

# KLOVERLEAF



*Happy Holidays*  
FROM KHA!

## KHA Scheduled Holidays & Upcoming Events

Thurs. & Fri., Dec. 23 & 24, 2021, Christmas Holiday, KHA Office Closed

Fri., Dec. 31, 2021, New Years Eve, KHA Office Closed

Tues., Jan. 4, 2022, Board Of Directors Meeting



Apply for tree removals, exterior alterations  
and report property issues

 **894-3085** 



### BOARD OF DIRECTORS

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*Association Manager*

Caleb Martinez  
*Compliance Coordinator*

Tank Spears  
*Administrative Assistant*

Leslie Phillips-Fisher  
*Receptionist*

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**Do we have your email address?**

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we have email addresses.

**Your secure place.**

Sign up at [www.Killearn.org](http://www.Killearn.org) or call in your email  
address to KHA office 850.893.3468.

# Community Highlights

**12/23-12/24:** KHA Office closed for Christmas Holiday

**12/31:** KHA Office closed for New Years Holiday

**1/17:** KHA Office closed for Martin Luther King Jr. Holiday

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## 4/2: Spring Community Yard Sale

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### Church Services:

#### Killearn United Methodist Church:

##### Sunday Service

8am Traditional • 9:30am and 11am Contemporary

##### Christmas Eve

December 24 – 3pm, 5pm and 7pm

#### Celebration Baptist Church:

##### Sunday Service

8:30am, 10am and 11:30am • 1:15pm En Espanol

Worship from Home

10am on Fox49, Facebook and YouTube

1:15pm En Espanol on Facebook

11pm on Fox49

##### Christmas Eve

December 23 – 6pm

December 24 – 3pm, 4pm, 5pm and 6pm

#### Four Oaks Community Church:

##### Sunday Service

9am and 11am

Worship from Home

Livestreamed on Facebook and Youtube

##### Christmas Eve

December 24 – 5pm outdoor service

#### St. Peter's Anglican Church:

##### Sunday Service

9am and 11:15am

Livestreamed and available on YouTube

##### Christmas Eve Mass

December 24 – 12pm, 5pm, 8pm and 11pm

*Neighborhood Tip:*

**Please bring bulk items to the curb as close to the pickup date as possible.**

*Let's all work together to keep our community looking great!*

*Neighborhood Tip:*

**Please be mindful of vendor signs left in your yard after service.**

*Let's all work together to keep our community looking great!*

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# Association Manager Message

Holiday Greetings KHA Members! I want to share the warmest thanks for the opportunity to serve this beautiful community. I hope your holidays will be filled with joy through the New Year!

We have accomplished so much in 2021 thanks to the combined efforts of the Board, association staff, and our residents. We look forward to a new year full of wins both big and small. 2022 is going to be a great year for the Killlearn Estates community!

The Board of Directors approved the 2022 Killlearn Homes Association Operating Budget and Swim Club Budget in November with no increase in annual assessments. You can review the approved budgets on page 10 - 11. At the November meeting, David Strange, Audit Director with Lanigan & Associates, P.C., presented a summary of the Audited Financial Statements through December 31, 2020. A copy of the annual report is on TownSq or you can receive a copy at no cost upon request.

You will soon receive your billing statement for the 2022 annual assessment in the mail. There are several convenient ways to make payment; don't hesitate to contact the office if you want to learn more about the various payment options.

Below is a summary of actions taken by our Board of Directors in October and November:

- Accepted a quote to survey the Villages of Killlearn perimeter fence

**Math Matters**  
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Neighborhood Tip:

**Please be sure to avoid parking in the lawn overnight.**

*Let's all work together to keep our community looking great!*

- Declined an offer for the sale of Killlearn Homes Association front entrance lot to supermarket chain
- Approved MetroNet to provide phone and internet service for KHA Office
- Approved Rumbles copier lease renewal for KHA Office
- Accepted a quote for research to determine viability to acquire permits for the lakes
- Approved pursuing legal collections of delinquent accounts
- Awarded long-term lakes mowing contract to McGlynn Laboratories Inc.
- Accepted park benches a KHA resident donated in honor of loved ones who were also residents
- Authorized the Architectural Control Committee to approve brick painting on a case-by-case basis provided that the paint meets the color scheme consistent with what is typically approved by the ACC
- Accepted the Treasurer's report and 2022 Proposed Budget

On behalf of all of us at KHA, we wish you the best throughout the holiday season! 🍀

*Judy Sedwick*

**Jim Maples Carpentry, Inc.**  
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## Get Involved

### Join a committee today!

While serving on the board is probably the most visible example of volunteerism in our association, there are many other ways that you can contribute your time and talents to improving our community. Several committees are looking for volunteers. Giving a few hours of your time each month can make a big difference, and there's a lot to be gained from volunteering your time: new friends, new skills and the opportunity to help strengthen our community. Please reach out to us at [kha@killearn.org](mailto:kha@killearn.org) or call the office at 850-893-3468 if you interested in learning more about committee volunteer opportunities. 🍀

## Did you Know?

You can report non-emergency issues in your community directly to the City of Tallahassee with Digitally, the city's customer gateway.

You can report issues like:

- 🍀 Faulty streetlights
- 🍀 Potholes
- 🍀 Graffiti
- 🍀 Missed residential garbage service

Go to [www.talgov.com](http://www.talgov.com) and click on the resident tab on the home page. Then click on Digitally in the pop-up menu. You can report the issue directly from your computer or download the app to your smartphone.

When reporting an issue, don't forget to enter your contact information so that a City representative can call you back and get more details about the issue. If you would like KHA to submit an issue on your behalf, please contact us at 850-893-3468 or email us at [kha@killearn.org](mailto:kha@killearn.org) with all the details and we will be happy to do so. Let's all work together to keep our community looking great! 🍀

## Vandalism

### See Something Say Something

Hello neighbors!

As the year comes to a close, I would like to take a moment to touch on an issue that has affected our community extensively in recent times. There have been instances of vandalism at several association-owned properties including HOA common grounds, parks, pool club and other shared spaces. These acts of vandalism range from unauthorized trash dumping, property damage, property theft and other general nuisances.

