

KILLEARN Commonsense

The Newsletter for YOUR Killearn Commons Homeowners Association

Sept/Oct 2010



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

Vote As You Please. But, Please, Vote

August, 2010

Dear Homeowner and Member:

It's getting close to that time when we will have the annual Homeowners Meeting and Election.

The Annual Meeting is scheduled for 7 p.m., **Monday, October 18th** 2010 at Deer Lake United Methodist Church in the back (education) building, so please mark your calendars and plan to attend.

We are seeking nominations for members of the Board of Directors. This year the election will be for one member to the five member board.

If you'd like to have your name added to the slate of candidates, please contact me at 841-0334.

Actual participation at the election is strongly encouraged. If you are unable to attend the meeting /election then you can vote by Proxy Vote. It is important that everyone vote in some manner, since the KCHOA Bylaws do require a quorum for the election process to move forward. We will distribute the proxy forms a couple of weeks prior to the election, or you can contact me for a Proxy. I would like to encourage **all** homeowners to participate in your KCHOA by becoming a Board Member, participating on one of many committees, or participating in some of the various events during the year as published in this Killearn Commonsense newsletter.

Your participation is very important in ensuring that we maintain or improve our subdivision and your investments.

This past year we saw an increase in interest and participation and we'd like to continue this trend.

Sincerely,

Kelly Bagwell

Chairperson, Election Committee

Phone: 841-0334

Email: gracieandzachary@yahoo.com

Board Meeting Highlights

Complete Minutes at

www.KillearnCommons.com

July 19, 2010

Financial Report

Deposits	=	\$ 5,673.20
Expenses	=	\$ 5,326.60
Cash in Bank	=	\$ 33,664.32
CDs	=	\$ 38,037.32
Total Cash	=	\$ 71,701.64

May Budget Analyses

Revenues Budgeted	=	\$ 0
Actual	=	\$ 5,673.00
Expenses Budgeted	=	\$ 4,813.40
Actual	=	\$ 4,858.15

June 2010 Report

Deposits	=	\$ 1,192.60
Expenses	=	\$ 9,103.13
Cash in Bank	=	\$ 25,748.43
CDs	=	\$ 38,099.14
Total Cash	=	\$ 63,847.57

June Budget Analyses

Revenues Budgeted	=	\$ 0.00
Actual	=	\$ 1,192.60
Expenses Budgeted	=	\$ 1,938.40
Actual	=	\$ 9,103.13

Actual expenses minus the Picnic Patio expenses = \$3,485.11

Year to date

Revenues Budgeted	=	\$ 29,620.00
Actual	=	\$ 29,637.25
Variance	=	\$ 16.45 over budget
Expenses Budgeted	=	\$ 14,210.56
Actual	=	\$ 15,164.74
Variance	=	\$954.18 over budget

Picnic Patio

Budgeted	=	\$8,500.00
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Actual = \$6,337.08
Variance = \$2,162.92

Dues

Five past due, 2 homeowners and 2 leases. Four Claim of Lien notices will be sent in the next week. 8549 Hannary Circle, foreclosed, now owned by BBT and bill has been sent through to the law firm handling the foreclosure. Current amount due with 18% interest is \$171.34.

2011 Dues. A vote on new dues structure with incentives as previously discussed to be held in September.

Bank Accounts

Things are going great with Florida Commerce Credit Union.

CDs

Interest Earned: \$61.70 in May and \$61.90 in June.

JULY FINANCIAL REPORT IS NOW POSTED ON THE WEB SITE.

Committee Reports

Newsletter

Richard did a very good job in last newsletter and a nice way to reference the Web site for more information. This was the first newsletter without advertising, which helped content and formatting.

Sept/Oct Newsletter will be distributed in late August. Mention the upcoming Election and promote the Labor Day Luau.

Web

27.50% bounce rate, which is low, plus good visits from other states indicates we're drawing potential home buyers. Bill Duncan will alert Tallahassee Board of Realtors about our Web site.

Florida Commerce Credit Union agreement in place for FCCU as the Corporate Web Sponsor. They have paid the \$350, which will show up in July financials. We're working on a press release and setting up a Web page specific for them. Bill Duncan is working on some other potential advertisers, primarily Realtors, for the Web site.

