

KLOVERLEAF

***Watch for your
Ballot in the
Mail During the
Second Week
of October***



VOTE

KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:00 am to 5:00 pm. *The KHA Board of Directors meeting will be held at 6:30 pm via Zoom. The link to join the meeting is available on our website, Killearn.org. Residents are invited and welcome.*

Tues., Oct. 6, 2020, Board of Directors Meeting

Tues., Nov. 3, 2020, Board of Directors Meeting (**Annual Meeting**)

Wed., Nov. 11, 2020, Veterans Day, KHA Office Closed

Thurs. & Fri., Nov. 26 & 27, 2020, Thanksgiving Holiday,
KHA Office Closed

Tues., Dec. 1, 2020, Board of Directors Meeting

Thurs. & Fri., Dec. 24 & 25, 2020, Christmas Holiday, KHA Office Closed

Fri., Jan. 1, 2021, New Year's Day, KHA Office Closed

Tues., Jan. 5, 2021, Board of Directors Meeting

.....
Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

.....

KILLEARN ESTATES RESIDENTS:

Do we have your email address?

Special, member-only portal instructions will be available first to those we have email addresses. Member-only info is moving from our website to TownSq (Townsquare).

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Vice President

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Secretary

Phil Inglese
Treasurer

Charles Faircloth

Michael Flemming

Steve Givens

Danielle Irwin

Karin Byrne

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Community Highlights

2nd week of October: Expect your KHA Board of Directors Ballots

10/3: Community Wide Garage Sale

11/1: Ballot deadline

11/3: Annual Membership Meeting, Location TBA

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Association Manager Message

2020 has pushed us all to be more flexible and resilient than ever. This is especially true for our Board, staff, and residents within KHA. With any instance of adversity comes an opportunity to adapt, and it goes without saying that we have all done a great job at adjusting to our "new normal". To give you some insight into our work here at the office, here are some things that we're tackling at the moment: issues with the Blueprint project, changes in staff, procedural improvements, lake projects, capital improvement projects, pandemic challenges, management training, election processing, annual membership meeting preparation, new processes, and attending to new Board decisions – and that is just the tip of the iceberg.

Despite our busy workload, our utmost priority has always been serving our residents in any capacity we can. If 2020 has shown us anything, it's that we will always prosper when we come together in community. If you ever need help or have questions about our work, we are always just a simple call away! Stay safe, and know that KHA is always here for you.

The following is a list of Board actions during the third quarter of 2020.

In July:

- ☘ The Board voted to proceed with a Special Assessment for the perimeter fence replacement for Unit 28.
- ☘ An appeal was presented, and the Board approved an above ground pool and deck as long as all adjacent neighbors did not object and as long as it was not visible from the street.
- ☘ The Board approved the expenditure for a topographical survey required to the outfall berm application for Lake Kanturk.
- ☘ The Board approved the Welcome Committee process with an annual renewal.
- ☘ The Board appointed Steven Givens as the Golf Course Liaison.

In August:

- ☘ The Board approved the members for the Elections and Nominating Committees.
- ☘ The Board voted to reimplement the violation process with a suspension of the imposition of fines during the state of health emergency with a review every 60 days.
- ☘ The Board approved a revised Notice of Violation letter.

In September:

- ☘ The Board approved a \$5,000 increase for the traffic engineer contract.
- ☘ The Board assigned a sub committee for the Elections Committee to count ballots.
- ☘ The Board appointed Carla Gaskin Mautz as Secretary for the remainder of 2020.
- ☘ The Board appointed Michael Flemming as the Architectural Control Committee Chair.
- ☘ The Board approved that the only allowable signage in the community is For Sale or For Rent. ☘

Diane Allewelt



President's Message

During recent months there has been some expressed concerns regarding Killearn's enforcement of our Covenants and Restrictions for each unit, as well as our Fines and Violations Policy. Your Board has attempted to respond to your concerns during this pandemic period by temporarily suspending the issuance of violation letters and imposing fines for violations. As a result, we received feedback from residents regarding the unwanted proliferation of signs in our neighborhood. Therefore, we have reinstated violations regarding these signs.

There is also the matter of enforcing our Covenants and Restrictions. Hopefully, all of our residents understand that Killearn is a deed restricted community with specific Covenants and Restrictions for each unit. If you have not read these for your unit, I would urge you to do so. They specifically state what you can and cannot do on or with your property. These were put in place in order to maintain property values and ensure that Killearn is a beautiful and livable community. It is the reason why many, including myself, moved to and continue to live in Killearn.

