

Killearn Estates  Community Newsletter

THIRD QUARTER 2022

KLOVERLEAF

Autumn Splendor

KHA Scheduled Holidays & Upcoming Events

- 11/11: KHA Office closed for Veterans Day
- 11/24: KHA Office closed for Thanksgiving Holiday
- 11/25: KHA Office closed for Thanksgiving Holiday
- 12/23: KHA Office closed for Christmas Holiday
- 12/26: KHA Office closed for Christmas Holiday
- 12/30: KHA Office closed for New Years Day

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Earth day 2022 Photo Contest

Our 2022 Earth Day Lakes Cleanup went great. Our local community joined together to help maintain our lakes and the environment. A special thanks to all of the participants that submitted photos for our Earth Day photo contest! Please find the wonderful submissions below.

KHA would like to thank all of the volunteers that donated their time towards keeping our lakes clean. Additionally, we send a special thanks to the community partners that came together to make our event great including the City of Tallahassee, Florida Department of Environmental Protection, Boy Scouts of America, Maple Street Biscuits, and Ace Hardware! 🍀



Community Highlights

10/9: Moon over Maclay Concert

10/29-10/30: A Renaissance of Roses - *Rose Show*

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Association Manager Message

Greetings homeowners!

It has been a busy season for KHA as the Summer months close and we move into Autumn. Recently, we welcomed Julia McMahon to our team as our new office Receptionist. We also celebrated the accomplishments of Caleb Martinez, who obtained his Community Association Manager's license this year and is now Assistant Community Manager, keeping with all the duties of the Compliance Coordinator position.

Here are HOA happenings coming up this Fall:

It's election season! The KHA Board election will occur in November. Like any other election, they are an essential event that designate who will be responsible for carrying out the rules and bylaws of the community, among many other vital roles. Please watch for your ballot in mid-October and don't forget to vote! You must be a member in good standing with the Association for your vote to count.

The 2023 Budget will be reviewed and adopted at an upcoming Board meeting. Homeowners are encouraged to attend Board meetings to hear discussions on important issues and learn more about how and why decisions were made. It also provides an opportunity for members to ask questions.

Board meetings are held on the first Tuesday of every month at 6:30 PM. Below is a summary of actions taken by the Board during the third quarter of 2022:

- ☘ Approved the installation of low voltage LED lighting at the main entrance.
- ☘ Approved a professional reserve study to identify the replacement cost of KHA components, their useful life, and remaining useful life.
- ☘ Approved the regrading and installation of granite at Shannon Lakes parking lot.
- ☘ Approved the insurance carrier's recommendations and various proposals to add ADA parking at the Swim Club, refresh mulch at parks, and concrete/paver repairs.
- ☘ Approved replacement of the deteriorated wood portion of fence along Shannon Lakes N.
- ☘ Approved the current landscaper to provide services for the entrance landscaping on an as needed basis.
- ☘ Approved a proposal to remove overgrowth on KHA common area behind Ferns Glen Drive.
- ☘ Approved the construction of the online ACC portal, as proposed by the ACC Committee.
- ☘ Levied fines for unresolved violations.

As always, the KHA team is here to support the residents of Killlearn. Please reach out at any time and let us know how we can be of assistance. ☘

Judy Sedwick

Briefs

A Message from the Killlearn Country Club

Memorabilia for Display

The Killlearn Country Club is searching for historic KCC memorabilia to display in the new clubhouse. Items such as this watch from the 1971 PGA Tallahassee Open help tell the rich history of the golf club. If you are interested in donating, selling, or loaning your KCC memorabilia, please reach out to Mr. Ellis Pilgreen at epilgreen@gmail.com. ☘



Turning a New Leaf

Hello neighbors!

The Summer was a busy time for us here at the association office. As we head into Fall, we wanted to highlight some key items as we turn over a new leaf!

KHA ACC Procedural Changes

The KHA Architectural Control Committee worked hard to revitalize the submission process for all homeowners. We heard your feedback regarding the old process and chose to tackle a couple of these issues to try and facilitate the new projects occurring throughout the neighborhood. Below please find a short list of changes that was approved by the KHA Board at our September Board of Directors meeting:

- 🍀 Revised existing ACC Forms for clarity
- 🍀 Created a list of requirements for all proposed project types
- 🍀 Created a FAQ sheet that covers some of the intricacies to the submission process
- 🍀 Revitalized the webpage with up-to-date information and great resources for homeowners
- 🍀 Created an online submission portal for ACC projects

A full list of changes can be found on the association website, www.killearn.org. In order to facilitate submissions for all homeowners, these resources can be accessed online or in-person at the association office.

