the grille in late afternoon, so bring your family, bring your favorite picnic food and your favorite canned or plastic-bottled beverages. (No glass.)*

*Enjoy St. Patrick's Day in Killearn Commons with the sharin' of the green!*

# Board Meeting Highlights

January 9, 2012

[Complete minutes, financials and much more at www.KilllearnCommons.com](#)

Special thanks for the Weiskottens and Hills for judging the Holiday Decorations Contest.

Job very well done.

## Financials

### November 2011 Report

Deposits	=	\$	171.34
Expenses	=	\$	946.37
Cash in Bank	=	\$	10,480.21
CDs	=	\$	30,506.87
Total Cash	=	\$	41,044.87

### Budget Review

Budgeted	YTD	Variance
Revenue		
\$27,000.00	\$13,160.6	\$4,160.62
Expenses		
\$23,881.75	\$26,031.91	\$2,150.16

### Web Site

66.97% increase in traffic.

### Pool Complex

Pool was very stabilized last year, compared to other years. Pool service company has done a great job. Having Michelle Simonson putting in shock every night when the pool closed helped keep the pool chlorine level stable. However, she probably will not be able to do that this year, so we need to find someone who can. Want to volunteer?

The Pool Cooling Misters worked very well keeping the pool in the lower 80's during the hot season and this also helped to keep the chemicals stabilized. Need to come up with a better design.

### 2012 Dues

Notices sent out January 12. PayPal set up on Killlearn Commons Web site. Additional notification in KCHOA newsletter and Web site.

### 2012 Budget

Operating Budget

Revenue = \$27,000.00

Expenses = \$26,032.00

We need to do a better job with pool house supplies. We need to buy more in bulk instead of getting weekly invoices for toilet paper, paper towels, garbage bags, etc. We need an inventory list that can be checked off on those items we need, then someone needs to take responsibility for getting those items.

We do not need to buy in pool chemicals on our own. The pool service company supplies all chemicals under their contract.

### Capital Budget

**Bike Rack** : About \$130.00

**Pool House Pressure Wash and Paint**: \$1,400

Includes all labor and estimated paint.

## Animal Control

By definition, a 'Public Nuisance' shall mean any animal which chases vehicles or molests passerby; or, any animal which runs at large upon public or private property without permission from the property owner; or, any animal which soils, defiles, or defecates on public or private property, other than the property of the owner, unless the owner immediately removes and properly disposes of it; or, any animal which causes unsanitary or dangerous conditions to exist; any feral animal; or any animal which continuously barks, howls, or otherwise disturbs the peace.

**Leon County Animal Control phone number is 606-2200.**

Homeowners are advised to invest a call. Pet owners are usually given two warnings. On the third complaint, they take the animal away.

If you and your neighbors have a serious problem, you can download the Animal Control Complaint Form from their Web site. If three neighbors sign it, they will take the dog away immediately.

**Some renters are not keeping yards cleaned up.**  
Owners to be notified. Need to follow Covenants.

**Still a number of homes with mildew on the siding.**  
A combination of one part bleach to four parts water will remove mildew from the side of your home.

## Board Meeting Highlights

February 20, 2011

### Financial Report

January, 2012

Deposits	=	\$ 11,092.33
Expenses	=	\$ 1,662.68
Cash in Bank	=	\$ 17,855.09
CDs	=	\$ 30,545.74
Total Cash	=	\$ 48,400.83

Year to date

Revenues Budgeted	=	\$ 6,750.00
Actual	=	\$ 11,092.33
Variance	=	\$ 4,342.33

Expenses Budgeted	=	\$ 1,474.16
Actual	=	\$ 1,628.55
Variance	=	\$ 154.39

### CDs

Part of CD matured giving us \$1000 that was put into a designated savings account.

### Pool Complex

The chain link fence has been re-routed to allow access to the Outdoor Kitchen from the Picnic Patio, so you don't have to walk all the way around to get to it. A reminder: Only those 25 years old or older are allowed into the Outdoor Kitchen. And only two people at a time.

### Landscape

Like to fix up the front entrance so we can plant flowers in front of the sign. Like to put in two landscape bricks high, then fill with dirt and flowers.

