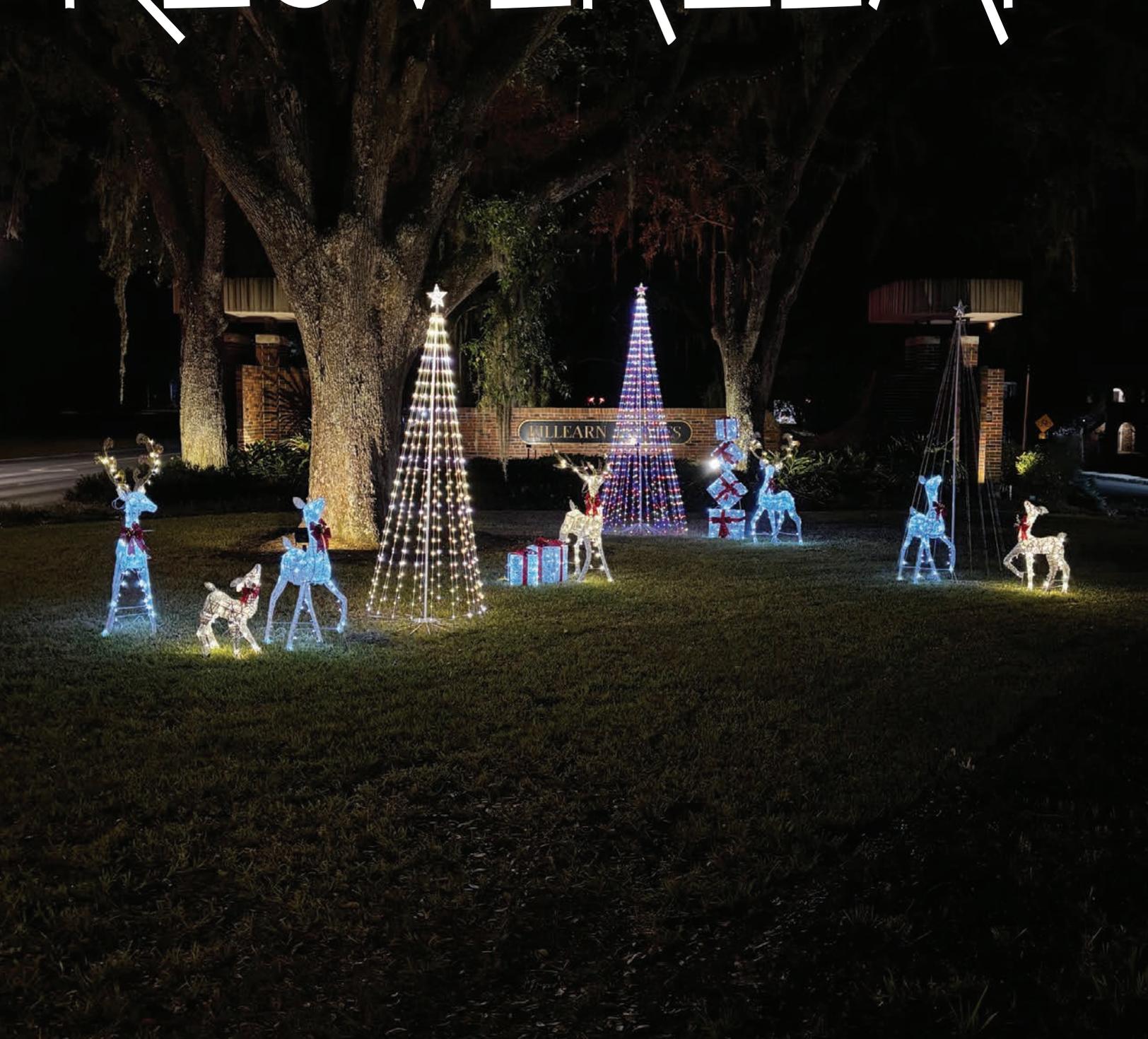


KLOVERLEAF



Killearn at Year's Close

KHA Scheduled Holidays & Upcoming Events

- 12/24 – 12/26: KHA Office Closed – Christmas Holiday
- 1/1: KHA Office Closed – New Years Holiday
- 1/6: Board of Directors Meeting
- 1/19: KHA Office Closed – Martin Luther King Jr. Day
- 2/3: Board of Directors Meeting
- 3/3: Board of Directors Meeting
- 3/7: KMC Shamrock Scurry

Apply for tree removals, exterior alterations and report property issues

☘ 894-3085 ☘

compliancecoordinator@killearn.org



Saturday March 7, 2026
8:00am - 1 mile • 8:30am - 5K
Killlearn Methodist Church
2800 Shamrock South, Tallahassee, FL

Since 1981, the Shamrock Scurry has been raising money to help the hungry and the hurting. This fun and family-oriented 5K and 1 Mile community event is hosted by Killlearn Methodist Church and even has a pancake breakfast afterwards for all participants!

The race started in 1981 at Killlearn Methodist Church. After several years, it was hosted by different organizations, then took a short hiatus. In 2010, the race was revived by Killlearn with the goal of bringing together our community and raising money to help those in need. All proceeds from the race go to local and international charities.

