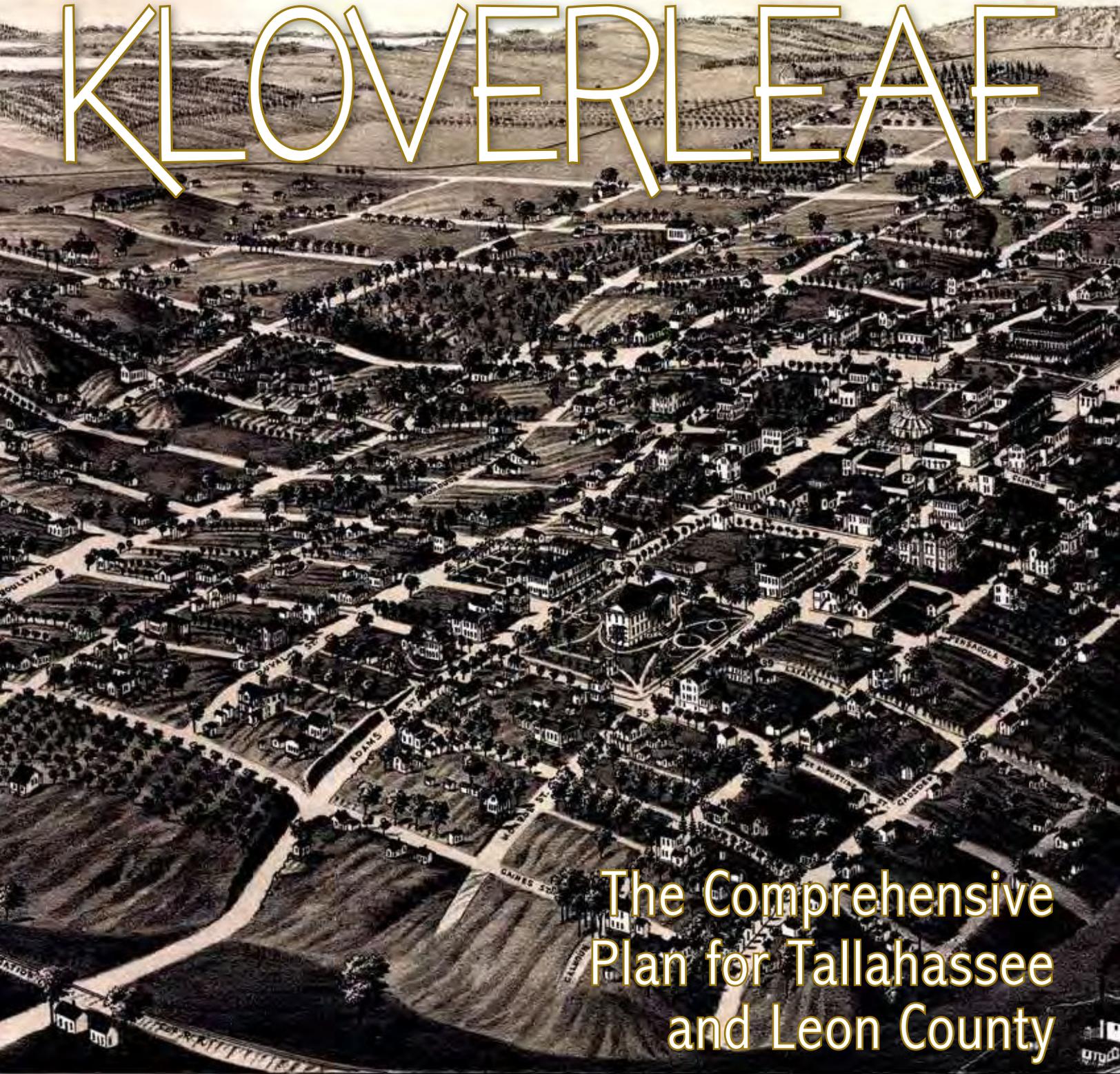


# KLOVERLEAF



The Comprehensive  
Plan for Tallahassee  
and Leon County

VIEW OF THE CITY OF  
**TALLAHASSEE**  
STATE CAPITAL OF FLORIDA  
COUNTY SEAT OF LEON COUNTY  
1885  
300 Feet Above Sea Level

# Briefs

Inside KHA

## KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:30 am to 4:00 pm. *The KHA Board of Directors meeting will be held at 7pm in the conference room of the association office located at 2705 Killarney Way. Residents are invited and welcome.*

**Mon., Jan. 15, 2018** - Martin Luther King Day, KHA Office Closed

**Tue., Feb. 6, 2018** - Board of Directors Meeting

**Sat., Feb. 23, 2018** - Deadline for submission of Homes of Distinction for March edition

**Sat. Feb. 24** - 10am to Noon KHA Semi-Annual Cleanup Day

**Tue., Mar. 6, 2018** - Board of Directors Meeting

## KHA is Now Accepting Credit Card Payments.

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Denny Alexander, *Field Manager*



# KLOVERLEAF

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Diane Allewelt  
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Denny Alexander  
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Connie Thomas  
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Killam Homes Association

### EDITOR

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2705 Killarney Way

Tallahassee, FL 32309

# Community Highlights

12/21 - Lakes Committee Meeting at KHA Office

1/1 - Due s Re mind e r: Wa t c h fo r Yo u r Due s Sta t e m e n t, A s s e s s m e n t s a r e Due Ja n u a r y 1 s t.

1/2 - KHA Monthly Board Meeting

Shamrock South Park stormwater and park improvements by City of Tallahassee begins for 90 days

1/3 - Snowfall in Tallahassee

1/10 - Leon County Property Appraiser Anniversary Event 10:00am

Leon County Government Annex- 315 South Calhoun Street

2/24 - Join us 2/24 10 am to Noon Semi-Annual Cleanup Event

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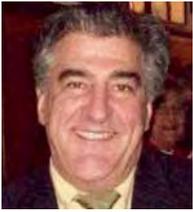
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# Executive Director Message

## What do you actually get for your annual assessment?

The KHA assessment was raised several years ago, and so this seems like a good time to report back to you, since it has been five years since our resident survey was sent out to the membership in 2012. The survey response showed that 69% of the homeowners voted that code enforcement was the most important issue - with community landscaping coming in at a very close second. We are closing on our third year since that annual dues increase of \$50 in January 1, 2014.

You (the residents) clearly spoke on where you wanted the KHA Board of Directors to focus, and how you wanted your dues spent. A plan was laid out to achieve the goals set by survey responses, and the board has moved accordingly.

To tackle code enforcement, the Executive Committee hired a full-time Field Manager to enforce our Covenants and Restrictions. Denny Alexander has been actively patrolling the neighborhood to maintain the look and feel of Killam Estates, as well as the decorum expected in a premier community. We also revitalized and preserved our Covenants and Restrictions in compliance with State requirements.

