

Killearn Estates  Community Newsletter

SECOND QUARTER 2025

KLOVERLEAF

*A New Light
Over Killearn*

KHA Scheduled Holidays & Upcoming Events

- 08/05/2025: August Board of Directors Meeting
- 09/01/2025: Labor Day – Office Closed
- 09/09/2025: September Board of Directors Meeting
- 10/07/2025: October Board of Directors Meeting

Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

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 or call in your email
address to KHA office 850.893.3468.



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Everyday Neighborliness: Simple Ways to Keep Killearn Looking Its Best

One of the things that makes Killearn Estates such a special place to live is the way neighbors look out for each other—and for the neighborhood itself. With that in mind, here are a few friendly reminders to help us all continue keeping Killearn beautiful, well-maintained, and enjoyable for everyone:

- Be mindful with bulk items. If you're setting out furniture, appliances, or other large items for pickup, try to place them curbside no more than 48 hours before your scheduled collection day. This helps keep our streets and yards looking neat and prevents extended clutter that can draw unwanted attention or create safety concerns.
- Keep the lakes clean and healthy. Please avoid blowing grass clippings, leaves, or any yard debris into the lake—or using herbicides too close to the waterline. These materials can throw off the lake's delicate balance, feeding algae and clogging outflows. A little extra care near the shoreline goes a long way.
- Protect our storm drains. Grass clippings, mulch, and other debris should be kept clear of stormwater grates and road drains. When these materials get into the system, they can cause backups and flooding—not to mention add to the cost of maintenance. If you're using a lawn service, it's worth asking them to blow debris away from drains rather than toward them.
- Dog walkers, thank you for being considerate. Most residents are already great about this, but just a gentle reminder to carry waste bags and dispose of pet waste properly. It keeps common areas clean, prevents smells, and helps protect our lakes and groundwater.
- Noise travels. Whether you're starting up a mower, pressure washer, or leaf blower, a little consideration for time of day goes a long way. Mid-morning to late afternoon tends to be the sweet spot that keeps things courteous all around.
- Help out a neighbor. If you know someone nearby who could use a hand—bringing in bins, carrying something heavy, or just a check-in during the summer heat—it's those small gestures that keep our community feeling close and connected.

These kinds of thoughtful actions, while simple, have a big impact on the look, feel, and spirit of our neighborhood. When everyone pitches in a little, it makes a world of difference. 🍀

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Community Manager's Message

A Message from the Manager

Summer is in full swing, and with the longer days and sunny weather, it's the perfect time to take care of seasonal maintenance around the home. Whether it's refreshing landscaping, repainting trim, or clearing out overgrown areas, small efforts like these not only help preserve your property's value but also contribute to the overall look and feel of Killeam Estates. When one home shines, the whole community benefits.

This sense of shared investment is something I see every day, and it's what makes managing this community so rewarding. Killeam is a place where neighbors care—not just about their own property, but about the neighborhood as a whole. That kind of commitment is what keeps this community strong, and I want to thank all of you for continuing to show up, speak up, and lend a hand where you can.

Speaking of involvement, I'm excited to announce that our Board of Directors election begins August 1, 2025. If you've ever thought about getting more involved or helping shape the direction of the community, this is your chance. Serving on the Board offers a meaningful way to give back while also having a voice in how we grow, maintain, and improve

Killeam. More details will be posted soon on TownSq, and we encourage anyone with a passion for community service to consider running.

Of course, none of this would be possible without your ongoing support. The recent dues adjustment gives us the tools we need to take better care of our infrastructure, plan ahead for future projects, and stay responsive to the needs of the neighborhood.

On the day-to-day side of operations, this also means we can shift more of our efforts toward proactive maintenance—catching and addressing issues before they escalate—rather than reacting to problems after they've already become more costly or disruptive. From landscaping and irrigation to stormwater infrastructure and amenity upkeep, a proactive approach helps us stretch every dollar further while maintaining the high standards our residents expect.

Thank you for all the ways that you contribute to Killeam's success. If there is anything that we can do to assist you, please feel free to give us a call anytime at 850-893-3468, or via email at kha@killeam.org. 🍀

Warm Regards,

Caleb Martinez

Caleb Martinez
Community Manager, Killeam Homes Association



Are you hurricane ready? 850-224-LAND

President's Message



We want to extend a heartfelt thank you to all our residents for approving the recent dues adjustment. As we shared throughout the process, this modest increase will help KHA continue the important work of maintaining, restoring, and improving the shared spaces that make Killeam Estates such a special place to live.

As many of you heard during our membership meetings, the costs of essential services—particularly maintenance and insurance—have risen dramatically over the past few years. Thanks to your support, we can stay ahead of these challenges and continue caring for the amenities and common areas that benefit us all.

We also appreciate the strong community response following the removal of nearly 70 tons of invasive vegetation from our lakes this past winter. It was wonderful to see so many residents enjoying the cleaner, more accessible water. As expected, some vegetation has returned, which is a normal part of the process. To manage this, we've partnered with a certified local vendor for an ongoing treatment program to keep the growth under control.

Maintaining consistent water levels is also key to keeping our lakes healthy. To that end, we're continuing conversations

with the Northwest Florida Water Management District in hopes of securing a consumptive use permit that will allow us to operate our pumps again.

Lastly, it's been a real pleasure getting to meet and speak with many of you during the recent membership meetings. Your engagement is what keeps our community strong. We invite you to stay involved by joining us for our monthly board meetings, held on the first Tuesday of each month.

Together, we'll continue to keep Killeam Estates a beautiful, vibrant, and welcoming place to call home. 🍀

Sincerely,
Steve Givens

Steve Givens
President, Killeam Homes Association

811 Flag Color Codes *What do they mean?*

- | | | | |
|---|--------------------------------------|---|---------------------------------|
|  | ELECTRIC CABLE & CONDUIT |  | DRINKABLE WATER |
|  | GAS, OIL, OR PETROLEUM |  | SEWERS AND DRAINAGE |
|  | COMMUNICATIONS & TELECOMM |  | PROPOSED EXCAVATION SITE |
|  | IRRIGATION OR RECLAIMED WATER |  | TEMPORARY SURVEY MARKS |



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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](https://www.sunshine811.com).



