

KILLEARN Commonsense

The Newsletter for YOUR Killlearn Commons Homeowners Association

Nov/Dec 2012

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



www.KilllearnCommons.com

8254 Kerry Forest Parkway, D4, Box 384, Tallahassee, FL 32309

New KCHOA Officers Elected

Annual Meeting and Election of Board of Directors

October 18, 2012

Board Members and Homeowners:

This year we had two Board of Directors positions open. We had two people submit their names for consideration: Tom Weiskotten and Sheila Peters. Since no other names were submitted, there was no need to hold an election. Therefore, Tom Weiskotten and Sheila Peters are the Board

Members. Later, the Board elected Tom Weiskotten, President and Roger Bagwell, Vice President. Sheila Peters will serve as the new Board Member.

Sincerely,

Kelly Bagwell

Chairperson, Election Committee

Board Meeting Highlights

September 17, 2012

Complete Minutes, Financials and Much More at KilllearnCommons.com

President's Message

The Board passed a policy of NO SMOKING at the Pool Complex. Apparently, based on the evidence, we still have some people smoking in the complex. So please, NO SMOKING in the Pool Complex.

Parties at the Pool Complex. NO parties are private to the entire Pool Complex. When you reserve and have a party, that means you are reserving the picnic area ONLY for your party, and not the entire Pool Complex. This still allows homeowners access to the pool during these parties.

Best Yard Contest. There seemed to be a little bit of controversy over the judging for the Annual Best Yard Contest. The judging is done by a winner of the previous year. This eliminates that yard winning again and judging is based on their own independent judgment. We had received an unsigned letter from a non-Killlearn Commons resident stating that the same yards always win and that we had a preference for certain residents. The letter stated they drove through and saw homes that looked better than the ones that won. If this non-resident does not like the way we run things here, we invite them to buy a home in Killlearn Commons and participate in the KCHOA.

Financial Reports

August 2012 Report

Deposits	=	\$	0.00
Expenses	=	\$03,767.34	
Cash in Bank	=	\$11,640.68	
CDs	=	\$29,618.14	
Total Cash	=	\$42,316.77	

Year to Date

Revenues

Budgeted	=	\$20,250.00
Actual	=	\$28,201.86
Variance	=	\$ 7,951.86

Expenses

Budgeted	=	\$21, 511.57
Actual	=	\$20, 174.30
Variance	=	(\$ 1,337.17)

2012 Dues

Paid to Date: 202 or 96% of homeowners. For a total of \$26,864.38. This leaves six outstanding. Four have previously been difficult to pay, so we need to knock on doors or go ahead and put liens

on homes. Two have gone into foreclosure. Once foreclosure has gone through the process, we will get paid, including the late fees. None of these foreclosures has been closed out, so as soon as the mortgage company gets the title, they will be required to pay all past due. Another one owes us for two years, but has sold the home. At the time of closing, they will be required to pay all past dues in the amount of \$342.70.

Landscape

Eric Peacock cut back the lower limbs and raised the canopy on the oak trees at the front corner of the Pool Complex. This allows more sunlight on the front flower beds and allows better vision into the Pool Complex. RFPs (Request For Proposals) for lawn service at the Pool Complex and other areas within Killlearn Commons were sent out. Bill Duncan and Brian Urban will review and make their recommendations to the Board.

Board Meeting Highlights October 15, 2012

President's Message

We wish to thank Greg Hill for his three years of service on the Board. He has been very instrumental in his involvement in many areas. While Greg is no longer on the Board, he wishes to continue volunteering as needed.

Again, we have had an outstanding year. We have stability on the Board, and financial stability and reporting has been great, through the efforts of Treasurer Ruth Rivas. The dues incentive plan has worked really well. Capital Projects this year have included the Fred Beckham Memorial bike rack, the Pool House was given a fresh coat of paint, The front entrance received a much needed makeover and we have received many compliments on this. We had two parties at the Pool Complex this year, a Fourth of July Party and the Annual Neighborhood Get Together. Both were very successful, thanks to Kelly Bagwell and Tom Weiskotten. We continue to get great reviews on our Web site. Many homes have been sold, and are still selling in Killlearn

Commons, so make sure you welcome your new neighbors.

Financial Reports

September 2012 Report

Deposits	=	\$	0.00
Expenses	=	\$	1,731.07
Cash in Bank	=	\$	9,909.11
CDs	=	\$	29,627.88
Total Cash	=	\$	40,595.02

Year to Date

Revenues

Budgeted	=	\$	20,250.00
Actual	=	\$	28,201.86
Variance	=	\$	7,951.86

Expenses

Budgeted	=	\$	19,717.39
Actual	=	\$	22,355.97
Variance	=	(\$	2,638.58)

2012 Dues

Paid to Date: Still 202 or 96% of homeowners, for a total of \$26,864.38. Sheila Peters will attempt to make contact with some of these past due homeowners. We feel we should not just start cracking down and filing liens, nor be publishing names, as suggested. On another note, we did receive notification that another home has gone into foreclosure, but they are up-to-date on dues.