The Maintenance Committee prepared a five-year maintenance plan which included both Capital Improvements and ongoing maintenance. It has since been fine-tuned and updated each year. To date, the following landscaping items have been completed:

- The Swim Club landscaping was updated, the buildings were painted, new fencing and new roofs were installed.
- The front entrance landscaping was updated and the Killamey Way medians have had damaged trees removed, limbs pruned and sod replaced. Other entrances have also been updated.
- A tree succession program was implemented that includes an annual budget to remove invasive, damaged or dead trees and replant for future beauty.
- Killamey Way Park was repaired with new playground equipment, BBQ grill added, a reinforced and safe pavilion, and green infrastructure was utilized to control erosion with pervious materials, cisterns and rain gardens. The parking lot was repaired and repaved. New shade trees have been planted.
- Fernagh Park received free mulch from the City, which was spread by volunteers to cover bald ground

and several invasive, damaged and dead trees removed. New shrubs and trees are being planted to replace those removed, and to add some color for aesthetic purposes.

- Bay Shore Park was outfitted with a playground, seating, BBQ grill, and picnic tables. Dead and damaged trees were removed including stumps and "bay" themed trees planted to replace them from the City's free tree program. Erosion was corrected through a TAPP program grant for which we applied.
- Clifden Park playground was augmented, additional benches were purchased, BBQ grill and entrance fence added to better delineate the park.
- Shannon Lakes had its dock repaired, and the Shannon Lakes boat ramp has been replaced.
- Shamrock South Park has additional playground equipment and the existing equipment was safety inspected, cleaned and painted. Two horse shoe pits were added and the parking lot is scheduled for stabilization in 2018.
- All parks are monitored to receive mulch from the City's free mulch program in an effort to protect tree roots and cover bald, shady areas, control erosion for both health and attractiveness.

Our two tennis courts are now offered to residents free of charge year-round and in 2018, will be resurfaced, including new nets and posts.

While addressing the goals you set, we are always seeking ways to continue to improve the quality of life for Killam Estates residents, and maintain or increase your property values.

The next area to be addressed is the water level of our lakes to improve their appearance. The health of the lakes is being addressed through a joint agreement that KHA has with the City and the Florida Department of Environmental Protection (DEP) while being regularly monitored and annually assessed.

Conrad Metcalfe



# President Message

As the new president of Killam Homes Association, I would like to thank the board for the trust they have placed in me. I'd also like to let members of the community know that I am excited to have this opportunity to maintain Killam Estates as a premier neighborhood in Tallahassee. If you have concerns, please contact the KHA office at 893-3468.

- David Ferguson



The Chiles High School 1st Annual Wolf Dash 5K and 1M Fun Run/Walk in Tallahassee, FL will occur on February 3, 2018. The Chiles High School Foundation will be holding a 5K run and 1M Fun Run/Walk on Saturday, February 3rd – 5K starts at 9 am and the 1M starts at 8:30 am. Both races will begin and end at Lawton Chiles High School.

Brian Welch, The Chiles High School Foundation Vice President said, “although the school has held this event for the last four years to raise money for The March of Dimes, this will be the Foundation’s first year to raise money for the school itself, while donating a portion of the funds to The March of Dimes. We have changed the name to “Wolf Dash” and are creating a student, family and community oriented event that will show a strong spirit of support for the enduring needs of our students and staff. Go Timberwolves”.

Individuals/Families/Groups who want to participate can register online at <https://www.eventbrite.com/e/wolf-dash-tickets-39586171304>. This site will also provide a link to the Chiles High School website page on which hard copy registration forms may be printed out for convenience. The cost for the 5K is \$20 with a shirt, \$10 no shirt and the 1M is \$15 with a shirt, \$5 no shirt option. We also have great rates for families or groups of four or more!

Proceeds from the event will benefit the Chiles High School Foundation, with a portion being donated to the March of Dimes. Sponsors include: Killeam Lakes Tae Kwon Do, Clark’s Orthodontics, Prime Meridian Bank, Mathnasium, Hannon Construction, The Chartwell Law Firm, Body Trac, Lamar Advertising, Publix, Tallahassee Furniture Direct, SotheM Home Consultants and Osceola Supply. 🍀

For more information contact:  
 Kimberly Damon  
 Race Director  
 850-228-3470

## KHA Announces the 2018 Board of Directors

Killeam Homes Association is proud to announce the selection of its 2018 Officers and Directors. The community has a nine-member Board, elected by association members.

### OFFICERS

David Ferguson, President  
 Gloria Arias, Vice President  
 Michael Flemming, Secretary  
 Philip Inglesse, Treasurer

### DIRECTORS

John Paul Bailey  
 Bill Shack  
 Steve Gimes  
 Charles Faircloth  
 Will Messer



It has been my pleasure to serve as the Killeam Homes Association President, and I thank the Board for all their support over these years. As Chair of the Architectural Control Committee, I will continue to work on behalf of the community to keep property values up, and keep Killeam Estates a great place to live for all of us. - John Paul Bailey 🍀

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# Briefs

## Around Town

### "Christmas at Maclay"

Luminarias glow, skirting the cobblestone paths  
meandering beneath the canopied veil of Spanish moss

Opaque moonlight shines on the murky lakes as  
passersby wend their hazy silhouettes ever  
approaching this hallowed estate

Ivied alleyways and fragrant magnolia frame  
this bucolic landscape - upon the veranda, carols  
resound, chanting a medley of olden hymns.

Inside, a warm melodic strum of harp soothes  
the quiet trudge of footsteps canvassing  
the scientific genius of Maclay

A connoisseur of equestrian and canine refinement,  
he was duly enamored of his show dogs and horses

His illimitable passion for the realm of flora  
was heightened by his effulgent, variegated  
genus of camelias

Inexorably, this fragrant scent soon permeates  
these sylvan environs; upon leaving, a  
resplendent garland arches the ruddy doorway

Mark J Hollister 



### Rohrbachers Display Wins 2017 Tree Harbour Holiday Decorating Contest

The Rohrbacher family's holiday display at 2971 Bayshore Drive was declared the winner of this year's Tree Harbour holiday decorating contest. Our anonymous judges said the Rohrbachers' extensive display, with its light show, animated deer and Santa, lighted gift package and background music gave them the edge. Rob said the display was spurred by sons Michael and Jozsef. "It was really the idea to pull all of the decorations out of storage and put more up since Jozsef goes to college next year. And I love that so many people in our neighborhood decorated this year."

A total of 11 homes entered the contest, the largest number since we began the event. Their entry fees, plus an anonymous donation of \$5, added up to \$60—the amount of the Publix gift certificate presented to the Rohrbachers.

The judges were impressed by the number of homes with holiday displays. "It was clear that much thought and love of Christmas went into every bulb, ribbon and wreath at each home," they said. "We were both most appreciative of this and thoroughly got caught up in the magic and sparkle for our enjoyment and others who we found driving or walking around to admire."

(For the record, the judges don't live in our neighborhood and did not know the names of the families whose decorations they were judging.) 