### Pool Cleanup Day

Saturday, March 10, 9 am until 12.

To Do items list, including the standard list. Most everything is in good shape.

Only plants we need are for pots. (Bill and Anne Duncan will get flowers.) Need to cut back the crepe myrtles around Pool House and cut back Knock Out roses before we put pine straw down. 50 bales of pine straw have been ordered for delivery that morning at 9 am.

### Pool Complex Pressure Wash and Painting

Everything has been pressure washed already and painting to be started. New paint on bathroom floor will be done as well. They will paint new strips in parking lot. Need another coat or two on the pool deck.

### Front Entrance Electric

Electric at front entrance has been fixed so we have lights back on at front entrance sign.

### Church Scheduling

We have every 3<sup>rd</sup> Monday scheduled, so if we have to deviate from this schedule, we need to contact the church.

### Mail Boxes

**We have now found a mailbox vendor who can supply the mailboxes and parts that match those in Killearn Commons. (Call Jerry Sanders at Classic Accents: 528-6335)**

## Your Dues Are Due

Remember: Your 2012 Killearn Commons dues are due no later than April 30. Take advantage of our Discounted Incentive Plan to pay your dues. The sooner you pay, the less it costs. 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 Ruth Rivas, Treasurer, at 814-4077.

## Our VIPs (Very Interesting People)



### Meet Greg Hill, King of the Hill

KCHOA President Greg Hill is a mountain of a man. He and his wife, Shannon, moved to their hill house on steep Wellesly Place shortly before their son Connor's fourth birthday. That was nearly six years ago and they've made lots of good friends in the neighborhood since then. The Hills are all Tallahassee born and raised and love that they can call this town their hometown. Greg graduated from FSU in 1992 and considered moving away, but he's very thankful that never happened, because he would have never met TCC student, Shannon. Greg is a Contract Manager with the Department of Management Services for State Purchasing. He also enjoys coaching youth football and baseball. Shannon is a Risk Control Analyst with the Florida Sheriffs' Risk Management Funds, where she enjoys working with Sheriffs' Offices around the state. Her hobbies are cheering for Connor's teams, swimming, reading and baking. Connor is a 4th grader at Killlearn Lakes Elementary School and enjoys playing baseball, soccer and football, his favorite. When the Hills aren't at the KC pool, you can find them at Connor's sports practices and games, FSU baseball and football games, or the beach. Greg says: "We really enjoy living in Killlearn Commons. You couldn't ask for a better group of people to have as neighbors. Being part of the homeowner's association and involved in the neighborhood has introduced us to a great group of people who all have one purpose – to make Killlearn Commons the most enjoyable neighborhood to live in Tallahassee!"

## Trailers on the Move?

Our KCHOA Covenants STILL require all trailers to be parked so they cannot be seen from the street. Now a second one has appeared on Hannary Drive since the last newsletter notice.

## Board of Directors

**Greg Hill, President, 570-5413**

**Tom Weiskotten, Vice President, 894-9625**

**Bill Duncan, Secretary, 212-1054**

**Roger Bagwell, Board Member, 841-0334**

**Brian Urban, Board Member, 228-3546**

## Advisors

**Ruth Rivas, Treasurer and Melodie Greene, Assistant Treasurer, 814-4077**

**Kelly Bagwell, Election Chairperson, 841-0334**

**Richard Wingerson, Pool Committee and Newsletter, [Wingerson@comcast.net](mailto:Wingerson@comcast.net)**

## Block Captains

**Allison Caldwell, 8220 Charrington Forest, Powerline to Easement**

**Pedro Del Valle, 8267 Charrington Forest, Easement to Greenland**

**Cheryl Shaw, 8111 Charrington Forest, Greenland to Powerline**

**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**

**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, April 16, 7 pm,**

**Deer Lake United Methodist Church**

**Killlearn Commons is on Facebook**

**[www.facebook.com/killlearncommons](http://www.facebook.com/killlearncommons)**

***Report ANY suspicious activity in Killlearn***

***Commons to Leon County Sheriff : 922-3300***