Maintenance Violations

The Association office has continued to gradually tackle some of the bigger maintenance items within the community such as yard maintenance, siding maintenance, and roof maintenance. We will continue to monitor these items as we close out 2022. You may have noticed that some of our business partners within the community have worked hard to keep their businesses looking great. As always, we appreciate the tremendous efforts of all of our residents!

Some key items to watch in this time of the year are yard signs, political signs, yard maintenance, and roof maintenance. If there are any areas that you believe need some attention, please feel free to reach out to me directly at compliancecoordinator@killearn.org, or via phone at 850-893-3468.

Thank you for all of your hard work, lets keep Killearn looking great!
Caleb Martinez



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Briefs

Nominees for Board Election



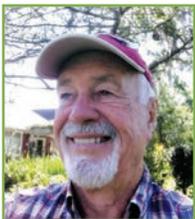
Brian Bohmann

I have lived in Killearn since 2020 with my wife, Terri, and our two daughters, as well as our Beagle “Stinky”. We love this neighborhood for many reasons—it has a great sense of community, it’s safe and clean, it’s close to everything we need and want to do. We love how much pride people take in their homes here. It’s so nice to see people working hard to make their homes beautiful and functional, whether that means adding a new deck or planting flowers in their front yard.

My background is in IT. I’ve spent most of my career working on projects that involved communications, workflow optimizations, and problem-solving skills. Those skills were super helpful when it came time to improve our own home (we’ve done a lot of DIY projects), they’re also useful when it comes time to help others with theirs!

As your Board rep, I’ll be available whenever you need me. If you have any questions or concerns about anything going on in the community (or just want someone to talk through something with), please don’t hesitate to reach out!

Thank you for your consideration.



Herb Harmon

My wife and I are long time residents of Killearn where we currently reside in the Greens of Killearn. With extensive Business, Governmental, Association, and Political involvement prior to retirement, I have the time and experience to devote to our community.

Experience in our Association:

- 🍀 Currently serving as **President, Greens of Killearn POA**
- 🍀 Current member of **Golf Liaison Committee, KHA**
- 🍀 Previous member, **Board of Directors, KHA**
 - a. Chairman **MAINTENANCE COMMITTEE**
 - b. Chairman **GOLF LIAISON COMMITTEE**

Should you choose to elect me, my **PRIORITIES** are:

- 🍀 Continue working with new Country Club owner as they invest millions in rebuilding the facility and significantly impacting our **property values**.
- 🍀 Assist in efforts to rebuild our lakes by restoring **water levels**.
- 🍀 Be prepared, should elected officials once again attempt to overwhelm our community with **traffic**.
- 🍀 Focus on serious **Long Range Planning** for our community.



Eugenio Hernandez

Eugenio Hernandez has a master’s degree in Statistics from Florida State University. With over 4 years of experience in higher education, currently he works as a solutions consultant in the area of technology here in Tallahassee. Since moving into Killearn Estates in 2021, he enjoys ‘beautimizing’ his yard and working on his endless home improvement projects. He also likes spending time with his family, his wife Ashlea, his two kids Titus and Theodor, and the little family pup Lucky. If he is not working on his yard or playing with the family, you can see him riding his motorcycle around the neighborhood on the weekends.



Steve Givens

Being a lifetime resident of Tallahassee, specifically Killlearn Estates since 1991, has afforded me the opportunity to watch the rapid growth and development of NE Tallahassee. This development has created challenges for the Killlearn community that I would like the opportunity to continue address through another term on the KHA Board.

During the past 3 years, I have served in several offices for KHA. I served as Chair of the Election Committee, Vice President, and currently President. In these roles, I have represented KHA speaking before the Blueprint Intergovernmental Agency, and met with members of the City of Tallahassee Commission and Mayor lobbying for changes necessary to create and maintain a the type of community we desire in Killlearn Estates. I would like the opportunity to continue to pursue residential style traffic patterns, clean and functional recreational lakes, and a state of the art golf course with all the associated amenities. I have been the liaison for KHA throughout the negotiation and subsequent sale and development of the Killlearn Country Club. Similarly, I have represented KHA with the City of Tallahassee in our effort to secure new pumps and well permits that our lakes so badly need.



April Killian

My family and I moved to Killlearn in 2020, and I have been in love with our neighborhood ever since. I work from home as a director for a large international advertising agency, and my husband, Michael, is a professor at FSU. We have two children ages 9 years and 6 months.

I am an FSU alumna who graduated with my bachelor's in social work and completed my education with an MBA in marketing. We value the Tallahassee community and have called it our home for most of the last two decades with some time lived in Orlando, London, and Dallas TX.

