

# KLOVERLEAF

*Happy  
New Year!*

## KHA Scheduled Holidays & Upcoming Events

**1/20/25:** Office Closed – Martin Luther King Day

**2/4/25:** Board of Directors Meeting

**3/4/25:** Board of Directors Meeting

**4/1/25:** Board of Directors Meeting

Apply for tree removals, exterior alterations  
and report property issues

 **894-3085** 

[compliancecoordinator@killearn.org](mailto:compliancecoordinator@killearn.org)

## Killearn Estates Residents:

### *Do we have your email address?*

Special, member-only portal instructions will be available  
first to those for whom 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.



### BOARD OF DIRECTORS

Steve Givens  
*President*

Susan Dickerson  
*Vice President*

David Hoodenpyle  
*Treasurer*

Luke Brown  
*Secretary*

Brien Bohmann

Herb Harmon

Charlie Hunter

April Killian

David West

### ASSOCIATION STAFF

Caleb Martinez  
*Association Manager*

Matt Flynn  
*Compliance Coordinator*

Leslie Phillips-Fisher  
*Administrative Assistant*

### PUBLISHER

Killearn Homes Association  
[kha@killearn.org](mailto:kha@killearn.org)

### EDITOR

Caleb Martinez

GRAPHIC DESIGN  
Target Print and Mail

ADVERTISING  
850/893-3468  
[kha@killearn.org](mailto:kha@killearn.org)

AD DESIGN  
850/671-6600  
[hello@targetprintmail.com](mailto:hello@targetprintmail.com)

### ASSOCIATION OFFICE

Killearn Cloverleaf™ is published quarterly  
by Killearn Homes Association  
2705 Killarney Way,  
Tallahassee, FL 32309  
850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:  
Killearn Homes Association  
2705 Killarney Way  
Tallahassee, FL 32309

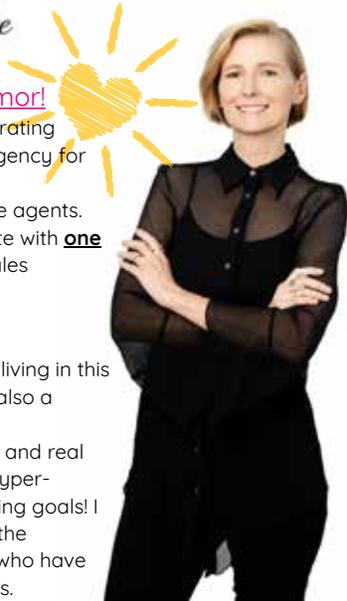
Copyright © 2025. All rights reserved.



1519 Killlearn Center Blvd.



WE'RE LOCAL WE'RE GLOBAL



Moving? Choose Armor!

- Armor is NOT a “chain.” Operating locally as an independent agency for 30+ years!
- Armor agents are full service agents. You'll only need to coordinate with **one** person through the entire sales process.

Why me?

- I'm a Killlearn resident! I love living in this amazing neighborhood. I'm also a Tallahassee native!
- I'm a neurodivergent person and real estate is my passion. I'll be hyper-focused on your buying/selling goals! I would love to help others in the neurodivergent community who have unique communication needs.

**Brooke Yurgel - 850.591.4916**  
**brookeyurgelrealtor@gmail.com**

# Contents

## Briefs

- Association Manager Message 4
- 2024 Fall Festival Recap 5
- Capital Improvement Projects (CIP) 8
- Online Voting Notice 9

## Business

- 2025 Association Budget 10
- Home Sales 12
- ACC Actions 14
- Violations Report 15



**Are you hurricane ready?**  
**850-224-LAND**



# Association Manager Message

Hello Neighbors!

Happy New Year! I hope you all had a joyful and memorable holiday season. As we step into 2025, I am excited to share updates about our community and the ongoing efforts to make it an even better place to call home.

The Board has been working tirelessly on a variety of initiatives designed to enhance our shared spaces and improve the overall quality of life in our neighborhood. Take a look at page 8 to read more about our Capital Improvement Projects taking place in the first quarter of 2025.

As part of our efforts to keep up with the times, the Board also reviewed and approved a measure to implement online voting into our association's procedures. This online-based method will be an opt-in feature that will be available starting in February/March of 2025. You'll hear more about this in the coming weeks.

To stay up to date with the latest community news, please join us on our secure neighborhood portal, TownSq. Additionally, you can review community records, make HOA payments, submit requests to the HOA office, and discuss community news with your fellow residents. If you need assistance accessing your account, please reach out to our office at any time.

I encourage you to get involved by joining us at the monthly Board meetings, held on the first Tuesday of every month at 6 PM. You can participate in person at the association office or conveniently via Zoom. Your input and ideas are invaluable, and these meetings are a great way to stay informed and contribute to the future of our community.

Additionally, the new budget for 2025 and the 2023 audit are now available for inspection at the association office.

Thank you for your continued support and engagement. Together, we can make 2025 another incredible year for our community. Wishing you all health, happiness, and success in the months ahead! 🍀

Warm Regards,

*Caleb Martinez*

Caleb Martinez  
Community Manager  
Killlearn Homes Association

## 811 Flag Color Codes *What do they mean?*

	<b>ELECTRIC CABLE &amp; CONDUIT</b>		<b>DRINKABLE WATER</b>
	<b>GAS, OIL, OR PETROLEUM</b>		<b>SEWERS AND DRAINAGE</b>
	<b>COMMUNICATIONS &amp; TELECOMM</b>		<b>PROPOSED EXCAVATION SITE</b>
	<b>IRRIGATION OR RECLAIMED WATER</b>		<b>TEMPORARY SURVEY MARKS</b>



**City of Tallahassee**  
Your Own Utilities™

*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](http://Sunshine811.com).*

## 2024 Fall Festival Recap

On October 19, 2024, the Board of Directors hosted Killearn's first Fall Festival at Shannon Lakes West Park. The event was well attended with over 2000 guests making their way through the festival throughout the day.