We also have an Architectural Control Committee that must approve all house alterations, tree removals and other areas under their control. All of these things are accomplished to maintain our property values and your Board is responsible for enforcing them. That is their job. Please familiarize yourself with these items and help us continue to maintain our neighborhood as a place we are proud to live. ☘

- David Ferguson, President

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Briefs

Compliance Corner

by **Caleb Martinez**
Administrative Assistant

Hello Residents!

One of the greatest amenities that Killlearn Estates offers its residents are our lush tree lines that adorn the neighborhood throughout. Some of the trees that exist today have been here long before the community was even built, serving as living artifacts that portray the rich history of Killlearn.

As a community, we would love to be able to keep each and every single tree, but the truth is, sometimes these trees have to be taken down in order to preserve residents' properties and their personal safety. Over the past year, the ACC has seen an unprecedented amount of tree removal requests come before the committee. While all approvals have undergone careful consideration, we're left with the problem of excessive tree removal without the appropriate replacement plans being put in place.

For this reason, the ACC is looking for tangible ways to ensure that we preserve these beautiful trees for the future residents of Killlearn. In order to do so, the ACC has implemented a 1-to-1 Tree Replacement Program for future tree removals. The list of trees below has been recommended by local nurseries as strong, hurricane resistant trees native to the Tallahassee area. We recommend choosing a tree from this list to maintain the lasting beauty of Killlearn Estates.

Recommended Trees:

- ☘ White Oak
- ☘ Live Oak, 15 gal, \$79
- ☘ Poplar
- ☘ Hickory
- ☘ Bald Cypress, 15 gal, \$52
- ☘ Sycamore
- ☘ Asian Bayberry
- ☘ American Hornbeam
- ☘ Silverwood
- ☘ Tulip Tree

If you have questions about submitting a tree removal application or Tree Replacement, please feel free to reach out to me directly, I'll be happy to aid in any capacity I can. ☘

Thanks again!

Caleb Martinez

2019 Audit

The 2019 Audit is complete and will be provided at the Annual Meeting on November 3. If you would like to review prior to that meeting, please submit a request to kha@killlearn.org. ☘

Briefs

KHA Lakes Committee Report

by **Chuck Faircloth**,
Lakes Committee Chairman

Our Lakes, Our Issues

The rainy weather we've had in North Florida lately has raised water levels in our Killearn Chain of Lakes. The outflow under Centerville Road and normal water losses to our lake geology, however, have limited the stability of the lakes' water level. So I'm pleased to be able to report substantial progress on the water level control structure at Centerville Road. KHA's contractor, SAM, Inc., completed the initial survey of the site and we are awaiting their final report. The survey is an essential part of permitting, as it establishes baseline site data for further activities.

Our next step will be obtaining a limited number of core samples within the surveyed site. These core samples show the stability of the ground underlying any construction. Since the structure is a water control site for a perched lake, sitting on clay and limestone, core samples are critical to structure integrity and safety. KHA will seek a contractor for core samples through the regular procurement bid process.

I have had many questions and several discussions with members concerned about mowing the lakes. We are diligently seeking a contractor to mow, but the same rain that fills our lakes prevents tractor mowing. While we have the budget for tractor mowing, any specialty mowing (by barge, swampcat, airboat) is expensive and would include contractor travel. I want to assure the members that the lakes will be mowed as soon as possible. The lake water levels need to drop first, and the bottom has to dry out to support mowers. Your Lakes Committee and lakes biologist will continue to monitor the lake bottom condition.

Thank you for your support for the Killearn Chain of Lakes. The Chain of Lakes is a natural asset of Killearn Estates, and our community should continue to work to restore and improve them. Please remember to enjoy our Chain of Lakes safely, dispose of trash properly, and respect the property of your neighbors around the Lakes. 🍀

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by **Gloria M. Arias**,
VP/Communications Chair

NE Gateway Update

Thanks to you, Killearn Estates residents, KHA Board and its traffic task force, who sprang into action when we were alerted; our voices were heard.

We prevailed at the September 17 Blueprint Intergovernmental Agency (IA) meeting. The Commission voted down Option 2, unanimously. Option 2 removed taking Welaunee Boulevard to Roberts Road. Instead it would create another exit onto Centerville north of McLaughlin as well as Shamrock South.