My father is a military veteran, so I have lived in over 20 different homes while growing up. For that reason, I have always appreciated a welcoming community. I have also personally experienced living in and working with a variety of different communities, and I believe these diverse experiences would help me to add to our sense of community in Killlearn Estates.

If elected to the board, my goal would be to serve as a voice for younger families as well as the existing residents alike. I want to contribute my marketing and advertising experience to ensure information is shared in a timely and efficient manner. Working to maintain the beauty and safety of our community while offering up a range of ideas for potential improvement would also be a personal aim if serving on the Killlearn board.



Victoria Montanaro

My husband (Ed) and I have been homeowners in Killlearn Estates since 2001. I have been a Florida CPA since 1983. I practiced regulatory accounting for the Florida Public Service Commission and later for the Office of Public Counsel. I was the Finance Director for the Florida Department of Agriculture and later served as the Financial Administrator for the Federal District Court for the Northern District of Florida. In 2004 I was appointed as the Executive Director of the Justice Administrative Commission. In 2010 I accepted a faculty position in the accounting program at Carthage College, which I held until my retirement in 2019. I have a current Florida CPA certificate. I received my accounting training at FSU, where I earned an MS in Accounting. I also hold a Master's degree in Social Work and worked in budgeting and financial management for social service programs before deciding to become a CPA.

I have previously served on two homeowner association governing boards. I served as board member and treasurer for the Country Club Villas Homeowners' Association (a subdivision of Killlearn Estates) and as board president and later as the treasurer for a homeowners' association in Kenosha, Wisconsin.

Briefs

Around KHA

Memorial Bench Donations

When Jim and Camille Park moved to their house on Shakey Pond in Killearn in 2000, they never imagined that within 19 years so much of their lives would center on living in the Killearn neighborhood. When Jim's mother was looking to move closer to family in 2007, she bought a townhouse in Kenmare Commons. Camille's parents moved from Jacksonville to a house on Gardenview Way in 2008. That meant 5 members of the family lived in three houses in Killearn Estates. Then, youngest daughter, Rebecca, and her husband bought a house on Waterford Drive in 2011, followed by daughter, Melissa, whose family bought a house on Kilkenny Drive in 2019. Four generations of the Park family had now lived in 5 houses in Killearn!

In the fall of 2021, Camille approached the Killearn Homes Association about purchasing memorial benches to honor four of these family members who had passed away. The sites selected for the benches were chosen because of the many visits family members had made to the Killarney Way Park/Playground and the Fermanagh Park over the years. After HOA board approval, the four benches were ordered and finally installed in July, 2022, with memorial plaques inscribed for Alan and Flo Nell Ozell (Camille's parents) at the playground, and for Anna Brandt (Jim's mother) and Jim Park (Camille's husband) at Fermanagh Park.

It is hoped that Killearn residents will enjoy the scenic placement of these benches nestled in the beautifully landscaped and peaceful park settings that all the Park family members visited and continue to enjoy while living here in this special neighborhood. 🍀



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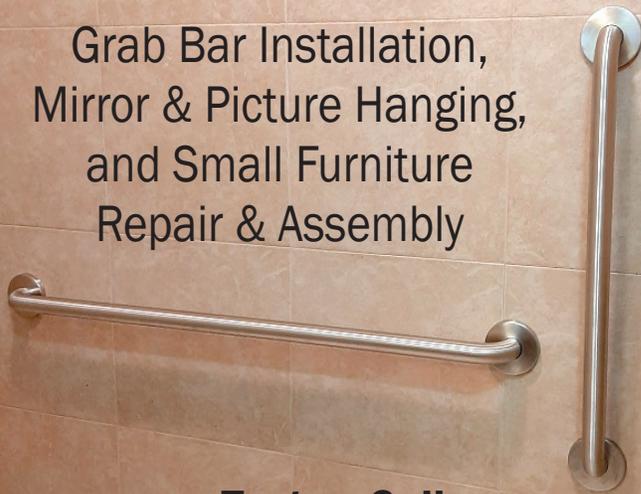
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Community Spotlight

Lemons to Lemonade!

Summer brought tons of activities throughout the roads in Killlearn. The Association would like to recognize the hard work of several families over on Kilkierane Dr. who banded together to create a fun plant + lemonade stand. The stand included several native species that help feed our butterfly and hummingbird friends. The proceeds from their stand were donated to the Leon County Humane Society. Keep an eye out for more fun activities happening in the community!

Congratulations to **Charlotte Ely, Ben Ely, Ela Fansler, Tatum Draa, Francesca Tornado, and Lillie Adams**, your hard work has definitely paid off!

If you would like to feature your work within our community, please reach out to kha@killlearn.org. 🍀



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Beneath the ground, there are miles of underground utility service lines, like natural gas, water, electricity, and stormwater, that play a vital role in our everyday life. Protect yourself and others from unintentionally hitting underground utility lines by calling **811** before you dig.

