

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

May/June 2011



6753 Thomasville Road * Suite 108 * Box 245 * Tallahassee, Florida 32312
www.KillearnCommons.com

Be Cool in Our Pool...Be Pool Smart

New Pool Look, New Pool Rules

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 are designed to keep our pool area safe.

The Killearn Commons Pool Complex is for Members Only. It is for the exclusive use of Killearn Commons homeowners, their families and their accompanied guests.

All pets are prohibited in the Pool Complex.

All bicycles, scooters, rollerblades, skateboards and skates are prohibited.

All glass containers are prohibited.

An adult must supervise all children under the age of 15 at all times.

The Pool Complex is open from 7:00 a.m. until 9:00 p.m. daily during pool season.

No Trespassing.

For more info, got to www.KillearnCommons.com

Pool Rules

No Lifeguard on duty. Swim at your own risk.

No one under the age of 15 without a responsible adult.

All guests must be accompanied by a member.

Shower before entering the pool.

No food is permitted on the pool deck.

No glass containers of any kind are permitted on the pool deck or in the pool.

No running or horseplay around the pool.

Violation of rules could result in loss of pool privileges.

Vandalism will not be tolerated.

For more info, go to www.KillearnCommons.com

Picnic Patio Rules

The Picnic Patio is for exclusive use of residents who have made reservations.

All gatherings, parties or events will be in the Picnic Patio, behind the fence, except for swimming.

Use of the outdoor kitchen is limited to adults over the age of 25, and limited to two persons at a time in the cooking area.

When using the charcoal grille, the user will need to bring their own charcoal, lighter fluid, utensils, cleaning supplies, etc.

No playing on counter top or picnic patio.

You must clean up after yourself or be charged a cleaning fee. For more information, go to

www.KillearnCommons.com

Pool Cleanup Day Honor Roll

A big **THANK YOU!** to Greg & Shannon Hill, Tom, Jana, Emma & Caroline Weiskotten, Billy, Ann & Kiki Hicks, Cheryl, Jim & Jack Shaw, Donna & Ashley Paillet, Fran Harrell, Aryn Huff, Pedro & Antonio DelValle, and Bill & Anne Duncan. They all did a fantastic job participating in our 7th Annual Pool Cleanup Day. Thanks also to Chick-Fil-A for the good deal on the picnic baskets and salads for our volunteers. The efforts of everyone demonstrate what we can do when working together. The result is that we have once again raised the bar for our entire community.

Volunteer Appreciation Party

The music of Facing Quincy rocked the Pool Complex at the Volunteer Appreciation Party Saturday evening, April 23, from 5 until after 8. KCHOA Board Member Roger Bagwell was on drums, his nephew, Erik, provided vocals and guitar work, as did his buddy Mike, our Tallahassee sign guy. This music and fun-filled event was for KCHOA Board Members, volunteers, families and special friends. KCHOA supplied the meat, and everybody brought a side dish and their own drinks. I felt this KCHOA bash for Board Members, advisors, volunteers, etc. was a great way to recognize everyone's hard work in helping make this a wonderful community. I wanted to make sure we included and invited all those who have participated in helping making Killearn Commons what it is today. A really good time was had by all. See all the photos at www.KillearnCommons.com

KCHOA Block Captain Pedro DeValle got us a terrific deal on the delicious meat. Thanks, Pedro!

On a quick side note, I can say for a fact that the past six homes that sold here in Killearn Commons were partly because of the pool.

We have 175 homeowners that have paid their dues (or 84%) for a total of \$23,282.20.

We have 34 homeowners outstanding as we approach the end of April, the last month that dues are due before they become late dues. This is worth \$4,930 in dues that we need to collect.

Unpaid homeowners will not get a new pool FOB until their dues are paid by the end of April. If they already have a FOB, it will be deactivated.

Welcome, New Neighbors

Welcome, Keith Kiplinger and daughter, Amy, to your new home on Hannary Circle.

Welcome, Renee Noel and your two daughters on your recent move to Hannary Drive.

Welcome, Chiles football coach John Stradlin and your two daughters, on moving into your new home on Charrington Forest.

Board Meeting Highlights

Complete minutes, including all financials, are at www.KillearnCommons.com

April 18, 2011 (No March Meeting)

Edith Bowden has resigned from the Board Directors of KCHOA, effective immediately. Therefore, this created an immediate opening for a Director and our first order of business was to fill that opening. Roger Bagwell has volunteered. The Board approved. Thanks, Roger. And thanks for your service, Edith.

President's Message

First, I want to thank all Board Members and the many volunteers who participated in our 7th Annual Pool Cleanup Day. It went very well and was an outstanding job. We have received a large number of compliments from homeowners.

I have noticed a number of homeowners really fixing up their yards and doing beautification.

However, we still have a number of homeowners and rental properties that we are going to finally have to follow up with in regards to meeting the requirements of the Covenants and Restrictions.

These homes and their properties need to be fixed up and cleaned up, especially with mildew on the siding.