Since January, your task force (Dantin Engineering, The Herrle Group governmental consulting, and I, on behalf of the Board) has periodically checked the status of the Project Development and Environment Study (PD&E) and if there were any new conditions of which Killearn Estates should be aware. We were reassured the project was on track as expected. This was as recent as a NE Gateway Update webinar we attended on August 27.

And again, September 10, Blueprint phoned, informing us that "nothing significant that affects Killearn" was on the agenda for September 17. We soon learned otherwise. There was a stunning new proposal to be introduced.

We met with as many Commissioners as we could, using graphics we prepared to demonstrate what they approved in January was the best for the area.

KHA also expressed the betrayal of trust for what all had seen as a fine example of a public/private collaboration.

Below are key points of our appeal:

It has been discussed, demonstrated, and agreed upon by all parties (IA, Blueprint, city/county staff and consultants) eight short months ago, that the "NE Gateway" will terminate at Roberts, Centerville, and Bradfordville Roads. Anything short will not serve all past/present agreements and future visions of this group, the Florida Department of Transportation (FDOT) and residents of Killearn.

The approved route of Welaunee Boulevard connection to Roberts Road, which was reiterated to Blueprint staff and Commissioners:

- 1) Relieves future vehicle traffic volumes along Thomasville Road
- 2) Diverts traffic off Centerville Road, protecting the canopy roadway
- 3) Improves safety for motorized and non-motorized traffic at Roberts and Montford schools
- 4) Helps to justify a new I-10 interchange, which is desired by Blueprint
- 5) Conservation lands north of the school can be used for this roadway and is an allowable use. Leon County Schools and City legal representatives who are party to the settlement agreement both agree.
- 6) There are no negative environmental or cultural findings where this northern connection to Roberts Road will occur.

- 7) The concept of a 5-legged intersection with Roberts Road was never included in the project concept or transportation models approved in December 2019/ January 2020, which reflected:
 - a. Welaunee Boulevard tie directly into the Bradfordville/Centerville Road signal; and
 - b. Roberts Road with a 'T' or 3-legged intersection at Welaunee Boulevard
- 8) The original approved alignment also helps preserve the rural character of Roberts Road.
- 9) This project needs to be assessed as a regional fix not a band aid or quick resolution. Blueprint monies are to benefit all the people, not just traffic but also safety.
- 10) Terminating Welaunee Boulevard at another location that encourages through traffic to use neighborhood streets does not address regional traffic needs but further adds to the safety, quality of life and property value concerns of Killearn and other existing neighborhoods.
- 11) Do not let time and money defer you from making the right decision, as an example look at the time and money spent on Blairstone North and recently Weems roadway extension.
- 12) Finally, we proposed that if they terminate Welaunee Boulevard south of the schools without a connection to Roberts Road, they need to remove the Shamrock South extension as well. 🍀



Briefs

Candidate Bios for KHA Election

One Director for Confirmation by the Membership for a term through December 31, 2022:



Danielle H. Irwin, Unit #17 APOINTEE

Danielle is a scientist with degrees in Biology (BS) and Environmental Studies (BA) from the University of Southern California, and a Masters in Oceanography from the Florida State University. After an early career start with the Florida Department of Environmental Protection (FDEP), Danielle opened and operated her own environmental consulting firm while living in Jacksonville. She moved back to Tallahassee in 2012 to become the Deputy Director of FDEP's Division of Water Resource Management until 2015. She now serves as Director of a coastal engineering firm, Cummins Cederberg, having opened their branch office in Tallahassee focusing on waterfront environments and climate resiliency.

Killearn Estates is where Danielle has chosen to raise her family. She lives on Lake Killarney with her husband, Ben Irwin, a local surveyor, her 16-year-old daughter and tenth grader at Chiles, Lorelei, and their 5-year-old son and kindergartener at Desoto Trail, Hunter. Danielle enjoys camping, mountain biking, cooking, baking and family memory-making. Danielle is an active member of Sunrise Rotary and the League of Women Voters of Tallahassee, sits on the board of the local chapter of the Florida Association of Environmental Professionals, and is a committee member on the Leon County Water Resources Committee.

Danielle has served on the KHA Board since March 2020 by appointment into a vacated Board seat. She is interested in enhancing the common areas and assets of our community for the enjoyment of all our residents, as well as protecting our neighborhood from the potential negative effects of development pressures.