Packet Pickup Times:
Thursday, March 5 – 4:00pm-7:00pm • Friday, March 6 – 11:00am-2:00pm

Come join us in making great things happen in our community!
Please visit our website to register or for more information.
www.shamrockscurry.com



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Steve Givens
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Treasurer

Luke Brown
Secretary

Brien Bohmann

Herb Harmon

Charlie Hunter

April Killian

David West

ASSOCIATION STAFF

Caleb Martinez
Community Manager

Matt Flynn
Compliance Coordinator

Leslie Phillips-Fisher
Administrative Assistant

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Killlearn Homes Association
2705 Killamey Way
Tallahassee, FL 32309

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New Holiday Lighting at the Killarney Way Entrance

Residents may have noticed the new holiday lighting display at the Killarney Way entrance, which marks an exciting step in the Association's ongoing efforts to revitalize and enhance our front entrance decorations for the holiday season. This update was designed to create a welcoming, festive first impression while celebrating the spirit of the season throughout the community.

The response from residents has been overwhelmingly positive, and it has been wonderful to see holiday decorations beginning to appear throughout Killarney. From homes to common areas, the seasonal décor adds warmth and charm, helping bring neighbors together and creating a cheerful atmosphere across the community.

These decorations were thoughtfully selected and installed by a small group of dedicated volunteers, whose time and creativity made this enhancement possible. The Association extends its sincere thanks to **David Hoodenpyle, Lois Hoodenpyle, Judy Menendez, Susan Dickerson, April Killian, and KHA Staff** for their efforts and attention to detail. Their work reflects the pride and care residents have for Killarney and helps set the tone for continued seasonal celebrations.

We look forward to building on this momentum and continuing to celebrate the holidays together as a community. 🍀

Contents

Briefs

- Shamrock Scurry 2
- New Holiday Lighting 3
- Community Manager's Message 4
- KHA Election Results 5
- 2026 Budget 8
- Around KHA 10
- Toys for Tots Thanks 15

Business

- Home Sales 12
- ACC Actions 14
- Violations Report 15

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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Community Manager's Message

As we close out 2025, I want to personally thank our residents for another remarkable year in Killlearn and welcome you to this edition of the *Kloveleaf*. Throughout these pages, you'll read about many of the successes, recognitions, and community moments that made this year so meaningful. From well-attended events to seasonal celebrations and important milestones, 2025 truly reflected the pride and engagement that define our neighborhood.

2026 Dues Information

In the coming weeks, 2026 annual dues invoices will be mailed and are expected to arrive before the New Year. Please be aware that your invoice reflects the new dues amount approved by the community at the dues increase meeting held on July 10, 2025.

Residents wishing to pay by credit card may do so online through the TownSq portal. At this time, TownSq is the only method available for card-based payments, and credit cards cannot be accepted in the HOA office.

For those paying by paper check, money order, or online bill pay, please ensure your payment reflects the updated 2026 dues amount. Payments mailed directly should be addressed to the HOA lockbox at:

Killeam Homes Association
c/o CMC Jacksonville
PO Box 63128
Phoenix, AZ 85082-3128

If you are not comfortable mailing your payment, you are welcome to drop it off at the HOA office, located at 2705 Killarney Way, Tallahassee, FL 32309. Our staff will clear the payment locally and forward it via tracked FedEx delivery to ensure it arrives safely.

Payments are due January 1, 2026, and will not be considered late until after March 31, 2026, allowing residents ample time to submit payment.

A Year Worth Celebrating

Beyond administrative updates, 2025 has been a year of tremendous pride for our community. Killlearn Estates was honored with Large Neighborhood of the Year recognitions from both Leon County Government and the City of Tallahassee, a milestone we had not achieved in more than a decade. These honors reflect the collective effort of residents, volunteers, Board members, and staff who continue to invest their time and energy into making Killlearn a place we are proud to call home.

As we look ahead to 2026, I remain committed, alongside the Board and our dedicated staff, to continuing the work needed to strengthen the Association and enhance the quality of life throughout the community. I encourage all residents to stay involved, whether through attending events, volunteering for a committee, submitting ideas for improvements, or simply engaging with your neighbors.

Thank you for your continued support, participation, and pride in Killlearn. I look forward to another successful year ahead. 🍀

Sincerely,

Caleb Martinez

Caleb Martinez
Community Association Manager
Killeam Homes Association

DRAINAGE SOLUTIONS



2025 Board of Director Election Results

The 2025 Board of Directors election was conducted in October and November in accordance with Killlearn Homes Association election procedures. Ballots were mailed to eligible homeowners on October 18, 2025, and were accepted through November 7, 2025. All returned ballots were secured in a locked ballot box until opening.

Ballots were opened and counted on November 10, 2025, in the presence of community volunteers and reviewed for validity per HOA election guidelines. A total of 69 ballots were deemed invalid for the following reasons: one lacked proper identification, one exceeded the allowable number of votes, one contained multiple ballots in a single envelope, and 60 were submitted without a secrecy envelope.