These transgressions are usually repaired quickly, but they cause larger issues with association funds, availability of resources for other members, and generally makes our shared spaces look less attractive. This unfairly affects the members that use these spaces frequently and sometimes presents a danger to the public.

In an effort to address this concern, we've requested additional patrols from the Tallahassee Police Department and allowed them to use our common grounds as parking areas for their patrols. The association asks that if you see any suspicious activities at any parks or other shared spaces, please call the association directly at 850-893-3468. For any after hours activity, please call the police department directly. 🍀

Thank you for helping us keep our community looking great!

Caleb Martinez



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by Luke Brown, Chairman

Neighborhood Tip:  
Please ensure yard debris is neatly stacked  
by the curb for bi-weekly pickup.

Let's all work together to keep our  
community looking great!

## How to Understand An Insurance Policy

Fortunately, homes are selling rapidly in Killlearn Estates. It's fueled, at least in part, by the neighborhood's desirability and by low mortgage rates. Despite rising home prices, the low rates allow many people to enter the housing market, often buying their first home in or moving up to Killlearn.

Younger people finish high school, trade school, universities, or graduate programs. They start careers, move from their parent's home, and otherwise become independent. They have often not had a chance to deal with insurance because their parents have always taken care of it.

But it goes further than that. How many others in Killlearn have never read their homeowner's policies? Their automobile policy? Their life insurance policy? Their major medical policy or HMO contract? Even if you have, do you understand it?

*I don't sell insurance or practice law anymore, so I don't have ulterior motives. I do, though, want to give other Killlearn residents an overview of how to understand their insurance policies in the event you need them for the protection they are intended to provide.*

All insurance policies are structured in essentially the same way, although the "risks" covered differ according to the type of policy involved. For example, a car insurance policy covers risks attending owning and operating a car, while a homeowner's insurance policy covers risks attending ownership of your home.

The main parts of any insurance policy are these:

1. The **Declarations**. This usually is the first page of the policy that provides factual information. A cover page may come first, but it often contains only general information about the insurance company and sometimes the agent or broker having sold it to you. The Declarations page identifies who or what is insured. It also states the length of time the policy is initially in force (the "term" of coverage). Importantly, it also broadly summarizes coverage information such as, describing the general nature of the risk insured and how much insurance is provided. The "how much" refers to the policy limits. That means the amount that the insurance company is obligated to pay, assuming that the loss is covered and that everything else is in order. Depending upon the kind of insurance involved, the "how much" may be stated

as "per person" or "per occurrence." For a life insurance policy, the "how much" is the total payable on death. The calculations of "how much" for a health insurance policy is too complex to address here.

2. The **Definitions**. This section defines words and phrases that are used throughout the rest of the policy. Ordinarily, words and phrases are given their plain meaning, but not always. Therefore, when reading the policy, you should refer to the definitions section if you do not know or are unsure of the meaning of a word. For example, a car is not a motorcycle, although both are used as transportation. Therefore, an auto policy will typically define the term "motor vehicle" to exclude a motorcycle. Interestingly, if a term (like "motor vehicle") is not defined in the policy, it might be susceptible to multiple definitions. If both definitions are reasonable, and one would suggest that there was coverage and the other would not, in a coverage dispute, a court might find that there was coverage despite the insurer not intending to cover it. That is because the insurer chose the policy's wording and could have been more specific.
3. The **Policy Coverage** (or "Coverage Part") This section explains the specific insurance coverage(s) provided. For example, some policies or sections of the same policy cover only property (such as the collision coverage on an auto policy), whereas other policies or sections cover liability for damage or injury to third parties.
4. The **Exclusions**. This section describes limitations on coverage and circumstances where there will be no coverage at all. Usually, total coverage exclusion will be based on how the loss occurred, and sometimes, when it occurred. For example, most life insurance policies provide that death by suicide is excluded for two years from the date that the policy was issued.
5. The **Exceptions**. Understanding exceptions can be tricky. Exceptions return to the scope of coverage a loss or occurrence that an "exclusion" removed. In other words, they limit the application of exclusions. For example, property damage may be excluded if caused by X, but the damage would be covered if Y caused X.
6. **Policy Limits and Special Limits**. This section states the amount of money that the insurer will pay for certain

kinds of losses or property. For example, while a policy may provide coverage for the loss of jewelry, there may be a further "special limit" on how much will be paid for a single item of jewelry. It may be stated in terms like \$10,000 for the loss of jewelry, subject to a maximum of \$2,500 per item.

7. **Conditions.** This section of the policy explains your responsibilities to the insurer (such as paying premiums on time) and the insurer's duties to you in addition to paying covered claims. These include your obligation to cooperate in investigations of claims and, if you are sued, to cooperate with your insurer in defending the claim against you.
8. **Duties after loss.** This section specifies what you have to do when a potentially covered loss occurs. These can include making temporary repairs so that damage will not worsen, filing a police report, or preserving physical evidence.
9. **Endorsements.** These can be optional coverages or optional amounts of coverage that are available for an additional premium. For example, the insurer may offer payment for destroyed property on an "actual cash value" or a "replacement cost" basis. The insurance company can also itself issue endorsements that modify policy language, increase or decrease coverage, or otherwise affect coverage.

It is vital to understand what your policy covers, what it doesn't, and how it works. The going can sometimes be tough, but it is better to know what you don't understand than be surprised later in a crisis. A resource available to you is the insurance agent or broker through whom you bought the policy. They can explain what you have, how it works and help decide if it still serves your needs. 🍀

## Tree Harbour Entrance Gets an Update

Thanks to a civic-minded teen, the Tree Harbour entrance has been updated and refreshed. The fading sign at the corner of Tree Harbour Way and Shamrock Street N. has been cleaned and its post repainted. The old, worn bushes have been trimmed, new plants have been added and fresh pine straw has been spread. And, there are now solar lights to illuminate the sign at night so visitors can find us more easily.

The work, done over a period of three weekends, was led by Madeline Hellmann, daughter of Tom and Krista Hellmann of Bay Shore Drive, who also helped out. The 17-year-old Chiles High student tackled the task as a community service project. She said she chose to rehab the entrance because it "needed attention and it was a way to give back to my community and to improve the quality of life for the people who live here in a small way."

