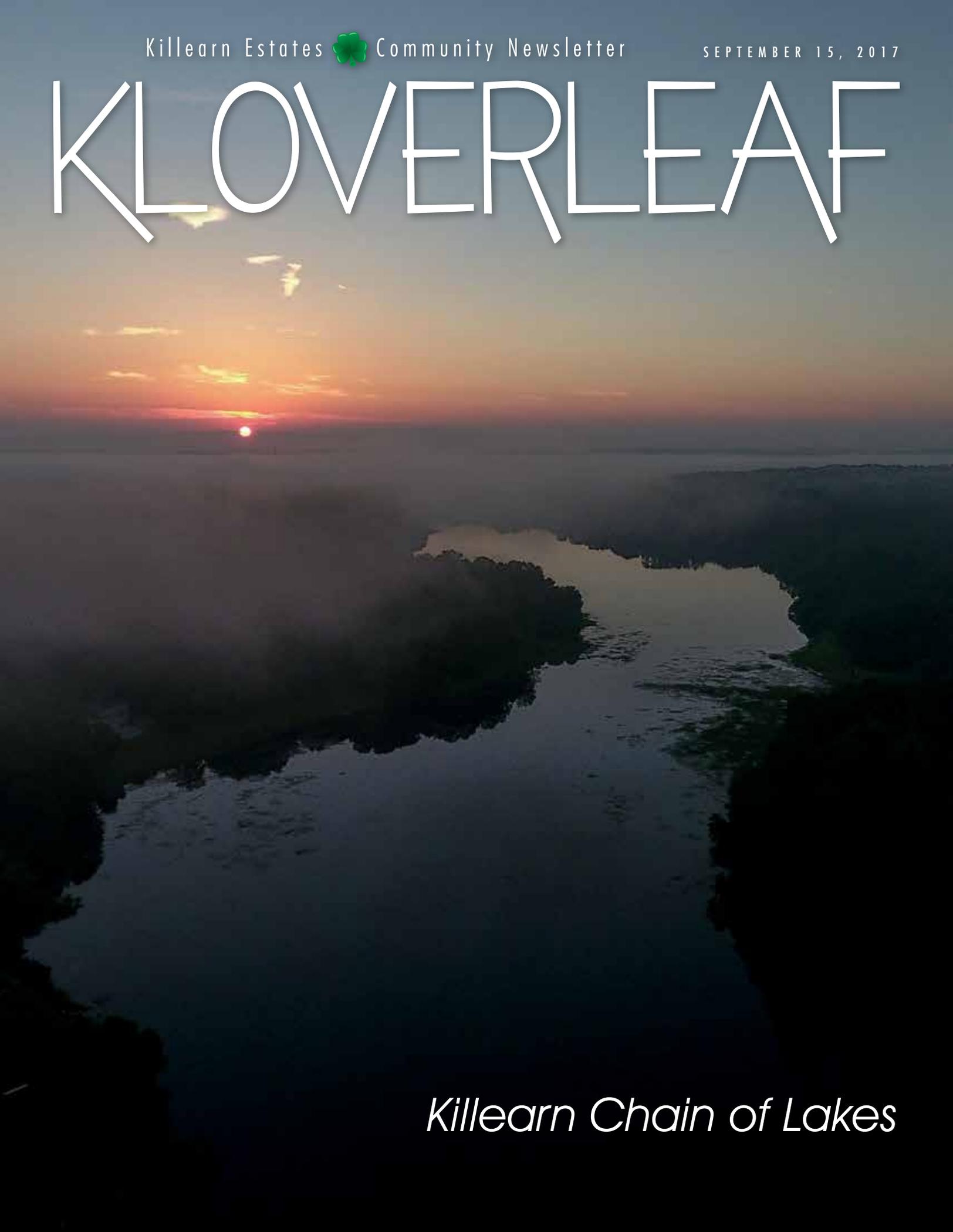


Killearn Estates  Community Newsletter

SEPTEMBER 15, 2017

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# Contents



## Briefs

Executive  
Director  
Message 4

Protect Water  
Quality in Your  
Neighborhood 6

Around Town 8

## Home & Garden

Next Month's  
Garden 16

## Business

Architectural  
Control  
Committee 17

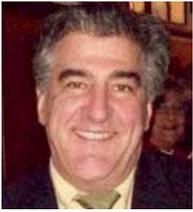
Maintenance  
Committee  
Report 18

Feature Story:

## 9 Killearn Chain Of Lakes

Cover by Bill Richardson Photography  
850.322.3021

billrichardsonphotography@yahoo.com



# Executive Director Message

As a deed-restricted community, Killearn Estates is a small city within a city. As pseudo-city manager, I have a vision which I'd like to impart to the community. As part of deploying on this vision, I'm always interested in hearing from our residents - as well as our Board members. We're all in this together, and a cooperative effort will be required to move forward together successfully.

We are an aging community, but that doesn't mean we are antiquated. In fact, most new homes are not constructed as well as the homes within Killearn Estates. But Killearn Estates rose up during a time when attention to detail was still the norm, and quality in construction was considered paramount. Realtors know this, as do most of our residents. So let's be clear that we live in a community offering many benefits that other newer communities will never be able to offer. And yet, as a community we still need to move with the times. This is a critical component of my vision going forward.