This year's election included four open Board seats and one seat requiring confirmation. Homeowners considered eight

candidates for the open seats and voted separately on the confirmation of Charlie Hunter's seat. For the confirmation vote, 452 ballots were cast, with 413 in favor and 39 opposed, **officially confirming the seat.**

For the four open seats, 485 valid ballots were submitted. The elected candidates are **April Killian (387 votes), Steve Givens (363 votes), Herb Hamon (250 votes), and Christopher Chavez (200 votes).**

All candidates were notified of the results following certification. The Association thanks each candidate, volunteer, and participating homeowners for their continued engagement and support of our community governance. 🍀

Thank You to Our Elections Committee Volunteers

The Association sincerely thanks this year's Elections Committee for ensuring a fair, transparent, and well-run Board election. We appreciate the time and professionalism of Sue Rice, Duane Woods, Patricia Truax Stuart, Bill Graham, Monica Reimer, Gloria Swanson, Michael Crowley, Anthony Duben, Judy Dillard, and Barbara Cherry. Your service strengthens Killlearn and our community governance. 🍀



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Allegro

TALLAHASSEE

From Family Roots to Flavorful Creations: Chef Khalil Brings Heart to the Table at Allegro Tallahassee

The Executive Chef at Allegro Tallahassee blends his love of fresh, flavorful food with a deep appreciation for the residents he serves each day. In this heartfelt interview, Khalil shares the journey that shaped him, his favorite dishes, and what makes cooking for seniors such a meaningful part of his life.

Q. What inspired you to pursue a career in culinary arts?

A. My grandmother. She operated her own restaurant, which I practically grew up in, so I was exposed to cooking and the restaurant business at an early age. She got married around that time to a candy maker. He'd make hard candy, popsicles, and chocolates. It was fascinating. This is when my curiosity for making sweets began. After my grandmother retired, my interest continued, and I'd often cook at home with my mother. I really loved baking more than cooking and had many excellent cooks in my family. However, I decided to go into the military after my high school graduation and didn't go down the path of culinary arts at that time. While home on leave, with the intent of reenlisting upon returning to Fort Drum, New York, I came across the Florida Culinary Institute. It was at that point that I changed my mind about furthering my career in the military. I left the military and started culinary school the same year. I completed the culinary arts and international baking and pastry programs while working in restaurants. The rest is history.

Q. How did you find your way into senior living dining?

A. My career began in restaurants and country clubs in South Florida before moving to the Tallahassee area in 2005 (I reside in Cairo, Georgia). I worked at a few restaurants in Tallahassee before getting into senior living at Westminster Oaks as a pastry chef for a few years. In 2013, I returned as the Executive Chef for a short time before moving to Houston, Texas. While I didn't work in senior living during my time in Houston, I worked in healthcare at MD Anderson Cancer Hospital in the Houston Medical Center. Those two experiences, as well as working in the university setting, shifted my mindset because previously I thought senior living and hospitals were typical institutional cooking environments where everything came out of a bag or was premade and just heated. I was wrong. Hospitals, senior living environments, as well as the university setting, have afforded me the opportunity to still be creative and cook great quality food. It's just a different system with a much better work/life balance than working in restaurants.

Q. What experiences from your culinary journey have shaped the chef you are today?

A. While there are so many experiences that have shaped who I am as a chef today, the most important thing to me goes beyond the food. Having great mentors was pivotal in my early development. Many of the chefs I came up with were about pouring into you so you could become the best at your craft, with the overall goal of moving on and continuing to grow and advance. I try to approach how I lead the same way. There's a saying, "Stagnation is slow death." I believe my purpose as a leader is to empower. You empower your people by giving them the tools to be successful.

Q. Can you describe your approach to menu planning and seasonal dishes?

A. My approach is pretty straightforward—lighter in the spring and summer, heartier in the fall and winter, and a mix between the two. While we do live in a time where most produce is available year-round, I do try to stay within season and order locally when possible. My menus must be approved by a dietitian and are cycled. Special events and private dinners for residents are where I get to be a bit more creative with ingredients.

Q. How do you incorporate resident feedback into the menu?

A. I listen and adjust where I can and within reason. It's challenging to satisfy 120+ residents who all have their specific likes and dislikes. I interact with the residents several times a day, and it is the most honest feedback you'll ever receive. We have a diverse set of daily offerings that usually keep the residents satisfied. I also ask the residents what they would like to see on menus and incorporate their suggestions.

Q. What are some signature dishes or resident favorites you're known for?

A. Pastries are my first love, so I'd have to say my desserts are well received by our residents. A few of those include citrus pound cake and sweet potato cheesecake.

Q. How do you accommodate special diets or health-focused dining needs?

A. While we do not regularly offer special diets in the context of what you may see in a nursing home (i.e., mechanical, soft, purees, etc.), we do provide accommodations. The health-focused dining needs are incorporated through balanced menu planning. We also have an always-available menu offering various salads, the chef's vegetable of the day, and other options.

Q. How do you create a positive kitchen culture for your culinary team?

A. Leading by example. I focus on creating a work environment that is grounded in respect, accountability, and teamwork. The African proverb, "Many hands make light work," is the motto in our kitchen. I remind my staff often that our purpose for being here at Allegro is to satisfy the residents.

Q. What do you enjoy most about cooking for seniors?

A. I enjoy having the opportunity to impact their day in a positive way by offering great service and tasty, well-executed meals. Meal periods are a huge part of the residents' day. It's the one time outside of various activities when most of the residents congregate.

Q. Do you have a favorite memory or moment from working with residents?

A. Every month we do a special birthday lunch for the residents. This is an opportunity for us to prepare a high-level, creative, and exquisite meal.