A Healing Relationship:

Inside the Doctor-Resident Connection at Allegro Tallahassee

At Allegro, care goes far beyond routine check-ups and prescriptions. It's about relationships, consistency, and deeply personalized service. One shining example of this philosophy in action is the bond between Dr. Mackay, a long-time physician for many Allegro residents, and Becky Pierce, a beloved resident of the community.

Dr. Mackay exemplifies the core values of Allegro's person-centered care. Known for his thoughtful presence and attentive listening, he has served many residents over the years, offering a level of care rooted in trust and continuity. His partnership with Becky Pierce reveals just how impactful such a relationship can be on a resident's overall well-being.

Becky has been under Dr. Mackay's care for years, and their connection is built on mutual respect and understanding. "He is personal, professional, very trusting, dedicated, extremely approachable, always present, and takes his time with each patient," Becky shared. "He's kind and low-key." More than just a physician, Dr. Mackay is a dependable presence in her life, someone she can always count on—even outside regular office hours.

This kind of accessibility is rare in healthcare today. Becky notes that Dr. Mackay responds to questions and concerns promptly—even on weekends—and often follows up after appointments to check in. When residents like Becky face complex health challenges, that consistency makes all the difference.

Dr. Mackay's thoughtful approach includes handwritten visit summaries to help patients remember their care plans, and he always makes an effort to explain medical issues in clear, relatable language. His style of care empowers residents to be active participants in their health decisions. "I encourage wellness and involvement by discussing exercise in practical terms," he said. "I like to keep the whole person in mind and frequently ask if they feel like their life is fulfilling and if they are at peace with themselves."



Becky Pierce and Dr. Mackay

The bond between doctor and patient was particularly meaningful after the passing of Becky's husband. Dr. Mackay kept a close watch on her emotional and physical health, helping her through a difficult time with both compassion and professionalism. "He helped me through my depression," Becky recalled. "He listens, helps me solve different kinds of problems, and values my input. He's very good at solving both mental and physical issues."

One long-term health battle they've faced together is managing Becky's migraines. With persistence and partnership, they've worked through various treatments, coordinated specialist visits, and found a plan that helped bring the condition under control.

The continuity of care, personal attention, and shared decision-making Dr. Mackay offers is a testament to Allegro's commitment to honoring the unique needs and preferences of each resident. One of the many ways Allegro supports this approach is by encouraging residents to continue seeing their trusted primary care physicians, even after moving into the community. Becky's ongoing relationship with Dr. Mackay is a perfect example of how residents can maintain familiar, meaningful connections that support both their health and overall quality of life. As Becky puts it, "I don't know anyone in the medical field I admire more."

For more information on Allegro Tallahassee, visit [AllegroTallahassee.com](https://www.allegrotallahassee.com) or call 850-721-1051.



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

Briefs

Dues Increase Preliminary Results

Dues Increase Vote: A Historic Moment for Killearn Estates

This summer marked an important chapter for our community as we completed the voting process for the proposed dues increase—a measure aimed at ensuring Killeam Estates has the resources necessary to maintain and enhance the neighborhood we all take pride in.

As outlined in our governing documents, a quorum of 60% of the eligible voting interest is required to conduct official business at a membership meeting. For our community, this meant we needed **2,145 votes** to meet quorum at the **first meeting**. We received **1,121 votes**, falling short of the required threshold.

At the **second meeting**, the quorum requirement was reduced to **1,073 votes**. We received **827**—closer, but still short.

It was at the **third and final meeting**, where quorum requirements were reduced once more to **537 votes**, that the community made a strong showing. We received a total of **1,286 votes**, surpassing quorum by a significant margin and making this the highest participation in a community-related business vote during my time with KHA.

The preliminary results of the vote show that the dues increase has **passed with 73.8% in favor**, comfortably exceeding the required two-thirds approval. To maintain transparency and integrity in the process, the Association Secretary will audit the results to ensure that all votes are properly counted and that no duplicates were cast. The official results will be confirmed at the Board of Directors meeting on August 5, 2025.

This successful outcome was made possible in part by the implementation of a new online voting system, which allowed for more convenient participation than ever before. We're thrilled with how well it was received and are hopeful it will pave the way for even stronger engagement in future association matters.

Thank you to everyone who took the time to cast a vote, ask questions, and take an active role in this process. Your participation shows a clear commitment to keeping Killeam Estates strong, well-maintained, and future-focused.

As we look ahead, this is a great time to share your thoughts with the Board on how you'd like to see resources prioritized. Whether it's improvements to common areas, lake health, beautification efforts, or infrastructure needs—your feedback is valued.

Board meetings are held on the first Tuesday of each month at 6:00 PM at the KHA office, located at 2705 Killarney Way, Tallahassee, FL 32309. We encourage all residents to attend, stay informed, and help guide the future of our community.

Thank you again for your engagement and continued support. 🍀

Best regards,

Caleb Martinez
Community Manager



CALL FOR CANDIDATES FOR THE KHA BOARD OF DIRECTORS

Do you want to make a difference in your community? Are there issues in Killeam Estates you want to see addressed? If so, Killeam Homes Association (KHA) is looking for candidates interested in serving on the Board of Directors.

KHA's Board of Directors is comprised of nine (9) members who serve in volunteer capacity. As the governing entity serving our nearly 4,000 members, the Board provides an excellent opportunity to serve our neighborhood.