My vision will require a cooperative effort which includes upgrading the infrastructure available to our homeowners. This includes physical infrastructure as well as digital infrastructure - which are both important to staying on the leading edge. Below are examples of this enhanced infrastructure:

**Security and Technology:** I'll be pushing forward on trying to offer discounts to KHA members who are interested in products such as driveway cams (Wi-Fi connected lighting that sends motion-activated images to your cell phone) and Internet-based security systems which protect your home. I'm working on new signage that could be placed at every entrance suggesting that web "cams" have been set up throughout

the community. In fact, it's only a matter of time before we have cams in place. They are inexpensive and easy to connect. Developing this infrastructure will secure our neighborhood from crime in ways that were never possible before.

**Community:** We are working up a diverse calendar of events that will help to engage the community and highlight some of our less obvious strengths. We hope that community members are interested in participating and getting to know each other, while strengthening the community bonds that make us strong.

**Feedback Loops:** Oversight from the Architectural Control Committee (ACC), in concert with the activities of our Field Manager provide a feedback loop to ensure that Covenants and Restrictions are maintained. We appreciate those homeowners that voluntarily work within the system to maintain their properties, and we will be proactive in working to enforce the covenants with those who choose to make changes outside those parameters. We have an open door policy, so stop by and introduce yourself!

Our community is where our children find identity, safety and security. This requires that we all pull together in difficult times. As we acknowledge the annual hurricane season, I would encourage all community members to contact the KHA office and connect via email and/or cell phone. We also have a phone app that can be downloaded for special alerts. As I write this column, Hurricane Irma is barreling toward the Floridian peninsula. Hopefully we will dodge this storm, but we should be ready for the next one. I'll be reaching out to each unit - as well as churches and businesses - to create a network that can be called upon in the event of an emergency. I encourage you NOT to wait until an emergency is upon us. Please reach out (893-3468) and make sure we have your contact information!

**ELECTION FOR BOARD OF DIRECTORS**  
 CALL FOR CANDIDATES DEADLINE SEPTEMBER 20TH

SIX POSITIONS ARE AVAILABLE FOR THE 2018-2020 TERM.

MUST BE ABLE TO ATTEND BOARD MEETINGS ON THE FIRST TUESDAY OF EACH MONTH.

SEND A BRIEF RESUME/BIO WITH PICTURE ALONG WITH A STATEMENT AS TO WHY YOU WOULD LIKE TO BE ON THE BOARD TO [KHA@KILLEARN.ORG](mailto:KHA@KILLEARN.ORG).




# President Message

We're pleased to be able to provide the story behind our efforts to maintain our lakes, and I'd like to thank the Lakes Committee for all their great work on this. We recently received approval from the Florida Fish & Wildlife Conservation Commission to place Triploid Grass Carp in our lakes, and we'll be doing this between October and April. We believe this is the most natural way to reduce the weeds in our lakes.

### BOARD OF DIRECTORS

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**ASSISTANT EDITOR**  
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kha@killearn.org

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### ASSOCIATION OFFICE

Killearn Kloverleaf™ is published monthly  
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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

## Board of Directors Monthly Meeting

The Killearn Homes Association Board of Directors' monthly meetings are scheduled for **the first Tuesday of the month at 7:00 pm in the conference room of the Association office located at 2705 Killarney Way, unless noted below\*\***. All Killearn Estates property owners and residents are requested and welcome to attend our monthly meeting and participate in our neighborhood's activities. The agenda for the upcoming meeting will be posted on our website and Facebook page. Any change to the scheduled date and/or time will be posted at [www.killearn.org](http://www.killearn.org).

### Scheduled dates of the Board of Directors' future meetings:

Tuesday, October 3, 2017  
Tuesday, November 7, 2017  
(Annual Meeting)

Tuesday, December 5, 2017  
Tuesday, January 2, 2018

## KHA Office Hours and Scheduled Holidays

Your Association's staff is available Monday through Friday from 8:30 am to 4:00 pm. The office will be closed for the following holidays:

**Friday, November 10, 2017**  
**Thurs & Fri, November 23 & 24, 2017**  
**Mon & Tues, Dec 25 & 26, 2017**  
**Monday, January 2, 2018**

Veterans Day  
Thanksgiving  
Christmas  
New Year's Day

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Denny Alexander,  
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# Protect Water Quality in Your Neighborhood TAPP

**By Courtney Schoen**

*City of Tallahassee TAPP Coordinator*

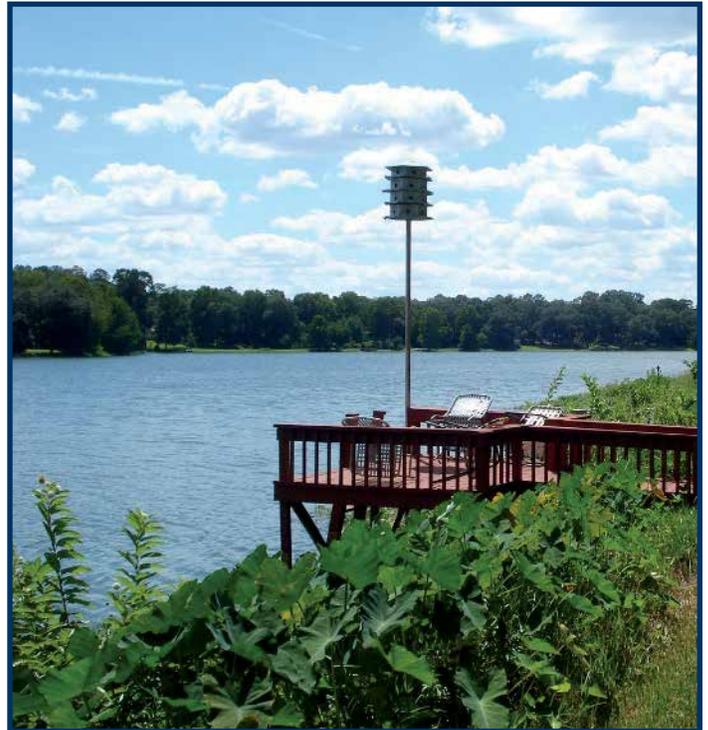
The lakes and waters that give Killearn Estates its unique charm are vulnerable to pollution from many sources, including our own homes and yards. Sediment, excess nutrients, bacteria, litter, debris, and household hazardous wastes from individual activities add up, drop-by-drop, in our waterbodies. By making individual efforts to *Slow the Flow* from our lawns, roofs and driveways, all of us working together can improve the quality of stormwater runoff and protect our waters.