Now that the update has been completed, Madeline needs help from Tree Harbour neighbors in keeping the agapanthus lilies and other new plants watered. As drier weather moves in, the plants will need watering at least once a week. One neighbor has already volunteered but more are needed. If you can help with the watering so these new plants can thrive, please contact Pat Curtis at 850-765-416 or by email at [pacurtis117@gmail.com](mailto:pacurtis117@gmail.com).

The entrance improvements aren't the first contribution that the Hellmann family have made to Tree Harbour. The little lending library in the lake access lot on Bay Shore Drive was also one of Madeline's projects, undertaken in 2017. Tom and Madeline Hellmann built the little house-shaped library, and the family has since maintained it. Books are donated by neighbors and are free on a "take one, leave one" basis. If you haven't visited it, please do so.

For many years, Tom, a Tallahassee firefighter, has mowed the KHA-owned lake access lot (with help from another neighbor, Rick Jackson). This is the lot where neighbors traditionally have gathered to watch the annual fireworks. Tom has also helped maintain the Bay Shore neighborhood park. Formerly a somewhat barren and seldom used open space, the park was created in 2016. Gloria Arias, then a KHA Board member and chair of the KHA Maintenance Committee, spearheaded the project after Tree Harbour residents advocated for its development. 🍀



# Briefs

## KHA Lakes Committee Report

by Danielle H. Irwin, Lakes Chair

### Our Lakes, Our Issues

The waterbodies in our neighborhood got a little extra love this quarter. We had our third and final lake edge clean-up of the year. This one was a extra special with Iason Elder, a 2<sup>nd</sup> Class Scout from Boy Scouts Troop 109 (see below photo), leading the coordination of three local Boy Scouts troops, along with a clothing and canned goods collection, to complement the event. The entire shoreline of Lake Killarney was cleaned, despite the relatively high water conditions. We were honored to have Leon County Commissioner Brian Welch and his wife, Kim, join in on the clean-up event, too. Our next clean-up will be an Earth Day event on Saturday, April 23. Stay tuned for more details in the next Kloverleaf.



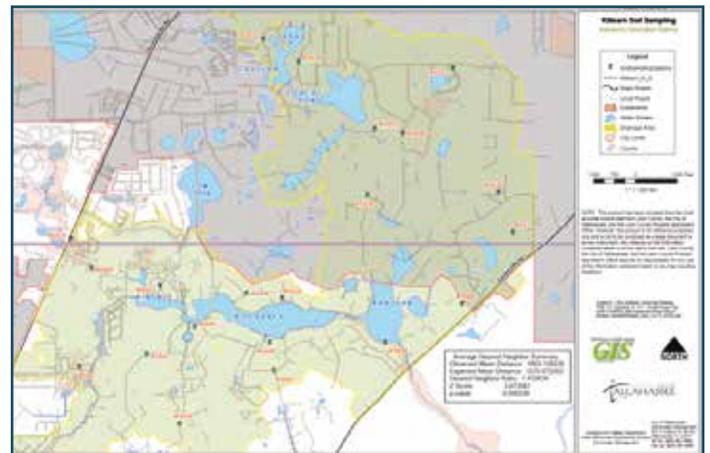
Other big news in the lake scene is our new five-year mowing contract with McGlynn Laboratories, Inc. Mowing can only occur when the ground is dry enough to support the equipment. Having a long-term contract poises us to be ready to mow when conditions are right. The contract includes mowing at our Chain of Lakes (Kinsale, Killarney and Kanturk), as well as the small lakes (Timberlake, Tallow Point and Little Lake Kanturk). The smaller lakes dry out first and require mowing more often. Our contractor has begun mowing the dry areas around Timberlake in Tree Harbor.



Approximately 80 carp have been recently added in Lake Killarney. These carp eat nuisance aquatic vegetation and are a whole lot better than using herbicides to accomplish the same feat. KHA maintains two carp fences on our property (see the locations on the map below). These fences are important to maintain the carp population in our lakes when water levels are high and the carp would swim downstream. Please do not remove these carp fences.



Keep your eyes and ears open regarding an upcoming County Commission agenda item regarding the health of our neighborhood lakes to be heard at a County Commission meeting soon. Commissioner Brian Welch specifically requested this agenda item. We are hopeful this agenda item will spur the County to become a more active part of the solution to address the impaired water quality in our lakes. Water quality concerns have historically been related to nutrients (phosphorus and nitrogen), with stormwater runoff into our lakes being a large contributor. The drainage area to our lakes (see yellow outline in below map) brings stormwater from a large area in the County, as well as from within City limits. We all (City, County and KHA) need to be working as a team to improve water quality in our lakes. As property owners, we can do our part, too, by avoiding the use of fertilizers on our lawns, especially during rainy season. 🍀





## Crime Prevention Shopping Tips

December is here and holiday shopping time is upon us. While you are out shopping please remember to be aware of your surrounding. With the sun setting earlier here are a few safety tips for shopping, driving and parking.

### Shopping

- ☘ Go shopping with a friend.
- ☘ Have a plan of attack, route you will take and items you want to purchase.
- ☘ Do not take all of your credit cards/checks/cash - only take one or two forms of payment
- ☘ Keep your payments methods in a secure place (wallet/purse).
- ☘ Exit the store with your keys in your hand not in your purse or pocket.
- ☘ Place your packages in the trunk where they cannot be seen.
- ☘ Be ready to enter your car when you get to it.
- ☘ Enter your car and lock your doors.

### Driving

- ☘ Keep your motor vehicle in good working order and the gas tank at least half full.
- ☘ When you approach your parked vehicle, visually check the area around the vehicle for any suspicious persons or activity. If you observe anything suspicious, walk to where there are other people and call the police.
- ☘ Always park in visible, well-lighted areas.
- ☘ When operating your vehicle, keep the doors locked and the windows rolled up.
- ☘ When stopped at traffic lights or in traffic, allow space between you and the vehicle in front of you so you can drive away if necessary.