Nine Candidates for Election for a term through December 31, 2023:



Gloria M. Arias, Unit #1 INCUMBENT

Gloria was elected in 2015; the Board has elected her VP the past four years.

Chairing Maintenance, Communications and Events committees Gloria has overseen 18 projects, including:

- ☘ NE Gateway Project: Led a task force protecting Killearn Estates. Succeeded to have Welaunee Blvd extend to Roberts Rd in Phase I. Only a rural road will now connect to Shamrock. Original design had only one road into Shamrock.
- ☘ No New Traffic campaign: launched a grassroots effort with town hall, and residents wrote elected officials, attended meetings en mass standing up for Killearn. The team met County and City commissioners, expressing safety concerns with the importance of redirecting the road
- ☘ Steered the stopping of Killearn Corridor, a 4-lane divided Shamrock
- ☘ Killarney Way Park: extensive repair and restoration
- ☘ Shamrock South Park: collaborated with City on major water detention improvement, amenities, terracing for versatile use, new trees and existing trees pruned and treated.
- ☘ Bay Shore Park: completely outfitted, water runoff controlled via City raingarden program that I applied for.
- ☘ Community wood chip pile: Created at Shamrock S Park for residents' use
- ☘ Tree Succession program: Analysis prepared by an arborist with each tree identified with health noted and suggested maintenance accessed in written form or via interactive online
- ☘ Golf Course Settlement Agreement: served on the Mediation Team to negotiate with the owner

KHA Governmental Liaison 1998-2000: Board appointed to resolve major issues including stopping 4-laning Killarney Way and mediations with environmentalists, surrounding neighborhoods and government resulting in the approval of Roberts Elementary and Montford Middle schools.



Luke Brown, Unit #51

My wife, Dorian, son, Alex, and I have lived in Killearn Estates for more than 20 years. Before that, we lived in Fort Lauderdale. Dorian is employed by the State, and Alex by Tallahassee Memorial Hospital.

In Fort Lauderdale, I operated a successful law firm that handled a variety of civil matters, was a Civil Magistrate and a Mediator. I was a Board member of the condominium association in which Dorian and I lived. There, I helped other Board members understand their legal, fiduciary, and ethical obligations and helped establish an informal dispute resolution process.

I was recruited to Tallahassee by the Florida Office of Insurance Regulation. Later, I joined a national law firm to build its insurance practice. I taught at FSU's College of Business and its Law School and have written for several international publishers. Currently, I write about insurance and legal issues for laypeople, businesses, and legal professionals.

I wish to serve on the Killearn Estates Board to ensure adherence to all legal, ethical, and fiduciary responsibilities owed to homeowners. I will do so by exercising sound judgment in matters that come before the Board and by advocating for:

- ☘ Transparency, *not* Secrecy in Board Operation
- ☘ Sound Interpretation, *not* Manipulation of Rules
- ☘ Fiscal Responsibility *before* Dues Increases
- ☘ Neither Sale nor Development of Community Property *without* Required Membership Approval
- ☘ Advanced Notice of Issues and Member Input *before* Voting
- ☘ Reasonable and Consistent Enforcement of Community Standards
- ☘ Orderly Conduct of Meetings

I would appreciate your support and your vote.



Susan B. Dickerson, Unit #42

My husband Bob Roberts and I moved to the Cameron Chase neighborhood of Killearn Estates in October, 2016. We love being here. After living in a neighborhood without restrictions, it was a welcomed change for us.

We previously lived in the Forest Edge Neighborhood south of town where I served on the board of directors for several years. I enjoyed meeting neighbors and solving neighborhood problems together. We beautified the Veterans' cemetery and worked with the city to make city water available to all residents.

Through my career with the Department of Children and Families, I served as a social worker, policy analyst and manager. As a member of the Killearn Homeowners Association Board of Directors I will be committed to ensuring that the beauty and values of our neighborhood are carried forward. I will represent all KHA members with honesty and integrity and facilitate transparency and open communication between members and the Board.