Nutrients from fertilizer, eroded soil, yard debris, and animal waste comprise the largest threat to water quality. Excess nutrients feed algae growth, leading to unsightly algae blooms. Yard maintenance in particular can be a large source of pollution, if improper amounts of fertilizer and pesticides are applied. If you apply fertilizer, follow the directions for application closely and look for slow-release nitrogen and phosphorous-free fertilizers. This will help to prevent excess nutrients from running off your yard and entering the Killearn Chain of Lakes.

An important concept in waterfront communities is buffer zones. The land along the water's edge can act as a filter for pollutants before they reach the water, if properly managed. Fertilizer should not be applied within 3 feet of any waterbody or wetland, and it is best to leave a 6-foot maintenance free zone. Avoid mowing in this zone, and consider planting wetland species that will beautify the landscape to *Slow the Flow* of runoff into the water.

It is also important to keep yard debris, such as grass clippings and leaves, out of streets and storm drains. Instead, use it as mulch, fertilizer or compost, or bag it up for trash collection days. The nutrients released by the decomposition of this debris can lead to algal blooms if allowed to reach the Killearn Lakes.

A beautiful solution to many of these issues can be found in the principles of Florida Friendly Landscaping, developed by UF/IFAS. Landscaping with native plants will reduce the necessity for pesticides and fertilizers. Even something as simple as using mulch can reduce erosion and keep soil healthy. Flower beds and rain gardens increase your lawns capacity to retain water on your property. 🍀



*A buffer zone along the water's edge protects water quality and enhances the scenery.*



*A rain garden installed at Bayshore Park in 2016 was a joint project between the Killearn Homeowners Association and The City of Tallahassee.*

**For more information about any of these topics  
and more, please contact:  
Courtney Schoen  
[courtney.schoen@talgov.com](mailto:courtney.schoen@talgov.com)**

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# Briefs

## Around Town



### One Blood Bus at Killearn United Methodist Church

Stop by and donate blood on Sunday October 15<sup>th</sup> in the parking lot across the street from Killearn United Methodist Church from 9 AM to 1:30 PM. Blood donations profoundly affect the lives of patients in our community. In many cases one donation could impact or even save the lives of three people. Generally, healthy people age 17 or older who weigh at least 110 pounds can donate blood; identification is required prior to donation. To make an appointment go online to [www.oneblooddonor.org](http://www.oneblooddonor.org) and use sponsor code #G0211, or email Melanie at [callawaymelanie@gmail.com](mailto:callawaymelanie@gmail.com). Drop-ins are welcome. 🍀

## NATIONAL PUBLIC LANDS DAY VOLUNTEERS NEEDED

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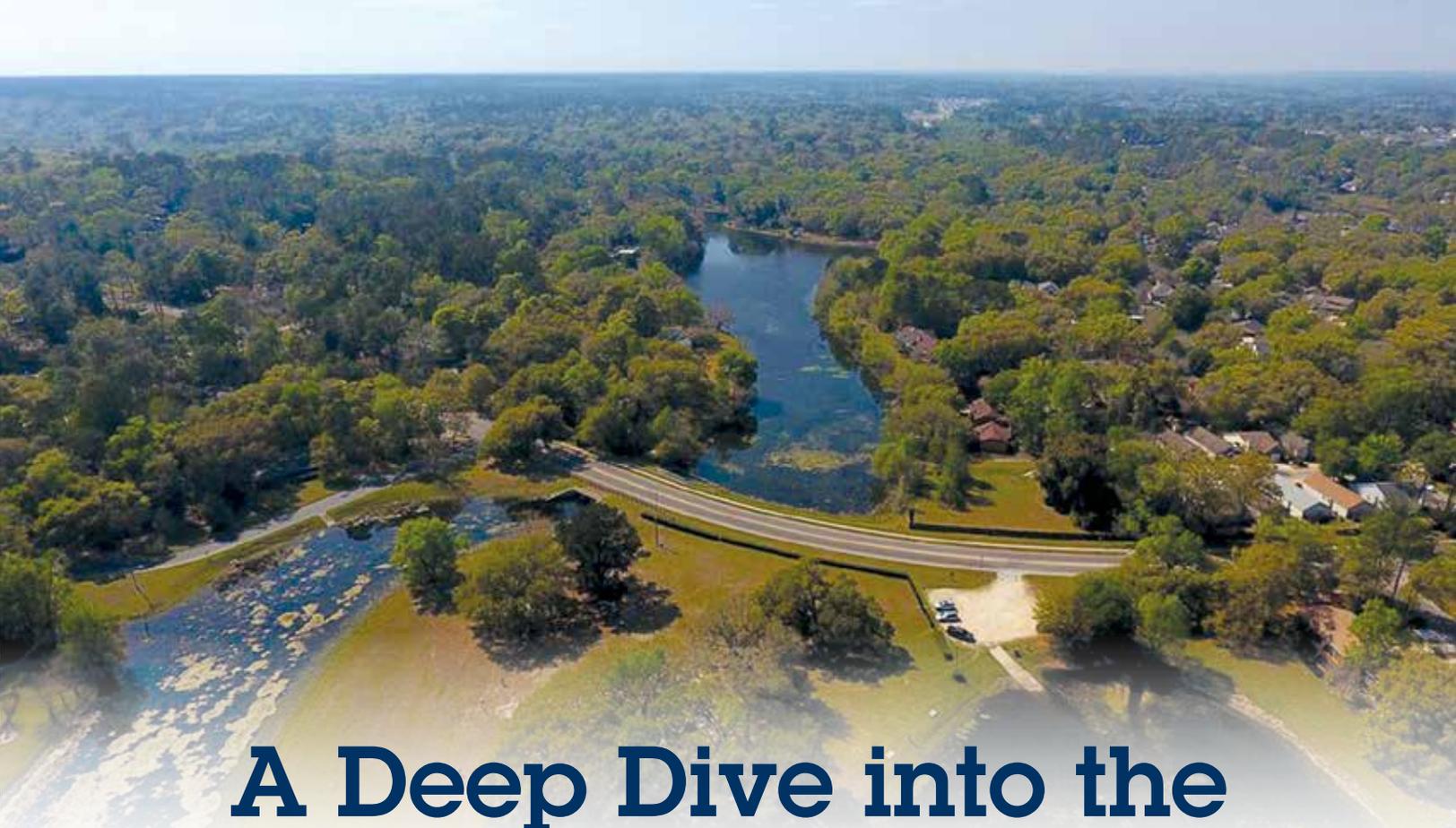
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# A Deep Dive into the Killlearn Chain of Lakes