Safe digging is everyone's responsibility. Sunshine 811's customer service call center is available weekdays from 7 a.m. to 5 p.m. at 1-800-432-4770. Sunshine 811 also offers safety guidelines at Sunshine811.com.

Lawn Fertilizer Etiquette and How to Save our Lakes

There are many different factors that can cause non-point source pollution in our watershed. Following best management practices in the home can stop non-point source pollution from even happening.

One best management practice is learning to fertilize properly for your lawn and garden, this is one of the *Nine Principles of a Florida-Friendly Lawn*. There are many different nutrients within the fertilizers; these nutrients provide the supplements your lawn and garden need but if not handled responsibly pollute local water bodies and can kill the wildlife that lives within them. When using fertilizers it is important to be familiar with the different components within the brand you buy and base your purchase on what you plan to fertilize. Choose wisely and follow these tips to maximize the benefits.

Fertilizer Tips to Prevent Pollution

-  Phosphorus is the most harmful component of fertilizers often causing harm in our lakes, like nasty algae blooms and explosive aquatic plant growth.
-  The soils in Killearn Estates have ample phosphorus in them, and most residents don't need to use fertilizers containing phosphorus.
-  If you feel you need to fertilize with phosphorus, get a soil test from the UF/IFAS Leon County Extension Office on Paul Russell Road, it costs ten dollars, and follow their recommendation or ask their horticulture agent if you have questions.
-  Follow UF/IFAS recommendations. Ideal rates, application timings, and formulas are different for different plants.
-  Choose slow-release products. Look for fertilizers with slow-release nutrients. They should include potassium and little or no phosphorus.
-  Fertilizers have 3 numbers on the packaging indicating the amount of nitrogen, phosphorus, and potash. The recommended fertilizer used for lawns is 15-0-15, indicating that it contains no phosphorus.
-  Always keep fertilizer off of any hard surfaces such as driveways or sidewalks. If there happens to be a spill be sure to sweep it up and dispose of it properly because if not that fertilizers can be washed into storm drains and into your local lakes and streams
-  If any fertilizer spills on the lawn be sure to clean up as much as you can and don't just water it in. These excess nutrients will seep down through the soil and into the groundwater, which is also a part of your watershed.
-  Never fertilize within ten feet of a water body, there is too much risk of the nutrients being carried from the grass to the water. This adds excess nutrition that aids in algae and plant growth in the aquatic environment.
-  Become familiar with your water source. Most reclaimed and recycled water that you use for irrigation in your home may contain nutrients of their own, reducing the need to fertilize.
-  Avoid fertilizing before a heavy rain. This can cause fertilizer to wash off the lawn. You will lose the benefit of the application for your lawn and contribute to stormwater pollution.
-  Avoid Weed & Feed Products, these contain herbicides and fertilizers. These products can harm some species of trees and ornamentals.

Your plants will indicate when they lack a certain type of nutrient and it is important to look for a fertilizer that fits their needs. Take advantage of the resources that are available, both at local nurseries and the UF/IFAS Extension Leon County office to learn about proper application rates and care for lawns, ornamentals, fruit trees and vegetable gardens.

Be sure to follow these simple tips the next time you are getting ready to use fertilizer at your home.

Always remember that protecting Florida's water from non-point source pollution starts at home with *you*. 

References and Resources:

Fertilize Appropriately. (2015). *The Florida Yards & Neighborhoods Handbook*, 23-28.
 UF/IFAS Leon County <https://leon.ifas.ufl.edu/>

Market Update

Home values are soaring in Killearn Estates ...