Dixon Exterminating service contract was signed. Termite service provided. Termites were discovered in the exterior corner where the storeroom and women's bathroom are located. Inspection revealed no damage, but will need to watch. Dixon feels we may have gotten to them before damage occurred. Dixon will also provide Pest Control services for \$52.50 per quarter (due to ants and roaches) and hope to have first service by end of week.

No August Meeting was held, due to absences, vacations and a light agenda. September Meeting will be Monday, September 20, 7p.m., Deer Lake United Methodist Church.

Pool Talk

There are a number of spots where the marcite has worn down to the concrete below. Likely we must go ahead this off-season to have the interior re-done. Bill Duncan spoke to two contractors and they will provide firm estimates as soon as we close the pool, but rough estimates are at \$12,000 to \$20,000, based on the amount of work to done.

We have not been real happy with Pool Tech, but after threatening to terminate their agreement, they seem to have gotten their act together. Will probably terminate them when we close the pool for re-marciting.

Saline System

We have used chemicals in very large quantities this year. Bill Duncan found a salt generator and is exchanging information right now to determine which unit or units would meet our needs and what the cost would be, so we can determine how long before a ROI. We're probably looking at between \$2,500 to \$4,500 for initial unit, not including installation. The ones we originally looked at cost greater than \$6,000. This particular unit includes salt chlorine along with ozone sanitization.

New Pool Cards for 2011

When pool closes this year, all pool cards will be deactivated and new ones issued in the spring. Feasibility of getting cards imprinted with "Killearn Commons" and verbiage that "This pool card is the property of Killearn Commons." Possibility of lanyard or card holder.

POOL CLOSES SUNDAY, OCTOBER 31.

It will re-open at the end of March, 2011.

See you at the Annual Pool Cleanup Work Party and Picnic in Mid-March.

New Picnic Pavilion

The new Picnic Pavilion patio opened on July 21 with a celebration barbecue for workers, volunteers and their families. A special THANK YOU! to Bill Duncan and Chris Andrews for all of their hot, heavy, hard work. We all really appreciate it!

New Picnic Pavilion Rules, including new Party Rules, are on the KillearnCommons.com Web site.

Golf Tournament will be postponed until spring, to allow for better weather, planning and promotion.

Neighborhood Yard Sale coming soon. Maybe in October or November. Stay tuned for more info.

Committee Chairperson Needs

We need a Landscape Chairperson because Chris Andrews has moved to the Washington, D.C. area. We also need a Membership Chairperson

From The President

Let's not forget that the Annual Neighborhood Party will be on Labor Day. Kris Richardson has been working hard to pull this together, so please contact her at krism.richardson@gmail.com to find out how to help her.

She's done a great job on the invitations and has put together an Events Planning Guide. I'm sure we'll need lots of help with the set-up, during the event, and clean-up afterwards. Also, talk with your neighbors to get them to volunteer.

Does anybody have any connections to Coke or Pepsi so that we might be able to work it out to use one of their drink trailers? We also probably need to find out who have ice chests that we can use for drinks and ice.

Killearn Commons Communication

We are now setting up the process of sending Killearn Commons Homeowners emails of updates and announcements. This process will provide better updated communications with homeowners concerning important issues, valuable updates and announcements.

To sign up, simply go to the Contact Us page on www.KillearnCommons.com and send us a message that you want to be added to the list.

We will not provide any emails to outside parties and all email sent by us will be done as blind copies, so your email addresses will not be seen.

One of the reasons we like to do this concerns any potential criminal activity that may be going on within Killearn Commons so that we can make you aware.

We've had a recent wave of solicitors invade us and while some of these individuals may have a County Peddler's License which allows them to go door to door, some of these activities are very suspicious. We have a very good relationship with Leon County

Sheriff's Office and because of these suspicious activities, they have recently stepped up patrols in Killearn Commons.

LOCK YOUR VEHICLES! Report ANY suspicious activity to the Leon County Sheriff's Department at 922-3300

The Zillow Real Estate Report reports that property values are now going UP in Killearn Commons, as compared to Tallahassee, where values are still going DOWN.