The Killlearn Chain of Lakes is a regional landmark, and a super-important feature of Killlearn Estates. These lakes are as beautiful as they are unpredictable. Water levels rise and fall depending on a wide assortment of variables that seem to defy logic. As such, keeping these lakes healthy and viable is a complex challenge. It's also a prime objective of both Killlearn Homes Association and the City of Tallahassee. Quite a few studies have been done. Quite a few proposals have been put forward. In this article, we'll try to highlight what has been learned – what has been done – and the next steps in this very significant effort.

Our lakes are considered "karst" lakes and they cover approximately 200 acres. They rest upon a fairly porous karst limestone formation, with a natural cycle of filling and draining through seepage, evaporation and possibly a few sinkholes. Prior to 1970, the lakes were part of a rural farm. The farm owner ditched the low spots to improve drainage and planted crops in Lake Killarney's bottom during dry periods.



*The Killlearn Chain of Lakes when water is high.*



*The Killlearn Chain of Lakes when water is low.*

About 9,795 acres drain into the three major lakes, with almost half of this water entering the upstream ditch that runs to Lake Kinsail, and the remaining contributing area divided among all three lakes. These lakes are connected hydrologically by canals, and they all tend to remain at the same level - until water levels get lower than the canals that connect them.

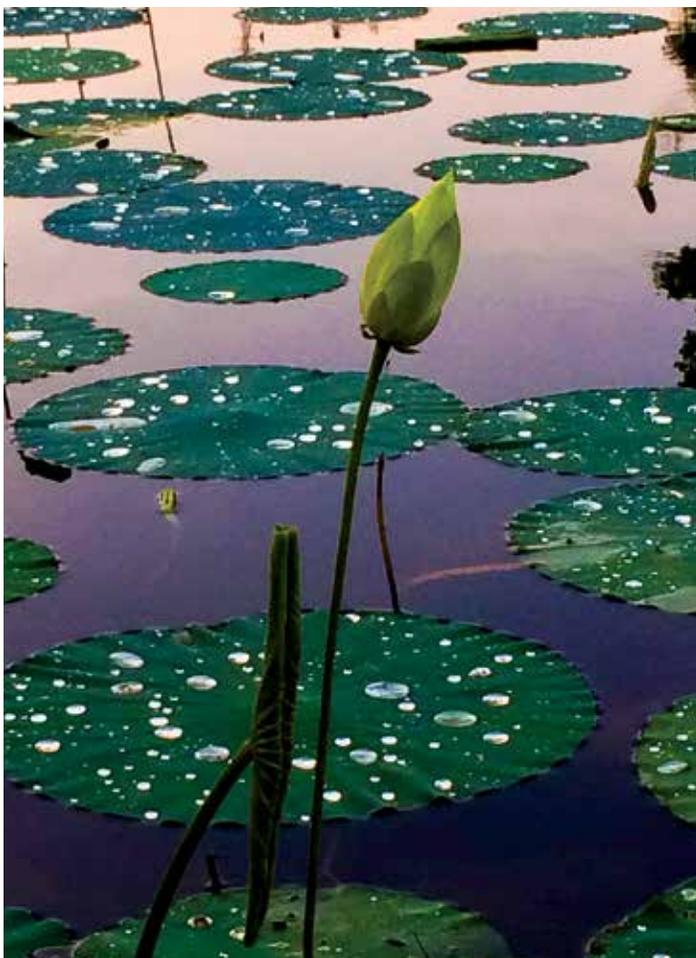
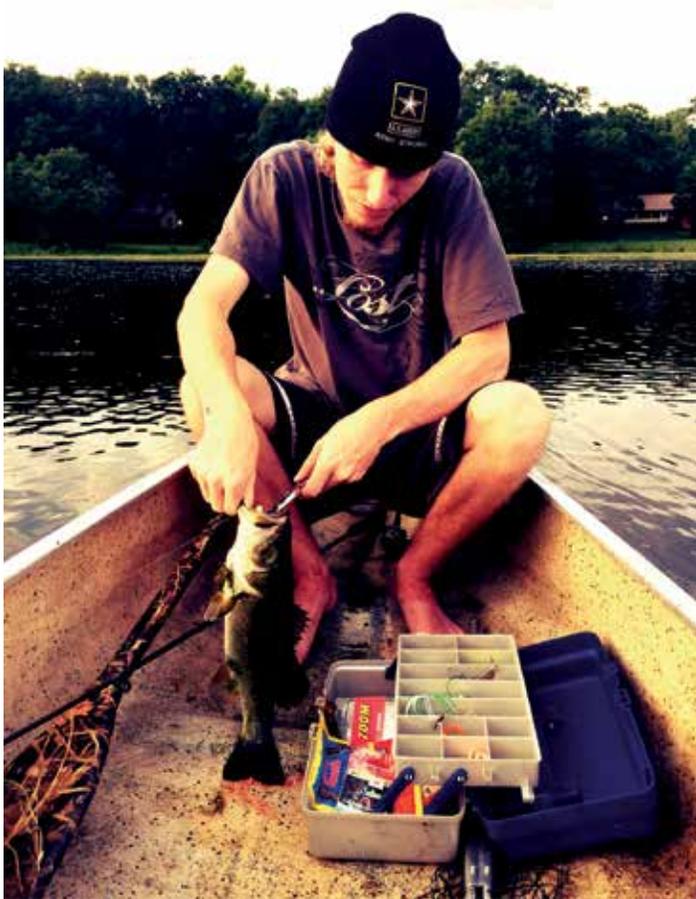
In fact, our lakes are quite similar to Lake Jackson with its “boom and bust” cycles, but research implies that our lakes have a tendency to drain 5 to 10 times faster. In addition, over the last 10 years neighborhood and commercial development to the north of Killlearn Estates has altered stormwater drainage through our lakes, as well as the natural cycles associated with karst lakes. So these facts are at the heart of the complexities required to understand the boom and bust of the Killlearn Chain.