Michael Flemming, Unit #17 INCUMBENT

Michael has served on the KHA Board since 2011, he served as Vice President for 2 years and as Secretary; he also served on the Killearn Architectural Control Committee for seven years, serving two years as ACC Chairman; he also served as Golf Course Liaison for three years. Mike has been a resident and homeowner of Killearn Estates for the past 22 years. Mike studied Biology at Florida State University, he is an avid pianist, marksman, and has four grown children -- three sons who graduated from FSU and a daughter who graduated from TCC. Mike is a Florida Certified Building Contractor,

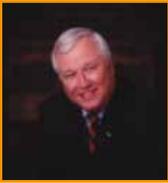
Florida Certified Home & Building Inspector, and a FL Dept. of Health Certified Radon Measurement Specialist and Mitigation Specialist. He is owner, President/CEO of Southeast Construction, Southeast Painting, Certified Inspections, and Radon Solutions. As a 30+ year local business entrepreneur, Mike has been a member of many organizations including Rotary International, Home Builders Association, Tallahassee Chamber, Boy Scouts of America, Compassion International, and Wounded Warriors.

continued on next page >



David Foster, Unit #11

David Foster is a man who ends up in a leadership role due to his ability to actively listen, problem-solving nature, and ability to think clearly under pressure from multiple sources. David has a very systematic and analytical nature to problem solving; allowing the facts, instead of opinions, to guide his judgement and analyze processes to maximize efficiencies and reduce workflow friction while accounting for the 'human factor'. David's greatest leadership accomplishment to date is when he convinced a group of people to agree to a course of action that ultimately allowed for the reduction in staff by 50% while also increasing their work output by 100% over the course of 4 years, without actually having any official authority with the group; it was all accomplished through logical reasoning and charisma. David is currently heading the efforts at a national pharmaceutical company to establish their Data Analytics Unit.



David E. Fountain, Unit #32

David Fountain has over forty years of experience in: broadcasting, public relations, media relations, politics, government, and communications. He and his family moved to Tallahassee in 1967 and except for 9 years in California has lived here. The Fountains moved into Killlearn estates over twenty years ago.

He has worked for: One U.S. Senator, Two Florida Cabinet members, and Three non-profit trade associations, two of which he helped found (one in Florida and one in California). He has started two businesses, both successful and he has run for public office twice, and lost.

He holds the designations of APR (Accredited Public Relations Professional) and CPRC (Certified Public Relations Counselor). His work and work product have won recognition from state and regional professional organizations. He is former commander of a 200-member military unit, after enlisting as a "slick sleeved private" he retired with the rank of Major.

He is a graduate of Florida State University, with degrees in Radio and Television Broadcasting and Government. He is married, has three sons, three stepdaughters and 14 grandchildren, 3 great grandchildren and, he is retired, but will probably never completely retire. However, the most immediate plans are to continue experiencing the his "golden" years in Killlearn Estates.

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Political advertisement paid for and approved by Bryan Desloge for Leon County Commission, District 4.



Jeff Graverholt, Unit #39

Jeff spent 10 years in the US Navy as a proven leader and started pilot training and ultimately selected helicopters and completed training in Pensacola, San Diego before arriving at his first assignment in Jacksonville Florida. While station there he completed two deployments on the aircraft carrier USS Eisenhower and conducted a home port change to Norfolk, VA. There he served on the Expeditionary Combat Readiness Center staff in support of non-traditional expeditionary sailors and deployed once again as the Helicopter Element Coordinator on the staff of the Commander Carrier

Strike Group Twelve, where he organized the future plans and operations planning for a round the world deployment and homeport change of the aircraft carrier USS Theodore Roosevelt.

After completing his service to his country Jeff transitioned to civilian life by moving to Tallahassee Florida and began working for a local engineering firm as the Operations Manager responsible for daily operations and resource allocation of his civil engineering teams. Throughout his career he has sought opportunities to give back to his communities by volunteering as the Morale, Welfare, and Recreation officer at ECRC and the Wardroom Officers fund manager as CSG-12, where he demonstrated the ability to effectively establish a budget plan, fund raise, and lead committees to achieve the desired community goals. Jeff is eager to continue his volunteer work giving back to his community and the Killlearn Homeowners Association.