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## Griswolds of Killearn Estates We Salute You

If you have not seen the movie National Lampoon's Christmas Vacation, you may not understand the reference to our 2017 "Griswold Christmas" Decorating Contest. The Griswolds went all out to adorn their home in fabulous lighting, and the result was only half the fun. Here in Killearn Estates, we had some wonderful contenders for the four established contest categories this year, as well as many that were too fabulous not to mention.

### TRADITIONAL CATEGORY:

Nicholas and Lindsay Grosso at 3240 Beaumont Dr.  
*A reminder that holiday lighting can be overwhelming, and still quite taste full!*



### CHILDRENS CATEGORY:

Mark and Teresa Munroe at 3548 Gallagher Dr.  
*A little something for the child in absolutely everyone!*



### RELIGIOUS CATEGORY:

Albert and TA Gimbel at 4016 Kilmartin Dr.  
*Putting the Christ back front and center for Christmas!*



### UNIQUE CATEGORY:

Gary and Joanne Cook at 4105 Talee Rd.  
*All the lights sync'd UP to music playing in the yard - tune in to 107.7 FM to hear it in your car.*



### Honorable Mention

- ☘ In Tree Harbour,
  - 2935 Bay Shore Drive: the red and green theme was so attractive
  - 3074 Bayshore Drive: white lights and the blue teardrops in the tree
  - 4452 Bayshore Circle: bright and cheery with Olaf in the yard
- ☘ Devlin Court
  - 4035 Devlin Court
  - 4037 Devlin Court
  - 4039 Devlin Court
  - 4041 Devlin Court: extra mention for golf theme
  - 4045 Devlin Court: extra mention for elegance
  - 4047 Devlin Court
  - 4049 Devlin Court
- ☘ Cameron Chase:
  - Corner of Frogs Leap & Dry Creek
  - 3320 Frogs Leap Way
- ☘ Gardenview
  - 3493 Gardenview Way
  - 3515 Gardenview Way
  - 3525 Gardenview Way
  - 3540 Gardenview Way
  - 2805 Whittington Dr.
  - 2901 Whittington Dr.
  - 3412 Whittington Dr.
- ☘ 4105 Talee: LIGHTS - LIGHTS - and more LIGHTS - Extra mention for lights climbing the roof!
- ☘ 2401 Killamey Way
- ☘ 3705 Longchamp: extra mention for elegance
- ☘ 2795 New Market Circle
- ☘ 3109 Tipperary Dr.
- ☘ 3808 Shannonn Lakes W
- ☘ 2804 Shannonn Lakes W
- ☘ 5004 Skeemies Court
- ☘ 3608 Morse Court
- ☘ 3812 Shamrock West
- ☘ 3086 O'Brien: Extra mention
- ☘ 3043 Foley Dr.
- ☘ 4075 McLaughlin Dr.
- ☘ 3082 Fermanagh Dr.
- ☘ 3013 Comib Dr.
- ☘ 3565 Bartran Court
- ☘ 3400 Clifden Dr.
- ☘ 3525 Clifden Dr.

# Briefs

## Around Town

### Roof-Top Solar Is Coming to Killearn Estates !

Solar United Neighbors of Florida, along with their partners, is forming a solar co-op in Leon County to act as a buying club to secure the best price for solar panel installation and simplify the installation of solar power. Partners in this effort include Big Bend Sierra Club, League of Women Voters of Tallahassee, Florida Conservation Voters Education Fund, Re Think Energy, and Sustainable Tallahassee.

The Leon County Solar Co-op plans to launch January 10, 2018 at the Leon County Extension Office. Interested homeowners and businesses can learn more at [solarunitedneighbors.org/florida](http://solarunitedneighbors.org/florida).

One of Solar United Neighbors of Florida mission is to educate Florida residents about the benefits of distributed solar energy, helping them organize group solar installations, and strengthening Florida's solar policies and its community of solar supporters.

"I am excited to work with Leon County residents and business to educate them about the benefits of solar energy," said Angela De Monbreun, Solar United Neighbors of Florida State Director. "If you've ever thought about going solar before, this is the perfect opportunity to do so."

Joining the co-op is not a commitment to purchase panels. Once the group is large enough, Solar United Neighbors of Florida will help the co-op solicit competitive bids from area solar installers.

Co-op members will select a single company to complete all of the installations. They will then have the option to purchase panels individually based on the installer's group rate. By going solar as a group and choosing a single installer, the participants see higher quality, greater value bids.

The group will host several free, public information sessions around the county to educate the community about solar and the co-op process. Residents will be able to RSVP on a dedicated Leon County webpage on [solarunitedneighbors.org/leon](http://solarunitedneighbors.org/leon). This is also where a resident can fill out the form to join the co-op (free!).

Many HOAs not only welcome solar, moreover embrace the cleaner, more resilient energy source. Far and wide, we see all industries and corners of our great state coming together to **bring solar to the Sunshine State!**



**About the League of Women Voters:** *The Florida League of Women Voters is a non-partisan political organization with 31 chapters around the state that encourages informed and active participation in government, works to increase understanding of major public policy issues, as well as influences public policy through education and advocacy. The League has long supported issues relating to clean energy and sustainability, along with voting rights and open and transparent government.*

**About the Solar United Neighbors:** *Solar United Neighbors is a network of grassroots, local, state and national organizations working to build and promote locally based renewable energy projects and policies. Solar United Neighbors of Florida actively works to establish co-ops, including vetting bids and provide technical and legal support. 🍀*



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# A GOAL WITHOUT A PLAN IS JUST A DREAM

## The Comprehensive Plan for Tallahassee and Leon County

The Tallahassee-Leon County Comprehensive Plan was adopted on July 16, 1990, and the “horizon” for this plan is 2030. This proactive reflection of the future includes a series of standards, goals, and milestones that are interrelated and built upon one another. The plan itself is a dynamic document that’s amended in small ways every year. It largely consists of standards that can be used to define goals and milestones that help to flesh out projects and activities with significant value to the community.

The Tallahassee-Leon County Comprehensive Plan is a thought-provoking road map for our region that provides a window into how city planners are ensuring that the area is moving ahead in an intelligent and sensible manner. Understanding the underpinning precepts of this plan will help us to craft a smaller-scale plan for Killeam Estates – one of my goals for 2018. The objective of this type of planning is to identify the critical elements that make a community livable and desirable, and then hone in on how to improve those aspects over time through consistent policies and action items.



In fact, quite a bit of effort has gone into retaining the natural beauty in the region over the years. The comprehensive plan is designed to protect natural resources and scenic beauty while also encouraging responsible and healthy growth in Tallahassee. The comprehensive plan seeks to balance residential and business growth with environmental stewardship.

The stated goal of the Tallahassee Comprehensive Plan is to protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Freeform land use patterns in today’s environment have a somewhat natural tendency to lead to sprawl, which is considered by urban planners to be an inefficient process that ends up costing the city more. If unabated, sprawl can lead to the degradation of natural resources, while more orderly growth reduces this by observing and addressing developmental impacts to our neighborhoods. While many of the negative effects of development can be controlled by regulatory means, a more positive approach is through the sensible deployment of land use policies.