Some experts have suggested that the lakes have to go dry every seven years in order to stay healthy, but for aesthetic reasons we are compelled to use research and studies to keep the lake levels high.

One very well-sourced study performed in 2014 determined that there is substantial groundwater percolation affecting water levels in Lake Killarney and Lake Kanturk. Lake Kanturk appears especially “leaky” during dryer years, and there is evidence of potential groundwater conduits (pre-sinkholes). Because of relatively deep overburdened soils, an open sinkhole may not form, but soft sand or lack of confining layers under the lakes may allow for higher seepage at localized spots. Groundwater percolation is occurring in Lake Kinsail too, but it has a large contributing watershed with a baseflow that keeps its levels higher during dry periods.

The City of Tallahassee has been studying stormwater, lake water, and sediment on the lake bottom, as well as the soil underneath. To determine the level of sediment, 62 core samples were drilled and extracted at different points across the chain lake floor. Based on this effort, it was determined that there was much less sediment than originally expected - especially in Lake Kanturk and “Little Lake Kanturk,” where core samples hit “parent” material very quickly.





This may be because the sediment that dumps into the lakes at the end of the outflow pipes/ditches is periodically removed by the City as part of its stormwater management program.

The City also monitors the water levels in these lakes. The primary control point is where the lake water exits across Centerville Road. Most of the time, the lakes are below the “control” level. Water levels began to drop again in the middle of August. Currently they are down about two feet. The plants that were underwater are now poking out. Kinsail is dropping too, although this lake is separated from the other lakes by a dam.

A portion of the water is lost to evaporation this time of year, and evaporation rates vary with weather patterns (including temperatures, wind, and radiation intensity), as well as surrounding land use and waterbody depth.

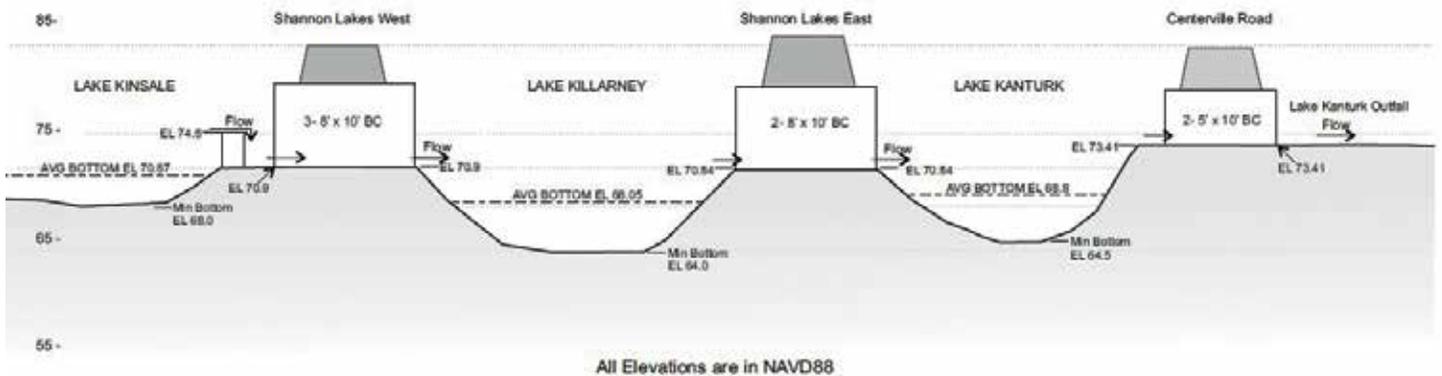
The data suggests that our lakes were their lowest in January 2017, and again in June 2017. Sinkholes may be one of several reasons for the underlying low water levels. The last significant sinkhole was documented in 1960. It became the small island in Lake Killarney. Although a sonar study would be helpful to confirm the existence of sinkholes, it is generally accepted that capping sinkholes tends to be ineffective.