The event featured vendor stands showcasing local businesses around our area, a pumpkin patch, activities and games, live music, and overall, a great time for the whole family.

The Board would like to extend their gratitude to each of the vendors that showed up that day to help bring our vision to life. KHA would like to thank and recognize the Leon County Sheriff's Office, Killearn Methodist Church, Vinson Farms, Ology Brewing Company, and all of our hardworking volunteers for their extensive efforts in helping carry out the event.



Rev. Mike Toluba, David Hoodenpyle, and Caleb Martinez

As part of the Fall Festival, KHA facilitated the purchases of pumpkins for the holiday season. The cash and food donations for the pumpkins were donated to our partner, Killearn Methodist Church, for usage in their KMC Food Bank. Thanks to the generous donations made by the Fall Festival attendees, the KMC Food Bank received a donation of \$1,300.

As we head into 2025, the events committee is hard at work planning the next community-wide event. If you would like to be a part of the planning for our next event, please reach out to us at 850-893-3468. 🍀

- Killearn Homes Association

# ARE YOU LOOKING

# TO *BUY OR SELL*

# A *HOME*?

I AM A TALLAHASSEE NATIVE & GREW UP  
IN KILLEARN! WORK WITH A REALTOR  
THAT KNOWS YOUR NEIGHBORHOOD!



*Call today*

**MICHAEL CRISWELL, REALTOR®**  
**850.933.6728**



## Allegro Tallahassee Honors Veterans with a Soaring Tribute to Their Service

On November 8, 2024, two of Allegro Tallahassee's resident veterans, Leigh Fairbank III (retired Army Major) and Robert Anderson (retired Army Colonel), took to the skies on a thrilling Dream Flight. This unique opportunity (made possible by the joint partnership of The Florida Health Care Association, the Florida Assisted Living Association, and Dream Flights) allowed these local heroes to relive history, soaring above the Tallahassee landscape in a restored open-cockpit biplane as part of an inspiring tribute to their service and sacrifice.

### The Dream Flight Experience

The Dream Flight program, organized by the nonprofit Dream Flights, offered a 15-minute adventure in the skies, dedicated to honoring senior veterans. This special flight transported the gentlemen back in time in a beautifully restored biplane, giving them a firsthand experience of aviation as it once was. Established in 2011 by Darryl and Carol Fisher, Dream Flights has made it its mission to recognize senior veterans across the country, including those over 100, through this unforgettable journey in the air.

### Honoring Our Heroes

Leigh and Robert joined the ranks of thousands of veterans who have taken their Dream Flight. These veterans have long been beloved members of the close-knit Allegro community, known for their stories, contributions, and the camaraderie they shared with fellow residents. Both veterans looked forward to the experience that not only honored their past but connected them to their peers, family, and friends. "It was a surprise, I got a good kick out of it," said Robert. "No one told me I was going for a photo op... it meant a lot to me." Laurie Jordan, Executive Director at Allegro, noted, "This is a once-in-a-lifetime opportunity and the veterans at Allegro Senior Living in Tallahassee were ready to fly as soon as they could."



**Robert Anderson and Leigh Fairbank III stand in front of the vintage biplane.**

The Dream Flight event took place at MillionAir FBO in Tallahassee, where family, friends, and community members gathered to celebrate the occasion. The event featured welcome remarks, flight departure, and interviews with local media. A community celebration was held on November 11<sup>th</sup> at Allegro Tallahassee.

### A Heartfelt Thanks to Our Veterans

The flight was more than just a thrilling ride; it was a profound gesture of gratitude and recognition for the service that these senior veterans gave. Allegro Senior Living and Dream Flights were proud to honor these heroes by dedicating a day to remembrance, appreciation, and an adventure that reconnected them with their proud history.

"I'd say it was a beautiful day to make a flight," noted Leigh. "I had a great time. Getting back into one of those planes is going to be what I remember the most, haha! It was fun!"

**To learn more about Allegro Senior Living in Tallahassee, or to schedule a tour, visit [AllegroTallahassee.com](https://www.allegrotallahassee.com) or call 850-721-1051.**



*From L to R: Hunter Stuckey (DreamFlight pilot), Leigh Fairbanks III and ground crew member Jenny Garza.*



*From L to R: Emily Friedlander (FALA), Bijou Ikli (FALA CEO), Leigh Fairbanks III, Laurie Jordan, Robert Anderson and Alberta Granger (FALA)*



*Robert Anderson sits in the cockpit.*



*From L to R: Jasmine Hartin (Allegro Lifestyle Director), Leigh Fairbanks III and Laurie Jordan*



# LIVING THAT'S ANYTHING BUT ORDINARY

**They say seeing is believing. At Allegro, we couldn't agree more.**

From the moment you step through our doors, you'll feel the difference — the refined ambiance, the attention to detail, the unparalleled level of comfort. From our signature programming to our dedicated team who ensures your every need is met, experience firsthand why Allegro is the ultimate retirement community for seniors seeking to live beautifully.

**Join us at an upcoming event! Visit [AllegroTallahassee.com](https://AllegroTallahassee.com) or call 850.721.1051.**



4501 W Shannon Lakes Drive, Tallahassee, FL 32309 | Assisted Living Facility #9746

# Briefs

## Capital Improvement Projects

### Capital Improvement Projects (CIP)

Early last year, the Board of Directors sent out a survey to the community that asked them to identify the areas of our community that mattered most to our residents. The list of choices ranged from our parks, lakes, entrances, common areas, or any other new ideas the residents would like to see. We received an overwhelming response indicating that the community placed their priorities on our lakes, our parks, and our community programming. As such, the Board of Directors heard your requests and diverted their attention towards the top 3 items identified in the survey.

Throughout 2024 we have done the work to implement major changes around the community, all to benefit our residents and their property values. Please read below to see more of what your Board of Directors has been implementing around Killarney Estates.