Q. What's one fun fact about you that may surprise people?

A. I am plant-based.

Q. If you could cook a meal for anyone in the world, who would it be and why?

A. My grandmother, so she could see what I've become because of her influence.

Q. What are your favorite ingredients or cuisines to work with?

A. I don't have a favorite cuisine per se, but spices would be my favorite ingredients. Spices are a huge part of what gives a cuisine its uniqueness.



To learn more about Allegro Tallahassee and upcoming events, visit AllegroTallahassee.com, call 850-721-1051, or simply scan the QR code.





Killearn Homes Association, Inc. Approved Budget 2026

**Budget Summary Report
Killearn Homes Association
Dept: 47 - Operating
2026 Approved Budget**

**Budget Summary Report
Killearn Homes Association
Dept: 47 - Operating
2026 Approved Budget**

	2026 Budget
Assessment Income	
4000 - Assessments	732,625.00
4030 - Special Assessments	0.00
Total Assessment Income	732,625.00
User Fee Income	
4225 - Guest and Key Fees	0.00
4250 - Pool Fees	0.00
4260 - Estoppels	48,000.00
4265 - Transfer Fees	0.00
4275 - Lesson Income	0.00
Total User Fee Income	48,000.00
Collections Income	
4700 - Collection Processing Fees	0.00
4705 - NSF Service Fees	0.00
4710 - Late Fees	10,000.00
4720 - Collections Legal Charges	0.00
4725 - Delinquency Management	0.00
Total Collections Income	10,000.00
Other Income	
4810 - Compliance Fines	0.00
4815 - Transfers from CIP Reserve	0.00
4830 - Kloverleaf Advertising	12,000.00
4835 - Miscellaneous Income	0.00
Total Other Income	12,000.00
Investment Income	
4900 - Interest Earned - Operating Accounts	2,000.00
Total Investment Income	2,000.00
Total Operating Income	804,625.00
Administrative	
5000 - General Administrative	10,659.00
5010 - Bad Debt	0.00
5015 - Bank Charges	0.00
5025 - Collection Charges	0.00
5030 - Coupon Costs	6,700.00
5085 - Office Copier	3,900.00
5090 - Office Supplies	3,000.00
5100 - Records Storage	0.00
5115 - Web Site Maintenance	7,500.00
5195 - Other Administrative Services	0.00
Total Administrative	31,759.00
Communications	
5200 - Community Events	20,000.00
5210 - Printing	6,000.00
5215 - Postage	12,500.00

	2026 Budget
Communications	
5225 - Newsletter Services	19,000.00
Total Communications	57,500.00
Payroll & Benefits	
5300 - Office Staff	226,103.00
5302 - Administrative Salaries	0.00
5340 - Payroll Taxes	0.00
5360 - Payroll Taxes FUTA	0.00
Total Payroll & Benefits	226,103.00
Insurance	
5400 - Fidelity Premium	1,300.00
5410 - D&O Insurance Claims	0.00
5415 - D&O Insurance Premiums	9,000.00
5445 - General Liability Insurance Premiums	25,000.00
5459 - Insurance- Business Auto	4,000.00
5460 - Property Insurance Premiums	7,000.00
5469 - Workers Comp Insurance Premiums	600.00
5470 - Umbrella Insurance Premium	15,000.00
Total Insurance	61,900.00
Utilities	
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
Total Utilities	19,000.00
Landscaping	
6100 - Grounds & Landscaping - Contract	125,896.00
6110 - Landscape Repair & Maintenance	10,000.00
6150 - Seasonal Color/Plantings	0.00
6160 - Tree Succession	0.00
6165 - Tree Removal	32,000.00
6199 - Landscape Other	0.00
Total Landscaping	167,896.00
Irrigation	
6200 - Irrigation Repair & Maintenance	0.00
Total Irrigation	0.00
Operations	
6300 - Permits & Licenses	61.25
Total Operations	61.25
Contracted Services	
6418 - Lake Services	70,000.00

**Budget Summary Report
Killearn Homes Association
Dept: 47 - Operating
2026 Approved Budget**

	<u>2026 Budget</u>
Contracted Services	
6430 - Janitorial Services	3,900.00
6438 - Pool Management	0.00
6440 - Safety & Security	0.00
Total Contracted Services	73,900.00
Repair & Maintenance	
6515 - Building Repair & Maintenance	2,500.00
6560 - Villages Fence S.A. R&M	0.00
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00
6600 - General Repair & Maintenance	15,000.00
6650 - Bridle Trail Repair/Maintenance	0.00
6685 - Park Repair & Maintenance	10,000.00
6690 - Pest Control Supply/Repair & Maintenance	0.00
6700 - Pool Supplies	0.00
6745 - Signage Repair & Maintenance	1,000.00
6775 - Auto Expenses General	2,000.00
Total Repair & Maintenance	30,500.00
Professional Services	
7000 - Audit & Tax Services	15,000.00
7005 - Lobbyist	0.00
7010 - Engineering Services	0.00
7020 - Legal Services	0.00
7025 - Legal Services - Collections	12,500.00
7030 - Legal Services - General Counsel	15,000.00
7040 - Management Fees	70,006.00
7095 - Other Professional Services	3,499.75
Total Professional Services	116,005.75
Shared Expenses	
8150 - Other Shared Expenses	0.00
Total Shared Expenses	0.00
Other Expenses	
9105 - CIP Contribution	20,000.00
Total Other Expenses	20,000.00
Total Operating Expense	804,625.00
Capital Reserves - Prior Years	
3212 - CIP Reserves- Prior Yrs	0.00
3242 - Emergencies Reserve- Prior Yrs	0.00
3268 - Operations Reserve- Prior Yrs	0.00
Total Capital Reserves - Prior Years	0.00
Total Operating Equity	0.00
Operating Funds	
1650 - Due To/From Reserves	0.00
Total Operating Funds	0.00

