

KILLEARN Commonsense

The Newsletter for YOUR Killlearn Commons Homeowners Association

Nov/Dec 2011

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

www.KilllearnCommons.com



New KCHOA Officers Elected

ANNUAL MEETING and ELECTION of BOARD of DIRECTORS

October 17, 2011

Board Members and Homeowners:

This year we had two Board of Directors positions open. We had two people submit their names for consideration: Brian Urban and Roger Bagwell. Since no other names were submitted, there was no need to hold an election. Therefore, Brian Urban and Roger Bagwell are the new Board Members.

The Board then elected Greg Hill, President and Tom Weiskotten, Vice President. Bill Duncan will continue to serve as a Board Member.

Sincerely,

Kelly Bagwell

Chairperson, Election Committee

Board Meeting Highlights September 19, 2011

Complete Minutes, Financials & Much, Much More at KilllearnCommons.com

The Annual Block Party was a tremendous success! We had well over 200 people in attendance.

The home at 2776 Whitmore Court has closed. We welcome the new owner, Christopher Bass.

There is an issue concerning parents parking on the common area and street on Elan to walk their kids to school through the common area behind the pre-school. This has created a problem with our neighbors in that area. We have asked Leon County to place No Parking signs and have asked

Leon County Sheriff's Office to patrol that area and ticket violators.

Financial Reports

July 2011 Report

Deposits	=	\$ 171.34
Expenses	=	\$ 1,960.53
Cash in Bank	=	\$ 18,270.81
CDs	=	\$ 30,430.52
Total Cash	=	\$ 48,709.01

August 2011 Report

Deposits	=	\$ 0.00
Expenses	=	\$ 3,045.20
Cash in Bank	=	\$ 15,225.61
CDs	=	\$ 30,449.90
Total Cash	=	\$ 45,683.19

Budget Review

Revenue

Budgeted	\$27,000.00
YTD	\$30,817.94
Variance	\$ 3,817.94

Expenses

Budgeted	\$20,273.00
YTD	\$20,980.28
Variance	\$ 707.28

2011 Dues

Paid to Date: 203 or 98% of homeowners.

Five homeowners have not paid their dues as of today. But there is another check on the way, so that will bring the total to four homeowners who have not paid.

One is a foreclosure, which is the only one left, and we should be getting paid this year as soon as the bank or mortgage company takes title.

Out of the four late dues, two are rentals and we've had trouble catching up to them because their addresses keep changing. Therefore, we need to send out lien notices to the two I know the addresses to be correct.

Web Site

45% new visits. Home Page, Pool, Calendar and Contact Us are the main pages being viewed.

Pool Complex

The Pool Cooling Misters seemed to work rather well and during the major heat of the summer, we were able to keep the pool temperature down into the lower 80's. Because of this success, we are going to look at building a better system which would be like a cooling tower. We have someone in Killearn Commons who would like to help with this project. If we do this correctly, we could possibly use it to both cool the water and also heat it up early in the season.

Landscape

During the off-season, after the first of year, we will do something at the front entrance, so we can plant some flowers.

Parking on Grass at Pool

A concern was raised about parking on the grass at the pool, especially when there is a party. The

consensus was that it was better than parking on the street.

New Annual Block Party Committee

Kelly Bagwell, Anne Duncan, Tom and Emily Weiskotten have volunteered to work as the Annual Block Party Committee for next year.

Board Meeting Highlights October 17, 2011

President's Message

I wish to thank Matt Caldwell for his three years of service on the Board of Killearn Commons.

I also wish to thank each Board Member and Volunteer for their time and service.

I want also to especially thank Ruth Rivas as our Treasurer, who continues doing an outstanding job.

Again, we have had an outstanding year. We are maintaining a high occupancy rate with one home for sale by owner and one home for rent, which will not last long because homes in Killearn Commons rent very quickly. There is only one home in foreclosure, from which I recently received the court documents and it should be finalized soon, then go on sale.

Again we have raised the bar concerning the upkeep and maintenance of homes by keeping the pool complex looking very nice.

The pool complex, a major focal point of Killearn Commons, saw increased usage including a large number of parties and other activities. There were some unexpected expenses, and some expenses went over budget, but we have come in very close to actual expenses budgeted.