In fact, the entire basin of our lakes drains all the time. It is sandy and does not hold water well. We are constantly losing quite a bit of water to groundwater - which ends up in Wakulla Springs. We may be having more trouble than usual because almost all our water now comes out of holding ponds on Thomasville Road, which discharge differently than in the past.

There are more than 80 inflow points that bring not only stormwater but sediment as well into our lakes. As such, many residents have called for dredging the sediment. But in fact, it has suggested that dredging of the larger lakes may not have the desired effect. The volume of water may end up being lowered by the amount of sediment that’s dredged out. That said, dredging of the smaller lakes (Timber Lake, Tallow Point Lake, and Little Lake Kanturk) is a key aspect of our maintenance strategy. The cost is high (200K+) but there may be ways we can circumvent this through creativity and grants.

Another potential solution is to pump water into the lakes to maintain higher water levels. We're told that this was the strategy used to sell homes around the lakes back when Killlearn Estates began. This water would come from designated wells in the vicinity. The City stormwater management team is currently working on developing calculations to summarize how much water would have to be pumped (and the associated costs) to keep the lakes at a level that maintains water quality as well as aesthetics. The pumps already exist, but they will need to be refurbished. The costs associated with this pumping are expected to be approximately 60K for rehab, and 23K for operating expenses each year.

Water level control could also include a dam or levee structure, and/or deepening channels between lakes, but whether this would really solve our problems or not is still being discussed.



The City of Tallahassee has argued for years that they do not have a lakes management program, but they acknowledge they do have an obligation to maintain and monitor water quality. Of course we see the health of the lakes as including both depth and water quality, and the interrelatedness of all things requires that we consider all sides of the equation if we are to solve this complex problem once and for all. It's not quite clear whether a final solution is possible, or whether a cyclic pattern needs to part of our expectations. Killlearn Estates hopes to work with the City to improve the lakes and make them sustainable, but there will always be the unpredictability of weather. The impact of a dry summer can be readily observed, and one good hurricane can change the whole situation in a weekend.

## Lakes Committee Priorities

1. Add triploid grass carp to the lakes to control hydrilla and other invasive waterplants
2. Address sediment deposits in sump/inflow lakes (Timber Lake, Tallow Point Lake, Little Lake Kanturk)
3. Finalize a plan to control water levels



The three areas below are the Lakes Committee's main efforts right now. They will undoubtedly change as we move forward:

1. Add triploid grass carp to the lakes to control hydrilla and other invasive waterplants

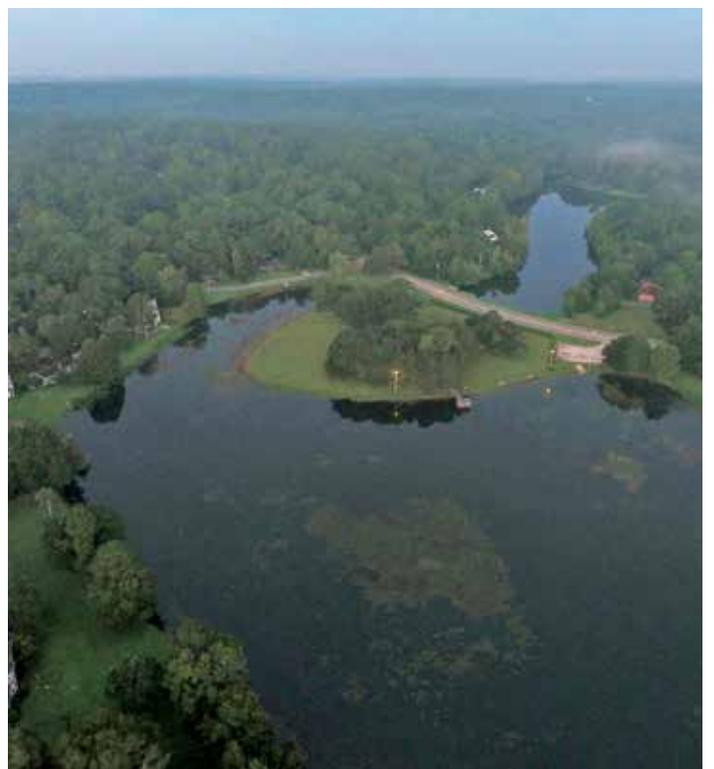
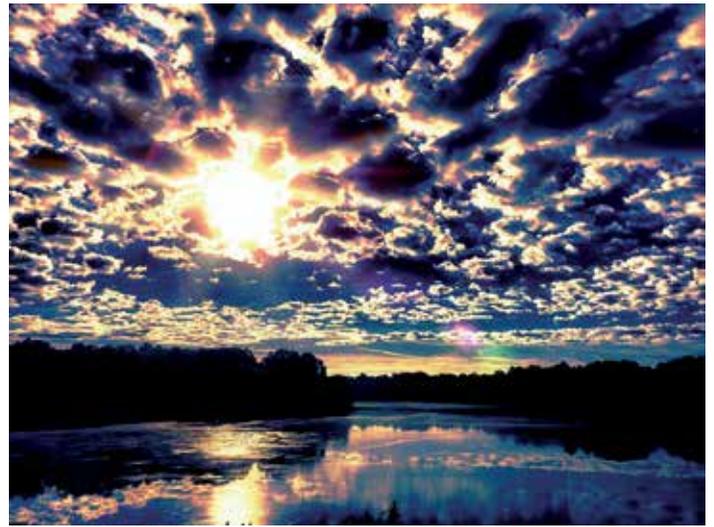
- ☘ Carp barrier has already been permitted, constructed and installed at Centerville Rd.
- ☘ Our DEP permit was recently approved - and we have time until fish stocking begins.
- ☘ Carppurchase and release will commence in the fall as cooler water temperatures will increase their survival rate.