**Budget Summary Report
Killearn Homes Association
Dept: 47 SWC - Swim Club
2026 Approved Budget**

	<u>2026 Budget</u>
User Fee Income	
4225 - Guest and Key Fees	200.00
4250 - Pool Fees	60,000.00
4270 - Utility Fees	0.00
4275 - Lesson Income	0.00
4295 - Parties	0.00
Total User Fee Income	60,200.00
Investment Income	
4925 - Other Investment Income	0.00
Total Investment Income	0.00
Total Swim Club Income	60,200.00
Administrative	
5000 - General Administrative	5,000.00
5195 - Other Administrative Services	0.00
Total Administrative	5,000.00
Payroll & Benefits	
5318 - Pool Salaries	0.00
Total Payroll & Benefits	0.00
Utilities	
6000 - Utility Services	9,000.00
6025 - Water Service	0.00
6075 - Other Utility Expenses	0.00
Total Utilities	9,000.00
Landscaping	
6100 - Grounds & Landscaping - Contract	0.00
6110 - Landscape Repair & Maintenance	4,000.00
Total Landscaping	4,000.00
Operations	
6300 - Permits & Licenses	250.00
Total Operations	250.00
Contracted Services	
6438 - Pool Management	7,800.00
Total Contracted Services	7,800.00
Repair & Maintenance	
6600 - General Repair & Maintenance	18,650.00
6700 - Pool Supplies	8,000.00
6710 - Swim Club Furniture	7,500.00
Total Repair & Maintenance	34,150.00
Other Expenses	
9105 - CIP Contribution	0.00
Total Other Expenses	0.00

**Budget Summary Report
Killearn Homes Association
Dept: 47 SWC - Swim Club
2026 Approved Budget**

	<u>2026 Budget</u>
Reserve Expenses	
9924 - KHA Swim Club Rehab	0.00
Total Reserve Expenses	0.00
Total Swim Club Expense	60,200.00
Total Swim Club Net Income / (Loss)	0.00

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Briefs

Around KHA

2025 Fall Festival Recap

The 2025 Fall Festival, held on October 18, 2025, at Shannon Lakes Park, was a tremendous success and a true reflection of the spirit of the Killlearn community. With an estimated 2,000 residents and guests attending throughout the day, the park was filled with families, neighbors, and friends coming together to enjoy a beautiful fall afternoon.

Pumpkins were available for purchase and quickly became a favorite attraction, helping residents decorate for the season while adding to the festive atmosphere. The outstanding turnout made it clear that this event has become a cherished tradition, offering an opportunity for the entire community to gather, connect, and spend quality time together outdoors.

The Association extends its sincere thanks to the many community partners and local organizations whose support helped make this event possible. We are grateful for the participation of **Hotworx Studio, Redemption Orthodontics, Kona Ice, Valhalla Rescue Center, Stretch Zone, Killlearn Lakes Taekwondo, Killlearn Methodist Church, Ology Northside, Nikki's Southern Cham Bakery, Diana Health - Women's Clinic, JC Baby, Dog et All Hot Dogs, Mathnasium, Dave's Pizza, and Leon County Government.** Their involvement and generosity played an important role in creating an enjoyable and memorable experience for residents of all ages.

Looking ahead, the Events Committee will continue working on community programming into 2026, building on the success of this year's Fall Festival. Residents interested in volunteering, partnering, or submitting ideas for future events are encouraged to reach out to the Board at kha@killlearn.org. Community involvement remains key to making these events successful, and we look forward to creating even more opportunities to bring Killlearn together. 🍀





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Killlearn Estates Recognized by the City of Tallahassee as 2025 Large Neighborhood of the Year



Killlearn Estates has been recognized by the City of Tallahassee as the 2025 Large Neighborhood of the Year, marking another significant milestone for our community. This recognition is separate and distinct from the

Large Neighborhood of the Year award previously received from Leon County Government, as highlighted in the 3rd Quarter newsletter—making 2025 a year of exceptional acknowledgment at both the county and city levels.

The Board of Directors and KHA staff are proud to receive this honor and are grateful for the collective efforts of residents, volunteers, and partners who contribute daily to the strength and success of Killlearn Estates. This recognition reflects ongoing community engagement, thoughtful stewardship, and a shared commitment to making Killlearn a place residents are proud to call home.