Ruth Rivas New Treasurer

Welcome Ruth Rivas, Melodie Greene's mother, who has agreed to be the new KCHOA Treasurer. Melodie will assist Ruth as Assistant Treasurer, while she attends FSU Graduate School. Both Ruth and Melodie can be reached at 654-8891

Larissa Imbriani Gets Her United States Citizenship

Congratulations to Larissa Imbriani, of 8540 Hannary Circle. She is now a United States citizen. Born in St. Petersburg, Russia, Larissa came to the United States with her retired Delta Airlines husband, Charlie. The Imbriani's were recognized in the July-August issue of Killearn CommonSense for their "Most Improved Yard." This time, however, the spotlight is all hers. Once again, Congratulations, Larissa!

Connor Tyler's Team Wins Dizzy Dean World Series

Ace second baseman Connor Tyler, of 8255 Charrington Forest, and his team were front page news in the Sports Section of the Tallahassee Democrat this month. From August 18 to 22, they competed for the 12-year-old's Dizzy Dean League world championship in Chattanooga, Tennessee. The team won 8 games with no losses. They scored 117 runs versus 13 for their competition. And Connor hit an impressive 8 for 12 in the series. Congratulations, Connor! Well done!

PLEASE be considerate. Please keep your lawn mowed and your trees and shrubs trimmed. Please sweep the grass off your sidewalk. Please clean the mildew off your home's exterior. Please take in your garbage can and recycle bins ASAP. Please don't park on the sidewalk. Please don't block your neighbor's driveway. Please pick up after your dog.
THANKYOU!

Our VIPS (Very Interesting People)



Kris Richardson Has Big Plans for You. A Labor Day Luau at the Killlearn Commons Pool.

Smiling, confident, take-charge KCHOA Event Committee Chairperson Kristin Richardson, of 2825 Dumont Drive, is in charge of making it all happen.

This should come as no surprise party, because Kris works full time as an event planner, besides being a wife and mother. A Communications graduate from Florida State University, Kris is a Communications Specialist with Florida Commerce Credit Union. She plans "car sales, annual meetings, financial seminars, you name it." FCCU is the sponsor of our KilllearnCommons.com Web site, and Kris was instrumental in getting the four FCCU \$50 Visa Gift Cards that were awarded for "Best Yards" in KCHOA's Green Thumb contest this July.

While at FSU, Kris was a camera person and stage manager for ABC Sports and ESPN. During that time, she was also a personal trainer at the YMCA, where she first met her husband, Chad. "I graduated, moved away and moved back. Then, we reconnected after nine years." Chad is a sales representative for King Arthur Tools, manufacturers of fine woodworking and craftsman tools. Daughter Kelsey is eleven years old. Five-year-old son, Riley, starts Kindergarten this month. Their lucky dog, Josie, is a rescued dachshund.

Although a fairly new resident, (the family moved here in April) when Kris's friend Melodie Greene asked her to get involved, her response was: "Great! I'm always up for planning a party." Kris says she volunteered because "I wanted to be part of the community and meet people here. This is the

first neighborhood we've lived in. We love it here. Everyone is very nice. And I feel safe here."

"I want our Labor Day Luau to be family friendly. We'll have a water slide and a bounce house for the kids, and hot dogs and hamburgers for everybody."

Kris is looking for volunteer manpower and womanpower, plus goods and services to help her make the event come together. She welcomes and encourages neighbors to bring covered dishes and baked goods. If you are interested in volunteering or donating, contact Kris at krisr.richardson@gmail.com

***We're Flip-Flopping
Around the Pool
You're invited to a Labor Day Luau***

***Monday, September 6th
1pm - 4pm***

***Killlearn Commons Pool
Hot Dogs, Hamburgers
and Drinks Provided***

***Please contribute a side dish
RSVP to Kris Richardson at
krisr.richardson@gmail.com***

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

Ruth Rivas, Treasurer and **Melodie Greene**, Assistant Treasurer, 654-8891

Cindy Reynolds, Secretary, 519-8310

Kris Richardson, Event Chairperson, 228-5747
krisr.richardson@gmail.com

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 Harrell, 2756 Oakleigh Court

Anne Baxter, 2768 Whitmore Court

Greg and Shannon Hill, 8408 Wellesly Place