For example, as a policy, the City is directing development to those areas which have the land and water resources, fiscal capability, and service capacity to accommodate growth in an environmentally acceptable manner. This is being accomplished through the establishment and maintenance of designated urban service areas. Tallahassee’s land development regulations also include standards and criteria such as minimum open space requirements (between 25% and 10% depending on the land use and existing vegetation).

The Tallahassee-Leon County Comprehensive Plan establishes guidelines for the application of traditional zoning districts in order to implement a future land use regulatory system that is more predictable than area-wide application of mixed use performance zoning. One primary goal is to protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.

This includes a land use strategy that is compatible with the residential preservation land use category. At a minimum, the following factors help determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s);

- intensity
- density
- scale
- building size
- mass and bulk
- height and orientation
- lot coverage; lot size/ configuration
- architecture
- screening; buffers (including vegetative buffers)
- setbacks
- signage
- lighting
- traffic circulation patterns
- loading area locations
- operating hours

For the Bradfordville area, you will notice a focus on developing Village Centers, intended to provide locations for offices and commercial goods and services that people frequently use - in close proximity to their homes. Village Centers are intended to be compact and community-friendly, an alternative to strip malls that encourage access via auto, and offer little opportunity for human interaction. Urban Pedestrian Centers are also included, taking this idea one step further - encouraging compact, linear and pedestrian scale urban development along arterial roadways - to serve both the corridor itself and the surrounding areas. Residential developments are being designed to include a system of internal and inter-neighborhood circulation which promotes pedestrian and bicycle mobility. This is a more sustainable model of economic growth that sees people and community as more than revenue streams.

How does a comprehensive plan facilitate this kind of development? Through the integration of pedestrian connections, shared public spaces, and streetscapes that focus on people before automobiles with parking designs that minimize the visibility of parking lots. Commercial development is required to be of “walkable scale and intensity.” Residential developments must include a mix of housing densities and housing types. The plan mandates that employment opportunities are located near residential areas - if possible within walking distance. All development projects in this “Village Mixed Use” category must have a discernible center with a minimum requirement of 10,000 square feet of retail and/or office. Each project must also have a minimum of 50 residential units in order to ensure a mixed use project is developed on site. To complement the residential aspects of this development pattern, recreational opportunities and cultural activities must be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops will be located at large commercial centers, and pedestrian connections must be established between commercial and residential areas.



Town centers designs to be compact, efficient “nodes” with traffic calming measures and onstreet parking, buildings close to the road with parking in back, and other “streetscape” mechanisms that help to create a pedestrian-friendly, walkable center. Town centers can range in size between 10 to 30 acres. The intent is to

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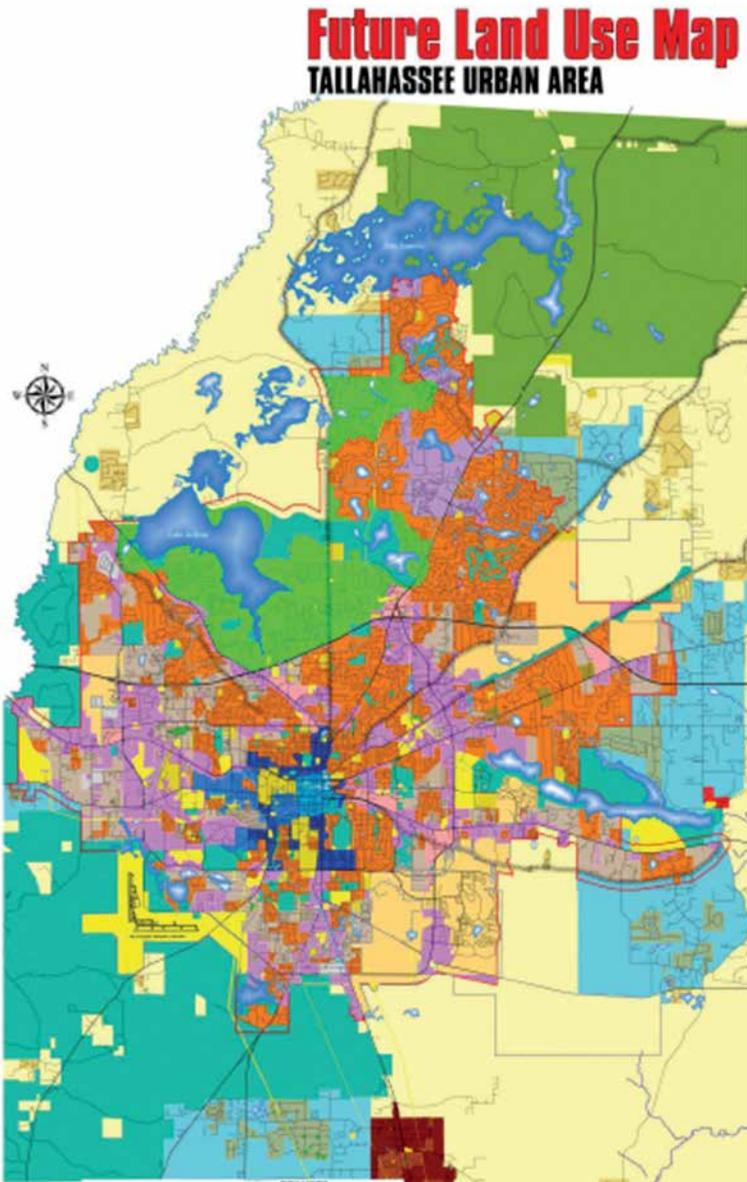
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encourage designs for multiple storefronts and multiple retailers, to avoid the aggregation of retail space “big-box” stores.

Affordable housing is valued in this plan. Land development regulations allow for reduction or elimination of requirements to set aside land for urban forest or landscaping based on the quantity or percentage affordable housing units in a development - and the proximity of the development to areas targeted for urban infill, redevelopment or more intensive land uses. Affordable home ownership includes a vision for very low – low – and moderate income persons, and for the development of mixed income housing in distressed low income neighborhoods/communities. Typically, this has a tendency to facilitate economic growth and revitalization in low income neighborhoods and communities.

In order to ensure the long-term viability of our community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and our local businesses by adopting strategies which promote security, family values, and homeownership in the context of practical development. A comprehensive plan should be a living document, useful in day-to-day decision-making, as well as in strategic thinking for the future. It will need to be regularly reviewed and amended so as to ensure that it remains current and consistent with our community vision.