As we look ahead to 2026, the Board and staff remain committed to building on this momentum and continuing the work of making a meaningful, positive difference throughout the community. 🍀



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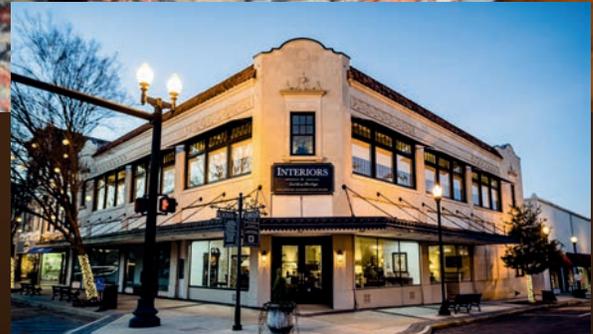
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Market Update

Home values are soaring in Killearn Estates ... September-November 2025

21 RESIDENTIAL SALES 41 AVERAGE DAYS ON MARKET \$191.60 AVERAGE PRICE PER SQFT \$356.69 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
SEPTEMBER	9/3/2025	3022 Fermanagh Drive	3250	4	3	\$529,000	\$162.77	17
	9/5/2025	4716 Tory Sound Lane	2174	4	3	\$252,500	\$116.15	44
	9/5/2025	4853 Ballygar Drive	1770	3	2	\$395,000	\$223.16	71
	9/12/2025	2844 Fitzpatrick Drive	2013	3	2	\$345,000	\$171.39	32
	9/12/2025	4910 Ballygar Drive	2024	4	2	\$424,000	\$209.49	30
	9/15/2025	2384 Merrigan Place	1188	2	2	\$210,000	\$176.77	58
	9/18/2025	2413 Merrigan Place	1050	2	2	\$186,000	\$177.14	30
	9/19/2025	2601 Nantucket Lane	1388	2	2	\$325,000	\$234.15	2
	9/22/2025	2605 Cotuit Lane	1360	3	2	\$305,000	\$224.26	109
OCTOBER	10/3/2025	5025 McLaughlin Drive	2245	4	3	\$519,900	\$231.58	17
	10/6/2025	3514 Dundalk Drive	2118	4	2	\$368,000	\$173.75	112
	10/7/2025	2668 Bantry Bay Drive	2376	4	3	\$523,000	\$220.12	20
	10/7/2025	2668 Bantry Bay Drive	2376	4	3	\$523,000	\$220.12	20
	10/27/2025	3884 Paddrick Drive	1476	3	2	\$290,000	\$196.48	21
	10/28/2025	2809 Cavan Drive	2252	4	3	\$435,000	\$193.16	0
	10/30/2025	3065 Foley Drive	2045	3	3	\$479,900	\$234.67	38
	10/31/2025	8255 Charrington Forest Blvd	1744	4	3	\$359,000	\$205.85	44

WHAT'S YOUR HOME'S CURRENT MARKET VALUE?

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Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
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NOVEMBER

11/12/2025	2913 Springfield Drive	2399	3	3	\$519,000	\$216.34	19
11/13/2025	4134 Arklow Dr	1585	3	2	\$211,000	\$133.12	14
11/17/2025	3516 Kilkenny Drive	1947	3	2	\$387,500	\$199.02	30
11/17/2025	4076 Roscrea Drive	2705	4	3	\$460,000	\$170.06	94
11/24/2025	2576 Yarmouth Drive	1035	2	2	\$240,000	\$231.88	24

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Architectural Control Committee Actions for Quarter 4 2025

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

October ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
10/14/2025	Shamrock St. East	XXII	Storage Shed Replacement	APPROVED
	Kilkenny Drive West	XXII	Fence Installation	APPROVED
	Roscommon Drive	XXII	Fence Installation	APPROVED
	Cavan Drive	XXXIV	Gable Addition + Exterior Paint	TABLED
	Shamrock St. West	XXXIV	Tree Removal	APPROVED
	Tralee Road	XXII	Fence Installation	APPROVED
	Cameron Chase Drive	XXXIV	Exterior Painting	APPROVED
	Tory Sound Lane	XXXIV	Tree Removal	TABLED
	Tory Sound Lane	XXII	Concrete Patio Addition	APPROVED
	Tory Sound Lane	XXXIV	Roof Replacement	APPROVED
	Tory Sound Lane	XXXIV	Exterior Painting	TABLED
	Heather Hill Lane	XXII	Screen Room Installation	APPROVED
	Quinn Court	XXXIV	Window Installation	APPROVED
	Foley Drive	XXXIV	Roof Replacement	APPROVED
	McLaughlin Drive	XXXIV	Exterior Painting	TABLED
	Cranleigh Drive	XXXIV	Exterior Painting	DISAPPROVED
10/28/2025	Longford Drive	XXXIV	Tree Removal	APPROVED
	Castlebar Circle	XXXIV	Exterior Painting	APPROVED
	Tullamore Lane	XXXIV	Exterior Painting	APPROVED
	Cavan Drive	XXXIV	Exterior Painting + Gable Addition	APPROVED
	Waterford Drive	XXXIV	Landscaping	APPROVED
	Ferns Glen Drive	XXXIV	Tree Removal	APPROVED
	Merrigan Place	XXXIV	Parking Lot Striping	TABLED
	Springfield Drive	XXXIV	Porch Replacement	APPROVED
	Gardenview Way	XXXIV	Landscaping	APPROVED
	Killarney Way	XXXIV	Tree Removal	APPROVED
	Tory Sound Lane	XXXIV	Tree Removal	APPROVED
	Tory Sound Lane	XXXIV	Exterior Painting	APPROVED
	Tory Sound Lane	XXII	Deck Replacement	APPROVED
	McLaughlin Drive	XXXIV	Exterior Painting	APPROVED
	Offaly Court	XXXIV	Tree Removal	APPROVED
	Stratfordshire Court	XXXIV	Screen Room Installation	APPROVED