If you are interested in serving on the KHA Board of Directors and meet the requirements below, plan to obtain the Nomination Application from TownSq or by contacting our Community Association Manager, Caleb Martinez, at kha@killeam.org. **The application form will be available on August 1st and must be submitted no later than 5 P.M. on September 1st. APPLICATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED.**

CANDIDATE ELIGIBILITY REQUIREMENTS

To be eligible as a candidate, you must:

- 🍀 Own property in Killeam Estates;
- 🍀 Be in good standing with all payments to KHA;
- 🍀 Be available to attend Board of Directors meetings, which are held at 6:00 p.m. on the first Tuesday of each month;
- 🍀 Submit a completed Nominations Application by 5 p.m. on Friday, September 1st and
- 🍀 Be willing to serve a three (3) year term from January 1, 2026, to December 31, 2028.

CANDIDATE SELECTION PROCESS

There will be four (4) vacancies and one (1) confirmation on the nine (9) member Board of Directors next year.

Pursuant to Article VII, Section IV of KHA's Bylaws - and using the information provided by interested members from Nomination Applications—the KHA Nominating Committee will select up to eight (8) candidates for inclusion on the ballot for members to vote on later this Fall.

The four (4) candidates receiving the most votes will be elected to the KHA Board of Directors for a term of three years (January 1, 2026 – December 31, 2028). 🍀

Getting the Most Out of TownSq

A Quick Guide for Killearn Residents

TownSq has been part of our community for several years now, but we know it hasn't always been the easiest app to navigate. That's why we've created this simple guide to help you take advantage of the features you're most likely to use.

Whether you're submitting a request, checking documents, or getting updates from the Board, TownSq can be a helpful tool once you know where to look.

1. Accessing the App

- Download:** TownSq is available on both Apple and Android app stores. Search "TownSq" and download the free app.
- Login:** Use your email associated with the HOA to register. If it's your first time, click "Sign Up" and follow the prompts. If you need your account number, please reach out to the HOA office.

2. Home Feed & Notifications

Once you log in, you'll see a scrolling **News Feed**. This is where you'll find:

- HOA announcements
- Event updates
- Board communications

3. Submitting Requests (e.g., Maintenance or General Inquiries)

To report an issue or ask a question:

- Tap the **"Requests"** tab
- Click **"+"** or **"New Request"**
- Choose the category (maintenance, landscaping, etc.)
- Add a description and photos if needed
- Tap **"Submit"**

You can track updates and responses in this same section.

See Screenshots 1 - 3

4. Documents & Forms

Find governing documents, newsletters, and forms can be found here:

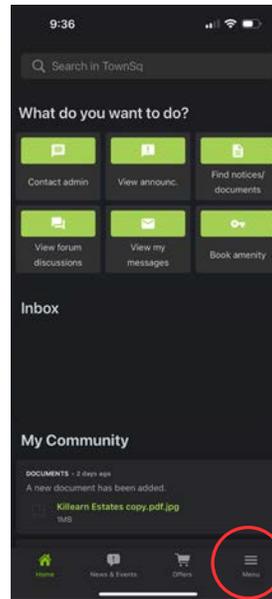
- Tap the **"Documents"** tab (folder icon)
- Browse folders by category (ex: Board Meeting Minutes, Financials, etc.)
- Tap any file to view or download

See Screenshot 4

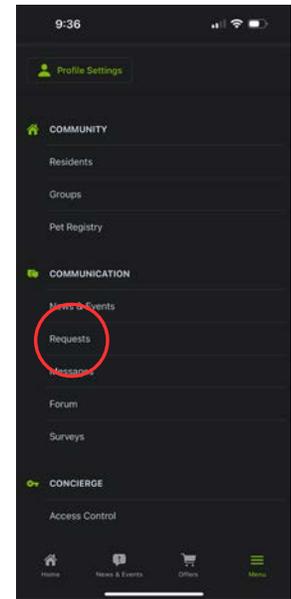
5. Making Payments

Some residents use TownSq to pay dues:

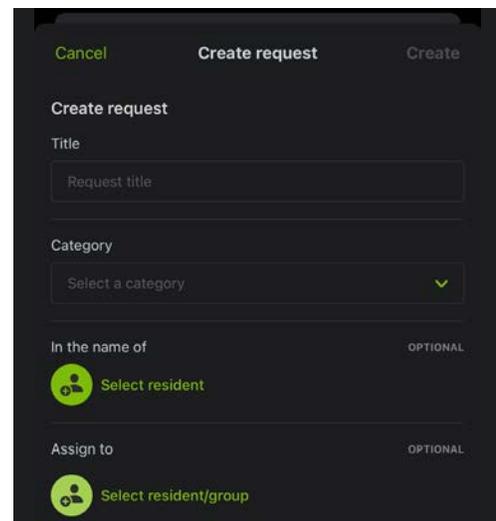
- Tap the **"Account"** tab or **"Make a Payment"** button on the home screen
- Choose payment method (bank, credit card)
- You can set up auto-pay or make one-time payments



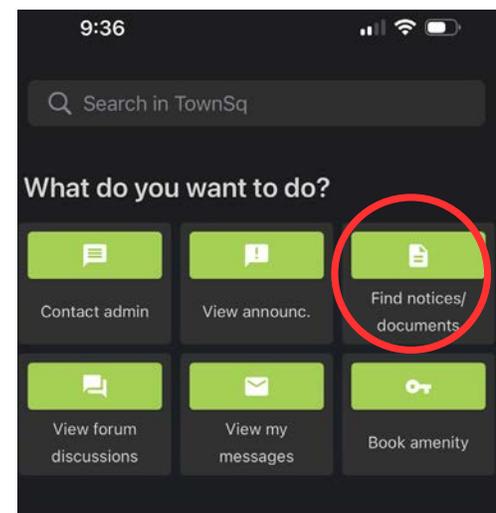
Screenshot 1



Screenshot 2



Screenshot 3



Screenshot 4

Briefs

Summer Maintenance Tips

Essential Summer Maintenance Tasks for Homeowners

Staying on top of home care isn't just smart; it's often required. Many communities managed by a homeowners' association outline specific upkeep rules and regulations in their governing documents. Though guidelines vary by community, common homeowner maintenance responsibilities include:

- ☘ Exterior surface upkeep (paint, siding, fences, and trim)
- ☘ Landscaping (mowing, weeding, and tree trimming and removal)
- ☘ Roof restorations or replacements
- ☘ Removing any clutter or debris from visible areas
- ☘ Driveway and walkway maintenance

Following your HOA's maintenance guidelines preserves your home's value and contributes to the overall appearance and integrity of the neighborhood. Though these responsibilities may seem overwhelming, tackling them by season makes them far more manageable. Here are seven summer home maintenance hacks to help you stay compliant and fix-free:

1. Tune up your HVAC

When temperatures rise, your air conditioner plays a starring role in your home. Give your HVAC system a thorough once-over before summer's heat amps up. Replace air filters, clear debris from the outdoor unit, check refrigerant lines for wear, and ensure vents are unobstructed. And if you're not an expert on the complex world of heating and cooling, schedule a professional inspection, especially if it's been over a year since your last one. A well-maintained system helps to avoid mid-summer breakdowns and costly replacements.