#### Ongoing:

##### Lake Killarney Vegetation Removal –

During the October 2024 Board of Directors Meeting, the Board approved the expenditure of \$86,000 from our Capital Improvements Budget to conduct the extensive removal of vegetation from Lake Killarney. This project was long overdue as the excessive vegetation had overrun most of Lake Killarney. This project is scheduled to take place for the rest of January 2025.

At this time, the scope of the project is limited to Lake Killarney as it is the most accessible and readily available area for rehabilitation. As our work continues, the Board will explore options to engage further maintenance on the lakes through the most efficient methods available, such as a spraying program or further removal projects.



**Stones Aquatic Weed and Algae Removal hard at work clearing out the excessive vegetation from Lake Killarney**



**Initial results from cleaning at the Western end of Lake Killarney, picture taken 1/3/25.**

#### Future Projects:

##### Shamrock South Park Rehabilitation –

During the November 2024 Board of Directors Meeting, the board reviewed and approved an upgrade for the playground equipment at Shamrock South Park.

The work is expected to begin in early March 2025, and will consist of the removal of existing playground equipment, conversion from sand to mulch playgrounds, and the installation of a new, safety-certified, playground structure. The structure will feature play stations for ages 2-12, allowing children of all ages to enjoy the new equipment. Additionally, the playground will showcase ADA-accessible play-features so all of our residents can enjoy them to their fullest extent.



**Photos of new playground equipment, set to be installed in March 2025 at Shamrock South Park.**

As always, the Board of Directors is working hard to improve the community. If you would like to be a part of the efforts to improve the community, please reach out to us directly at the office 850-893-3468. 🍀

Thank you!  
Killarney Homes Association

## **KILLEARN HOMEOWNERS ASSOCIATION, INC.**

**February 4, 2025**

**TO: OWNERS OF KILLEARN HOMES ASSOCIATION**

**FROM: BOARD OF DIRECTORS**

**RE: KILLEARN HOMES ASSOCIATION, INC. (the "Association")**

**NOTICE OF MEETING OF THE BOARD TO APPROVE A RESOLUTION TO AUTHORIZE ELECTRONIC VOTING AND ELECTRONIC NOTICES TO BE HELD ON FEBRUARY 4, 2025**

**LOCATION: 2705 Killarney Way, Tallahassee, FL 32309**

**VIRTUAL MEETING ZOOM LINK:**

**Meeting ID: 905 176 470**

**Passcode: Kloverleaf**

Dear Owners:

On February 4<sup>th</sup>, 2025 at 6:00 P.M. at a duly called board meeting of the Board of Directors of the Killlearn Estates HOA, the Board will vote to adopt a resolution to approve electronic voting and electronic notices.

Electronic voting provides a secure method for members to vote on proposed amendments and increases annual meeting participation. Members are not required to participate in electronic voting or electronic mailings and notifications but certainly encouraged to do so.

You can revoke your electronic voting or electronic notification authorizations at any time within the times stated in the resolution. Electronic voting has proved to increase community participation and member's voices be heard.

Should you have any questions, please contact the office at 850-893-3468.

Very truly yours,

Board of Directors  
Killlearn Homes Association



### Killearn Homes Association, Inc. Approved Budget 2025

#### Budget Summary Report Killearn Homes Association Dept: 47 - Operating

	<u>2025 Budget</u>
<b>Assessment income</b>	
4000 - Assessments	547,275.00
4030 - Special Assessments	0.00
<b>Total Assessment Income</b>	<b>547,275.00</b>
<b>User Fee Income</b>	
4225 - Guest and Key Fees	0.00
4250 - Pool Fees	0.00
4260 - Estoppels	60,000.00
4265 - Transfer Fees	0.00
4275 - Lesson Income	0.00
<b>Total User Fee Income</b>	<b>60,000.00</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 - Cloverleaf Advertising	12,000.00
4835 - Miscellaneous Income	13,795.68
<b>Total Other Income</b>	<b>25,795.68</b>
<b>Investment Income</b>	
4900 - Interest Earned - Operating Accounts	2,000.00
<b>Total Investment Income</b>	<b>2,000.00</b>
<b>Total Operating Income</b>	<b>644,570.68</b>
<b>Administrative</b>	
5000 - General Administrative	10,000.00
5010 - Bad Debt	0.00
5015 - Bank Charges	0.00
5025 - Collection Charges	0.00
5030 - Coupon Costs	5,600.00
5085 - Office Copier	3,800.00
5090 - Office Supplies	3,000.00
5115 - Web Site Maintenance	2,100.00
5195 - Other Administrative Services	0.00
<b>Total Administrative</b>	<b>24,500.00</b>
<b>Communications</b>	
5200 - Community Events	20,000.00
5210 - Printing	6,000.00
5215 - Postage	12,500.00
5225 - Newsletter Services	18,000.00
<b>Total Communications</b>	<b>56,500.00</b>
<b>Payroll &amp; Benefits</b>	
5300 - Office Staff	194,000.00

