

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association
www.KillearnCommons.com

May/June 2010



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

Be Cool in Our Pool...Be Pool Smart

Jump In! Cool Off! Have Fun!

But remember, having a neighborhood pool means we all have to take care of it and use caution, as if it were in our own backyard. So, take a minute and review these rules that keep our pool area safe.

*Insurance regulations require all children under 15 years old be accompanied by a responsible adult.

* Unaccompanied Children (under 15) may result in the cancellation of pool privileges.

* The Homeowner/Occupant is also financially responsible for guests' actions and any damages that may occur.

* No Diving is permitted. It's only a three-foot to six-foot-deep pool, designed for multiple users, but not for diving.

* No Running around the pool, as this could result in a serious injury.

* No Glass. Please do not bring glass containers onto pool property. One broken bottle could cause pool to be closed for draining, cleaning, refilling.

* No Pets of any kind are permitted within the fenced areas of the pool. The Health Department requires we flush our 27,000 gallons of chlorinated water down the drain under multiple conditions.

* No Vandalism will be tolerated. Nobody should be climbing over the fence. No one should be around the pool after 9 p.m. Take charge if you see any suspicious activity. **Call the Leon Co. Sheriff at 922-3300**

* If You Smoke, please use one of the six ash buckets around the pool for your butts.

* If you need a new pool card (and if you paid your dues) contact Tom Weiskotten at 894-9625.

***Want to reserve a Pool Party?** Call Rob or Renee Kissel at 510-9073. Two weeks advance notice is required, with a \$50 (refundable) cleaning and security deposit. Up to 15 guests allowed.

Pool Clean-Up Day Honor Roll

A big **THANK YOU!** to, Roger and Kelly Bagwell, Barna Bogdan, Edith Bowden, Matt Caldwell, Annie Giddens, Lisa and Jordan Grundlock, Chris Hicks, Greg, Shannon and Connor Hill, Ginger Puskas, Jim Reynolds, Julio Rios, Jim, Cheryl and Jack Shaw, John Truax, Tom and Emily Weiskotten, and Richard Wingerson. They all did a fantastic job participating in our Annual Pool Clean-Up Day. Thanks also to Annette Artini for supplying the picnic subs and drinks from her son's Subway. The efforts of everyone demonstrate what we can do when working together. The result is that we have raised the bar for our entire community.

Sincerely,

Bill Duncan, President

Killearn Commons Homeowners Association

Please remember that our Pool is ONLY for the use of Killearn Commons Homeowners and guests. Deerfield Plantation Homeowners do NOT belong to our Association or Pool.

Pool is Open Seven Days, 7am to 9pm

Board Meeting Highlights

March 15, 2010

President's Message:

Pool Clean-Up: Special thanks to Richard, Tom and Greg for overseeing the event and to Edith for arranging the lunch. Everything looks really great.

Treasurer's Report presented by Bill Duncan

Deposits = \$ 3,339.60

Expenses = \$ 2,385.38

Cash in Bank = \$24,180.24

CDs = \$37,848.03

Total Cash = \$62,025.27

\$273.71 under budget YTD - Remember that this year's monthly expenses are budgeted about \$4,700 less than last year, so we're doing a good job of being on target. Of course this does not take

into consideration any capital improvements. We are under budget for revenues but that's not surprising since there is no incentive to pay dues prior to May 1st. That's why, probably in September, I'll make a recommendation to decrease the dues with an incentive to pay early which means the sooner we get the money in the bank, the sooner we can start earning interest.

February Budget Analysis

Revenues Budgeted = \$248.41 over budget YTD but with the Talquin refund of \$419.62 to be posted, we're actually \$171.21 under budget.

Dues as of March 15

95 have paid. \$13,794.00 (45 %)

114 still outstanding to realize \$16,552.80.

209 total budgeted for a total of \$30,346.80.

Bill Duncan was asked by Talquin Electric to participate in a Focus Group in regards to the new smart meter initiative, so he will be representing the homeowners in Killearn Commons. Talquin receiving some Stimulus Funds for smart meters, receiving funds to improve the electrical system.

Bank Accounts

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

CDs

We actually made \$57.40 in interest in February.

2009 Taxes

Taxes completed by Mark Jones at Carr, Riggs & Ingram, LLC. We owe \$294 and budgeted for \$341 which is what we paid last year.

Newsletter

Need to note March/April issue incorrectly stated that CDs were in Peoples First/Hancock Bank when they are actually in Florida Commerce Credit Union. March/April Newsletter was white paper and a lower weight paper. Richard stated that this saved us \$30 an issue, \$180 a year.