2. Seal windows and doors

Unwanted heat can sneak in through tiny gaps around windows and doors, quietly driving up your utility bill. Check your home for cracks, worn weatherstripping, or loose seals that let cool air escape and warm air creep in. Reseal or replace weatherstripping and apply caulk to any openings, rifts, or crevices for a quick, affordable fix that boosts energy efficiency and improves indoor comfort.

3. Guard your gutters

Gutter maintenance protects your property by directing rainwater away from the roof, walls, and foundation.

When clogged, water can overflow and seep into places it shouldn't, causing leaks, cracks, mold growth, and pest infestations. Remove leaves, twigs, and debris from spring storms to dodge these pricey headaches. While you're at it, check for cracks, sagging, or loose fasteners. Intense heat and sudden downpours can quickly turn minor issues into major repairs.

4. Prevent seasonal pests

Warm weather is prime time for insects and rodents. To keep your home free of these unwanted guests, examine its exterior—especially basements, attics, and crawl spaces—for any openings or gaps before sealing. Remove standing water to ward off mosquitoes, and finish by spraying for bugs native to your region. Hire a professional pest control technician for added protection.

5. Inspect for water leaks

Summer storms can reveal your home's hidden weaknesses. After heavy rain, survey your attic, basement, and around windows and doors for signs of leaking, moisture stains, or musty odors. Even the slightest water intrusion can contribute to structural damage, mold growth, and wood rot if left unchecked. Spotting these issues before they spiral can lead to savings down the road.

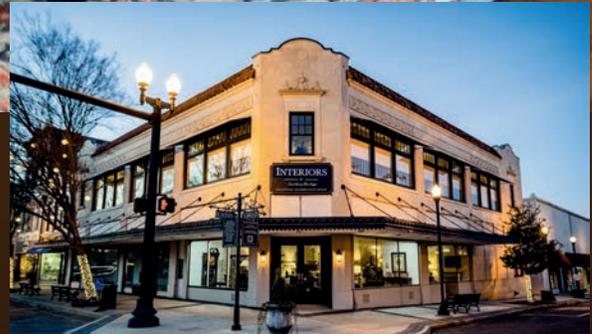
6. Blast away buildup

Grime, mildew, and algae love driveways, patios, decks, and siding, causing slippery surfaces, discoloration, and long-term damage from rot. Pressure washing removes this buildup fast. If you're a beginner, rent a washer from a hardware store and start with a wide-angle tip on a low setting. Continuously move the nozzle to prevent surface etching, and don't forget protective eyewear. If all else fails, call in the experts!

7. Prep your grill

No summer is complete without a backyard BBQ, and a clean grill means safer searing and better flavor. Give your unit some much-needed TLC by removing and soaking grates in warm, soapy water. Scrub off grease and char with a stiff brush or grill stone. For gas grills, check burners for blockages and wipe down all surfaces. Charcoal users should empty ash and clear out vents. Finish with a light coat of oil on the grates to stop sticking. A quick deep clean keeps your grill in top shape and your food tasting its best all season. ☘

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Market Update

Home values are soaring in Killearn Estates ...

March - May 2025

32 RESIDENTIAL SALES 46 AVERAGE DAYS ON MARKET \$194.91 AVERAGE PRICE PER SQFT \$417,309 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
MARCH	3/7/2025	3748 Donovan Drive	1278	2	3	\$150,000	44	\$117.37
	3/7/2025	3540 Gardenview Way	2459	3	3	\$522,500	165	\$212.48
	3/13/2025	2445 Merrigan Place	1352	2	3	\$220,000	76	\$162.72
	3/20/2025	2421 Limerick Drive	2078	4	3	\$464,000	45	\$223.29
	3/21/2025	2919 Bay Shore Drive	1057	2	2	\$235,000	152	\$222.33
	3/21/2025	2605 Satinwood Circle	1441	3	2	\$290,000	22	\$201.25
	3/21/2025	3510 W Kilkenny Drive	2091	4	3	\$335,000	13	\$160.21
	3/25/2025	2575 Yarmouth Lane	1519	2	2	\$350,000	27	\$230.41
	3/27/2025	3300 Foley Drive	2374	3	2	\$410,000	62	\$172.70
	3/28/2025	2210 Limerick Drive	2460	5	3	\$470,000	19	\$191.06
3/28/2025	2583 Yarmouth Lane	1518	3	2	\$303,000	17	\$199.60	

WHAT'S YOUR HOME'S CURRENT MARKET VALUE?