- ☘ If someone approaches your vehicle and attempts to enter, blow your horn to attract attention and drive away.
- ☘ Many people consider a cellular telephone to be a good investment in safety.
- ☘ Do not pick up hitchhikers!
- ☘ Do not open your window if someone approaches your vehicle to ask for directions, the time, etc. Keep the door locked.

### Parking

- ☘ Choose well-lighted parking areas.
- ☘ Look around for loiterers before getting out of your motor vehicle.
- ☘ Always lock valuables and packages out of sight in the vehicle.
- ☘ If you get out of your vehicle, always turn off the ignition, remove the key, and lock your vehicle doors, no matter how soon you plan to return. This is particularly important at service stations and convenience stores.
- ☘ Try not to park next to vans, large SUVs, pickup trucks or other vehicles whose size and structure can provide concealment.
- ☘ Exercise particular caution when using underground or enclosed parking garages. In them, walk in the center aisle, rather than close to parked cars.
- ☘ If you have the choice, park in areas that have an attendant or in locations with heavy pedestrian traffic.

Have a great holiday and enjoy! ☘



# Business

## 2022 Approved Budget



### Killearn Homes Association, Inc. Approved Budget 2022

#### OPERATING

	<u>2022 Budget</u>
<b>Assessment Income</b>	
4000 - Assessments	550,125.00
<b>Total Assessment Income</b>	<b>550,125.00</b>
<b>User Fee Income</b>	
4225 - Guest and Key Fees	0.00
4250 - Pool Fees	0.00
4260 - Estoppels	61,000.00
4265 - Transfer Fees	0.00
4275 - Lessons Income	0.00
<b>Total User Fee Income</b>	<b>61,000.00</b>
<b>Collections Income</b>	
4700 - Collection Processing Fees	0.00
4705 - NSF Service Fees	0.00
4710 - Late Fees	9,500.00
4720 - Collections Legal Charges	0.00
4725 - Delinquency Management	0.00
<b>Total Collections Income</b>	<b>9,500.00</b>
<b>Other Income</b>	
4810 - Compliance Fines	0.00
4815 - Transfers from CIP Reserve	0.00
4830 - Kloverleaf Advertising	9,000.00
4835 - Miscellaneous Income	0.00
<b>Total Other Income</b>	<b>9,000.00</b>
<b>Investment Income</b>	
4900 - Interest Earned - Operating Accounts	600.00
<b>Total Investment Income</b>	<b>600.00</b>
<b>Total Operating Income</b>	<b>630,225.00</b>
<b>Administrative</b>	
5000 - General Administrative	13,300.00
5010 - Bad Debt	10,000.00
5015 - Bank Charges	0.00
5025 - Collection Charges	5,000.00
5030 - Coupon Costs	5,600.00
5085 - Office Copier	3,500.00
5090 - Office Supplies	5,000.00
5115 - Web Site Maintenance	3,500.00
5195 - Other Administrative Services	0.00
<b>Total Administrative</b>	<b>45,900.00</b>
<b>Communications</b>	
5200 - Community Events	20,000.00
5210 - Printing	6,000.00
5215 - Postage	9,000.00
5225 - Newsletter Services	14,000.00
<b>Total Communications</b>	<b>49,000.00</b>

#### OPERATING

	<u>2022 Budget</u>
<b>Payroll &amp; Benefits</b>	
5300 - Office Staff	200,000.00
5302 - Administrative Salaries	0.00
5340 - Payroll Taxes	0.00
5360 - Payroll Taxes FUTA	0.00
<b>Total Payroll &amp; Benefits</b>	<b>200,000.00</b>
<b>Insurance</b>	
5400 - Fidelity Premium	1,700.00
5410 - D&O Insurance Claims	0.00
5415 - D&O Insurance Premiums	6,000.00
5445 - General Liability Insurance Premiums	12,470.00
5459 - Insurance- Business Auto	0.00
5460 - Property Insurance Premiums	5,200.00
5469 - Workers Comp Insurance Premiums	630.00
5470 - Umbrella Insurance Premium	9,000.00
<b>Total Insurance</b>	<b>35,000.00</b>
<b>Utilities</b>	
6000 - Utility Services	14,000.00
6005 - Gas Service	0.00
6025 - Water Service	0.00
6030 - Sewer Service	0.00
6035 - Trash and Recycling Service	400.00
6040 - Bundled Telecom Services	4,000.00
6050 - Telephone Service	0.00
6075 - Other Utility Expenses	0.00
<b>Total Utilities</b>	<b>18,400.00</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping - Contract	82,000.00
6110 - Landscape Repair & Maintenance	21,000.00
6150 - Seasonal Color/Plantings	0.00
6160 - Tree Succession	0.00
6165 - Tree Removal	17,763.75
6199 - Landscape Other	0.00
<b>Total Landscaping</b>	<b>120,763.75</b>
<b>Irrigation</b>	
6200 - Irrigation Repair & Maintenance	0.00
<b>Total Irrigation</b>	<b>0.00</b>
<b>Operations</b>	
6300 - Permits & Licenses	61.25
<b>Total Operations</b>	<b>61.25</b>
<b>Contracted Services</b>	
6418 - Lake Services	42,000.00
6430 - Janitorial Services	2,600.00
6438 - Pool Management	0.00

Neighborhood Tip:

**Please return your garbage cans to their proper location after pickup.**

*Let's all work together to keep our community looking great!*

Neighborhood Tip:

**Please be mindful of your speed when driving through the community.**

*Let's all work together to keep our community looking great!*

## OPERATING

	<u>2022 Budget</u>
<b>Contracted Services</b>	
6440 - Safety & Security	0.00
<b>Total Contracted Services</b>	<b>44,600.00</b>
<b>Repair &amp; Maintenance</b>	
6515 - Building Repair & Maintenance	2,200.00
6560 - Villages Fence S.A. R&M	0.00
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00
6600 - General Repair & Maintenance	10,000.00
6650 - Bridle Trail Repair/Maintenance	10,000.00
6685 - Park Repair & Maintenance	4,000.00
6690 - Pest Control Supply/Repair & Maintenance	0.00
6700 - Pool Supplies	0.00
6745 - Signage Repair & Maintenance	1,800.00
6775 - Auto Expenses General	2,000.00
<b>Total Repair &amp; Maintenance</b>	<b>30,000.00</b>
<b>Professional Services</b>	
7000 - Audit & Tax Services	7,000.00
7005 - Lobbyist	0.00
7010 - Engineering Services	0.00
7020 - Legal Services	0.00
7025 - Legal Services - Collections	2,500.00
7030 - Legal Services - General Counsel	10,000.00
7040 - Management Fees	67,000.00
<b>Total Professional Services</b>	<b>86,500.00</b>
<b>Shared Expenses</b>	
8150 - Other Shared Expenses	0.00
<b>Total Shared Expenses</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>630,225.00</b>

## SWIM CLUB

	<u>2022 Budget</u>
<b>User Fee Income</b>	
4225 - Guest and Key Fees	200.00
4250 - Pool Fees	48,000.00
4270 - Utility Fees	0.00
4275 - Lessons Income	2,000.00
4295 - Parties	0.00
<b>Total User Fee Income</b>	<b>50,200.00</b>
<b>Investment Income</b>	
4925 - Other Investment Income	0.00
<b>Total Investment Income</b>	<b>0.00</b>
<b>Total Swim Club Income</b>	<b>50,200.00</b>
<b>Administrative</b>	
5000 - General Administrative	9,050.00
5195 - Other Administrative Services	0.00
<b>Total Administrative</b>	<b>9,050.00</b>
<b>Payroll &amp; Benefits</b>	
5318 - Pool Salaries	0.00
<b>Total Payroll &amp; Benefits</b>	<b>0.00</b>
<b>Utilities</b>	
6075 - Other Utility Expenses	7,500.00
<b>Total Utilities</b>	<b>7,500.00</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping - Contract	0.00
6110 - Landscape Repair & Maintenance	2,000.00
<b>Total Landscaping</b>	<b>2,000.00</b>
<b>Operations</b>	
6300 - Permits & Licenses	250.00
<b>Total Operations</b>	<b>250.00</b>
<b>Contracted Services</b>	
6438 - Pool Management	5,400.00
<b>Total Contracted Services</b>	<b>5,400.00</b>
<b>Repair &amp; Maintenance</b>	
6600 - General Repair & Maintenance	3,500.00
6700 - Pool Supplies	8,000.00
6710 - Swim Club Furniture	3,600.00
<b>Total Repair &amp; Maintenance</b>	<b>15,100.00</b>
<b>Other Expenses</b>	
9105 - Transfer to Pool Reserve	10,900.00
<b>Total Other Expenses</b>	<b>10,900.00</b>
<b>Reserve Expenses</b>	
9924 - KHA Swim Club Rehab	0.00
<b>Total Reserve Expenses</b>	<b>0.00</b>
<b>Total Swim Club Expense</b>	<b>50,200.00</b>
<b>Total Swim Club Net Income / (Loss)</b>	<b>0.00</b>

# Market Update

Home values are soaring in Killearn Estates ...

Sept. 2021 - Nov. 2021

37 RESIDENTIAL SALES 31 AVERAGE DAYS ON MARKET \$163.61 AVERAGE PRICE PER SQFT \$321.13 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
SEPTEMBER	8/31/21	3904 Shamrock Street	2586	4	3	\$481,000	4	\$186.00
	9/1/21	2632 Satinwood Circle	1387	3	2	\$250,000	18	\$180.25
	9/3/21	2980 N Shamrock	1649	3	2	\$262,000	18	\$158.88
	9/3/21	4011 Kilmartin Drive	1857	4	2	\$300,000	92	\$161.55
	9/3/21	4901 Ballygar Drive	2172	4	3	\$360,000	13	\$165.75
	9/8/21	2812 Roscommon Drive	2362	4	3	\$375,000	27	\$158.76
	9/13/21	3377 Aqua Ridge Way	2123	3	2	\$348,000	17	\$163.92
	9/17/21	3063 Waterford Drive	1926	3	3	\$369,900	29	\$192.06
	9/22/21	4829 Ballygar Drive	2101	4	3	\$320,000	17	\$152.31
	9/24/21	3474 Hyde Park Way	2560	4	3	\$478,000	25	\$186.72
	9/27/21	2808 Donovan Court	1100	2	3	\$171,000	26	\$155.45
	9/27/21	4683 Inisheer Drive	1716	3	2	\$310,000	22	\$180.65
	9/30/21	4417 Stratfordshire Court	1360	3	2	\$194,000	2	\$142.65
	9/30/21	3717 Longford Drive	2538	4	3	\$260,000	0	\$102.44
	9/30/21	2806 A J Henry Park	2784	4	3	\$440,000	44	\$158.05
	9/30/21	2596 Yarmouth Lane	1499	3	2	\$272,500	0	\$181.79
9/30/21	3384 Cameron Chase Drive	1649	3	2	\$292,500	19	\$177.38	

INFORMATION COURTESY OF ...