June 2022 - August 2022

41 RESIDENTIAL SALES 27 AVERAGE DAYS ON MARKET \$183.76 AVERAGE PRICE PER SQFT \$358,65 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
JUNE	6/6/2022	2860 Frogs Leap Way	1956	4	2	\$367,000	18	\$187.63
	6/15/2022	2824 Kilkierane Drive	2147	4	3	\$396,000	35	\$184.44
	6/16/2022	2629 Satinwood Circle	1433	3	2	\$250,000	9	\$174.46
	6/17/2022	4416 Siesta Court	1332	3	2	\$260,000	14	\$195.20
	6/22/2022	2383 Ryan Place	1024	2	3	\$190,000	18	\$185.55
	6/22/2022	2850 Fitzpatrick Drive	2156	4	2	\$442,000	12	\$205.01
	6/24/2022	3225 Beaumont Drive	1993	3	2	\$372,000	23	\$186.65
	6/27/2022	4064 Kilmartin Drive	2751	4	3	\$525,000	24	\$190.84
	6/30/2022	4137 Arklow Drive	1717	3	2	\$320,000	14	\$186.37
	6/30/2022	3725 Lifford Circle	1986	4	2	\$401,000	5	\$201.91
6/30/2022	4427 Sierra Court	1460	3	2	\$325,000	16	\$222.60	
JULY	7/1/2022	3175 Ferns Glen Drive	3268	5	4	\$505,400	23	\$154.65
	7/6/2022	2829 OHara Drive	1749	3	2	\$370,000	7	\$211.55
	7/6/2022	3204 Brentwood Way	1812	3	2	\$365,000	6	\$201.43
	7/6/2022	2343 Kilkenny East	2085	4	3	\$459,000	26	\$220.14
	7/7/2022	2949 N Shamrock Street	1400	2	3	\$180,000	15	\$128.57
	7/8/2022	2918 Tyron Circle	2457	4	3	\$500,000	0	\$203.50
	7/11/2022	3078 Bay Shore Drive	1996	3	3	\$150,000	188	\$75.15
	7/11/2022	2831 Whittington Drive	1889	3	2	\$415,000	17	\$219.69
	7/15/2022	5101 Pimlico Drive	2035	3	2	\$380,000	26	\$186.73
	7/15/2022	3189 Ferns Glen Drive	3133	4	4	\$629,000	20	\$200.77
	7/15/2022	3509 Kilkenny East	2397	4	3	\$400,000	35	\$166.88
	7/19/2022	2922 Bay Shore Drive	1308	3	2	\$250,000	37	\$191.13
	7/20/2022	3056 Corrib Drive	1902	4	3	\$375,000	10	\$197.16
	7/22/2022	2805 Paradise Place	2484	3	3	\$415,000	37	\$167.07
	7/22/2022	2836 S Shamrock Street	2464	4	2	\$397,500	8	\$161.32
	7/22/2022	2427 Merrigan Place	1251	2	2	\$210,000	0	\$167.87
	7/25/2022	3304 Aqua Ridge Way	2419	4	3	\$420,000	41	\$173.63
	7/27/2022	4016 Roscrea Drive	2401	4	3	\$505,000	5	\$210.33
7/29/2022	3739 Donovan Drive	1334	3	3	\$189,000	11	\$141.68	
7/29/2022	2804 Donovan Court	1139	2	3	\$175,000	28	\$153.64	

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

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
8/1/2022	4509 Broad Haven Lane	1933	4	3	\$375,000	22	\$194.00
8/4/2022	4905 Ballygar Drive	1684	3	2	\$380,000	76	\$225.65
8/8/2022	4480 Bay Shore Circle	1069	2	2	\$242,000	4	\$226.38
8/8/2022	2665 Nantucket Lane	1201	3	2	\$250,000	66	\$208.16
8/19/2022	3700 Donovan Drive	1116	2	2	\$160,000	7	\$143.37
8/24/2022	2909 Tyron Circle	2928	5	4	\$500,000	32	\$170.77
8/26/2022	3366 Cameron Chase Drive	1699	3	2	\$350,000	4	\$206.00
8/26/2022	3010 Foley Drive	2358	3	2	\$414,900	62	\$175.95
8/29/2022	3924 Leane Drive	2371	4	3	\$415,000	19	\$175.03
8/30/2022	2908 N Shamrock Street	3091	5	3	\$480,000	61	\$155.29

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Architectural Control Committee Actions for QUARTER 3 2022

The Committee meets every other Wednesday at 10 A.M.
in the Killearn Homes Association Board Room