APRIL	4/1/2025	3744 Lifford Circle	2084	5	4	\$285,000	28	\$136.76
	4/4/2025	3908 Dunleer Court	2373	3	3	\$465,000	80	\$195.95
	4/16/2025	3109 S Shamrock Street	2046	4	2	\$260,000	22	\$127.08
	4/17/2025	4841 Ballygar Drive	1749	3	2	\$345,000	20	\$197.26
	4/22/2025	3481 Welwyn Way	2223	4	2	\$445,000	36	\$200.18
	4/25/2025	4043 Kilmartin Drive	3326	3	3	\$595,000	23	\$178.89
	4/29/2025	3312 Clifden Drive	1632	3	2	\$372,000	92	\$227.94
	4/30/2025	2904 N Shamrock Street	2638	5	4	\$509,900	30	\$193.29

READY TO BUY OR SELL? CALL SUSAN ICE AT 850.545.7015

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
MAY	5/1/2025	4051 Roscrea Drive	1702	3	2	\$326,000	37	\$191.54
	5/12/2025	2639 Bantry Bay Drive	2337	3	3	\$482,500	53	\$206.46
	5/15/2025	3163 Ferns Glen Drive	2835	4	4	\$445,000	83	\$156.97
	5/15/2025	4036 Mclaughlin Drive	4361	5	4	\$835,000	42	\$191.47
	5/19/2025	2965 N Shamrock Street D16	1262	2	2	\$229,000	45	\$181.46
	5/22/2025	2900 Whittington Drive	2353	4	3	\$500,000	16	\$212.49
	5/28/2025	4990 Keohone Drive	2678	4	3	\$480,000	50	\$179.24
	5/23/2025	4990 OShea Court	3088	4	3	\$689,900	33	\$223.41
	5/30/2025	3006 Bay Shore Drive	1223	2	2	\$259,000	30	\$211.77
	5/30/2025	3237 Dungarvan Drive	1853	4	3	\$365,000	63	\$196.98
	5/30/2025	2838 OHara Drive	2366	4	3	\$486,100	41	\$205.45
	5/30/2025	4500 Broad Haven Lane	2203	4	3	\$530,000	30	\$240.58
	5/15/2025	4036 Mclaughlin Drive	4361	5	4	\$835,000	42	\$191.47

INFORMATION COURTESY OF ...

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Susan@HillSpooner.com

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Architectural Control Committee Actions for Quarter 2 2025

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

April ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
4/11/2025	Shamrock St. N.	XXII	Fence Installation	TABLED
	Tipperary Drive	XXXIV	Tree Removal	APPROVED
	Galway Drive	XXXIV	Tree Removal	APPROVED
	Clifden Drive	XXXIV	Exterior Painting	APPROVED
	Brandon Hill Drive	XXXIV	Tree Removal	APPROVED
	Shannon Lakes Drive N.	XXXIV	Tree Removal	APPROVED
	Foley Drive	XXII	Free Library	APPROVED
	Colonnade Drive	XXII	Generator Installation	APPROVED
	Colonnade Drive	XXII	Shed Installation	APPROVED
	Tory Sound Lane	XXXIV	Tree House	DISAPPROVED
4/22/2025	Shamrock St. N.	XXII	Fence Installation	APPROVED
	Dundalk Drive	XXXIV	Tree Removal	APPROVED
	Merrigan Place	XXXIV	Siding Replacement	APPROVED
	Shamrock St. East	XXXIV	Tree Removal	APPROVED
	Gardenview Way	XXXIV	Tree Removal	APPROVED
	Colonnade Drive	XXXIV	Tree Removal	APPROVED

16 Application Reviewed in April (14 Approved, 1 tabled, 1 disapproved)

May ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
5/13/2025	Killarney Way	XXII	Shed Relocation	TABLED
	Monaghan Drive	XXII	Patio Installation	APPROVED
	Shamrock St. North	XXXIV	Tree Removal	APPROVED
	Shamrock St. North	XXXIV	Tree Removal	APPROVED
	Limerick Drive	XXXIV	Tree Removal	APPROVED
	Lifford Court	XXXIV	Tree Removal	APPROVED
	Ardara Drive	XXXIV	Generator Installation	APPROVED
	Tory Sound Lane	XXXIV	Tree House Installation	TABLED
	Ryan Place	XXXIV	Roof Replacement	APPROVED
	McLaughlin Drive	XXII	Pool Installation	APPROVED
	Kilmartin Drive	XXXIV	Tree Removal	APPROVED
	Gallagher Drive	XXXIV	Landscaping	APPROVED
	Obrien Drive	XXII	Pool Installation	TABLED
5/23/2025	Tory Sound Lane	XXXIV	Tree House Installation	TABLED
	Roscrea Drive	XXII	Patio Installation	APPROVED
	Brandon Hill Drive	XXII	Fencing	APPROVED
	Obrien Drive	XXII	Pool Installation	APPROVED

17 Application Reviewed in May (13 Approved, 4 tabled)

June ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
6/10/2025	Castlebar Circle	XXXIV	Generator Installation	TABLED
	Tipperary Drive	XXXIV	Tree Removal	APPROVED
	Roscrea Drive	XXXIV	Tree Removal	APPROVED
	Malin Drive	XXXIV	Tree Removal	APPROVED
	Storrington Drive	XXXIV	Garage Renovation	APPROVED
5/23/2025	Castlebar Circle	XXXIV	Generator Installation	APPROVED
	Leane Drive	XXXIV	Tree Removal	APPROVED
	Dry Creek Drive	XXXIV	Exterior Paint	APPROVED
	Gardenview Way	XXII	Fence Installation	APPROVED