Because solidifying this vision is one of our goals for 2018, we expect to be working through the KHA Board of Directors and interested stakeholders to emulate the comprehensive planning process for Killeam Estates. With so many voices – and so many options – a comprehensive plan is a basic requirement to ensure that the community is moving in a direction that reflects the interests of our homeowners. 🍀



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# February in the garden...

by Shannon Ruark, Esposito Garden Center

It's February and love is in the air. It's the perfect time to spend some time nourishing the garden. One of the primary tasks for a gardener at this time of year is caring for the soil. A little preparation now will ensure success later in the year. Assess the state of your soil; is it sandy or clay based, acidic or basic, fluffy or compact? To help neutralize overly acidic soil, add lime; this must be done at least a month before planting. For soil that is too basic, add Michigan peat or mini pine bark nuggets. Although it can be tempting to cut back all frost damaged plants, it's best to wait until early spring after the last frost. Overcrowded perennials, ferns, and ground-covers may be divided and replanted or shared with friends. If you have extras, consider sharing with a local community garden.

## Roses

Prune hybrid tea roses by removing the top growth, 18-24 inches above the ground. Be sure to retain several healthy canes. Make clean cuts directly above buds which point outward, so that new lateral growth will branch outward. Lightly prune climbing roses after their first major spring bloom. Fertilize roses after pruning. Make sure to water well after fertilizing.

## Lawn

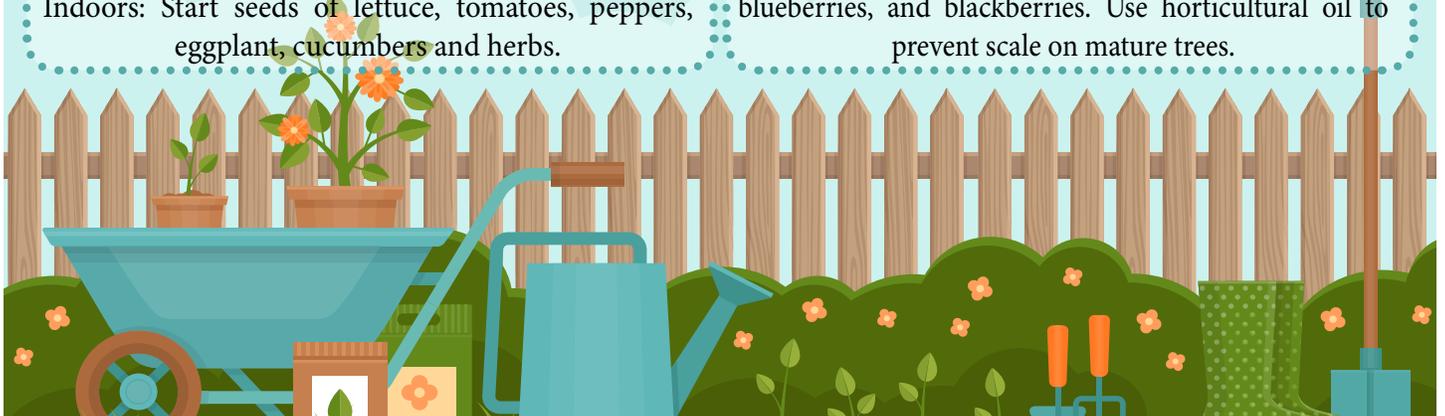
Keep winter weeds mowed; this will prevent them from dropping more seeds that will sprout again next year. Make sure your blades are sharp! Jagged cuts can allow lawn fungus to thrive. Apply our recommended pre-emergent weed control to prevent existing summer-weed seeds from sprouting. Only use pre-emergents on established lawns.

## Veggies

Plant seed potatoes, garlic, and onion sets. Sow seeds of beets, mustard, parsley, endive, escarole, carrots, collards, English peas, lettuce, radishes, turnips, and sugar snap peas. Plant starters of broccoli, Brussels sprouts, cabbage, cauliflower, celery, and collards. Indoors: Start seeds of lettuce, tomatoes, peppers, eggplant, cucumbers and herbs.

## Fruit

Prune and fertilize grape vines. Fertilize blueberry bushes after they finish blooming. Early in the month, prune plum and peach trees. Fertilize citrus trees, apples, peaches, nectarines, plums, pears, pecans, and blackberries. Plant bare-root fruit and nut trees, grapes, blueberries, and blackberries. Use horticultural oil to prevent scale on mature trees.



Twenty  
Seventeen

## Killearn Estates

# MARKET REPORT

<b>Address</b>	<b>Closing Date</b>	<b>Sold Price</b>	<b>Days on Market</b>	<b>Square Feet</b>	<b>Bedrooms</b>
2790 2790 AJ Henry Park Drive	5/25/2017	\$270,000	232	2778	5
4017 Ardara Drive	7/27/2017	\$245,000	57	2308	3
4022 Ardara Drive	5/19/2017	\$270,000	18	2196	4
4853 Ballygar Drive	2/14/2017	\$167,000	187	1770	3
4853 Ballygar Drive	6/16/2017	\$265,000	29	1770	3
2660 Bantry Bay	8/15/2017	\$370,000	105	2606	4
4468 Bay Shore Circle	6/30/2017	\$159,900	13	1438	3
2995 Bay Shore Drive	5/10/2017	\$139,000	38	1412	2
2947 Bay Shore Drive	3/24/2017	\$147,000	93	1396	3
2986 Bay Shore Drive	4/7/2017	\$150,000	73	1564	3
3074 Bay Shore Drive	5/12/2017	\$160,000	19	1467	3
3026 Bay Shore Drive	6/30/2017	\$161,000	55	1187	2
2966 Bay Shore Drive	8/25/2017	\$187,500	106	1362	3
2975 Bay Shore Drive	6/30/2017	\$189,000	20	1352	3
2934 Bay Shore Drive	7/31/2017	\$190,000	36	1478	3
2978 Bay Shore Drive	7/26/2017	\$209,000	6	2395	3
3209 Beaumont Drive	2/23/2017	\$185,000	90	1771	4
3237 Beaumont Drive	12/20/2017	\$210,000	42	1534	3
2932 Bluefield Lane	6/14/2017	\$320,000	53	2637	4
4032 Brandon Hill Drive	5/31/2017	\$270,000	72	2474	4
4052 Brandon Hill Drive	2/24/2017	\$295,000	135	2197	4
4013 Brandon Hill Drive	11/22/2017	\$333,000	29	2442	4
4008 Brandon Hill Drive	5/10/2017	\$445,000	72	2879	4
4500 Broad Haven Lane	10/26/2017	\$285,000	82	2203	4
2802 Bundoran Way	1/20/2017	\$220,000	22	1736	3
2806 Bundoran Way	8/18/2017	\$270,000	21	1794	3
4131 Chelmsford Road	10/27/2017	\$218,000	83	1744	3
4110 Chelmsford Road	5/26/2017	\$245,000	15	2009	3
2329 Clare Drive	8/18/2017	\$253,000	25	2427	3
5104 Clarecastle Way	4/14/2017	\$175,000	17	1855	3
5111 Clarecastle Way	5/5/2017	\$275,000	22	2031	3
3512 Clifden Drive	7/19/2017	\$244,000	138	2293	3
3536 Clifden Drive	7/27/2017	\$273,500	17	1886	3
3537 Clifden Drive	10/27/2017	\$356,000	70	2584	6
3305 Clifden Drive	12/22/2017	\$415,000	55	3244	4
4483 Cornin Court	9/25/2017	\$195,375	16	1686	3
3045 Corrib Drive	2/16/2017	\$173,000	19	1622	3
3057 Corrib Drive	8/16/2017	\$194,900	67	1543	3
3041 Corrib Drive	4/14/2017	\$210,000	315	2011	3
3115 Corrib Drive	10/31/2017	\$220,000	55	1726	4
3155 Corrib Drive	10/3/2017	\$235,000	72	2014	3
3037 Corrib Drive	9/5/2017	\$240,000	33	2145	4
2633 Cotuit Lane	1/6/2017	\$180,650	26	1641	3
2621 Cotuit Lane	5/30/2017	\$203,000	18	1625	3

