

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

May/June 2012



8254 Kerry Forest Parkway * D4, Box 384 * Tallahassee, Florida 32309
www.KillearnCommons.com

Be Cool in Our Pool...Be Pool Smart

Fresh New 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. Use the new Bike Rack.

Parking in the Pool Lot is for Pool Users ONLY.

All glass containers are prohibited.

Smoking is now 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, go 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. Homeowners are responsible for any and all damages incurred by their guests.

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 info, go to www.KillearnCommons.com

Pool Cleanup Day Honor Roll

On a beautiful Saturday morning, March 10, we had our 8th Annual Pool Cleanup Day and Picnic. The weather was perfect with a nice breeze. We started at 9 a.m. and were actually finished around 11 a.m., which gave us a good opportunity to leisurely have lunch and visit with each other.

First, what was amazing were all the kids who showed up and the outstanding work they did. They did not hesitate in taking on any task they were asked to do, be it cleaning, sweeping, raking, etc. The second terrific thing was the number of women who helped spread out 50 bales of pine straw. Thanks to everyone for all your hard work.

The painting of the Pool Complex was completed earlier in the week and it looks absolutely great! We even got the bathroom floors painted and new strips in the parking lot. Now the Pool Complex is in great shape for everyone to enjoy for another season.

A big **THANK YOU!** to Greg, Shannon and Connor Hill, Tom, Jana, Emma and Caroline Weiskotten, Callie Bedenbaugh, Haley Garcia, Ruth Rivas and granddaughter Kenadie Greene, Roger and Kelly Bagwell and granddaughters Gracie and Madie Bagwell, Eric and Julie Peacock and daughters Isabella and Adrianna, Brian Urban and daughter Caroline, Jim and Cheryl Shaw, Elizabeth Moore, Keith Keplinger, Bill Duncan, and Richard

Wingerson. They all did a fantastic job participating. Thanks also to Subway for the picnic lunch for our volunteers. The efforts of everyone again demonstrates what we can do when working together to improve our community

St. Patrick's Day Pool Party

The Pool Complex opened on St. Patrick's Day, Saturday, March 17th in time for Spring Break. The Pool was dyed green and the complex decorated in the St. Patrick's Day green theme. There was a great turnout all day long. Late afternoon saw the grill get fired up and it was BYOB (Bring Your Own Beast & Beverage). Special thanks to the Bagwells and the Wesikottens for the St. Patrick's Day theme idea and the decorations. Great job!

See all the photos at www.KilllearnCommons.com

Welcome, New Neighbor

Welcome, **Nickasha Jones** to your new home at 8580 Hannary Circle.

We have 170 homeowners who have paid their dues for a total of \$22,904.74.

We still have 38 homeowners outstanding as we approach the end of April, the last month that dues are due before they become late dues. This is worth \$5,510 in dues that we need to collect.

(You can still pay by PayPal, (Plus a \$2.50 service charge) at www.KilllearnCommons.com

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.

Board Meeting Highlights

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

April 16, 2011 (No March Meeting)

Financial Reports

February 2012 Report

Deposits	=	\$ 6,570.00
Expenses	=	\$ 2,128.47
Cash in Bank	=	\$22,238.83
Savings	=	\$ 1,057.80
CDs	=	\$29,238.82
Total Cash	=	\$52,855.10

March 2012 Report

Deposits	=	\$ 6,626.45
Expenses	=	\$ 3,360.23
Cash in Bank	=	\$20,258.59
Savings	=	\$ 1,057.80
CDs	=	\$29,568.52
Total Cash	=	\$50,884.98

Year to Date

Revenues Budgeted	=	\$20,250.00
Actual	=	\$24,288.78
Variance	=	\$ 4,038.78

Expenses Budgeted	=	\$ 5,525.47
Actual	=	\$ 5,619.58
Variance	=	\$ 94.11

Expenses reflect Capital Budget Projects, including Pool Complex building painting and Bike Rack. Also included in the expenses was the electrical repair at the front entrance.

Dues

Paid to Date: 000 or 00% of homeowners for a total of \$00,000.00

Upon review, we could see the typical ones who forget and are always late, and also the ones who try not to ever pay.

At the end of April, when dues are finally due, we will ask the Treasurer to send us an updated list. Of those who have not paid by the end of April, we will send out the first set of late notices.

Taxes

Taxes were prepared by our Tax Accounting Firm and a payment of only \$80 was submitted to the IRS,

Pool Complex

We had a green pool for our St. Patrick's Day Pool Opening, but it turned out the green dye did create a problem in our sand filters and we're still getting green stuff out when performing a back flush. Our pool service man asked that next time we want to color the pool, to ask him and he'd take care of it.

The pool was inspected on March 31 by the Leon County Health Department and all requirements were met and no violations were found. We received a Satisfactory rating, which is the highest to achieve.

Landscape

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

Election Committee

October 15 will be the Annual General Membership Meeting and Elections. This year, we will be electing two members to the Board, the positions currently held by Greg Hill and Tom Weiskotten. Of course we would enjoy having them be re-elected, but we need to start the process of looking for candidates. Want to volunteer? We need you!

Bike Rack

The Fred Beckham Memorial Bike Rack has been installed at the Pool Complex and the plaque has been installed on the front of the Clubhouse

No Smoking Policy

A motion was made, seconded and unanimously approved to implement a No Smoking policy at the Pool Complex.

No Residential Parking at Pool

The Pool parking lot is reserved for Swimmers Only.

Annual Best Yard Contest

Judging for the Annual Best Yard Contest will be Saturday, June 16. There will be four \$50 Visa Gift Cards presented, the **Green Thumb Awards**, two for Best Yard, and two for Most Improved Yard.

Next Meeting will be Monday, May 21 at 7 p.m.

President's Message

First, I want to thank all Board Members and the many volunteers who participated in our 8th 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 need to maintain their homes better, especially removing mildew from the siding. Easy solution: A combination of one part bleach to four parts water will clean that green.

Our VIPs (Very Interesting People)

Vice President Tom Weiskotten:

A Man for All Reasons

If something needs doing in the neighborhood, you can always count on KCHOA Vice President Tom Weiskotten to help get it done.

Originally from Sarasota, Tom graduated from FSU, majoring in Business Administration. He's co-owner and partner with G.R. Robbins & Associates, a Florida Certified Public Accounting firm. Tom enjoys sports and music, especially the Boston Red Sox and Bob Seger. In his spare time, you can usually find Tom, his wife Jana and their two happy daughters Emma and Caroline enjoying the Pool Complex. Tom smiles and says "It's really satisfying and gratifying to see how good neighbors working together have turned this community into a great neighborhood."

Improve Your Lot!

Outdoor Innovations Landscaping and Maintenance: A Whole Lot More Than Just Mow, Blow and Go!

Killearn Commons resident Eric Peacock has eight years experience, two state licenses and three certificates through the University of Florida. For a FREE Estimate to get all done, and get it all done right, call Eric at 850-570-2781

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, gmarivas355@gmail.com

Melodie Greene, Assistant Treasurer, 814-4077

Kelly Bagwell, Election Chairperson, 841-0334

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, 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, May 21, 7 pm,
Deer Lake United Methodist Church**

Killearn Commons is on Facebook
www.facebook.com/killearncommons

***Report ANY suspicious activity in Killearn
Commons to Leon County Sheriff : 922-3300***