9 Application Reviewed in June (8 Approved, 1 tabled)

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 April 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
3	Killamey Way	TRAILER/RV/OTHER IN SIGHT	6	Armagh Court	TRAILER/RV/OTHER IN SIGHT	12	Inisheer Drive	SIDING MAINTENANCE	37	Giverny Circle	FENCE MAINTENANCE
3	Killamey Way	DEBRIS VISIBLE FROM ROAD	7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	12	Killmore Lane	FENCE MAINTENANCE	37	Giverny Circle	SIDING MAINTENANCE
3	Limerick Drive	UNAUTHORIZED SIGN IN YARD	7	Tipperary Drive	YARD MAINTENANCE	14	Bantry Bay Drive	YARD MAINTENANCE	37	Giverny Circle	SIDING MAINTENANCE
3	Limerick Drive	UNAUTHORIZED SIGN IN YARD	7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	17	Heather Hill Lane	YARD MAINTENANCE	37	Springfield Drive	SIDING MAINTENANCE
3	Limerick Drive	SIDING MAINTENANCE	10	Tam O Shanter	SIDING MAINTENANCE	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT	38	Hyde Park Way	UNAUTHORIZED SIGN IN YARD
3	Limerick Drive	YARD MAINTENANCE	11	Ardsara Drive	UNAPPROVED VEHICLE IN SIGHT	26	Kinsail Drive	SIDING MAINTENANCE	38	Hyde Park Way	SIDING MAINTENANCE
3	Tullamore Lane	YARD MAINTENANCE	11	Arklow Drive	YARD MAINTENANCE	28	Nantucket Lane	UNAUTHORIZED SIGN IN YARD	41	Darlington Drive	TRAILER/RV/OTHER IN SIGHT
3	Tullamore Lane	YARD MAINTENANCE	11	Arklow Drive	YARD MAINTENANCE	28	Siesta Court	SIDING MAINTENANCE	41	O'Brien Drive	BOAT VISIBLE FROM ROAD
4	Blarney Drive	YARD MAINTENANCE	14	Tory Sound Lane	TRAILER/RV/OTHER IN SIGHT	28	Yarmouth Lane	DEBRIS VISIBLE FROM ROAD	42	Aqua Ridge Way	SIDING MAINTENANCE
4	Blarney Drive	YARD MAINTENANCE	11	Dunangan Drive	TRAILER/RV/OTHER IN SIGHT	33	Morse Court	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	UNAUTHORIZED SIGN IN YARD
4	Castletor Circle	TRAILER/RV/OTHER IN SIGHT	11	Tralee Road	YARD MAINTENANCE	35	Colonnade Court	TRAILER/RV/OTHER IN SIGHT	51	McLaughlin Drive	UNAUTHORIZED SIGN IN YARD
4	Shamrock St. South	UNAUTHORIZED TEMPORARY STRUCTURE	11	Tralee Road	YARD MAINTENANCE	35	Colonnade Drive	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. East	BOAT VISIBLE FROM ROAD
4	Tullamore Lane	YARD MAINTENANCE				36	Jonathan's Landing	SIDING MAINTENANCE			

50 Violations issued during April 2025

Violations Report for May 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
1	Monaghan Drive	DEBRIS VISIBLE FROM ROAD	10	Bantry Bay Drive	YARD MAINTENANCE	18	Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	36	Newmarket Circle	UNAUTHORIZED SIGN IN YARD
3	Foley Drive	SIDING MAINTENANCE	10	Bantry Bay Drive	TRAILER/RV/OTHER IN SIGHT	18	Shamrock St. North	TRAILER/RV/OTHER IN SIGHT	37	Paradise Place	UNAUTHORIZED SIGN IN YARD
3	Killamey Way	DEBRIS VISIBLE FROM ROAD	12	Clilden Drive	TRAILER/RV/OTHER IN SIGHT	18	Shamrock St. North	BOAT VISIBLE FROM ROAD	37	Paradise Place	UNAUTHORIZED SIGN IN YARD
3	Killamey Way	TRAILER/RV/OTHER IN SIGHT	12	Killmore Lane	UNAPPROVED EXTERIOR MODIFICATION	18	Shamrock St. North	BOAT VISIBLE FROM ROAD	38	Gardens Way	STRUCTURE - UNAUTHORIZED
3	Killamey Way	DEBRIS VISIBLE FROM ROAD	12	Killmore Lane	UNAPPROVED EXTERIOR MODIFICATION	19	Kilkerrane Drive	BOAT VISIBLE FROM ROAD	38	Hyde Park Way	SIDING MAINTENANCE
3	Killamey Way	YARD MAINTENANCE	14	Tory Sound Lane	DEBRIS VISIBLE FROM ROAD	22	Mahoney Drive	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	SIDING MAINTENANCE
3	Limerick Drive	TRAILER/RV/OTHER IN SIGHT	14	Tory Sound Lane	UNAPPROVED EXTERIOR MODIFICATION	22	Mahoney Drive	DEBRIS VISIBLE FROM ROAD	42	Aqua Ridge Way	UNAPPROVED EXTERIOR MODIFICATION
3	Limerick Drive	VEHICLE - UNAUTHORIZED	14	Tory Sound Lane	DEBRIS VISIBLE FROM ROAD	23	Merrigan Place	STRUCTURE - UNAUTHORIZED	42	Frogs Leap Way	UNAUTHORIZED SIGN IN YARD
3	Limerick Drive	DEBRIS VISIBLE FROM ROAD	14	Tory Sound Lane	STRUCTURE - UNAUTHORIZED	23	Merrigan Place	TRAILER/RV/OTHER IN SIGHT	51	Shamrock St. East	DEBRIS VISIBLE FROM ROAD
3	Limerick Drive	ROOF MAINTENANCE	16	Dunlour Court	UNAUTHORIZED SIGN IN YARD	23	Merrigan Place	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. East	DEBRIS VISIBLE FROM ROAD
3	Limerick Drive	ROOF MAINTENANCE	16	Beaumont Drive	DEBRIS VISIBLE FROM ROAD	23	Merrigan Place	VEHICLE - UNAUTHORIZED	51	Shamrock St. East	TRAILER/RV/OTHER IN SIGHT
3	Limerick Drive	ROOF MAINTENANCE	16	Beaumont Drive	YARD MAINTENANCE	26	Moriarty Court	DEBRIS VISIBLE FROM ROAD	51	Shamrock St. East	VEHICLE - UNAUTHORIZED
4	Blarney Drive	YARD MAINTENANCE	16	Crangleigh Drive	YARD MAINTENANCE	28	Nantucket Lane	FENCE MAINTENANCE	51	Shamrock St. East	YARD MAINTENANCE
4	Blarney Drive	YARD MAINTENANCE	16	Crangleigh Drive	TRAILER/RV/OTHER IN SIGHT	28	Nantucket Lane	PARKING ON GRASS	51	Shamrock St. East	TRAILER/RV/OTHER IN SIGHT
4	Blarney Drive	YARD MAINTENANCE	16	Crangleigh Drive	YARD MAINTENANCE	28	Sierra Court	TRAILER/RV/OTHER IN SIGHT	51	Shamrock St. North	BOAT VISIBLE FROM ROAD
4	Raymond Diehl Road	BOAT VISIBLE FROM ROAD	17	Ferns Glen Drive	UNAPPROVED EXTERIOR MODIFICATION	28	Stratfordshire Cour	DEBRIS VISIBLE FROM ROAD	51	Shamrock St. North	BOAT VISIBLE FROM ROAD
6	Roscommon Drive	TRAILER/RV/OTHER IN SIGHT	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT	31	Fitzpatrick Drive	TRAILER/RV/OTHER IN SIGHT	51	Shamrock St. North	BOAT VISIBLE FROM ROAD
7	Corrib Drive	UNAPPROVED EXTERIOR MODIFICATION	17	Tallow Point Road	TRAILER/RV/OTHER IN SIGHT	31	Fitzpatrick Drive	FENCE MAINTENANCE	51	Shamrock St. North	PARKING ON GRASS
7	Tipperary Drive	TRAILER/RV/OTHER IN SIGHT	18	Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	31	Ohara Drive	VEHICLE - UNAUTHORIZED	51	Shamrock St. North	SIDING MAINTENANCE
7	Tipperary Drive	YARD MAINTENANCE	18	Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	34	Tam O Shanter	SIDING MAINTENANCE	51	Shamrock St. North	BOAT VISIBLE FROM ROAD