Continued - KHA Home Sales 2017

2626	Cotuit Lane	10/27/2017	\$216,000	20	1597	3
3514	Crosshaven Lane	2/28/2017	\$220,000	18	1671	3
3604	Donegal Drive	5/26/2017	\$315,000	84	2491	3
3206	Dungarvan Drive	6/7/2017	\$294,425	0	2565	5
2936	Edenderry Drive	12/29/2017	\$233,500	91	2070	3
3014	Fermanagh Drive	7/7/2017	\$240,000	35	1943	3
3058	Fermanagh Drive	4/17/2017	\$330,000	76	2540	5
3130	Ferns Glen Drive	7/28/2017	\$326,000	42	2650	3
3189	Ferns Glen Drive	8/21/2017	\$415,000	21	3218	4
3134	Foley Drive	7/31/2017	\$249,000	11	1858	3
3021	Foley Drive	4/7/2017	\$260,000	19	2440	3
3445	Gardenview Way	3/17/2017	\$276,500	34	2212	4
3478	Gardenview Way	8/25/2017	\$337,500	52	2277	4
2917	Giverny Circle	4/14/2017	\$303,000	0	2261	4
3016	Grey Abbey Court	6/30/2017	\$393,000	48	2610	4
2605	Harwich Circle	12/22/2017	\$215,000	0	1465	3
3249	Heather Hill Lane	2/15/2017	\$340,000	77	2421	4
4608	Inisheer Drive	7/26/2017	\$220,000	18	1786	3
4652	Inisheer Drive	1/20/2017	\$232,500	190	1731	3
4601	Inisheer Drive	9/18/2017	\$240,000	0	2657	4
4611	Inisheer Drive	11/9/2017	\$281,640	24	2274	4
4616	Inisheer Drive	7/24/2017	\$289,900	20	2179	4
3510	Kilkenny Drive East	7/31/2017	\$209,000	34	1567	4
2336	Kilkenny Drive East	11/6/2017	\$219,000	120	1891	3
3501	Kilkenny Drive West	12/27/2017	\$265,000	42	2062	3
2847	Kilkierane Drive	5/5/2017	\$383,000	50	3596	4
2242	Killarney Way	6/1/2017	\$249,000	109	2317	4
2521	Killarney Way	8/11/2017	\$258,000	288	2325	3
2606	Killarney Way	7/7/2017	\$275,000	19	2600	4
2522	Killarney Way	9/20/2017	\$325,000	192	2823	5
2229	Killarney Way	3/13/2017	\$329,000	109	2356	3
2214	Killarney Way	3/30/2017	\$390,000	26	3787	4
4624	Killimore Lane	5/3/2017	\$235,000	55	1834	3
4031	Kilmartin Drive	10/23/2017	\$283,500	34	2518	3
4020	Kilmartin Drive	8/18/2017	\$340,000	233	2875	4
4058	Kilmartin Drive	6/5/2017	\$385,000	0	2863	4
4043	Kilmartin Drive	6/12/2017	\$445,000	243	3273	3
4047	Kilmartin Drive	8/7/2017	\$465,000	62	3084	4
3740	Lifford Circle	2/10/2017	\$239,000	52	3143	5
3712	Lifford Circle	10/6/2017	\$262,000	75	2310	5
3746	Lifford Circle	5/24/2017	\$315,000	27	2514	4
2325	Limerick Drive	7/14/2017	\$230,000	78	2313	4
2405	Limerick Drive	5/12/2017	\$243,000	104	1893	4
2209	Limerick Drive	4/20/2017	\$260,000	81	2073	4
2425	Limerick Drive	3/24/2017	\$275,000	36	1993	3
2340	Meath Drive	1/13/2017	\$246,500	208	2380	4
2320	Meath Drive	3/30/2017	\$258,000	101	2024	3
2339	Meath Drive	4/3/2017	\$290,000	1	2121	3
2241	Monaghan Drive	5/25/2017	\$185,000	0	1788	4
2229	Monaghan Drive	12/22/2017	\$255,500	2	2008	4
3857	Moriarity Court	11/3/2017	\$303,500	20	2620	4
3867	Moriarity Court	9/26/2017	\$334,000	66	2352	4
2708	Nantucket Lane	6/20/2017	\$268,000	31	1848	4
3016	Obrien Drive	2/24/2017	\$410,000	114	2899	4
3093	Obrien Drive	6/28/2017	\$470,000	66	3098	4
3137	Obrien Drive	8/8/2017	\$474,500	47	3042	4
2817	Ohara Drive	9/19/2017	\$205,000	102	1692	3
2849	Ohara Drive	12/28/2017	\$259,500	187	1937	4
2857	Ohara Drive	6/16/2017	\$279,500	60	2006	3
3882	Paddrick Drive	5/12/2017	\$230,000	25	1655	3
5119	Pimlico Drive	5/4/2017	\$285,000	71	1996	3