#### Budget Summary Report Killearn Homes Association Dept: 47 - Operating

	<u>2025 Budget</u>
<b>Payroll &amp; Benefits</b>	
5302 - Administrative Salaries	0.00
5340 - Payroll Taxes	0.00
5360 - Payroll Taxes FUTA	0.00
<b>Total Payroll &amp; Benefits</b>	<b>194,000.00</b>
<b>Insurance</b>	
5400 - Fidelity Premium	1,242.00
5410 - D&O Insurance Claims	0.00
5415 - D&O Insurance Premiums	7,923.00
5445 - General Liability Insurance Premiums	16,498.00
5459 - Insurance- Business Auto	3,328.00
5460 - Property Insurance Premiums	6,368.00
5469 - Workers Comp Insurance Premiums	509.00
5470 - Umbrella Insurance Premium	10,395.00
<b>Total Insurance</b>	<b>46,263.00</b>
<b>Utilities</b>	
6000 - Utility Services	15,000.00
6005 - Gas Service	0.00
6025 - Water Service	0.00
6030 - Sewer Service	0.00
6035 - Trash and Recycling Service	0.00
6040 - Bundled Telecom Services	4,000.00
6050 - Telephone Service	0.00
6075 - Other Utility Expenses	0.00
<b>Total Utilities</b>	<b>19,000.00</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping - Contract	125,896.00
6110 - Landscape Repair & Maintenance	7,000.00
6150 - Seasonal Color/Plantings	0.00
6160 - Tree Succession	0.00
6165 - Tree Removal	20,000.00
6199 - Landscape Other	0.00
<b>Total Landscaping</b>	<b>152,896.00</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	3,900.00
6438 - Pool Management	0.00
6440 - Safety & Security	0.00
<b>Total Contracted Services</b>	<b>45,900.00</b>
<b>Repair &amp; Maintenance</b>	
6515 - Building Repair & Maintenance	2,200.00

**Budget Summary Report**  
**Killearn Homes Association**  
**Dept: 47 - Operating**

**Budget Summary Report**  
**Killearn Homes Association**  
**Dept: 47 SWC - Swim Club**

	<u>2025 Budget</u>
<b>Repair &amp; Maintenance</b>	
6560 - Villages Fence S.A. R&M	0.00
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00
6600 - General Repair & Maintenance	9,250.00
6650 - Bridle Trail Repair/Maintenance	0.00
6685 - Park Repair & Maintenance	4,000.00
6690 - Pest Control Supply/Repair & Maintenance	0.00
6700 - Pool Supplies	0.00
6745 - Signage Repair & Maintenance	500.00
6775 - Auto Expenses General	2,000.00
<b>Total Repair &amp; Maintenance</b>	<b>17,950.00</b>
<b>Professional Services</b>	
7000 - Audit & Tax Services	15,000.00
7005 - Lobbyist	0.00
7010 - Engineering Services	0.00
7020 - Legal Services	5,000.00
7025 - Legal Services - Collections	0.00
7030 - Legal Services - General Counsel	10,000.00
7040 - Management Fees	54,000.00
7095 - Other Professional Services	3,500.43
<b>Total Professional Services</b>	<b>87,500.43</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>644,570.68</b>
<b>Capital Reserves - Prior Years</b>	
3212 - CIP Reserves- Prior Yrs	0.00
3242 - Emergencies Reserve- Prior Yrs	0.00
3268 - Operations Reserve- Prior Yrs	0.00
<b>Total Capital Reserves - Prior Years</b>	<b>0.00</b>
<b>Total Operating Equity</b>	<b>0.00</b>
<b>Fixed Assets</b>	
1975 - Accumulated Depreciation	0.00
<b>Total Fixed Assets</b>	<b>0.00</b>
<b>Total Operating Assets</b>	<b>0.00</b>
<b>Total Operating Net Income / (Loss)</b>	<b>0.00</b>

	<u>2025 Budget</u>
<b>User Fee Income</b>	
4225 - Guest and Key Fees	200.00
4250 - Pool Fees	60,000.00
4270 - Utility Fees	0.00
4275 - Lesson Income	3,500.00
4295 - Parties	0.00
<b>Total User Fee Income</b>	<b>63,700.00</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>63,700.00</b>
<b>Administrative</b>	
5000 - General Administrative	5,000.00
5195 - Other Administrative Services	0.00
<b>Total Administrative</b>	<b>5,000.00</b>
<b>Payroll &amp; Benefits</b>	
5318 - Pool Salaries	0.00
<b>Total Payroll &amp; Benefits</b>	<b>0.00</b>
<b>Utilities</b>	
6000 - Utility Services	9,000.00
6025 - Water Service	0.00
6075 - Other Utility Expenses	0.00
<b>Total Utilities</b>	<b>9,000.00</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping - Contract	0.00
6110 - Landscape Repair & Maintenance	4,000.00
<b>Total Landscaping</b>	<b>4,000.00</b>
<b>Operations</b>	
6300 - Permits & Licenses	250.00
<b>Total Operations</b>	<b>250.00</b>
<b>Contracted Services</b>	
6438 - Pool Management	7,800.00
<b>Total Contracted Services</b>	<b>7,800.00</b>
<b>Repair &amp; Maintenance</b>	
6600 - General Repair & Maintenance	24,650.00
6700 - Pool Supplies	8,000.00
6710 - Swim Club Furniture	5,000.00
<b>Total Repair &amp; Maintenance</b>	<b>37,650.00</b>
<b>Other Expenses</b>	
9105 - Transfer to Pool Reserve	0.00
<b>Total Other Expenses</b>	<b>0.00</b>

Professional  
 Building & Remodeling

**TALLAHASSEE  
 CONSTRUCTION**

#CRC057459 • #CCC1325561

4028 DeSoto Farm Rd.  
 Tallahassee, FL 32309  
 Cell: 850.545.9777  
 Office: 850.668.4400  
 Fax: 850.668.5900  
 STEPHENHODGES@EARTHINK.NET

NEW HOMES • ROOM ADDITIONS  
 CABINETS • SCREENED PORCHES  
 WOOD DECKS • FIREPLACES  
 REROOFING • BATHROOMS • KITCHENS

**Math Matters**  
 Math is easy when you know how!

**Laura G. Morris**  
 Academic Tutor

5103 Cold Harbor Drive • Apt. 341  
 Tallahassee, FL 32312  
 (850) 591-7776

Elementary, Middle & High School  
 Algebra I, Algebra II, Geometry  
 SAT, ACT, and GED Preparation  
 e-mail: startrek1330@gmail.com



# Market Update

Home values are soaring in Killearn Estates ...