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**Susan Ice**  
Realtor©

**850.545.7015**  
Susan@HillSpooner.com



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OCTOBER  
NOVEMBER

Closing Date	Address	SQF	BDR	BTBS	SP	DOM	PPSQFT
10/12/21	2419 Ryan Place	1364	2	3	\$165,000	1	\$120.97
10/12/21	4513 Broad Haven Lane	2165	4	3	\$360,000	24	\$166.28
10/13/21	2846 Ohara Drive	2561	4	3	\$325,000	47	\$126.90
10/14/21	2937 Tipperary Drive	1827	3	2	\$292,000	123	\$159.82
10/19/21	3112 Tipperary Drive	1534	3	2	\$292,000	29	\$190.35
10/20/21	4483 Corbin Court	1686	3	3	\$285,000	56	\$169.04
10/22/21	3240 Beaumont Drive	1766	3	3	\$330,000	21	\$186.86
10/25/21	2238 Killarney Way	2406	4	3	\$305,000	90	\$126.77
10/26/21	2242 Monaghan Drive	2322	4	2	\$439,900	85	\$189.45
10/26/21	2660 Nantucket Lane	1439	3	2	\$275,000	5	\$191.10
10/29/21	2946 Giverny Circle	2442	3	3	\$449,900	18	\$184.23
10/29/21	2942 Giverny Circle	2867	3	2	\$490,000	22	\$170.91
10/29/21	4679 Inisheer Drive	1636	4	2	\$285,000	40	\$174.21
11/4/21	3814 Longford Drive	3104	4	3	\$525,000	23	\$169.14
11/8/21	2348 Ryan Place	1188	2	2	\$170,000	2	\$143.10
11/8/21	3009 S Shamrock Street	2886	5	2	\$410,000	18	\$142.07
11/10/21	2982 Bay Shore Drive	1294	3	2	\$220,000	61	\$170.02
11/22/21	4009 Delvin Drive	1501	3	2	\$239,000	16	\$159.23
11/22/21	2909 Giverny Circle	2209	4	2	\$375,000	49	\$169.76
11/30/21	2350 Ryan Place	1188	2	1	\$165,000	55	\$138.89

**WHAT'S YOUR HOME'S CURRENT MARKET VALUE? ARE YOU CONSIDERING BUYING OR SELLING YOUR HOME? CALL SUSAN ICE AT 850.545.7015**

Thank You!

FOR YOUR DONATIONS  
TO



The KHA staff and the Board of Directors would like to take a moment to thank everyone for their thoughtful donations to our annual Toys for Tots drive. Through our collaborative effort, we will be able to give many children in need a wonderful gift during the holiday season. Thank you all for your generous donations! 🍀



**Architectural Control Committee Actions for QUARTER 4 2021**  
**The Committee meets every other Wednesday at 10 A.M.**  
**in the Killlearn Homes Association Board Room**

<b>September 2021 ACC DECISIONS</b>				
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>
<b>09-08-21</b>	10	XIV	REMODEL	TABLED
	14	XXXIV	LANDSCAPING	APPROVED
	22	XXXIV	TREE REMOVAL	APPROVED
	23	XXXIV	TREE REMOVAL	APPROVED
	39	XXXIV	EXTERIOR PAINT	APPROVED
<b>09-22-21</b>	7	XII	FENCE INSTALLATION	APPROVED
	10	XXXIV	TREE REMOVAL	APPROVED
	11	XXXIV	SOLAR PANEL INSTALLATION	APPROVED
	16	XXXIV	TREE REMOVAL	APPROVED
	17	XXXIV	TREE REMOVAL	APPROVED
	27	XII	POOL INSTALLATION	TABLED
	28	XIV	REMODEL	TABLED
	51	XXXIV	TREE REMOVAL	APPROVED

<b>October 2021 ACC DECISIONS</b>				
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>
<b>10-06-21</b>	12	XXII	FENCE INSTALLATION	APPROVED
	12	XXII	SCREEN PORCH INSTALLATION	TABLED
	14	XXXIV	TREE REMOVAL	APPROVED
	16	XXXIV	EXTERIOR PAINT	APPROVED
	17	XII	POOL INSTALLATION	TABLED
	39	XII	POOL INSTALLATION	APPROVED
<b>10-20-21</b>	12	XXXIV	TREE REMOVAL	APPROVED
	14	XXXIV	SHED INSTALLATION	DISAPPROVED
	17	XXII	POOL INSTALLATION	DISAPPROVED
	28	XXXIV	EXTERIOR PAINT	TABLED
	38	XXII	FENCE INSTALLATION	APPROVED

<b>November 2021 ACC DECISIONS</b>				
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>
<b>11-10-21</b>	1	XXXIV	TREE REMOVAL	APPROVED
	8	XXXIV	SHED INSTALLATION	TABLED
	17	XXXIV	LANDSCAPING RENOVATION	APPROVED
	17	XXII	FENCE INSTALLATION	APPROVED
	28	XXXIV	EXTERIOR PAINT	APPROVED
	31	XXXIV	EXTERIOR PAINT	APPROVED
	42	XXXIV	EXTERIOR PAINT	APPROVED
<b>11-17-21</b>	8	XXXIV	SHED INSTALLATION	APPROVED
	12	XIV	SCREEN ROOM INSTALLATION	APPROVED
	14	XIV	ROOM ADDITION	APPROVED
	51	XXXIV	TREE REMOVAL	APPROVED
	51	XII	DOCK REMODEL	APPROVED

**ACC Committee: Paul Munyon, John Dorsey, James Hughes, Emily Ely, Ben Poitevent**  
**ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL,**  
**MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.**