80 Violations issued during May 2025

Violations Report for June 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
1	Killamey Way	DEBRIS VISIBLE FROM ROAD	10	Leane Drive	UNAUTHORIZED SIGN IN YARD	20	Donovan Drive	YARD MAINTENANCE	30	Shamrock Street West	UNAUTHORIZED SIGN IN YARD
1	Killamey Way	TRAILER/RV/OTHER IN SIGHT	10	Leane Drive	YARD MAINTENANCE	20	Donovan Drive	YARD MAINTENANCE	30	Shamrock Street West	DEBRIS VISIBLE FROM ROAD
1	Killamey Way	DEBRIS VISIBLE FROM ROAD	10	Leane Drive	YARD MAINTENANCE	20	Donovan Drive	DEBRIS VISIBLE FROM ROAD	31	Fitzpatrick Drive	FENCE MAINTENANCE
1	Killamey Way	UNAPPROVED EXTERIOR MODIFICATION	10	Leane Drive	VEHICLE - UNAUTHORIZED	20	Donovan Drive	YARD MAINTENANCE	31	Fitzpatrick Drive	UNAUTHORIZED SIGN IN YARD
1	Killamey Way	DEBRIS VISIBLE FROM ROAD	10	Leane Drive	BOAT VISIBLE FROM ROAD	20	Donovan Drive	YARD MAINTENANCE	34	Longchamp Circle	SIDING MAINTENANCE
1	Killamey Way	TRAILER/RV/OTHER IN SIGHT	10	Leane Drive	UNAUTHORIZED SIGN IN YARD	20	Donovan Drive	YARD MAINTENANCE	34	Longchamp Circle	UNAUTHORIZED SIGN IN YARD
3	Foley Drive	UNAUTHORIZED SIGN IN YARD	11	Dunangan Drive	UNAUTHORIZED SIGN IN YARD	20	Kilkerrane Drive	YARD MAINTENANCE	36	Colonnade Drive	YARD MAINTENANCE
3	Limerick Drive	UNAUTHORIZED SIGN IN YARD	11	Moriarty Court	UNAUTHORIZED SIGN IN YARD	20	Kilkerrane Drive	YARD MAINTENANCE	36	Galway Drive	BOAT VISIBLE FROM ROAD
3	Limerick Drive	VEHICLE - UNAUTHORIZED	11	Tralee Road	DEBRIS VISIBLE FROM ROAD	20	Kilkerrane Drive	YARD MAINTENANCE	36	Gardens Way	DEBRIS VISIBLE FROM ROAD
3	Limerick Drive	YARD MAINTENANCE	12	Ballygar Drive	BOAT VISIBLE FROM ROAD	22	Mahoney Drive	UNAUTHORIZED SIGN IN YARD	36	Gardens Way	UNAPPROVED EXTERIOR MODIFICATION
3	Limerick Drive	BOAT VISIBLE FROM ROAD	12	Killmore Lane	FENCE MAINTENANCE	22	Mahoney Drive	UNAUTHORIZED SIGN IN YARD	36	Gardens Way	UNAUTHORIZED SIGN IN YARD
4	Kilkenny Drive East	UNAUTHORIZED SIGN IN YARD	12	Killmore Lane	UNAUTHORIZED SIGN IN YARD	23	Killamey Plaza Dr	UNAUTHORIZED SIGN IN YARD	36	Gardens Way	YARD MAINTENANCE
4	Kilkenny Drive West	UNAUTHORIZED SIGN IN YARD	14	Roscrea Drive	UNAUTHORIZED SIGN IN YARD	23	Killamey Plaza Dr	VEHICLE - UNAUTHORIZED	36	Gardens Way	TRAILER/RV/OTHER IN SIGHT
4	Ohara Drive	UNAUTHORIZED SIGN IN YARD	16	Crangleigh Drive	SIDING MAINTENANCE	23	Merrigan Place	YARD MAINTENANCE	36	Gardens Way	TRAILER/RV/OTHER IN SIGHT
4	Ohara Drive	DEBRIS VISIBLE FROM ROAD	16	Crangleigh Drive	YARD MAINTENANCE	23	Merrigan Place	SIDING MAINTENANCE	36	Gardens Way	DEBRIS VISIBLE FROM ROAD
4	Quinn Court	UNAUTHORIZED SIGN IN YARD	16	Crangleigh Drive	DEBRIS VISIBLE FROM ROAD	23	Merrigan Place	YARD MAINTENANCE	36	Gardens Way	FENCE MAINTENANCE
4	Quinn Court	UNAUTHORIZED SIGN IN YARD	16	Crangleigh Drive	UNAPPROVED EXTERIOR MODIFICATION	23	Merrigan Place	UNAUTHORIZED SIGN IN YARD	36	Kew Court	UNAUTHORIZED SIGN IN YARD
4	Quinn Court	UNAUTHORIZED SIGN IN YARD	16	Crangleigh Drive	TRAILER/RV/OTHER IN SIGHT	23	Merrigan Place	YARD MAINTENANCE	36	Kilkenny Drive East	UNAUTHORIZED SIGN IN YARD
4	Quinn Court	UNAPPROVED EXTERIOR MODIFICATION	16	Stormont Drive	DEBRIS VISIBLE FROM ROAD	23	Ryan Place	DEBRIS VISIBLE FROM ROAD	37	AJ Henry Park Drive	UNAPPROVED EXTERIOR MODIFICATION
4	Quinn Court	UNAPPROVED EXTERIOR MODIFICATION	16	Stormont Drive	UNAPPROVED EXTERIOR MODIFICATION	25	Duffy Court	YARD MAINTENANCE	38	Giverny Circle	SIDING MAINTENANCE