2. Address sediment in smaller lakes (Timber Lake, Tallow Point Lake, Little Lake Kanturk)

- ☘ Met with City Stormwater Division to discuss issues, solutions and funding opportunities.
- ☘ Draining, scraping and reshaping all three small lakes.
- ☘ May need core samples to establish sediment depth and estimate time/cost.
- ☘ Working with City to identify and remove sediment piles at lake inflow points.

3. Plan to control the lakes' water levels

- ☘ Work with City to identify best solution to control lake water levels and funding options.
- ☘ Take advantage of the lakes' natural cycle to fully drain, clean and refill the lakes under a long-term management plan. ☘



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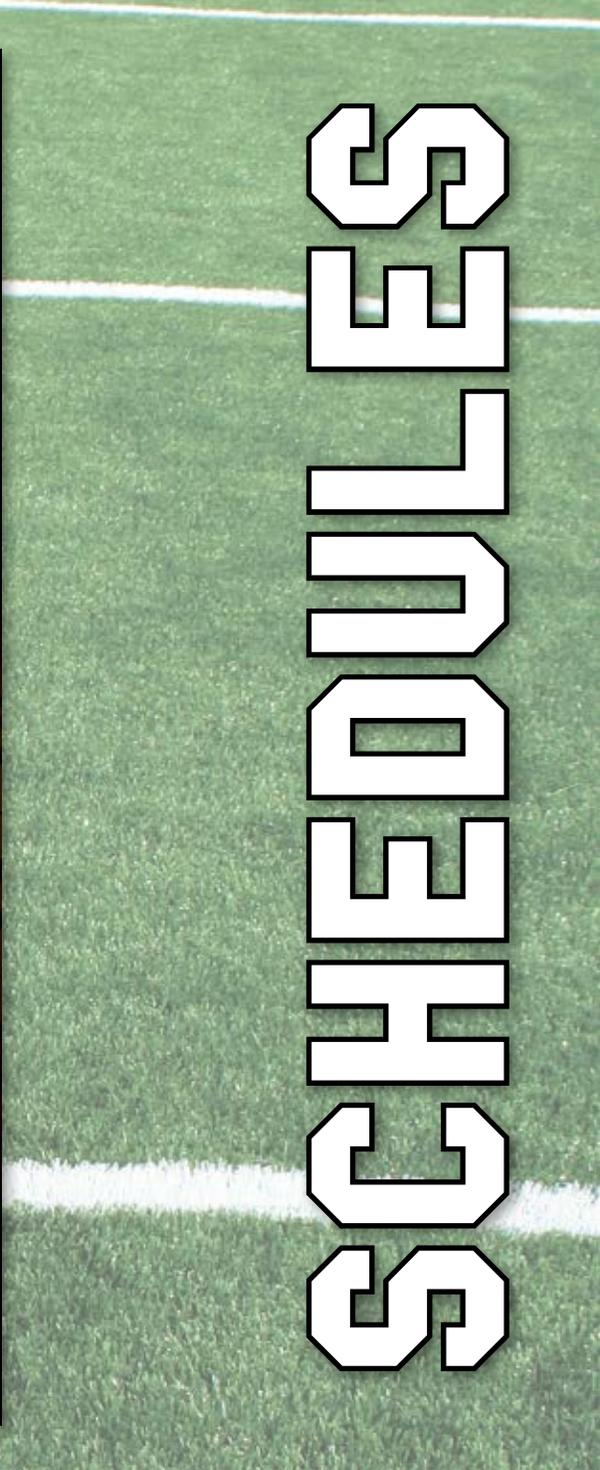
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# CALL FOR BOARD MEMBERS

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# Home & Garden

## Next Month's Garden

October is a glorious month for gardening in Tallahassee. As the weather cools the garden beckons. It's a great time for planting trees, shrubs, flowers and vegetables. What we do now can determine how our gardens look all winter and spring and how our landscape will look for years to come. Fall is here so go outside and enjoy.

**Shrubs and Trees:** Fall is the best time to plant new trees and shrubs. Sasanqua camellias are a lovely addition to the landscape. Recommended cultivars are Yuletide, Pink Snow, Sparkling Burgundy (an early fall bloomer), Cotton Candy, Shi Shi Gashira (the most popular dwarf sasanqua), Snow on the Mountain, Bonanza, and Maiden Blush. Use falling tree leaves as mulch or begin a compost pile with them. Pine straw makes excellent mulch. Scale insects on broad leaved evergreens such as camellia, gardenia, holly, citrus and euonymus can be effectively controlled by spraying with dormant oil used according to label directions.