June/July ACC Decisions					
DATE	UNIT	CITATION	PROJECT	ACTIONS	
6/1/2022	11	XXII	POOL INSTALLATION	APPROVED	
	11	XXXIV	TREE REMOVAL	APPROVED	
	37	X	SCREEN ROOM INSTALLATION	APPROVED	
	38	X	PAVER INSTALLATION	APPROVED	
	38	XXII	FENCE INSTALLATION	APPROVED	
	38	XXII	GUTTER INSTALLATION	TABLED	
	39	XXXIV	LANDSCAPING PROJECT	APPROVED	
	51	XXII	FENCE INSTALLATION	APPROVED	
	OTHER	XXXIV	TREE REMOVAL	APPROVED	
	4	XXII	SHED INSTALLATION	DISAPPROVED	
	8	X	SCREEN ROOM INSTALLATION	DISAPPROVED	
	28	XXXIV	EXTERIOR PAINT	APPROVED	
	37	XXII	SWING SET INSTALLATION	DISAPPROVED	
	6/8/2022	8	X	SCREEN ROOM INSTALLATION	APPROVED
	6/22/2022	10	XXXIV	TREE REMOVAL	APPROVED
28		XXXIV	GENERATOR INSTALLATION	APPROVED	
28		XXXIV	EXTERIOR PAINT	APPROVED	
37		XXII	SWING SET INSTALLATION	APPROVED	
37		XXII	ROOF REPLACEMENT	APPROVED	
38		XXII	GUTTER INSTALLATION	APPROVED	
6/22/2022	3	XXXIV	EXTERIOR PAINT	APPROVED	
	3	XXII	FENCE INSTALLATION	APPROVED	
	6	XXII	FENCE INSTALLATION	APPROVED	
	14	XXII	GARAGE DOOR REPLACEMENT	APPROVED	
	28	XXXIV	TREE REMOVAL	APPROVED	
	42	XXXIV	TREE REMOVAL	APPROVED	
	51	XXII	CONCRETE SLAB INSTALLATION	TABLED	
	51	XXII	CONCRETE SLAB INSTALLATION	TABLED	
DATE	UNIT	CITATION	PROJECT	ACTIONS	
7/13/2022	4	XXII	FENCE INSTALLATION	DISAPPROVED	
	9	XXXIV	TREE REMOVAL	APPROVED	
	7	XXII	FENCE INSTALLATION	TABLED	
	2	XXII	CONCRETE INSTALLATION	APPROVED	
	10	XXXIV	TREE REMOVAL	APPROVED	
	3	XXXIV	TREE REMOVAL	APPROVED	
	17	XXII	SHED INSTALLATION	DISAPPROVED	
	6	X	DRIVEWAY INSTALLATION	APPROVED	
	9	X	SCREEN ROOM INSTALLATION	TABLED	
	5	XXII	PARKING PAD INSTALLATION	DISAPPROVED	
	1	XXII	FENCE INSTALLATION	APPROVED	
	51	XXXIV	POOL INSTALLATION	APPROVED	
	26	XXXIV	TREE REMOVAL	APPROVED	
	18	XXXIV	EXTERIOR PAINT	DISAPPROVED	
	7/20/2022	4	XXII	FENCE INSTALLATION	APPROVED
14		XXII	DECK INSTALLATION	TABLED	
15		XXXIV	TREE REMOVAL	APPROVED	
16		XXXIV	ROOF REPLACEMENT	APPROVED	
26		XXXIV	WINDOW INSTALLATION	APPROVED	
DATE	UNIT	CITATION	PROJECT	ACTIONS	
August ACC Decisions	8/3/2022	7	XXII	FENCE INSTALLATION	APPROVED
	8/3/2022	14	XXXIV	TREE REMOVAL	APPROVED
		17	XXXIV	EXTERIOR PAINT	APPROVED
		17	XXXIV	EXTERIOR PAINT	TABLED
		25	X	SCREEN ROOM INSTALLATION	APPROVED
		26	XXXIV	EXTERIOR PAINT	APPROVED
		28	XXXIV	AWNING INSTALLATION	APPROVED
		42	FLA ST.	SOLAR PANEL INSTALLATION	APPROVED
		42	FLA ST.	SOLAR PANEL INSTALLATION	APPROVED
	8/17/2022	17	XXXIV	EXTERIOR PAINT	APPROVED
		9	X	SCREEN ROOM INSTALLATION	APPROVED
		14	X	GENERATOR INSTALLATION	APPROVED
		16	XXXIV	WINDOW INSTALLATION	APPROVED
		16	XXXIV	EXTERIOR PAINT	TABLED
		28	X	SCREEN ROOM INSTALLATION	APPROVED
42		X	SCREEN ROOM INSTALLATION	APPROVED	
42	XXII	FENCE INSTALLATION	TABLED		
8/31/2022	3	XXII	FENCE INSTALLATION	APPROVED	
	12	XXII	FENCE INSTALLATION	DISAPPROVED	
	16	X	SCREEN ROOM INSTALLATION	TABLED	
	18	XXXIV	TREE REMOVAL	APPROVED	
	26	XXXIV	EXTERIOR PAINT	APPROVED	
	28	FLA ST.	SOLAR PANEL INSTALLATION	APPROVED	
	36	X	PORCH INSTALLATION	TABLED	