David A. Hoodenpyle, Unit #3

David A. Hoodenpyle and his wife, Lois have resided at Shamrock South for over 32 years. Their 2 children live and work in Tallahassee where they attended Leon county schools and graduated from TCC, FSU, and FAMU. David retired from Unisys Corporation, specializing in Bank computer accounting systems, following duty in the Air Force, as a computer field engineer on fighter intercept controls, where I was awarded the Joint Service Commendation medal for service at NATO in Mons, Belgium. In addition, I started a Silicon Graphics dealership business with customers statewide and

was later appointed Director of Recruitment at ITT technical institute Tallahassee after selling the business. David completed the Tallahassee Citizens Police Academy in '96 and has volunteered at TPD in records and evidence management and the financial crimes division. He has volunteered at meals on wheels and helped raise corporate funds for the United Way and Toys for Tots. David holds a Bachelor and AA degree from Park University and the University of Maryland in Business Management. I am running for the board to be a voice for all members in the Killlearn community. In order to accomplish that, we must have board transparency and timely notice of agenda, minutes, special meetings, and have member input prior to any vote. We must have a sound interpretation of the bylaws and not an invention. We must have a reasonable enforcement of community standards not harassment. I am committed to bringing common sense back to the board and make it representative of us all.



Paul J. Munyon, Unit #51

I am Paul Munyon, a retired Air Force Colonel, retired state employee, husband, father, and grandfather. My wife and I have been Killlearn residents since 1996 where we have raised our two sons who are now both Killlearn residents themselves.

I have completed the Air Force's senior leadership schools, and I have earned a bachelor's degree from FSU and an MBA from Liberty University. I also hold a project management professional certification.

In the Air Force I was an instructor weapons systems officer on the F-111, a navigator on the C-130H and AC-130A, and Special Forces MC-130E. I served two tours in Afghanistan, where I was the commander and flew nearly 40 combat missions and was awarded the Distinguished Flying Cross with valor. Finally, I was the commander of a squadron and the communications advisor to the Defense Information Systems Agency.

I have taught international navigation at American Airlines, was the deputy program manager at the Pentagon and I have worked in several Florida state agencies. Finally, I have owned a management consulting firm for several years.

As a 24 year Killlearn resident I feel I have an excellent understanding of the needs of the Killlearn community, the challenges we face living in a maturing neighborhood with outside encroachment forces, and the need to maintain a strong, vibrant, and welcoming community. I wish to offer my knowledge and experience to help our community meet the challenges ahead and to be a champion for our Killlearn families and community. 🍀

Market Update

Home values are soaring in Killearn Estates ...

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|--|----------------------------|------|-----|------|-----------|-----|----------|
| Closing Date | Address | SQF | BDR | BTHS | SP | DOM | PPSQFT |
| 6/5/20 | 3742 W Shamrock Street | 1894 | 3 | 3 | \$265,000 | 21 | \$139.92 |
| 6/5/20 | 2337 E Kilkenny Drive | 2955 | 5 | 4 | \$380,000 | 74 | \$128.60 |
| 6/8/20 | 3157 E Shamrock Street | 2456 | 4 | 3 | \$200,000 | 14 | \$ 81.43 |
| 6/9/20 | 3068 OBrien Drive | 2238 | 3 | 2 | \$395,000 | 12 | \$176.50 |
| 6/12/20 | 2808 N Shamrock Street | 2292 | 4 | 2 | \$349,900 | 59 | \$152.66 |
| 6/12/20 | 3133 Tipperary Drive | 1741 | 4 | 2 | \$259,000 | 64 | \$148.77 |
| 6/12/20 | 3453 Welwyn Way | 2396 | 4 | 2 | \$359,000 | 17 | \$149.83 |
| 6/16/20 | 4417 Siesta Court | 1310 | 3 | 2 | \$188,900 | 43 | \$144.20 |
| 6/16/20 | 3049 Bay Shore Drive | 1668 | 4 | 3 | \$235,000 | 33 | \$140.89 |
| 6/19/20 | 2339 Meath Drive | 2138 | 3 | 2 | \$305,550 | 64 | \$142.91 |
| 6/22/20 | 3136 OBrien Drive | 3300 | 4 | 3 | \$492,750 | 44 | \$149.32 |
| 6/23/20 | 3428 Clifden Drive | 2071 | 3 | 2 | \$334,500 | 40 | \$161.52 |
| 6/25/20 | 2350 Ryan Place | 1188 | 2 | 2 | \$137,500 | 17 | \$115.74 |
| 6/29/20 | 3042 Shamrock North Street | 2955 | 4 | 3 | \$395,000 | 54 | \$133.67 |
| 6/30/20 | 3361 Dry Creek Drive | 1700 | 3 | 2 | \$257,000 | 7 | \$151.18 |

INFORMATION COURTESY OF ...