Sept. 2024 - Nov. 2024

28 RESIDENTIAL SALES 46 AVERAGE DAYS ON MARKET \$206.36 AVERAGE PRICE PER SQFT \$425.42 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
SEPTEMBER	9/3/2024	3712 Lifford Circle	2310	5	3	\$450,000	125	\$194.81
	9/6/2024	3713 Longford Drive	2415	4	3	\$467,500	17	\$193.58
	9/6/2024	2429 Merrigan Place	1296	2	3	\$229,900	54	\$177.39
	9/6/2024	2904 Whittington Drive	2290	4	2	\$595,000	29	\$259.83
	9/10/2024	2951 Giverny Circle	2152	4	2	\$565,000	54	\$262.55
	9/12/2024	2922 Bay Shore Drive	1308	3	2	\$305,000	4	\$233.18
	9/17/2024	3524 Clifden Drive	2192	3	3	\$389,500	62	\$177.69
	9/23/2024	3729 Fermanagh Circle	3296	3	3	\$610,000	69	\$185.07
	9/23/2024	2587 Yarmouth Lane	1530	3	2	\$308,000	31	\$201.31
	9/25/2024	2909 Giverny Circle	2209	4	2	\$518,000	27	\$234.50
	9/26/2024	2767 Whitmore Court	1788	4	3	\$360,000	46	\$201.34
	9/30/2024	3744 Donovan Drive	1252	2	3	\$185,000	132	\$147.76
	9/30/2024	4309 River Chase	1894	2	2	\$387,500	0	\$204.59
OCTOBER	10/3/2024	3602 Bellingrade Court	1893	3	2	\$340,000	31	\$179.61
	10/11/2024	2652 Nantucket Lane	1376	3	2	\$299,000	27	\$217.30
	10/11/2024	4732 Tory Sound Lane	2095	4	3	\$475,000	70	\$226.73
	10/22/2024	2807 Aqua Ridge Court	2019	4	2	\$420,000	17	\$208.02
	10/24/2024	4728 Tory Sound Lane	2258	3	3	\$485,500	15	\$215.01
	10/24/2024	3133 Obrien Drive	4649	5	5	\$825,000	20	\$177.46
	10/28/2024	2602 Killarney Way	2226	4	2	\$532,000	65	\$238.99

WHAT'S YOUR HOME'S CURRENT MARKET VALUE? READY TO BUY OR SELL? CALL SUSAN ICE AT 850.545.7015

NOVEMBER

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
11/1/2024	2987 Bay Shore Drive	1826	3	2	\$355,000	203	\$194.41
11/1/2024	2759 Whitmore Court	1800	4	3	\$362,000	30	\$201.11
11/4/2024	4015 Kilmartin Drive	2460	4	3	\$310,000	18	\$126.02
11/13/2024	3046 Feeney Court	2639	4	3	\$577,000	11	\$218.64
11/18/2024	3921 Tralee Road	1781	3	2	\$405,900	15	\$227.91
11/19/2024	3074 Fermanagh Drive	2235	4	3	\$500,000	65	\$223.71
11/22/2024	3245 Storrington Drive	1950	3	2	\$409,900	20	\$210.21
11/26/2024	2923 Bay Shore Drive	1024	2	2	\$245,000	37	\$239.26

INFORMATION COURTESY OF ...

MAKING CLIENTS HAPPY FOR OVER 30 YEARS



1390 Timberlane Road  
Tallahassee, FL 32312



**Susan Ice** 850.545.7015  
Realtor® Susan@HillSpooners.com

**ARE YOU READY TO BUY OR SELL?**

# DRAINAGE SOLUTIONS



## Architectural Control Committee Actions for 4th Quarter 2024

The Committee meets every 2nd and 4th Tuesday at 10 A.M. in the Killlearn Homes Association Board Room

October ACC Decisions					
DATE	STREET	CITATION	PROJECT	ACTIONS	
10/8/2024	Shamrock St. South	XXXIV	Tree Removal	APPROVED	
	Leane Drive	XXII	Pool Installation	APPROVED	
	Ballygar Drive	XXXIV	Exterior Painting	APPROVED	
	Roscrea Drive	XXII	Screened In Porch	APPROVED	
	Johnathan Landing Drive	XXXIV	Exterior Painting	APPROVED	
	Gardenview Way	XXII	Fence Installation	APPROVED	
	Glenrose Court	XXII	Home Addition	TABLED	
	Shamrock St. East	XXII	Pool Installation	APPROVED	
	10/22/2024	Glenrose Court	XXII	Exterior Master Bedroom Addition	APPROVED
Limerick Drive		XXXIV	Exterior Landscaping	APPROVED	
Limerick Drive		XXXIV	Exterior Gable Trim Replacement	APPROVED	
Galway Drive		XXXIV	Tree Removal	APPROVED	
Waterford Drive		XXXIV	Exterior Painting	APPROVED	
Tralee Road		XXII	Shed Installation	TABLED	
Bantry Bay Drive		XXII	Shed Installation	TABLED	
Beaumont Drive		XXII	Fence Installation	APPROVED	
Bayshore Drive		XXXIV	Shed Installation / Garage Modification	DISAPPROVED	
Shamrock St. West		XXXIV	Metal Roof / Exterior Painting	TABLED	
Arklow Drive		XXXIV	Tree Removal	APPROVED	
Satinwood Circle		XXXIV	Garage Door Replacement	APPROVED	
November ACC Decisions					
DATE	STREET	CITATION	PROJECT	ACTIONS	
11/5/2024	Shamrock Street East	XXXIV	Window Replacement	APPROVED	
	Kilkenny Drive East	XXXIV	Fence Replacement	APPROVED	
	Carlow Circle	XXXIV	Front Door Replacement	APPROVED	
	Tipperary Drive	XXII	Pool Installation	APPROVED	
	Tralee Road	XXII	Shed Installation	APPROVED	
	Kilkenny Drive West	XXII	RV Pad Installation	APPROVED	
	Bantry Bay Drive	XXII	Shed Installation	APPROVED	
	Hyde Park Way	XXII	Retaining Wall Installation	APPROVED	
	Gardenview Way	XXII	Fence Installation	APPROVED	
	Hyde Park Way	XXXIV	Tree Removal	APPROVED	
	Bay Shore Drive	XXII/XXXIV	Shed Installation/Garage Modification A	DISAPPROVED	
	December ACC Decisions				
	DATE	STREET	CITATION	PROJECT	ACTIONS
12/10/2024	Westford Drive	XXII	Fence Replacement	APPROVED	
	Tryon Circle	XXXIV	Roof Replacement	APPROVED	
	Tyron Circle	XXII	Patio Replacement	APPROVED	
	Meath Drive	XXII	Fence Installation	APPROVED	
	Kilkenny Drive East	XXXIV	Tree Removal	APPROVED	
	Castlebar Circle	XXXIV	Window Replacement	APPROVED	
	Donegal Drive	XXII	Fence Installation	DISAPPROVED	
	Galway Drive	XXXIV	Exterior Paint	APPROVED	
	Fermanagh Drive	XXXIV	Siding Replacement	APPROVED	
	Dungarvan Drive	XXII	Screen Room Addition	APPROVED	
	Tory Sound Lane	XXII	Pool Installation	APPROVED	
	Ferns Glen Drive	XXXIV	Pool Liner Replacement	APPROVED	
	Donovan Drive	XXXIV	Tree Removal	APPROVED	
	Foley Drive	XXXIV	Roof Replacement	APPROVED	
	Kilmartin Drive	XXXIV	Roof Replacement	APPROVED	
	Ohara Drive	XXXIV	Roof Replacement	APPROVED	
	Whittington Drive	XXXIV	Tree Removal	APPROVED	