Part of the reason for this is because when we compare Killearn Commons home prices to both the Tallahassee and the Leon County markets, we had been flat for the past eight months and then we actually have seen our prices creep upward, 3.9%, when compared to these other markets. We have passed out around 150 new Pool FOBs. Since we have opened the pool, we have already seen a large increase in use, including a number of parties that were scheduled for the Picnic Patio.

We need to ensure that the Pool Complex Rules are followed. Now that we have deactivated the old pool cards and replaced them with the new Pool FOBs, we are keeping track of the FOB number to each residence. That way, any violation of Pool Complex Rules will result in deactivation of their Pool FOB with no questions asked.

The reason I bring this up is that we recently discovered beer bottles in the trash cans at the pool. Glass containers in the Pool Complex is serious. Federal, State and County regulations strictly forbid glass containers of any kind in the Pool Complex, since we are legally considered a commercial pool. If someone were to break a glass container inside the Pool Complex, we would be required to close the pool down, drain the entire pool, and then refill the pool. This is one very expensive proposition.

Therefore, anyone caught in the pool complex with a glass container will have their pool privileges deactivated. If anyone is caught with a glass container of any kind and it breaks, they'll be held financially responsible for the draining, cleaning and filling for the pool. That's why I would like to make these two motions:

* Any resident caught breaking the pool rules will have their Pool FOB device deactivated for one year.

*Any resident caught with any form of glass container and such container breaks so the pool has to be closed down, pool emptied, cleaned and then refilled, such resident be charged a special assessment for the cost.

I can say that the last six homes sold in Killearn Commons were all partly based on our own Pool Complex. By comparison, Killearn Lakes Racquet & Swim Club's fee is \$475 per year, plus tax. Summerbrooke's new Pool Complex is \$900 per year. So owning a home here in Killearn Commons and paying only \$145 in dues per year is a pretty good bargain.

Treasurer

Financial Report

February 2011 Report

Deposits = \$ 6,305.20
Expenses = \$ 7,271.23
Cash in Bank = \$ 22,770.71
CDs = \$ 30,255.18
Total Cash = \$ 53,724.89
Expenses = \$ 7,271.23
\$4,400 from CD to pay for Pool Marcite
Actual expenses = \$3,321.23
\$1,140.00 of the expenses was for the new Pool Security FOBs which was not budgeted.

March 2011 Report

Deposits = \$ 3,565.20
Expenses = \$ 3,238.85
Cash in Bank = \$ 23,104.85
CDs = \$ 30,301.95
Total Cash = \$ 53,406.80

\$2,282.97 of the expenses went towards Pool Cleanup day. This included the purchase of Knock Out roses, so next year we won't have to plant again along the front.

We purchased umbrellas and a large number of chairs and, hopefully, we will not have that expense again for some time.

2011 Dues Paid to Date: 179 or 87% for a total of \$23,712.40. All dues are due by end of April.

Annual Green Thumb Yard Contest

Judging will take place Saturday, June 18. Four \$50 Visa Gift Cards will be awarded, two for Best Yard, two for Most Improved Yard, courtesy of Florida Commerce Credit Union.

Annual Block Party

Scheduled for Saturday, August 20, 4 until 8 p.m.

KCHOA Elections

Elections this year will be held Monday, October 17. We will be electing two directors to the Board of Directors of KCHOA. The two positions are currently held by Roger Bagwell and Matt Caldwell.

Thanks and Congrats!

A belated thank you to our Oakleigh Court neighbor, complete carpenter and all around handyman, Jerry Jelinek (933-0133) for fixing the burst pipe on the Pool Complex outdoor shower.

And belated congratulations to Jerry and his new bride, the former Gia Koliias, on their wedding elopement to the Bahamas.

Our VIPs (Very Interesting People)

Coffee is Ready

State Basketball Champ Cameron Coffee Wins FAMU Scholarship

There's a teenager at 8230 Charrington Forest, Jolisa and Chester Coffee's son, Cameron. He played shooting guard on the Rickards High School State Championship Basketball Team for the past two seasons. He was just awarded a basketball scholarship to FAMU and plans to enter their Pharmacy program. Proud mom Jolisa is a former KCHOA President. Proud dad, Chester, was his son's coach at Rickards. Teen sister, Kelsey, is justifiably proud, too. The Coffee family has lived in Killearn Commons since 2000.

Board of Directors

Bill Duncan, President, 212-1054
Greg Hill, Vice President, 570-5413
Roger Bagwell, Board Member, 841-0334
Matt Caldwell, Board Member, 504-0553
Tom Weiskotten, Board Member, 894-9625

Advisors

Ruth Rivas, Treasurer and Melodie Greene, Assistant Treasurer, 814-4077
Kelly Bagwell, Secretary, 841-0334
Kris Richardson, Event Chairperson, 228-5747
Richard Wingerson, Pool Committee and Newsletter, 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, 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 Harrell, 2756 Oakleigh Court
Phillip Bello, 2752 Whitmore Court
Greg and Shannon Hill, 8408 Wellesly Place

Report ANY suspicious activity in Killearn Commons to the Leon County Sheriff at 922-3300.