1390 Timberlane Road
Tallahassee, FL 32312

Susan Ice
Realtor©

850.545.7015

Susan@HillSpooner.com



JULY

| Closing Date | Address | SQF | BDR | BTHS | SP | DOM | PPSQFT |
|--------------|----------------------------|------|-----|------|-----------|-----|----------|
| 7/2/20 | 2906 Giverny Circle | 1946 | 3 | 2 | \$275,000 | 34 | \$141.32 |
| 7/2/20 | 2946 Giverny Circle | 2442 | 3 | 2 | \$335,000 | 64 | \$137.18 |
| 7/2/20 | 2627 Yarmouth Lane | 1342 | 3 | 2 | \$203,000 | 88 | \$151.27 |
| 7/6/20 | 3016 Corrib Drive | 1512 | 3 | 2 | \$257,000 | 33 | \$169.97 |
| 7/7/20 | 2901 N Shamrock Street | 2248 | 4 | 3 | \$375,000 | 134 | \$166.81 |
| 7/10/20 | 2345 Limerick Drive | 2899 | 4 | 3 | \$382,000 | 80 | \$131.77 |
| 7/10/20 | 3886 Paddrick Drive | 3535 | 6 | 4 | \$434,500 | 354 | \$122.91 |
| 7/10/20 | 3032 Shamrock South | 1977 | 4 | 3 | \$242,000 | 39 | \$122.41 |
| 7/15/20 | 4943 E Shannon Lakes Drive | 3216 | 5 | 4 | \$435,000 | 30 | \$135.26 |
| 7/15/20 | 3402 Cameron Chase Drive | 1742 | 3 | 2 | \$268,500 | 35 | \$154.13 |
| 7/17/20 | 5021 Tallow Point Road | 2252 | 3 | 3 | \$304,250 | 14 | \$135.10 |
| 7/17/20 | 3902 Tralee Road | 1548 | 3 | 2 | \$273,100 | 3 | \$176.42 |
| 7/20/20 | 4061 Kilmartin Drive | 2593 | 4 | 2 | \$410,000 | 15 | \$158.12 |
| 7/21/20 | 3884 Paddrick Drive | 1476 | 3 | 2 | \$235,000 | 18 | \$159.21 |
| 7/21/20 | 3100 N Shannon Lakes Drive | 2154 | 3 | 2 | \$247,000 | 18 | \$114.67 |
| 7/23/20 | 3499 Giverny Court | 2221 | 3 | 2 | \$308,000 | 110 | \$138.68 |
| 7/27/20 | 3135 Shannon Lakes Drive | 1984 | 4 | 2 | \$245,000 | 198 | \$123.49 |
| 7/29/20 | 3146 S Shamrock Street | 2606 | 4 | 3 | \$380,000 | 48 | \$145.82 |
| 7/30/20 | 2406 Killarney Way | 2996 | 5 | 3 | \$260,000 | 284 | \$ 86.78 |
| 7/30/20 | 2242 Killarney Way | 2317 | 4 | 3 | \$281,000 | 155 | \$121.28 |
| 7/30/20 | 2912 Shamrock N | 2200 | 4 | 3 | \$350,000 | 1 | \$159.09 |
| 7/30/20 | 3336 Cameron Chase Drive | 1651 | 3 | 2 | \$220,000 | 51 | \$133.25 |
| 7/30/20 | 3242 Dungarvin Drive | 2421 | 4 | 2 | \$260,000 | 43 | \$107.39 |
| 7/30/20 | 3514 Crosshaven Lane | 1511 | 3 | 2 | \$249,300 | 3 | \$164.99 |
| 7/31/20 | 3055 Waterford Drive | 1928 | 3 | 2 | \$298,000 | 18 | \$154.56 |
| 7/31/20 | 3555 Gardenview Way | 2230 | 4 | 2 | \$329,000 | 215 | \$147.53 |