# Fourth Quarter 2021 Violations

## Violations Report September

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
	1 TRAILER/RV/OTHER IN SIGHT	Monaghan Drive	16 UNAUTHORIZED SIGN IN YARD	Chelmsford Road	
	1 TRAILER/RV/OTHER IN SIGHT	Monaghan Drive	17 MAINTENANCE YARD	Shannon Lakes North	
	3 TRAILER/RV/OTHER IN SIGHT	Shamrock Street South	17 TRAILER/RV/OTHER IN SIGHT	Tallow Point Road	
	3 UNAUTHORIZED SIGN IN YARD	Wicklow Circle	17 TRAILER/RV/OTHER IN SIGHT	Ferns Glen Drive	
	4 BOAT VISIBLE FROM ROAD	Kilkenny East	17 BOAT VISIBLE FROM ROAD	Ferns Glen Drive	
	4 UNAUTHORIZED SIGN IN YARD	Kilkenny West	17 MAINTENANCE YARD	Ferns Glen Drive	
	5 TRAILER/RV/OTHER IN SIGHT	Limerick Drive	17 MAINTENANCE YARD	Ferns Glen Drive	
	5 UNAUTHORIZED SIGN IN YARD	Blarney Drive	18 TRAILER/RV/OTHER IN SIGHT	Bay Shore Drive	
	7 UNAUTHORIZED SIGN IN YARD	Tipperary Drive	18 BOAT VISIBLE FROM ROAD	Bay Shore Drive	
	7 BOAT VISIBLE FROM ROAD	Tipperary Drive	23 MAINTENANCE YARD	Merrigan Place	
	7 TRAILER/RV/OTHER IN SIGHT	Tipperary Drive	23 TRAILER/RV/OTHER IN SIGHT	Ryan Place	
	7 TRAILER/RV/OTHER IN SIGHT	Tipperary Drive	25 UNAUTHORIZED SIGN IN YARD	McLaughlin Drive	
	7 UNAUTHORIZED SIGN IN YARD	Tipperary Drive	25 UNAUTHORIZED SIGN IN YARD	McLaughlin Drive	
	7 UNAUTHORIZED SIGN IN YARD	Corrib Drive	31 UNAUTHORIZED SIGN IN YARD	Fitzpatrick Drive	
	8 TRAILER/RV/OTHER IN SIGHT	Fermanagh Drive	36 TRAILER/RV/OTHER IN SIGHT	Longchamp Circle	
	8 UNAUTHORIZED SIGN IN YARD	Fermanagh Drive	39 UNAUTHORIZED SIGN IN YARD	Welwyn Way	
	10 BOAT VISIBLE FROM ROAD	Leane Drive	39 UNAUTHORIZED SIGN IN YARD	Welwyn Way	
	11 UNAUTHORIZED TEMPORARY STRUCTURE	Tralee Road	39 UNAUTHORIZED SIGN IN YARD	Bluefield Lane	
	11 MAINTENANCE FENCE	Tralee Road	39 UNAUTHORIZED SIGN IN YARD	Bluefield Lane	
	11 BOAT VISIBLE FROM ROAD	Delvin Drive	39 UNAUTHORIZED SIGN IN YARD	Hyde Park Way	
	12 TRAILER/RV/OTHER IN SIGHT	Ballygar Drive	40 TRAILER/RV/OTHER IN SIGHT	Obrien Drive	
	12 TRAILER/RV/OTHER IN SIGHT	Clifden Drive	41 TRAILER/RV/OTHER IN SIGHT	Whittington Drive	
	12 BOAT VISIBLE FROM ROAD	Killmore Lane	41 UNAUTHORIZED SIGN IN YARD	Whittington Drive	
	14 UNAUTHORIZED SIGN IN YARD	Roscrea Drive	51 BOAT VISIBLE FROM ROAD	Shamrock Street East	
	14 UNAUTHORIZED SIGN IN YARD	Roscrea Drive	51 BOAT VISIBLE FROM ROAD	Shamrock Street North	
	14 TRAILER/RV/OTHER IN SIGHT	Roscrea Drive	51 TRAILER/RV/OTHER IN SIGHT	Shamrock Street North	
	14 UNAUTHORIZED SIGN IN YARD	Bantry Bay Drive	51 BOAT VISIBLE FROM ROAD	Shamrock Street North	
	14 TRAILER/RV/OTHER IN SIGHT	Bantry Bay Drive			

## Violations Report October

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
	1 TRAILER/RV/OTHER IN SIGHT	Monaghan Drive	16 UNAUTHORIZED SIGN IN YARD	Cranleigh Drive	
	3 TRAILER/RV/OTHER IN SIGHT	Shamrock Street South	16 UNAUTHORIZED SIGN IN YARD	Chelmsford Road	
	3 UNAUTHORIZED SIGN IN YARD	Wicklow Circle	17 UNAUTHORIZED SIGN IN YARD	Ferns Glen Drive	
	4 BOAT VISIBLE FROM ROAD	Kilkenny East	17 MAINTENANCE YARD	Shannon Lakes North	
	4 UNAUTHORIZED SIGN IN YARD	Kilkenny West	17 TRAILER/RV/OTHER IN SIGHT	Tallow Point Road	
	4 TRAILER/RV/OTHER IN SIGHT	Meath Drive	17 TRAILER/RV/OTHER IN SIGHT	Ferns Glen Drive	
	4 PARKING ON GRASS	Kilkenny West	17 MAINTENANCE YARD	Ferns Glen Drive	
	5 TRAILER/RV/OTHER IN SIGHT	Limerick Drive	18 TRAILER/RV/OTHER IN SIGHT	Bay Shore Drive	
	5 UNAUTHORIZED SIGN IN YARD	Blarney Drive	18 TRAILER/RV/OTHER IN SIGHT	Bay Shore Drive	
	7 UNAUTHORIZED SIGN IN YARD	Tipperary Drive	18 BOAT VISIBLE FROM ROAD	Bay Shore Drive	
	7 UNAUTHORIZED SIGN IN YARD	Londerry Drive	19 UNAUTHORIZED SIGN IN YARD	Kilkierane Drive	
	8 TRAILER/RV/OTHER IN SIGHT	Fermanagh Drive	19 UNAUTHORIZED SIGN IN YARD	Kilkierane Drive	
	8 UNAUTHORIZED SIGN IN YARD	Fermanagh Drive	21 BOAT VISIBLE FROM ROAD	Foley Drive	
	10 BOAT VISIBLE FROM ROAD	Leane Drive	23 MAINTENANCE YARD	Merrigan Place	
	10 BOAT VISIBLE FROM ROAD	Shamrock Street North	23 TRAILER/RV/OTHER IN SIGHT	Ryan Place	
	10 UNAUTHORIZED SIGN IN YARD	Shamrock Street North	23 TRAILER/RV/OTHER IN SIGHT	Ryan Place	
	10 BOAT VISIBLE FROM ROAD	Leane Drive	25 UNAUTHORIZED SIGN IN YARD	McLaughlin Drive	
	11 UNAUTHORIZED TEMPORARY STRUCTURE	Tralee Road	25 UNAUTHORIZED SIGN IN YARD	McLaughlin Drive	
	11 MAINTENANCE FENCE	Tralee Road	27 UNAUTHORIZED SIGN IN YARD	Kilmartin Drive	
	11 BOAT VISIBLE FROM ROAD	Delvin Drive	31 UNAUTHORIZED SIGN IN YARD	Fitzpatrick Drive	
	11 TRAILER/RV/OTHER IN SIGHT	Tralee Road	36 TRAILER/RV/OTHER IN SIGHT	Longchamp Circle	
	11 UNAUTHORIZED SIGN IN YARD	Tralee Road	39 UNAUTHORIZED SIGN IN YARD	Welwyn Way	
	12 TRAILER/RV/OTHER IN SIGHT	Ballygar Drive	39 UNAUTHORIZED SIGN IN YARD	Welwyn Way	
	12 TRAILER/RV/OTHER IN SIGHT	Clifden Drive	39 UNAUTHORIZED SIGN IN YARD	Bluefield Lane	
	12 BOAT VISIBLE FROM ROAD	Killmore Lane	39 UNAUTHORIZED SIGN IN YARD	Bluefield Lane	
	12 UNAUTHORIZED SIGN IN YARD	Clifden Drive	39 UNAUTHORIZED SIGN IN YARD	Hyde Park Way	
	12 UNAUTHORIZED SIGN IN YARD	Inisheer Court	40 TRAILER/RV/OTHER IN SIGHT	Obrien Drive	
	12 PARKING ON GRASS	Clifden Drive	41 TRAILER/RV/OTHER IN SIGHT	Whittington Drive	
	12 UNAUTHORIZED SIGN IN YARD	Inisheer Court	41 UNAUTHORIZED SIGN IN YARD	Whittington Drive	
	12 UNAUTHORIZED SIGN IN YARD	Ballygar Drive	42 UNAUTHORIZED SIGN IN YARD	Dry Creek Drive	
	14 UNAUTHORIZED SIGN IN YARD	Roscrea Drive	42 UNAUTHORIZED SIGN IN YARD	Frogs Leap Way	
	14 TRAILER/RV/OTHER IN SIGHT	Roscrea Drive	51 BOAT VISIBLE FROM ROAD	Shamrock Street East	
	14 UNAUTHORIZED SIGN IN YARD	Bantry Bay Drive	51 BOAT VISIBLE FROM ROAD	Shamrock Street North	
	14 TRAILER/RV/OTHER IN SIGHT	Bantry Bay Drive	51 TRAILER/RV/OTHER IN SIGHT	Shamrock Street North	
			51 BOAT VISIBLE FROM ROAD	Shamrock Street North	