Preparation of 2013 Dues

Bill Duncan will prepare dues notices to go out January 2, 2013, 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:

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

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 using this service. Financially, we did very well with the Dues Incentive Plan.

2013 Operating Budget

Bill Duncan will prepare the 2013 operating budget for the next fiscal year and will present it for approval at the January meeting. He will distribute the proposed budget to the Board of Directors prior to the meeting.

RFPs for Lawn Service

Request For Proposals were sent to three potential contractors, and we received a response from two. As directed by the Board, these were reviewed by Bill Duncan and Brian Urban. Hagerstrom Landscaping, our current vendor, came in at \$3,000 per year. Outdoor Innovations, Eric Peacock, came in at \$4,200 per year. We will keep our current vendor, Hagerstrom Landscaping, as the lawn service.

Deer Lake Methodist Church Contribution

KCHOA's annual \$100 contribution to the Deer Lake Methodist Church for the use of their facilities was unanimously approved.

Neighborhood Garage Sale

The Annual Killlearn Commons Garage Sale will take place Saturday, November 3 from 8 a.m. to 12 noon. (FSU Football is OPEN that day.) There will be an expected 20 to 30 individual sales held. KCHOA will run ads in the Tallahassee Democrat and Craig's List. Sheila Peters has volunteered to post the KCHOA Garage Sale signs.

Pool Closing

The Pool closed for the season, Sunday, October 28. Thanks to the volunteers who helped put the Summer stuff away. We hope to see you at the Annual Pool Work Party and Picnic in March, 2013.

Annual Holiday Decorations Contest

Saturday Evening, December 15. 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.

Black Boxes and Dead Letters

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. Stay within guidelines, but an inexpensive can of black spray paint will work wonders. While you're at it, replace any missing numbers. Makes a good first impression.

New Baby Congratulations

Patrick Urban is here and Caroline Urban has a new brother! Born to proud parents Lisa and KCHOA Board Member Brian Urban on October 18. Patrick weighed in at a healthy 8 pounds, 7 ounces. Baby and Mommy are both doing great.

More New Baby Congratulations

It's a girl! On October 2, Lillian Grace was born to proud parents Julie and William Grace of Charrington Forest. Lillian weighed in at a healthy 8 pounds, 6 ounces. Grandma from PA and great grandparents from OK were here to welcome.

BOO! Thanks for a Spooky Halloween

Thanks to Beth and Mike Sturman at the corner of Elan and Greenland for putting up their annual Boot Hill Cemetery. Their hillside "graveyard" added a little extra chill and scare to the air on pre-Halloween October nights.

No Election Signs Permitted

Killlearn Commons Covenant Restrictions do not allow political or advertising signs on properties. Please refer to "Covenants and Restrictions" on the Web site.

Scoop the Poop

Please pick up after your dog(s). A little plastic newspaper bag or grocery bag will do the trick. Thank you!

NO SPEEDING, NO LOUD MUSIC. PLEASE!

Our VIPs (Very Interesting People)

Meet New Board Member, Sheila Peters



She Loves What She Does, and It Shows

Sheila Peters and her son Josh have lived in Killlearn Commons for 13 years. She finally decided to volunteer and get active in groups after she was downsized from a 29-year career in the Finance Industry. A graduate of Wakulla High, she attended TCC and had a career as an accountant with DHSMV and FAMU Federal Credit Unions. She's now an Independent Executive Consultant with Rodan + Fields Dermatologists, a new company from the Doctors who created PROACTIV Solution. What the Drs. Rodan + Fields did for acne, they're now doing for sun damaged and aging skin. Sheila is also an Executive Director with WOAMTEC, a networking group for "Women On A Mission To Earn Commission." She's also involved with BPW, the Business and Professional Women networking group, and with Quarter Auctions, an organization which raises money for local charities. "I love my job and working out of my home so much, I have finally found my passion for life," she says. "But networking is NOT net lazy. For so many years I worked really hard. Now I'm working smart and hard. I now have the opportunity to step in and help others." Sheila loves to travel and shop and feels people should be able to do what they want, when they want to do it. Her 18-year-old son, Josh, is a senior at Chiles who works at Circle K and plans to join the Navy when he graduates. "Plus, I have a good group of neighbors here. I feel they're not just my neighbors, they're my family."

Board of Directors

Tom Weiskotten, President, 894-9625
Roger Bagwell, Vice President, 841-0334
Bill Duncan, Secretary, 212-1054
Brian Urban, Board Member, 228-3546
Sheila Peters, 545-1940,
SCPeters@aginggracefully.biz

Advisors

Ruth Rivas, Treasurer, gmrivas355@gmail.com
Melodie Greene, Assistant Treasurer, 814-4077
Kelly Bagwell, Election Committee, 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, January 21, 7 p.m,
Deer Lake United Methodist Church

Killlearn Commons is on Facebook

www.facebook.com/killlearncommons

Leon County Sheriff: 922-3300
Animal Control: 606-5400
Talquin Lights: 893-6853

*Happy Thanksgiving and
Happy Holidays!*