Financial Reports

September 2011 Report

Deposits	=	\$	171.34
Expenses	=	\$	2,360.07
Cash in Bank	=	\$	13,036.88
CDs	=	\$	30,468.67
Total Cash	=	\$	43,563.34

Budget review

Revenue	
Budgeted	\$27,000.00
YTD	\$30,989.28
Variance	\$ 3,989.28
Expenses	
Budgeted	\$21,409.25
YTD	\$23,340.35
Variance	\$ \$1,931.10

Annual Garage Sale

The Annual Killearn Commons Garage Sale was a big success. The event took place Saturday, October 15th from 8 am to 12noon. There were 20 to 30 individual sales held. KCHOA ran ads in the paper and posted signs.

Annual Holiday Decorations Contest

Saturday Evening, December 17. Judges will again be the Hill and Weiskotten families. \$50 Visa gift cards will go to the best holiday decorations in two categories: Adult Appeal and Kid Appeal.

Mail Boxes

Mail Box style and color questions have been coming up a lot lately. The Killearn Commons Covenants and Restrictions do address Mail Boxes in that they all should be the same. However, when Killearn Commons was originally built, the developer used a single contractor to get all the original mail boxes. That contractor is no longer in business and that mail box is no longer made.

Basically, all mail boxes should have the same look, and there are lots available that come close, but they all need to be black. Any exceptions require approval from the Board

Preparation of 2012 Dues

Notices to go out January 1, 2012, including preparing the Web site for on-line payment. The dues will be maintained at \$145.20 with our money-saving incentive plan. Here's how it works:

Pay by the end of	January:	\$130.00
	February:	\$135.00
	March:	\$140.00
	April:	\$145.00

After May 1st the dues will be \$145.20 with an 18% penalty, plus any additional cost related to getting the dues paid. In addition, we will continue to use **PayPal** on our Web site for the payment of the dues. There will be a \$2.00 service charge for doing this service. Financially, we did very well with the Dues Incentive Plan in which we had 98% of homeowners pay their dues and we actually exceeded our revenue goal.

This is a "No Solicitation" Neighborhood

If you have a solicitor come to your door, please contact Leon County Sheriff's Office. Neither Killearn Commons Home Owners Association nor Leon County Sheriff's Office tolerate this kind of activity. **Report ANY suspicious activity to the Leon County Sheriff's Department at 922-3300**

In Memoriam, Fred Beckham

We're sorry to report the passing of our friend, Fred Beckham. Fred passed away at home on September 25. He was 85 years old. Fred served Killearn Commons as a KCHOA Board Member and as Hannary Drive Block Captain. Fred is survived by his wife of 65 years, Fran, their son, Fred Jr., five grandchildren and two great grandchildren. So long, Fred. We will miss you.

Lost Cat

The Louissaint Family of 2819 Dumont Drive has lost their small tuxedo cat, Diamond. It has olive green eyes and a white-colored off-center nose stripe. The Louissaint kids would sure be happy to have Diamond back. Thanks!

Email: jlouissaint@embarqmail.com

Phone: 850-893-9813

Our VIPs (Very Interesting People) Suburban Urban



Meet New Board Member, Brian Urban

When Brian Urban was a boy in the winter wonderland of Iron Mountain, Michigan, Florida was the farthest thing from his mind. But after getting his Chemical Engineering degree from Michigan Tech, (also in the frigid Upper Peninsula) he couldn't say no to a job offer in the Sunshine State. Today, he's a happy Financial Professional of North Florida. Brian's wife, FSU grad Lisa, is Assistant Principal at Conley Elementary in Southwood. They live with their little girl, 19-month-old Caroline, and their dogs Bella and Cain at 8560 Hannary Circle, where they've lived since 2007. "We love this neighborhood because of the people" says Brian. "They make a huge difference. The people, the schools, the community are great."

Homeowners need to make sure the exterior of their homes are properly pressure washed to remove mildew and dirt. We need to make sure we keep our homes looking their best, because this does affect the attractiveness of the neighborhood.

Board of Directors

Greg Hill, President, 570-5413

Tom Weiskotten, Vice President, 894-9625

Roger Bagwell, Board Member, 841-0334

Bill Duncan, Board Member, 212-1054

Brian Urban, Board Member, 228-3546

Advisors

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

Kelly Bagwell, Secretary, 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, 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

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, January 9, 7 p.m,
Deer Lake United Methodist Church

Killlearn Commons is on Facebook

www.facebook.com/killlearncommons

*Happy Thanksgiving and
Happy Holidays!*