70 Applications Reviewed during Quarter 3 (52 Approved, 10 Tabled, 8 Disapproved)

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

Third Quarter 2022 Violations

Violations Report June/July 2022

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
1	TRAILER/RV/OTHER IN SIGHT	Monaghan Drive	16	TRAILER/RV/OTHER IN SIGHT	Tralee Road
3	TRAILER/RV/OTHER IN SIGHT	Killarney Way	16	UNAUTHORIZED SIGN IN YARD	Tralee Road
4	UNAUTHORIZED SIGN IN YARD	Kilkenny Way East	16	TRAILER/RV/OTHER IN SIGHT	Tralee Road
4	MAINTENANCE YARD	Limerick Drive	17	MAINTENANCE YARD	Ferns Glen Drive
4	UNAUTHORIZED SIGN IN YARD	Limerick Drive	17	MAINTENANCE YARD	Ferns Glen Drive
4	BOAT VISIBLE FROM ROAD	Meath Drive	17	PARKING ON GRASS	Heather Hill Lane
5	UNAUTHORIZED SIGN IN YARD	Blarney Drive	17	MAINTENANCE YARD	Shannon Lakes North
5	UNAUTHORIZED SIGN IN YARD	Blarney Drive	17	MAINTENANCE YARD	Shannon Lakes North
5	UNAUTHORIZED SIGN IN YARD	Castlebar Circle	17	BOAT VISIBLE FROM ROAD	Shannon Lakes North
5	UNAUTHORIZED SIGN IN YARD	Tullamore Lane	17	BOAT VISIBLE FROM ROAD	Ferns Glen Drive
6	TRAILER/RV/OTHER IN SIGHT	Clare Drive	17	UNAUTHORIZED SIGN IN YARD	Ferns Glen Drive
6	MAINTENANCE ROOF	Shamrock Street West	17	BOAT VISIBLE FROM ROAD	Shannon Lakes North
7	BOAT VISIBLE FROM ROAD	Belfast Drive	17	TRAILER/RV/OTHER IN SIGHT	Shannon Lakes North
7	TRAILER/RV/OTHER IN SIGHT	Londerry Drive	17	MAINTENANCE YARD	Shannon Lakes North
7	TRAILER/RV/OTHER IN SIGHT	Tipperary Court	17	BOAT VISIBLE FROM ROAD	Shannon Lakes North
7	TRAILER/RV/OTHER IN SIGHT	Tipperary Court	17	UNAUTHORIZED SIGN IN YARD	Tallow Point Road
7	UNAUTHORIZED SIGN IN YARD	Tipperary Drive	18	MAINTENANCE YARD	Bay Shore Circle
7	BOAT VISIBLE FROM ROAD	Tipperary Drive	18	UNAPPROVED EXTERIOR MODIFI	Bay Shore Drive
7	TRAILER/RV/OTHER IN SIGHT	Tipperary Drive	23	MAINTENANCE YARD	Merrigan Place
9	UNAUTHORIZED SIGN IN YARD	Shamrock Street South	26	UNAUTHORIZED SIGN IN YARD	Shamrock Street East
10	TRAILER/RV/OTHER IN SIGHT	Lifford Circle	26	UNAUTHORIZED SIGN IN YARD	Shamrock Street East
11	TRAILER/RV/OTHER IN SIGHT	Bundoran Way	28	MAINTENANCE SIDING	Cotuit Lane
11	MAINTENANCE YARD	Delvin Drive	28	MAINTENANCE SIDING	Cotuit Lane
11	UNAUTHORIZED SIGN IN YARD	Delvin Drive	28	MAINTENANCE SIDING	Satinwood Circle
12	UNAPPROVED EXTERIOR STRUCTURE	Ballygar Drive	28	TRAILER/RV/OTHER IN SIGHT	Siesta Court
12	UNAPPROVED EXTERIOR MODIFICATION	Ballygar Drive	28	MAINTENANCE ROOF	Stratfordshire Court
12	TRAILER/RV/OTHER IN SIGHT	Ballygar Drive	28	MAINTENANCE ROOF	Stratfordshire Court
12	UNAUTHORIZED SIGN IN YARD	Dundalk Drive	28	UNAUTHORIZED SIGN IN YARD	Yarmouth Court
12	PARKING ON GRASS	Clifden Drive	28	UNAUTHORIZED SIGN IN YARD	Yarmouth Court
15	UNAUTHORIZED TEMPORARY STRUCTURE	Dunleer Court	28	MAINTENANCE SIDING	Yarmouth Lane
15	UNAUTHORIZED TEMPORARY STRUCTURE	Dunleer Court	37	TRAILER/RV/OTHER IN SIGHT	Giverny Circle
16	PARKING ON GRASS	Beaumont Drive	38	UNAUTHORIZED SIGN IN YARD	Giverny Circle
16	UNAUTHORIZED TEMPORARY STRUCTURE	Beaumont Drive	38	UNAUTHORIZED SIGN IN YARD	Colonnade Drive
16	TRAILER/RV/OTHER IN SIGHT	Beaumont Drive	38	UNAUTHORIZED SIGN IN YARD	Gardenview Way
16	PARKING ON GRASS	Chelmsford Road	38	UNAUTHORIZED SIGN IN YARD	Gardenview Way
16	PARKING ON GRASS	Chelmsford Road	38	UNAUTHORIZED SIGN IN YARD	Leighton Hall Court
16	UNAUTHORIZED SIGN IN YARD	Tralee Road	39	UNAUTHORIZED TEMPORARY ST	Welwyn Way
16	MAINTENANCE SIDING	Chelmsford Road	41	TRAILER/RV/OTHER IN SIGHT	Whittington Drive
16	TRAILER/RV/OTHER IN SIGHT	Cranleigh Drive	41	BOAT VISIBLE FROM ROAD	Whittington Drive
16	TRAILER/RV/OTHER IN SIGHT	Tralee Road	42	UNAUTHORIZED SIGN IN YARD	Aqua Ridge Court
16	TRAILER/RV/OTHER IN SIGHT	Tralee Road	42	UNAUTHORIZED SIGN IN YARD	Bay Shore Circle