ACC Committee: Susan Dickerson, Vicki Long, Winston Lee

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

### Violations Report for October 2024

UNIT	VIOLATION	UNIT	VIOLATION	UNIT	VIOLATION
1	UNAUTHORIZED SIGN IN YARD	14	UNAUTHORIZED SIGN IN YARD	28	UNAUTHORIZED SIGN IN YARD
1	UNAUTHORIZED SIGN IN YARD	14	TRAILER/RV/OTHER IN SIGHT	28	UNAUTHORIZED SIGN IN YARD
2	UNAUTHORIZED SIGN IN YARD	15	UNAUTHORIZED SIGN IN YARD	28	MAINTENANCE YARD
2	UNAUTHORIZED SIGN IN YARD	15	UNAUTHORIZED SIGN IN YARD	31	UNAUTHORIZED SIGN IN YARD
3	BOAT VISIBLE FROM ROAD	15	UNAUTHORIZED SIGN IN YARD	36	UNAUTHORIZED SIGN IN YARD
3	TRAILER/RV/OTHER IN SIGHT	16	UNAUTHORIZED SIGN IN YARD	36	UNAUTHORIZED EXTERIOR MODIFICATION
3	BOAT VISIBLE FROM ROAD	16	UNAUTHORIZED SIGN IN YARD	36	UNAUTHORIZED SIGN IN YARD
3	TRAILER/RV/OTHER IN SIGHT	16	UNAUTHORIZED SIGN IN YARD	36	UNAUTHORIZED SIGN IN YARD
4	UNAUTHORIZED SIGN IN YARD	16	BOAT VISIBLE FROM ROAD	36	UNAUTHORIZED SIGN IN YARD
4	TRAILER/RV/OTHER IN SIGHT	16	UNAUTHORIZED SIGN IN YARD	36	PARKING ON GRASS
4	MAINTENANCE SIDING	16	UNAUTHORIZED SIGN IN YARD	37	UNAUTHORIZED SIGN IN YARD
4	DEBRIS VISIBLE FROM ROAD	16	UNAUTHORIZED SIGN IN YARD	37	UNAUTHORIZED SIGN IN YARD
5	UNAUTHORIZED SIGN IN YARD	16	UNAUTHORIZED SIGN IN YARD	37	UNAUTHORIZED SIGN IN YARD
6	BOAT VISIBLE FROM ROAD	16	UNAUTHORIZED SIGN IN YARD	37	UNAUTHORIZED EXTERIOR MODIFICATION
6	UNAUTHORIZED EXTERIOR MODIFICATION	17	TRAILER/RV/OTHER IN SIGHT	37	UNAUTHORIZED EXTERIOR MODIFICATION
6	UNAUTHORIZED EXTERIOR MODIFICATION	17	MAINTENANCE ROOF	37	MAINTENANCE YARD
6	UNAUTHORIZED EXTERIOR MODIFICATION	17	TRAILER/RV/OTHER IN SIGHT	38	UNAUTHORIZED SIGN IN YARD
6	TRAILER/RV/OTHER IN SIGHT	17	UNAUTHORIZED SIGN IN YARD	38	MAINTENANCE YARD
7	UNAUTHORIZED SIGN IN YARD	17	UNAUTHORIZED SIGN IN YARD	38	UNAUTHORIZED SIGN IN YARD
7	UNAUTHORIZED SIGN IN YARD	18	UNAUTHORIZED SIGN IN YARD	38	MAINTENANCE SIDING
7	DEBRIS VISIBLE FROM ROAD	18	UNAUTHORIZED EXTERIOR MODIFICATION	40	UNAUTHORIZED EXTERIOR MODIFICATION
7	DEBRIS VISIBLE FROM ROAD	18	UNAUTHORIZED EXTERIOR MODIFICATION	41	UNAUTHORIZED SIGN IN YARD
7	TRAILER/RV/OTHER IN SIGHT	19	UNAUTHORIZED SIGN IN YARD	41	BOAT VISIBLE FROM ROAD
7	UNAUTHORIZED COMMERCIAL USAGE	19	UNAUTHORIZED SIGN IN YARD	41	UNAUTHORIZED SIGN IN YARD
7	UNAUTHORIZED SIGN IN YARD	19	TRAILER/RV/OTHER IN SIGHT	42	UNAUTHORIZED SIGN IN YARD
10	UNAUTHORIZED SIGN IN YARD	21	UNAUTHORIZED SIGN IN YARD	51	TRAILER/RV/OTHER IN SIGHT
10	UNAUTHORIZED SIGN IN YARD	21	UNAUTHORIZED SIGN IN YARD	51	UNAUTHORIZED SIGN IN YARD
10	UNAUTHORIZED SIGN IN YARD	23	TRAILER/RV/OTHER IN SIGHT	51	UNAUTHORIZED SIGN IN YARD
10	UNAUTHORIZED SIGN IN YARD	23	UNAUTHORIZED SIGN IN YARD	51	MAINTENANCE FENCE
11	UNAUTHORIZED SIGN IN YARD	23	UNAUTHORIZED SIGN IN YARD	51	MAINTENANCE FENCE
11	UNAUTHORIZED SIGN IN YARD	26	UNAUTHORIZED COMMERCIAL USAGE	51	UNAUTHORIZED SIGN IN YARD
12	UNAUTHORIZED SIGN IN YARD	27	UNAUTHORIZED SIGN IN YARD		
14	UNAUTHORIZED SIGN IN YARD	27	UNAUTHORIZED SIGN IN YARD		
14	TRAILER/RV/OTHER IN SIGHT	28	UNAUTHORIZED SIGN IN YARD		
14	UNAUTHORIZED SIGN IN YARD	28	UNAUTHORIZED SIGN IN YARD		