Web Site

Final graphics completed. Starting the add menu choices and content. Send letter to non-resident homeowners about Web site since they don't get Newsletter. (36 homeowners; about 18%.)

Have two potential advertisers. Want to get to point where ad dollars cover cost of the Web service.

Pool

Blake Reynolds was asked to pressure wash the pool house. An experimental area of pool deck proved successful. Blake was asked to include pressure washing entire pool deck. (It came out great!) Motion to pay Blake an additional \$75 for pool deck. Seconded and approved.

Chairpersons Needed

Event Chairperson and Membership Chairperson.

Block Captains

Mary Pedersen retired as Elan Block Captain after 10 years. Flowers were delivered. She was grateful.

Pool Railings Installed. Look nice.

Pool Landscape

Landscaped retaining wall was approved by Killearn

Lakes. Should get started on it soon.

Church Donation for use of facilities. Edith will follow up with Melodie to cut a check for \$100.

Killearn Lakes HOA Response to Letter Easement ditch cleaned out within days.

Pool Sign

Make sign: "Killearn Commons Pool Complex - Members Only" .We are limited to what size according Killearn Lakes. We will make it 18x12. Motion made and seconded to proceed with having a sign made. Approved.

Pool House Repairs

Outside storage door frame rotting and water pipe leading to the outdoor shower leaking. Richard says women's bathroom door needs to be replaced. Have quote from carpenter Jerry Jelinck, who lives on Oakleigh Court. (Keep our business within the communit.) Proposal/Quote for replacing door and frame with fiberglass door and frame, plus labor is \$405. A lifetime solution. Suggest Jerry also replace women's bathroom door. Assume we're talking similar cost. Jerry will also fix the outdoor shower link. Needs to replace some piping. Motion made, seconded and approved to proceed with repairs.

Termite Protection for Pool House

Florida Pest Control bonded the Pool House when entire neighborhood was inspected the first year. Bond lapsed, no budget item recorded for annual termite control. Bill Duncan will issue RFP to get Pool House re-inspected.

KLHOA took down the fence and gate on easement that was put up by Progress Energy, citing it to be in violation of the Covenants and Restrictions. However, no replacement fence was planned, and KLHOA are still discussing this as a budget item. Bill to send letter to KLHOA about this.

Weekly pool house cleanings, formerly done by Jessica Truax, will be done by Kelly Bagwell. Should be weekly, take about an hour and a half. Motion made and seconded to approve payment of \$35 per cleaning to Kelly. Approved.

Member Q&A

Randy Moore raised an issue about recent cutting back of common area/easement along Deer Lake behind homes in Killearn Commons. Left-behind debris is creating serious "super fuel" for fire. Will try to get State Fire Marshall involved for resolution, since this has been an ongoing, unresolved issue item with Killearn Lakes HOA. Bill Duncan will also prepare letter for KLHOA.

Board Meeting Highlights

April 19, 2010

President's Message

Special thanks to Beth Sturman who put pine straw out in the flower beds at the front entrance.

Thanks to Kelly Bagwell for volunteering to be Elections Chairperson.

Thanks to Chris Andrews for volunteering to be the Landscape Chairperson.

Talquin Electric new metering system to be implemented in June/July.

Lake View article about new sidewalks and cleaning out the common areas. Bill Duncan emailed Killlearn Lakes to clarify the cleaning out of the common areas. Awaiting a response.

Treasurer's Report presented by Bill Duncan

Deposits	=	\$ 6,158.50
Expenses	=	\$ 3,210.78
Cash in Bank	=	\$ 27,122.96
CDs	=	\$ 37,911.68
Total Cash	=	\$ 65,039.64

Talquin Bill was \$449.38!!! (a mis-read on the meter.) They sent us a refund check for \$419.62, which will be minus \$14.88 for two months.

Bank Accounts

CDs: Made \$63.65 of interest in March.

Insurance We only have coverage for the pool building at \$67,000 (too low) and we should raise it to \$125,000, based on construction cost estimates. (\$400 increase in premiums.) The pool is covered at \$55,000 (too much). Recommend we lower that to \$35,000 (for \$200 decrease in premiums). Motion: Instead of accepting a \$200 net increase in premiums, have Bill Duncan revisit Ken Cooksey at Franklin Insurance, try to get a break even adjustment. Seconded. All in favor.

Dues as of April 19

70% have paid their dues, 30% have not. Dues received after May 1 will have 18% late fee added and pool card will be deactivated. Dues still unpaid by June 1, we will start lien proceedings. As of meeting time, 3 more dues were collected, leaving 64 remaining. KCHOA is batting 1,000 on getting dues for homes being sold, in foreclosure, or bank owned. Road signs will be put out to remind folks.