**Annuals and Perennials:** In late October sow seeds of annuals such as sweet peas, bachelor buttons, larkspur, sweet alyssum, poppies, and annual wildflowers directly in the ground. As the weather begins to cool, plant winter annual bedding plants such as pansies, snapdragons, dianthus, flowering kale and cabbage, statice, stock, digitalis (foxglove), delphinium, and petunias. You can still plant garden mums for fall color. Plant all types of perennials now. Planting in the fall allows the plants to develop good root systems during the cooler months and get off to a good start in the spring.

**Bulbs, Corms, and Tubers:** When buying spring flowering bulbs look for large fresh bulbs. Bulbs which can be planted right after purchasing include Dutch iris, grape hyacinths, lycoris, anemones, ranunculus, daffodils, the smaller flowered jonquils, and paper whites. Recommended daffodils for north Florida are Soliel d'Or, Carlton, Sweetness, Ice Follies and Golden Dawn. Tulips and other hyacinths need to be refrigerated at least 45 to 60 days before planting in December.

**Vegetables and Herbs:** Early in the month plant mustard, spinach, lettuce, and Chinese cabbage. Other vegetables to plant throughout the month include beets, broccoli, Brussels sprouts, cabbage, carrots, cauliflower, collards, garlic, kohlrabi, bulbing onions, green onions, radishes, shallots, Swiss chard, and turnips. When planting onion sets choose the short day varieties such as Excel, Texas Grano, Granex,

White Granex and Tropicana Red. Keep onions well weeded. Herbs that can be planted include parsley, oregano, sage, thyme, rosemary, and sweet marjoram. Sow seeds of dill, fennel, chervil, arugula, and cilantro. Be sure to dig sweet potatoes before frost.



**Lawn Care:** Apply a pre-emergent herbicide such as atrazine late this month if winter weeds were a problem last year. Follow label directions and precautions very carefully. Don't forget to water if the weather is dry. If you think you need to apply a "winterizer" fertilizer, and you didn't fertilize in August or September, do it before mid-October. The fertilizer should have little nitrogen (the first number in the fertilizer ratio), such as a 5-0-15 or 5-0-20.

**Fruit:** Strawberries should be planted during October and November. The plants are very cold hardy, producing a full sized plant by spring and producing berries late February through May. Use only "short day" strawberry varieties. These include Florida 90, Tioga, Sequoia and Florida Belle. When planting the bare-root plants set them with the crown slightly high. 🍀

**For more local gardening information, visit the UFIFAS Extension website for Leon County at <http://leon.ifas.ufl.edu> Reprinted with the permission of the University of Florida IFAS Extension in Leon County.**



**ARCHITECTURAL CONTROL COMMITTEE  
ACTIONS AS OF AUGUST 30, 2017**

<u>Date</u>	<u>Unit</u>	<u>Project</u>	<u>Actions/Conditions</u>
<b>8/2/2017</b>			
	11	REPLACE GARAGE DOOR	APPROVED
	17	EXTERIOR PAINT	APPROVED
	23	REPLACE SLIDING GLASS DOOR	APPROVED
<b>8/9/2017</b>			
	5	FENCE	APPROVED
	1	ROOF	APPROVED
	9	REPAINT EXTERIOR	APPROVED
	39	FENCE	APPROVED
	6	ROOF	APPROVED
<b>8/23/2017</b>			
	17	DECK RENEWAL	APPROVED
	17	RE-ROOF	APPROVED
	35	ADD SCREEN PORCH	DISAPPROVED
	28	RE-ROOF	APPROVED
<b>8/30/2017</b>			
	37	RE-ROOF	APPROVED
	51	MOVE HOUSE FORWARD	APPROVED
	12	EXTERIOR PAINT	APPROVED
	9	FENCE REPLACEMENT	APPROVED
	29	EXTERIOR PAINTWOOD ROT	APPROVED
	42	EXTERIOR PAINT	APPROVED
	4	FENCE/NEW FRONT DOOR & WINDOWS	APPROVED
	31	RE-ROOF	APPROVED
	51	ENCLOSE PORCH AND ADD PERGOLA	APPROVED

**SEEKING FAVORITE  
HOLIDAY RECIPES**  
TO SHARE IN FUTURE ISSUES OF  
Killlearn Estates Community Newsletter

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# Business

## Maintenance Committee Report

by Gloria Arias

Maintenance Committee Chair



The KHA Maintenance Committee has been active and working on your behalf. Here are a few highlights:

**Shamrock South Park:** The City is in final preparation for the revitalization of the park grounds as part of stormwater improvements. Their work will include improved drainage, gentle terracing, and removal of diseased, distressed and invasive trees, leaving wide open spaces to run and play. The addition of select trees will be the last step of the City's project. There may be intermittent interruptions to park use during this time, but the City hopes to keep disruption to a minimum and fence off the playground so it can be functional.

Additional and replacement playground equipment will be installed this fall, with most of the existing "retro" equipment remaining, including the popular slide!

The City is removing the two leaning pines that many have expressed concern over because of their proximity to the bridle trail power lines and transformers. The Community mulch pile has been refreshed. It's located at the rear of the parking lot at Shamrock South Park and available for our residents to use. Reminder, if you mulch around plants and trees, leave some space around the base for breathing. Think about "donut shaped" mulching extending out to the drip line, and 2-3 inches deep. Building mulch up around the trunk (volcano mulching) can suffocate a tree or shrub.

**Killarney Way Park:** The three sit-n-spin play pieces have finally been installed after the manufacturer's redesign. **Reminder: Please make sure your children are seated.** The sit-n-spin play pieces are not for standing and not for children over 12 years. 🍀



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