**101 Violations issued during October 2024**

### Violations Report for November 2024

UNIT	VIOLATION	UNIT	VIOLATION	UNIT	VIOLATION
3	TRAILER/RV/OTHER IN SIGHT	11	MAINTENANCE ROOF	23	UNAUTHORIZED SIGN IN YARD
3	UNAUTHORIZED SIGN IN YARD	11	TRAILER/RV/OTHER IN SIGHT	25	UNAUTHORIZED SIGN IN YARD
3	UNAUTHORIZED SIGN IN YARD	11	TRAILER/RV/OTHER IN SIGHT	25	UNAUTHORIZED SIGN IN YARD
3	MAINTENANCE ROOF	11	UNAUTHORIZED SIGN IN YARD	25	TRAILER/RV/OTHER IN SIGHT
3	MAINTENANCE ROOF	11	UNAUTHORIZED SIGN IN YARD	28	MAINTENANCE SIDING
4	TRAILER/RV/OTHER IN SIGHT	11	TRAILER/RV/OTHER IN SIGHT	28	MAINTENANCE SIDING
4	TRAILER/RV/OTHER IN SIGHT	11	UNAPPROVED EXTERIOR MODIFICATION	28	MAINTENANCE SIDING
4	TRAILER/RV/OTHER IN SIGHT	11	TRAILER/RV/OTHER IN SIGHT	28	UNAUTHORIZED SIGN IN YARD
4	UNAUTHORIZED SIGN IN YARD	11	UNAUTHORIZED SIGN IN YARD	28	UNAUTHORIZED SIGN IN YARD
4	UNAUTHORIZED SIGN IN YARD	12	BOAT VISIBLE FROM ROAD	28	MAINTENANCE SIDING
5	UNAUTHORIZED SIGN IN YARD	12	TRAILER/RV/OTHER IN SIGHT	28	MAINTENANCE SIDING
5	UNAPPROVED EXTERIOR MODIFICATION	12	BOAT VISIBLE FROM ROAD	28	MAINTENANCE SIDING
6	TRAILER/RV/OTHER IN SIGHT	12	TRAILER/RV/OTHER IN SIGHT	32	TRAILER/RV/OTHER IN SIGHT
6	TRAILER/RV/OTHER IN SIGHT	12	UNAUTHORIZED SIGN IN YARD	32	UNAUTHORIZED SIGN IN YARD
7	BOAT VISIBLE FROM ROAD	12	UNAUTHORIZED SIGN IN YARD	35	MAINTENANCE YARD
7	UNAPPROVED EXTERIOR MODIFICATION	12	TRAILER/RV/OTHER IN SIGHT	38	UNAUTHORIZED SIGN IN YARD
7	TRAILER/RV/OTHER IN SIGHT	12	TRAILER/RV/OTHER IN SIGHT	38	UNAUTHORIZED SIGN IN YARD
7	UNAUTHORIZED SIGN IN YARD	12	MAINTENANCE PAINT	38	UNAUTHORIZED SIGN IN YARD
7	UNAUTHORIZED SIGN IN YARD	12	UNAUTHORIZED SIGN IN YARD	38	UNAUTHORIZED SIGN IN YARD
7	MAINTENANCE YARD	14	TRAILER/RV/OTHER IN SIGHT	38	TRAILER/RV/OTHER IN SIGHT
7	MAINTENANCE YARD	14	UNAUTHORIZED SIGN IN YARD	38	TRAILER/RV/OTHER IN SIGHT
7	BOAT VISIBLE FROM ROAD	14	TRAILER/RV/OTHER IN SIGHT	38	UNAUTHORIZED SIGN IN YARD
7	TRAILER/RV/OTHER IN SIGHT	15	TRAILER/RV/OTHER IN SIGHT	38	TRAILER/RV/OTHER IN SIGHT
8	UNAUTHORIZED SIGN IN YARD	16	BOAT VISIBLE FROM ROAD	38	UNAUTHORIZED SIGN IN YARD
10	PARKING ON GRASS	17	UNAUTHORIZED SIGN IN YARD	39	TRAILER/RV/OTHER IN SIGHT
10	PARKING ON GRASS	17	BOAT VISIBLE FROM ROAD	40	UNAPPROVED EXTERIOR MODIFICATION
10	UNAUTHORIZED SIGN IN YARD	17	BOAT VISIBLE FROM ROAD	40	UNAUTHORIZED SIGN IN YARD
10	PARKING ON GRASS	17	UNAUTHORIZED SIGN IN YARD	41	TRAILER/RV/OTHER IN SIGHT
10	PARKING ON GRASS	17	MAINTENANCE ROOF	41	BOAT VISIBLE FROM ROAD
10	TRAILER/RV/OTHER IN SIGHT	17	TRAILER/RV/OTHER IN SIGHT	41	MAINTENANCE SIDING
10	UNAUTHORIZED SIGN IN YARD	17	TRAILER/RV/OTHER IN SIGHT	42	MAINTENANCE SIDING
10	UNAUTHORIZED COMMERCIAL USE	18	UNAUTHORIZED SIGN IN YARD	42	MAINTENANCE SIDING
11	UNAPPROVED EXTERIOR MODIFICATION	18	UNAUTHORIZED SIGN IN YARD	42	MAINTENANCE SIDING
11	UNAUTHORIZED SIGN IN YARD	18	MAINTENANCE SIDING	42	MAINTENANCE SIDING
11	UNAPPROVED EXTERIOR MODIFICATION	19	TRAILER/RV/OTHER IN SIGHT	51	UNAUTHORIZED SIGN IN YARD
11	UNAPPROVED EXTERIOR MODIFICATION	23	TRAILER/RV/OTHER IN SIGHT	51	TRAILER/RV/OTHER IN SIGHT