## Violations Report November

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
	2 PARKING ON GRASS	Limerick Drive	17 UNAUTHORIZED SIGN IN YARD	Shannon Lakes North	
	3 TRAILER/RV/OTHER IN SIGHT	Shamrock Street South	17 UNAUTHORIZED SIGN IN YARD	Ferns Glen Drive	
	3 TRAILER/RV/OTHER IN SIGHT	Shamrock Street South	18 UNAUTHORIZED SIGN IN YARD	Bay Shore Drive	
	3 UNAUTHORIZED SIGN IN YARD	Killarney Way	18 UNAUTHORIZED SIGN IN YARD	Bay Shore Drive	
	4 UNAUTHORIZED SIGN IN YARD	Limerick Drive	18 UNAUTHORIZED SIGN IN YARD	Bay Shore Drive	
	4 UNAUTHORIZED SIGN IN YARD	Limerick Drive	21 UNAUTHORIZED SIGN IN YARD	Foley Drive	
	5 PARKING ON GRASS	Kilkenny West	28 UNAUTHORIZED SIGN IN YARD	Yarmoth Lane	
	5 TRAILER/RV/OTHER IN SIGHT	Castlebar Circle	34 MAINTENANCE YARD	Castle Court	
	7 PARKING ON GRASS	Tipperary Drive	37 UNAUTHORIZED SIGN IN YARD	Giverny Circle	
	7 PARKING ON GRASS	Tipperary Drive	37 PARKING ON GRASS	Stowe Trace	
	7 PARKING ON GRASS	Corrib Drive	38 UNAUTHORIZED SIGN IN YARD	Leighton Hall Court	
	7 PARKING ON GRASS	Tipperary Drive	38 TRAILER/RV/OTHER IN SIGHT	Leighton Hall Court	
	7 PARKING ON GRASS	Tipperary Drive	38 UNAUTHORIZED SIGN IN YARD	Giverny Court	
	7 PARKING ON GRASS	Tipperary Drive	38 BOAT VISIBLE FROM ROAD	Gardenview Way	
	7 PARKING ON GRASS	Corrib Drive	39 UNAUTHORIZED SIGN IN YARD	Welwyn Way	
	7 PARKING ON GRASS	Corrib Drive	41 PARKING ON GRASS	Whittington Drive	
	7 UNAUTHORIZED SIGN IN YARD	Corrib Drive	42 UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	
	7 TRAILER/RV/OTHER IN SIGHT	Corrib Drive	42 UNAUTHORIZED SIGN IN YARD	Dry Creek Drive	
	7 TRAILER/RV/OTHER IN SIGHT	Corrib Drive	42 UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	
	7 TRAILER/RV/OTHER IN SIGHT	Tipperary Drive	42 UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	
	8 UNAUTHORIZED SIGN IN YARD	Fermanagh Drive	42 UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	
	12 TRAILER/RV/OTHER IN SIGHT	Clifden Drive	42 TRAILER/RV/OTHER IN SIGHT	Dry Creek Drive	
	16 TRAILER/RV/OTHER IN SIGHT	Storrington Drive			
	16 PARKING ON GRASS	Cranleigh Drive			
	16 TRAILER/RV/OTHER IN SIGHT	Cranleigh Drive			
	16 UNAUTHORIZED SIGN IN YARD	Chelmsford Road			
	16 UNAUTHORIZED SIGN IN YARD	Brentwood Way			
	16 TRAILER/RV/OTHER IN SIGHT	Storrington Drive			
	17 TRAILER/RV/OTHER IN SIGHT	Ferns Glen Drive			
	17 TRAILER/RV/OTHER IN SIGHT	Storrington Drive			
	17 UNAUTHORIZED SIGN IN YARD	Tallow Point Road			
	17 UNAUTHORIZED SIGN IN YARD	Tallow Point Road			
	17 UNAUTHORIZED SIGN IN YARD	Shannon Lakes North			
	17 UNAUTHORIZED SIGN IN YARD	Shannon Lakes North			
	17 UNAUTHORIZED SIGN IN YARD	Shannon Lakes North			

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