32 Application Reviewed in October (25 Approved, 6 tabled, 1 disapproved)

November ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
11/4/2025	Killarney Way		Driveway Remodel + Mailbox Installation	APPROVED
	Cranleigh Drive	XXII	Shed Installation	APPROVED
	Killarney Way	XXII	Fence Installation	APPROVED
	Shamrock St. East	XXXIV	Roof + Gutter Replacement	APPROVED
	Paddrick Drive	XXII	Fence + Deck Replacement	APPROVED
	Gardenview Way	XXXIV	Tree Removal	APPROVED
	Gardenview Way	XXXIV	Tree Removal	APPROVED
	Hyde Park Way	XXXIV	Landscaping	APPROVED
	Bluefield Lane	XXXIV	Gate Installation	DISAPPROVED
11/18/2025	Killarney Way	XXXIV	Mailbox Installation	TABLED
	Castlebar Circle	XXXIV	Exterior Paint	APPROVED
	Fermanagh Drive	XXII	Landscaping + Concrete Work	APPROVED
	Fermanagh Drive	XXXIV	Exterior Paint + Chimney Cap Replacement	TABLED
	Lifford Circle	XXII	Fence + Landscaping	APPROVED
	Ohara Drive	XXII	Fence Installation	APPROVED
	Hyde Park Way	XXXIV	Tree Removal	APPROVED
	O'Brien Drive	XXXIV	Tree Removal	APPROVED
	O'Brien Drive	XXXIV	Tree Removal	APPROVED
	Moriarty Court	XXII	Driveway Extension	APPROVED
	Bluefield Lane	XXXIV	Gate Installation	DISAPPROVED

20 Application Reviewed in November (16 Approved, 2 tabled, 2 disapproved)

December ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
12/9/2025	Satinwood Circle	XXII	Backyard Paver Patio Installation	APPROVED
	Clifden Drive	XXXIV	Roof + Gutter Installation	APPROVED
	Limerick Drive	XXII	Deck Installation	APPROVED
	Shannon Lakes North	XXXIV	Tree Removal	APPROVED
	Lifford Circle	XXII	Fence Installation + Landscaping	TABLED
	Fermanagh Drive	XXXIV	Exterior Painting	APPROVED
	Armagh Court	XXXIV	Exterior Painting	APPROVED

7 Application Reviewed in December (6 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 October 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
3	Clare Drive	UNAUTHORIZED TEMPORARY STRUCTURE	11	Tralee Road	DEBRIS VISIBLE FROM ROAD
3	Foley Drive	UNAUTHORIZED SIGN IN YARD	11	Tralee Road	UNAUTHORIZED SIGN IN YARD
3	Killarney Way	UNAUTHORIZED SIGN IN YARD	12	Ballygar Drive	UNAUTHORIZED SIGN IN YARD
3	Killarney Way	UNAPPROVED EXTERIOR MODIFICATION	14	Bantry Bay Drive	UNAPPROVED EXTERIOR MODIFICATION
3	Killarney Way	UNAUTHORIZED SIGN IN YARD	14	Bantry Bay Drive	UNAUTHORIZED TEMPORARY STRUCTURE
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	14	Broad Haven Lane	DEBRIS VISIBLE FROM ROAD
4	Meath Drive	UNAUTHORIZED SIGN IN YARD	14	Tory Sound Lane	UNAUTHORIZED SIGN IN YARD
4	Raymond Diehl Road	UNAUTHORIZED SIGN IN YARD	14	Tory Sound Lane	UNAPPROVED EXTERIOR MODIFICATION
5	Tullamore Lane	UNAUTHORIZED TEMPORARY STRUCTURE	15	Edenderry Drive	UNAUTHORIZED LAND USE
7	Corrib Drive	UNAUTHORIZED SIGN IN YARD	15	Fermanagh Drive	DEBRIS VISIBLE FROM ROAD
7	Tipperary Drive	TRAILER/RV/OTHER IN SIGHT	15	Fermanagh Drive	UNAUTHORIZED SIGN IN YARD
7	Tipperary Drive	UNAPPROVED EXTERIOR MODIFICATION	16	Chelmsford Road	DEBRIS VISIBLE FROM ROAD
10	Leane Drive	DEBRIS VISIBLE FROM ROAD	17	Ferns Glen Drive	BOAT VISIBLE FROM ROAD
10	Roscrea Drive	UNAUTHORIZED SIGN IN YARD	17	Ferns Glen Drive	FENCE MAINTENANCE
10	Roscrea Drive	UNAUTHORIZED TEMPORARY STRUCTURE	17	Shannon Lakes East	UNAUTHORIZED SIGN IN YARD
10	Roscrea Drive	SIDING MAINTENANCE	17	Shannon Lakes North	UNAPPROVED EXTERIOR MODIFICATION
10	Shamrock St. West	TRAILER/RV/OTHER IN SIGHT	18	Bay Shore Circle	SIDING MAINTENANCE
11	Ardara Drive	UNAUTHORIZED VEHICLE IN SIGHT	20	Donovan Court	UNAPPROVED EXTERIOR MODIFICATION
11	Bundoran Way	UNAUTHORIZED SIGN IN YARD	20	Donovan Court	UNAPPROVED EXTERIOR MODIFICATION
11	Bundoran Way	UNAUTHORIZED SIGN IN YARD	22	Fogarty Drive	UNAUTHORIZED COMMERCIAL LAND USE
11	Delvin Drive	UNAPPROVED VEHICLE IN SIGHT	22	Fogarty Drive	UNAUTHORIZED COMMERCIAL LAND USE
11	Tralee Road	UNAUTHORIZED SIGN IN YARD	36	Gardenview Way	DEBRIS VISIBLE FROM ROAD
11	Tralee Road	DEBRIS VISIBLE FROM ROAD	40	Grey Abbey Court	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	PARKING ON GRASS	51	Shamrock St. East	UNAUTHORIZED TEMPORARY STRUCTURE
11	Tralee Road	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. East	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. North	UNAUTHORIZED SIGN IN YARD