Committee Reports

Newsletter

Next Newsletter publish date goal is before May 1st.

Web Site

It's now live! www.KilllearnCommons.com
Thanks to Richard for reviewing and pointing out editing errors. Bill Duncan signed us up for Google Analytics, which will track the traffic and other information and help us to get advertisers. Ads:
Bannerman Landscape: \$60 for one year, provides 20% discount on plants and flowers for our homeowners. Florida Commerce Credit Union would like to be exclusive sponsor of our Web site, provided we give them a full page ad. Motion made and seconded. All in favor.

Pool

Kelly Bagwell has started cleaning, doing good job.

New pool maintenance company has started work.

Bathroom lights replaced with fluorescents.

Pool reservation - Clarification made amongst Board members that there is a \$50 refundable deposit for parties (not to exceed 15 people.)

Pool Card replacement fee: Currently \$25. Motion made to decrease fee to \$10, effective May 1st. Seconded. All in favor.

Committee Chairperson Need: Kelly Bagwell - Elections Chairperson, needs a BOD Member to also be on the Committee. Greg Hill volunteered. Chris Andrews has volunteered to be Landscape Chairperson.

Landscape

Still a need to trim shrubbery. Motion made to hire Chris Andrews at \$12 an hour for doing this kind of work. Seconded. All in favor.

Old Business

Pool Landscaping: All major work completed.

Pool Sign: Should be here in a couple of weeks

Pool House Repairs: Outdoor shower leak fixed.

Outdoor storage room door and frame replaced with fiberglass door. Women's room door on order.

Terrmite Protection for Pool House: 25 RFPs sent out, 6 responded. Motion made to hire Dixon.

Seconded. All in favor.

Easement Fence/Gate. Bill Duncan was told Killlearn Lakes doesn't have funds to put in post with cable.

New Business

Pool House Capital Improvement - Discussed Pool Pavilion to be installed in fenced kiddie area. This space could be utilized for party reservations. Possibly add charcoal grill. Motion made to pursue more research, issue RFP. Seconded. All in favor.

Block Party to be held on Labor Day weekend, Saturday from 1pm to 4pm.

Kelly Bagwell had a good idea to invite our advertisers to have booths at Block Party. Also set up Election Committee table to announce October elections, gather absentee ballots.

Killlearn Commons Golfers: Bill Duncan announced the probability of a Fall Golf Tournament open to all Homeowners for the purpose of raising charitable dollars for our very own KCHOA Community Neighbor Assistance Fund

Next meeting scheduled for May 17.

June meeting is tentative, due to the unavailable location of Deer Lake United Methodist Church. .

President's Message...

Our new web site is up, live and running...

www.KilllearnCommons.com

Please take the opportunity to visit the web site where you will find much needed and valuable information.

Twice Blessed. Congratulations to Karen and Davis Blanchard on the birth of their twin boys, Jake and Kade on March 26 at Tallahassee Memorial Hospital. They've already been to the pool!

If you see ANY suspicious activity, call the Leon County Sheriff at 922-3300

Our VIPs (Very Interesting People)



Meet the Caldwells Ambassador Family Called "Heart and Soul" of March of Dimes

Charrington Forest residents Matt and Allison Caldwell were front-page news in the April 9 Tallahassee Democrat. Because they believe in the work of March of Dimes, the Caldwells were named this year's ambassador family who represents the organization. March of Dimes is in the business of saving babies. Caldwell's four-month-old daughter, Emma, was born 10 weeks early, weighing just 2 pounds, 4 ounces. The tiny baby spent her first 51 days under the care of the NICU nurses at Tallahassee Memorial Hospital. Emma is now home with her parents and three-year-old brother, Cody. The family wants people to realize that premature birth can happen in any family. To bring awareness, the Caldwells walked alongside thousands of others at the March for Babies walk on Saturday, April 10. The three-mile walk in Cascades Park raised around \$225,000. The money goes directly to programs and research to help ensure women have successful full-term pregnancies and that their babies are born healthy. KCHOA Board Member Matt Caldwell says: "it's been a great experience. And I want to thank our wonderful neighbors who loved on us while Emma was in the hospital." Allison nods in agreement. "I'm a pediatric speech therapist" she says. "So it's humbling to be on the other side." Big brother Cody just grins and says: "I love giving Emma her paci."

Good Neighbor Tips

- * Please sweep or blow off your sidewalk after you mow your lawn. Thank you!
- * Please pick up after your dog. Thank you!

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Special Offer for Killearn Commons Home Owners Only: Go to KillearnCommons.com to get a 20% OFF COUPON on all plants and flowers!

Paid Advertising

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

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