**108 Violations issued during November 2024**

### Violations Report for December 2024

UNIT	VIOLATION	UNIT	VIOLATION	UNIT	VIOLATION
1	UNAPPROVED EXTERIOR MODIFICATION	10	TRAILER/RV/OTHER IN SIGHT	20	UNAPPROVED EXTERIOR MODIFICATION
3	UNAUTHORIZED SIGN IN YARD	10	UNAUTHORIZED SIGN IN YARD	22	MAINTENANCE SIDING
3	TRAILER/RV/OTHER IN SIGHT	10	UNAPPROVED EXTERIOR MODIFICATION	22	MAINTENANCE SIDING
3	TRAILER/RV/OTHER IN SIGHT	11	UNAPPROVED VEHICLE IN SIGHT	23	TRAILER/RV/OTHER IN SIGHT
3	MAINTENANCE SIDING	11	PARKING ON GRASS	27	MAINTENANCE SIDING
4	UNAPPROVED VEHICLE IN SIGHT	11	PARKING ON GRASS	37	MAINTENANCE SIDING
4	MAINTENANCE SIDING	11	TRAILER/RV/OTHER IN SIGHT	37	MAINTENANCE ROOF
4	UNAPPROVED EXTERIOR MODIFICATION	11	PARKING ON GRASS	37	MAINTENANCE SIDING
5	BOAT VISIBLE FROM ROAD	12	PARKING ON GRASS	38	UNAPPROVED EXTERIOR MODIFICATION
6	TRAILER/RV/OTHER IN SIGHT	12	PARKING ON GRASS	38	MAINTENANCE FENCE
7	PARKING ON GRASS	12	TRAILER/RV/OTHER IN SIGHT	38	UNAUTHORIZED SIGN IN YARD
7	PARKING ON GRASS	12	PARKING ON GRASS	38	PARKING ON GRASS
7	PARKING ON GRASS	14	UNAUTHORIZED SIGN IN YARD	41	TRAILER/RV/OTHER IN SIGHT
7	PARKING ON GRASS	16	PARKING ON GRASS	41	MAINTENANCE SIDING
7	PARKING ON GRASS	16	PARKING ON GRASS	42	TRAILER/RV/OTHER IN SIGHT
7	DEAD/DISEASED TREE	16	UNAUTHORIZED SIGN IN YARD	42	MAINTENANCE SIDING
7	PARKING ON GRASS	17	TRAILER/RV/OTHER IN SIGHT	42	UNAPPROVED EXTERIOR MODIFICATION
7	PARKING ON GRASS	17	TRAILER/RV/OTHER IN SIGHT	42	TRAILER/RV/OTHER IN SIGHT
7	TRAILER/RV/OTHER IN SIGHT	17	TRAILER/RV/OTHER IN SIGHT	42	MAINTENANCE YARD
7	TRAILER/RV/OTHER IN SIGHT	17	UNAPPROVED EXTERIOR MODIFICATION	51	TRAILER/RV/OTHER IN SIGHT
8	PARKING ON GRASS	17	UNAPPROVED EXTERIOR MODIFICATION	51	TRAILER/RV/OTHER IN SIGHT
10	PARKING ON GRASS	18	MAINTENANCE SIDING	51	BOAT VISIBLE FROM ROAD
10	UNAPPROVED EXTERIOR MODIFICATION	18	UNAPPROVED EXTERIOR MODIFICATION	51	PARKING ON GRASS
10	TRAILER/RV/OTHER IN SIGHT	18	UNAPPROVED EXTERIOR MODIFICATION		
10	MAINTENANCE ROOF	19	PARKING ON GRASS		

**73 Violations Issued in December**

# KLOVERLEAF

2705 Killarney Way, Tallahassee FL 32309

PRESORT STANDARD  
U.S. POSTAGE  
PAID  
TALLAHASSEE, FL  
PERMIT # 132

NATIONAL GENERAL  
an Allstate company

MERCURY  
INSURANCE

PROGRESSIVE  
PLATINUM

People's Trust  
TRAVELERS

UNIVERSAL  
PROPERTY

# GF GREAT FLORIDA of TALLAHASSEE Inc INSURANCE



CALL JOE

2522 CAPITAL CIRCLE NE.  
850-523-0605

[WWW.TALLAHASSEE.GREATFLORIDA.COM](http://WWW.TALLAHASSEE.GREATFLORIDA.COM)