Violations Report for November 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
3	Clare Drive	UNAUTHORIZED SIGN IN YARD	17	Tallow Point Road	BOAT VISIBLE FROM ROAD
3	Killarney Way	UNAPPROVED EXTERIOR MODIFICATION	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
3	Limerick Drive	BOAT VISIBLE FROM ROAD	18	Bay Shore Drive	DEBRIS VISIBLE FROM ROAD
3	Limerick Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
4	Kilkenny Drive East	BOAT VISIBLE FROM ROAD	21	Quinn Court	UNAUTHORIZED SIGN IN YARD
4	Meath Drive	DEBRIS VISIBLE FROM ROAD	22	Mahoney Drive	DEBRIS VISIBLE FROM ROAD
4	Meath Drive	UNAUTHORIZED SIGN IN YARD	26	Moriarty Court	DRIVEWAY MAINTENANCE
5	Raymond Diehl Road	DEBRIS VISIBLE FROM ROAD	26	Moriarty Court	DEBRIS VISIBLE FROM ROAD
7	Corrib Drive	BOAT VISIBLE FROM ROAD	26	Moriarty Court	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	TRAILER/RV/OTHER IN SIGHT	26	Moriarty Court	FENCE MAINTENANCE
7	Corrib Drive	DEBRIS VISIBLE FROM ROAD	26	Moriarty Court	DRIVEWAY MAINTENANCE
7	Tipperary Drive	FENCE MAINTENANCE	27	Kilkierane Drive	UNAUTHORIZED SIGN IN YARD
8	Galway Drive	YARD MAINTENANCE	27	Kilmartin Drive	UNAUTHORIZED SIGN IN YARD
11	Devlin Court	DEBRIS VISIBLE FROM ROAD	27	Kilmartin Drive	UNAUTHORIZED SIGN IN YARD
11	Dungarvan Drive	UNAUTHORIZED TEMPORARY STRUCTURE	27	Kilmartin Drive	FENCE MAINTENANCE
11	Dungarvan Drive	UNAPPROVED EXTERIOR MODIFICATION	27	Kilmartin Drive	SIDING MAINTENANCE
11	Ohara Drive	DEBRIS VISIBLE FROM ROAD	28	Cotuit Lane	SIDING MAINTENANCE
12	Ballygar Drive	UNAUTHORIZED SIGN IN YARD	28	Nantucket Lane	SIDING MAINTENANCE
14	Roscrea Drive	UNAPPROVED EXTERIOR MODIFICATION	36	Gardenview Way	UNAUTHORIZED SIGN IN YARD
14	Roscrea Drive	UNAUTHORIZED SIGN IN YARD	38	Waterford Drive	DEBRIS VISIBLE FROM ROAD
14	Roscrea Drive	DEBRIS VISIBLE FROM ROAD	42	Aqua Ridge Way	UNAUTHORIZED SIGN IN YARD
15	Edenderry Drive	DEBRIS VISIBLE FROM ROAD	42	Dry Creek Drive	UNAUTHORIZED SIGN IN YARD
17	Ferns Glen Drive	UNAUTHORIZED SIGN IN YARD	51	Duffy Court	UNAUTHORIZED SIGN IN YARD
17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD	51	Glenrose Court	UNAUTHORIZED LIVESTOCK OR POULTRY

Violations Report for December 2025

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
1	Killarney Plaza Court	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT
3	Foley Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes West	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
11	Arklow Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
12	Dundalk Drive	UNAUTHORIZED SIGN IN YARD	32	Shamrock St. West	UNAUTHORIZED SIGN IN YARD
12	Roscrea Drive	TRAILER/RV/OTHER IN SIGHT	38	Springfield Drive	UNAUTHORIZED SIGN IN YARD
14	Fermanagh Drive	UNAUTHORIZED SIGN IN YARD	42	Aqua Ridge Way	UNAUTHORIZED SIGN IN YARD
14	Roscommon Drive	UNAUTHORIZED SIGN IN YARD	51	Clancy Court	UNAPPROVED EXTERIOR MODIFICATION
16	Cranleigh Drive	UNAUTHORIZED SIGN IN YARD	51	McLaughlin Drive	UNAUTHORIZED SIGN IN YARD
16	Dungarvan Drive	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. East	UNAUTHORIZED SIGN IN YARD
16	Dungarvan Drive	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. North	UNAUTHORIZED SIGN IN YARD

Thank You, Killearn 2025 Toys for Tots Drive

The Board and KHA staff thank the Killearn community for an outstanding 2025 Toys for Tots drive. This year's generosity required two pickups and resulted in eight full boxes of toys, supporting children from newborns to teens across the Big Bend. Your compassion and community spirit truly made a difference this holiday season. 🍀



Killarn Estates  Community Newsletter

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