5061 Pimlico Drive	7/31/2017	\$360,000	25	2772	4
2994 Raymond Diehl Road	8/25/2017	\$305,000	122	2427	3
4059 Roscrea Drive	8/21/2017	\$312,500	46	2108	4
2636 Satinwood Circle	2/27/2017	\$200,000	40	1567	3
3145 Shamrock Street East	7/5/2017	\$335,000	28	2906	4
2901 Shamrock Street North	12/27/2017	\$160,000	261	2248	4
2808 Shamrock Street North	3/31/2017	\$239,500	13	2292	4
3095 Shamrock Street North	10/10/2017	\$290,000	48	2582	3
2820 Shamrock Street North	6/6/2017	\$350,000	26	2732	5
3098 Shamrock Street North	9/8/2017	\$465,000	23	3780	4
3013 Shamrock Street South	4/28/2017	\$230,000	96	2107	4
2914 Shamrock Street South	1/4/2017	\$303,000	81	2269	4
2829 Shamrock Street South	4/7/2017	\$355,000	35	2417	4
2820 Shamrock Street South	11/17/2017	\$361,500	1	2141	4
3057 Shamrock Street South	3/13/2017	\$399,900	43	3184	5
3803 Shamrock Street West	8/17/2017	\$292,000	34	2047	4
3908 Shamrock Street West	11/8/2017	\$358,500	63	2750	4
3812 Shamrock Street West	2/3/2017	\$385,000	192	3448	5
3109 Shannon Lakes Drive	4/7/2017	\$268,500	45	2090	3
3239 Shannon Lakes Drive	8/18/2017	\$270,000	32	2331	3
3124 Shannon Lakes Drive North	2/23/2017	\$230,000	85	2261	4
3251 Shannon Lakes Drive North	4/18/2017	\$234,000	19	1736	3
3146 Shannon Lakes Drive North	11/30/2017	\$274,000	26	1969	3
3105 Shannon Lakes Drive North	7/19/2017	\$274,500	26	1920	3
3101 Shannon Lakes Drive North	4/12/2017	\$275,000	43	2100	4
3209 Shannon Lakes Drive North	5/25/2017	\$275,000	9	1852	3
4458 Sierra Court	12/28/2017	\$209,500	26	1417	3
4446 Sierra Court	3/24/2017	\$242,000	176	1910	3
2940 Springfield Drive	10/30/2017	\$301,000	86	2152	4
3237 Storrington Drive	5/9/2017	\$175,000	160	1668	3
5048 Tallow Point Road	3/10/2017	\$171,000	79	2377	3
4108 Tam O Shanter Way	11/30/2017	\$250,000	135	3771	2
3141 Tipperary Drive	11/3/2017	\$120,024	7	1395	3
3009 Tipperary Drive	9/8/2017	\$130,000	77	1425	3
3043 Tipperary Drive	5/2/2017	\$580,000	38	4371	7
4708 Tory Sound Lane	1/20/2017	\$220,000	119	2143	3
4712 Tory Sound Lane	12/29/2017	\$243,000	115	2406	4
4724 Tory Sound Lane	7/31/2017	\$295,000	32	2110	3
4026 Tralee Road	3/30/2017	\$205,000	54	1701	4
4141 Tralee Road	4/5/2017	\$221,000	214	1908	3
4161 Tralee Road	1/18/2017	\$227,000	6	2006	3
4122 Tralee Road	6/30/2017	\$250,000	10	1798	3
2914 Tyrone Circle	1/25/2017	\$388,000	44	3200	5
3078 Waterford Drive	9/29/2017	\$351,260	68	2367	3
3480 Welwyn Way	5/4/2017	\$350,000	22	2690	4
3436 Welwyn Way	8/31/2017	\$342,500	33	2977	5
3519 Westford Drive	6/30/2017	\$335,000	55	2677	4
2806 Whittington Drive	9/1/2017	\$283,000	51	2175	4
2826 Whittington Drive	12/21/2017	\$300,000	7	2345	4
2830 Yarmouth Court	1/19/2017	\$187,500	24	1353	3

# Presented by



**KATIE SEARCY**, Broker Associate  
850-766-1444 • [Katie@KatieSearcy.com](mailto:Katie@KatieSearcy.com)



If you purchased a home in 2017, you may be eligible for Homestead Exemption. The application deadline is March 1. For more information, contact the Leon County Property Appraiser (850) 606-6200.

# Business

## Maintenance Committee Report

By **Gloria M. Arias**

*Vice President & Maintenance Chair, KHA*



**Shamrock South Park:** On January 2, 2018, the City of Tallahassee began a stormwater improvement project that includes site work in Shamrock South Park. KHA agreed to a collaboration with the City to improve road flooding on Shamrock Street South and some neighboring residents. In return, KHA will receive some desirable additions and improvements to the park at no cost to us. Some questions, facts and improvements are addressed here:

- 🍀 **Park use:** The playground and parking area will be open, with construction fencing separating the active work area from the playground.
- 🍀 **Tree removal:** Most trees to be removed are either damaged, beginning to decline in health or are sweet gum trees that drop spiked seed balls across the park area. Many of the large trees would likely have to be removed over the next several years and are being removed for free. This will improve park safety and address many calls received from parents concerning limb dropping, storm blow over, etc. We met with an independent arborist on site who concurred with the City arborist and our committee environmental engineer.
- 🍀 **Replanting:** More desirable park trees and landscaping will be replanted along the perimeter of a large open grassed playfield. A rare opportunity to shape the landscaping of the park to suit the use.
- 🍀 **Park flooding:** As longtime residents know, the park and road already flood in this area. While the stormwater project will not eliminate road flooding, it will significantly reduce the magnitude and frequency of flooding. Park areas that flood will now be fenced to restrict access or have relatively flat slopes for improved safety. Similar to present conditions, the park will drain completely within hours of the end of a major storm.
- 🍀 **Open field area:** The park will now have a large unobstructed open field area for play ... and no spikey sweet gum balls. The stormwater channel is being moved along the field edge so that it no longer bisects a sizable portion of the park.
- 🍀 **Amphitheatre Steps:** A couple of flat shelves with seat benches are being created in one corner of the field to provide areas for picnicking or spectating or many other possibilities.

**Front Entrance landscaping project:** Esposito's is wrapping up this month and we appreciate the "thumbs ups" we've received thus far. Most of the landscaping was actually "rearranging the furniture" by relocating many mature and beautiful trees and plants that were hidden behind cluttered and overgrown plant material. Ralph Esposito's concept also included color and interest for motorists to enjoy while sitting through cycles of the :15 traffic signal at the main intersection existing Killiam, along Killamey Way. The south side of the entrance picks up the essence of that in a reduced scale because eyes are on the road driving as one approaches and makes that turn into Killiam, on Killamey Way. The Killamey Way medians were also decluttered to accentuate the graceful arches of the outstanding oak trees we are fortunate to have. 🍀

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**Architectural Control Committee Actions as of DECEMBER 31, 2017**

The Committee meets every Wednesday at 10am in the Killlearn Homes Association Board Room

DATE	UNIT	PROJECT	ACTIONS/CONDITIONS
12/6/2017	26	IN GROUND POOL	APPROVED
	5	PRIVACY FENCE	APPROVED
	9	CONCRETE DRIVEWAY	APPROVED
	51	FENCE	RESUBMIT W/ALT PLAN
	40	STANDBY GENERATOR	RESUBMIT W/ALT PLAN
	17	REPLACE CONCRETE DRIVEWAY(SITE	RESUBMIT W/ALT PLAN
	29	TREE REMOVAL	RESUBMIT W/ALT PLAN
	25	TREE REMOVAL	RESUBMIT W/ALT PLAN
12/13/2017	11	NEW ROOF	APPROVED
	40	RE-ROOF	APPROVED
	31	REPLACE GUTTERS	APPROVED
	25	REMOVE TREES	APPROVED
	51	REPLACE DRIVERWAY	APPROVED
	25	REMOVE TREES	RE-APPLY W/ ALT PLAN
	29	REMOVE TREES	APPROVED
	51	STORAGE SHED	DENIED
12/20/2017	39	NEW EXT DOORS	APPROVED
	40	TRIM TREES/RE ROOF	APPROVED
	11	NEW SHED	DECLINED
	17	STANDBY GENERATOR	APPROVED
	12	INSTALL FENCE	APPROVED
	37	OUTDOOR KITCHEN	APPROVED
	17	REPLACE DRIVERWAY	DECLINED
12/27/2017		NO ACC MEETING	