4	Raymond Diehl Road	YARD MAINTENANCE	17	Ferns Glen Drive	ROOF MAINTENANCE	23	Ryan Place	YARD MAINTENANCE	38	Giverny Circle	UNAUTHORIZED SIGN IN YARD
4	Shamrock Street South	YARD MAINTENANCE	17	Ferns Glen Drive	TRAILER/RV/OTHER IN SIGHT	23	Ryan Place	YARD MAINTENANCE	38	Giverny Circle	DEBRIS VISIBLE FROM ROAD
4	Shamrock Street South	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	DEBRIS VISIBLE FROM ROAD	25	Duffy Court	BOAT VISIBLE FROM ROAD	38	Giverny Circle	UNAUTHORIZED SIGN IN YARD
4	Shamrock Street South	DEBRIS VISIBLE FROM ROAD	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT	25	Duffy Court	TRAILER/RV/OTHER IN SIGHT	38	Giverny Circle	UNAUTHORIZED SIGN IN YARD
6	Donalagh Drive	TRAILER/RV/OTHER IN SIGHT	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD	26	Kilmartin Drive	UNAUTHORIZED SIGN IN YARD	41	Anisley Park Drive	UNAUTHORIZED SIGN IN YARD
6	Donalagh Drive	DEBRIS VISIBLE FROM ROAD	17	Tallow Point Road	UNAPPROVED EXTERIOR MODIFICATION	26	Kilmartin Drive	BOAT VISIBLE FROM ROAD	41	Anisley Park Drive	UNAUTHORIZED SIGN IN YARD
6	Dunlour Court	DEBRIS VISIBLE FROM ROAD	18	Bay Shore Drive	UNAPPROVED EXTERIOR MODIFICATION	26	Waterford Drive	TRAILER/RV/OTHER IN SIGHT	41	O'Brien Drive	UNAUTHORIZED SIGN IN YARD
6	Dunlour Court	DEBRIS VISIBLE FROM ROAD	18	Bay Shore Drive	YARD MAINTENANCE	26	Waterford Drive	DEBRIS VISIBLE FROM ROAD	42	Aqua Ridge Way	SIDING MAINTENANCE
6	Roscommon Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD	26	Waterford Drive	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	DEBRIS VISIBLE FROM ROAD
6	Roscommon Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	YARD MAINTENANCE	26	Westford Drive	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	DEBRIS VISIBLE FROM ROAD	18	Bay Shore Drive	YARD MAINTENANCE	28	Coutta Lane	UNAUTHORIZED SIGN IN YARD	51	McLaughlin Drive	FENCE MAINTENANCE
7	Corrib Drive	PARKING ON GRASS	18	Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	28	Kinsail Drive	YARD MAINTENANCE	51	Shamrock Street North	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	PARKING ON GRASS	18	Tree Harbour Way	VEHICLE - UNAUTHORIZED	28	Nantucket Lane	YARD MAINTENANCE	51	Shamrock Street North	TRAILER/RV/OTHER IN SIGHT
7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	20	Donovan Drive	UNAUTHORIZED SIGN IN YARD	28	Siesta Court	SIDING MAINTENANCE	51	Shamrock Street North	BOAT VISIBLE FROM ROAD
7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	20	Donovan Drive	YARD MAINTENANCE	28	Stratfordshire Cour	SIDING MAINTENANCE	51	Shamrock Street North	PARKING ON GRASS
7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	20	Donovan Drive	YARD MAINTENANCE	28	Yarmouth Lane	UNAUTHORIZED SIGN IN YARD	51	Shamrock Street North	DEBRIS VISIBLE FROM ROAD
7	Tipperary Drive	DEBRIS VISIBLE FROM ROAD	20	Donovan Drive	YARD MAINTENANCE	28	Yarmouth Lane	SIDING MAINTENANCE	51	Shamrock Street North	BOAT VISIBLE FROM ROAD
10	Bantry Bay Drive	UNAUTHORIZED SIGN IN YARD	20	Donovan Drive	YARD MAINTENANCE	28	Yarmouth Lane	UNAUTHORIZED SIGN IN YARD	51	Shamrock Street North	UNAUTHORIZED SIGN IN YARD
10	Bantry Bay Drive	YARD MAINTENANCE	20	Donovan Drive	YARD MAINTENANCE	28	Yarmouth Lane	UNAUTHORIZED SIGN IN YARD	51	Shamrock Street North	UNAUTHORIZED SIGN IN YARD
10	Bantry Bay Drive	TRAILER/RV/OTHER IN SIGHT	20	Donovan Drive	YARD MAINTENANCE	28	Yarmouth Lane	SIDING MAINTENANCE	51	Shamrock Street North	UNAUTHORIZED SIGN IN YARD

164 Violations issued during June 2025

DRAINAGE SOLUTIONS



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