Violations Report August 2022

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
41	UNAUTHORIZED SIGN IN YARD	Ansley Park Drive	4	UNAUTHORIZED SIGN IN YARD	Kilkenny East
42	UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	4	TRAILER/RV/OTHER IN SIGHT	Kilkenny East
42	UNAUTHORIZED SIGN IN YARD	Aqua Ridge Way	4	BOAT VISIBLE FROM ROAD	Kilkenny East
12	UNAUTHORIZED TEMPORARY STRUCTURE	Ballygar Drive	4	TRAILER/RV/OTHER IN SIGHT	Kilkenny West
12	UNAPPROVED EXTERIOR MODIFICATION	Ballygar Drive	4	TRAILER/RV/OTHER IN SIGHT	Kilkenny West
12	TRAILER/RV/OTHER IN SIGHT	Ballygar Drive	3	BOAT VISIBLE FROM ROAD	Killarney Way
18	MAINTENANCE YARD	Bay Shore Circle	10	BOAT VISIBLE FROM ROAD	Lifford Circle
18	MAINTENANCE ROOF	Bay Shore Circle	4	MAINTENANCE YARD	Limerick Drive
18	UNAUTHORIZED SIGN IN YARD	Bay Shore Drive	4	UNAUTHORIZED SIGN IN YARD	Limerick Drive
16	UNAUTHORIZED TEMPORARY STRUCTURE	Beaumont Drive	4	UNAUTHORIZED SIGN IN YARD	Limerick Drive
16	TRAILER/RV/OTHER IN SIGHT	Beaumont Drive	4	TRAILER/RV/OTHER IN SIGHT	Limerick Drive
39	UNAUTHORIZED SIGN IN YARD	Bluefield Lane	4	UNAUTHORIZED SIGN IN YARD	Limerick Drive
11	TRAILER/RV/OTHER IN SIGHT	Bundoran Way	25	TRAILER/RV/OTHER IN SIGHT	McLaughlin Drive
42	UNAUTHORIZED SIGN IN YARD	Cameron Chase Drive	1	TRAILER/RV/OTHER IN SIGHT	Monaghan Drive
5	UNAUTHORIZED SIGN IN YARD	Castlebar Circle	5	UNAUTHORIZED SIGN IN YARD	Raymond Diehl Road
16	PARKING ON GRASS	Chelmsford Road	14	UNAUTHORIZED SIGN IN YARD	Roscrea Drive
7	BOAT VISIBLE FROM ROAD	Corrib Drive	14	UNAUTHORIZED SIGN IN YARD	Roscrea Drive
28	MAINTENANCE SIDING	Cotuit Lane	28	MAINTENANCE SIDING	Satinwood Circle
16	BOAT VISIBLE FROM ROAD	Delvin Drive	51	TRAILER/RV/OTHER IN SIGHT	Shamrock Street North
17	BOAT VISIBLE FROM ROAD	Ferns Glen Drive	17	BOAT VISIBLE FROM ROAD	Shannon Lakes North
17	UNAUTHORIZED SIGN IN YARD	Ferns Glen Drive	28	TRAILER/RV/OTHER IN SIGHT	Siesta Court
41	UNAUTHORIZED SIGN IN YARD	Gardenview Way	7	TRAILER/RV/OTHER IN SIGHT	Tipperary Drive
41	UNAUTHORIZED SIGN IN YARD	Gardenview Way	16	TRAILER/RV/OTHER IN SIGHT	Tralee Road
17	BOAT VISIBLE FROM ROAD	Heather Hill Lane	39	TRAILER/RV/OTHER IN SIGHT	Whittington Drive
39	TRAILER/RV/OTHER IN SIGHT	Hyde Park Way			