**Violations Report as of DECEMBER 31, 2017**

UNIT	VIOLATION	UNIT	VIOLATION
16	MIN.HOUSING STDS/OPEN STORAGE	6	VEHICLES
3	VEHICLES	19	MIN.HOUSING STANDARDS
5	DUMPING ON KHA PROPERTY	51	UNATHORIZED ALTERATIONS
3	(2)MIN.HOUSING STANDARDS	10	UNATHORIZED ALTERATIONS
40	DUMPING ON KHA BRIDLE TRAIL	31	UNATHORIZED ALTERATIONS
40	(2)UNATHORIZED ALTERATIONS	17	(2)VEHICLES/MIN.HOUSING STDS
20	OPEN STORAGE	23	MIN.HOUSING STANDARDS
20	YARD MAINTENANCE STANDARDS	10	YARD MAINTENANCE STANDARDS
38	MIN.HOUSING STDS/OPEN STORAGE	26	VEHICLES/OPEN STORAGE

ACC Committee: Michael Fleming, Polly Johnson, David Ferguson, John Paul Bailey

**ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.**

## Killearn Homes Association, Inc. Profit & Loss Budget vs. Actual January through December 2017

	Jan - Dec 17	Budget
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	551,285.83	552,000.00
6013 · INCOME-LATE FEES	5,225.00	7,000.00
6015 · INCOME-PRIOR DUES	0.00	4,500.00
6017 · ESTOPPEL	42,075.00	22,000.00
6018 · FINES	900.00	
6020 · DELINQ ACCT-Maint Chargebacks	175.00	100.00
6021 · DELINQUENT ACCT-INTER.	0.00	200.00
6022 · COLL. FEES-LEGAL	11,787.93	12,000.00
6024 · ADMIN. NOTICING COST	829.00	600.00
6030 · INCOME-OTHER	3,810.50	2,600.00
6033 · INCOME-ADVERTISING	37,795.63	48,000.00
6055 · CENTURYLINK COMMISSION	40,300.38	60,000.00
6057 · KILLEARN ESTATES SWIM CLUB	26,765.00	29,000.00
6830 · INCOME-INTEREST	447.51	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	114,000.00
<b>Total income</b>	<b>721,396.78</b>	<b>852,500.00</b>
<b>Gross Profit</b>	<b>721,396.78</b>	<b>852,500.00</b>
Expense		
6052 · LICENSES & FEES	505.00	300.00
6560 · PAYROLL TAXES	11,826.45	18,000.00
6950 · SWIM CLUB CONTRACT	5,850.00	7,000.00
7050 · LAKES	28,729.24	40,000.00
7060 · LANDSCAPE IMPROVEMENTS/MAINT	0.00	81,000.00
7100 · GROUNDS MAINTENANCE CONTRACT	80,050.16	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	31,648.96	25,000.00
7120 · REPAIRS/MISC MAINTENANCE	5,629.18	5,200.00
7130 · SIGNAGE	1,428.60	
7251 · COVENANT REVITAL/ PRESERVATION	46,458.52	75,000.00
7270 · UTILITIES-COMMON AREAS	6,838.97	5,000.00
7271 · ASSN. CENTER - UTILITIES	3,996.53	5,000.00
7272 · CLEANING SERVICE	3,983.75	3,600.00
7325 · KE SWIM CLUB - SUPPLIES	2,601.40	5,000.00
7335 · KE SWIM CLUB - UTILITIES	5,380.90	5,000.00
7610 · PARK IMPROVEMENTS/MAINTENANCE	70,403.21	74,000.00
8050 · NEWSLETTER	48,520.72	60,000.00
8110 · ANNUAL ASSOC. MEETING	148.38	800.00
8170 · OTHER	1,938.14	5,000.00
8290 · FURNITURE & EQUIPMENT	2,171.32	2,500.00
8295 · OFFICE IMPROVEMENTS	8,368.83	10,000.00
8410 · MEMBERS STATEMENT	25.00	5,900.00
8411 · ANNUAL ELECTIONS	189.14	3,000.00
8420 · LEGAL & PROF. FEES	47,149.66	50,000.00
8425 · LEGAL FEES COLLECTIONS	9,457.53	
8580 · PAYROLL-SALARIES	149,378.72	165,500.00
8640 · ACCOUNTING/AUDITING	7,184.00	7,000.00
8645 · WEBSITE & SOCIAL MEDIA	3,342.47	7,000.00
8680 · AUTO EXPENSES-GENERAL	3,596.29	3,300.00
8710 · BANK CHARGES	341.51	
8730 · MISC. ADMIN. EXPENSE	11,767.20	8,000.00
8750 · EVENTS	15,385.81	18,500.00
8780 · INSURANCE - LIABILITY	10,815.00	21,000.00
8781 · INSURANCE - UMBRELLA POLICY	7,756.00	5,000.00
8782 · INSURANCE - WORKER'S COMP	2,972.00	3,400.00
8783 · INSURANCE-PROPERTY	3,757.31	
8784 · INSURANCE-DIRECTORS & OFFICERS	5,487.00	
8786 · INSURANCE - AGENCY FEES	0.00	1,500.00
8787 · INSURANCE-BUSINESS AUTO	501.00	
8850 · POSTAGE	3,917.81	5,000.00
8860 · PRINTING	2,365.63	2,000.00
8870 · COPY MACHINE	2,644.56	3,000.00
8940 · SUPPLIES-OFFICE	2,897.89	3,000.00
9500 · TELEPHONE	4,464.08	4,000.00
9880 · FEDERAL INCOME TAX	5,785.00	21,000.00
9945 · BAD DEBT	14,931.81	25,000.00
<b>Total Expense</b>	<b>682,571.68</b>	<b>852,500.00</b>
<b>Net Ordinary Income</b>	<b>38,825.10</b>	<b>0.00</b>
<b>Net Income</b>	<b>38,825.10</b>	<b>0.00</b>

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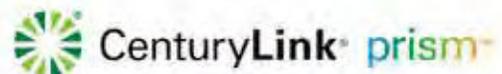
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<sup>1</sup>Fiber optics apply to all or a significant amount of the network, depending on your location.

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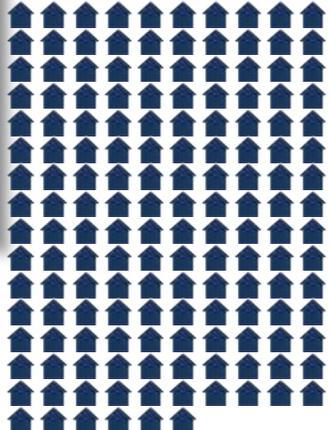
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