AUGUST

| | | | | | | | |
|---------|---------------------------|------|---|---|-----------|-----|----------|
| 8/3/20 | 2416 Limerick Drive | 3129 | 4 | 4 | \$460,000 | 17 | \$147.01 |
| 8/10/20 | 3149 Tipperary Drive | 1598 | 3 | 2 | \$262,000 | 35 | \$163.95 |
| 8/10/20 | 2405 Limerick Drive | 1893 | 4 | 2 | \$290,000 | 30 | \$153.20 |
| 8/14/20 | 3520 Clifden Drive | 2012 | 3 | 2 | \$255,000 | 41 | \$126.74 |
| 8/20/20 | 5305 Ben Brush Trail | 2108 | 3 | 2 | \$292,000 | 35 | \$138.52 |
| 8/20/20 | 3016 Grey Abbey Court | 2607 | 4 | 3 | \$440,000 | 28 | \$168.78 |
| 8/21/20 | 3569 Bartran Court | 2572 | 4 | 3 | \$350,000 | 55 | \$136.08 |
| 8/21/20 | 2955 Bay Shore Drive | 1783 | 3 | 2 | \$245,000 | 608 | \$137.41 |
| 8/24/20 | 4441 Stratfordshire Court | 1202 | 2 | 2 | \$150,000 | 58 | \$124.79 |
| 8/28/20 | 3409 Cameron Chase Drive | 1697 | 3 | 2 | \$255,000 | 68 | \$150.27 |

Architectural Control Committee Actions for Q3 2020

The Committee meets every Wednesday at 10 AM in the Killlearn Homes Association Board Room

| DATE | UNIT | PROJECT | ACTIONS | DATE | UNIT | PROJECT | ACTIONS |
|--------|------|----------------------|----------|--------|------|-------------------------|-----------|
| 1-Jul | | | | 12-Aug | | | |
| | 51 | STORAGE BLDG | APPROVED | | 28 | TREE REMOVAL | APPROVED |
| | 18 | RE-ROOF / SHINGLES | APPROVED | | 25 | RE-ROOF / SHINGLES | APPROVED |
| | 7 | FENCE | APPROVED | | 14 | POOL INSTALLATION | APPROVED |
| | 38 | GENERATOR | APPROVED | | 7 | ADDITION | APPROVED |
| | 26 | TREE REMOVAL | APPROVED | 19-Aug | | | |
| | 5 | TREE REMOVAL | APPROVED | | 25 | POOL INSTALLATION | APPROVED |
| | 10 | RE-ROOF / SHINGLES | APPROVED | | 1 | FENCE INSTALLATION | APPROVED |
| | 37 | SHUTTERS | APPROVED | | 28 | TREE REMOVAL | APPROVED |
| | 17 | TREE REMOVAL | APPROVED | | 28 | GARAGE ADDITION | APPROVED |
| 8-Jul | | | | | 28 | FENCE INSTALLATION | APPROVED |
| | 31 | DECK INSTALL | APPROVED | 26-Aug | | | |
| | 12 | SIDING REPAIR | APPROVED | | 10 | RE-ROOF / SHINGLES | APPROVED |
| | 14 | GENERATOR | APPROVED | | 17 | RE-ROOF / SHINGLES | APPROVED |
| | 14 | SIDING REPAIR | APPROVED | | 14 | SIDING MAINTENANCE | APPROVED |
| | 12 | STORAGE BLDG | APPROVED | | 3 | PAINT MAINTENANCE | APPROVED |
| | 17 | GARAGE DOOR MAINT. | APPROVED | | 40 | PORCH SCREEN / ADDITION | APPROVED |
| 15-Jul | | | | | 18 | TREE REMOVAL | APPROVED |
| | 39 | TREE REMOVAL | APPROVED | | 1 | TREE REMOVAL | APPROVED |
| | 25 | SIDING INSTALL | APPROVED | 4-Sep | | | |
| | 10 | RE-ROOF / SHINGLES | APPROVED | | 2 | TREE REMOVAL | APPROVED |
| | 14 | GUTTER REPLACEMENT | APPROVED | | 51 | PAINT MAINTENANCE | APPROVED |
| | 14 | TREE REMOVAL | APPROVED | | 51 | FENCE INSTALLATION | MORE INFO |
| | 10 | CARPORT INSTALLATION | APPROVED | | 40 | HOME ADDITION | APPROVED |
| | 16 | SIDING REPAIR | APPROVED | | 51 | FENCE EXTENSION | APPROVED |
| | 17 | DECK REPAIR | APPROVED | | 28 | DECK INSTALLATION | APPROVED |
| | 12 | SHUTTER REPLACEMENT | APPROVED | | 39 | TREE REMOVAL | APPROVED |
| 22-Jul | | | | 9-Sep | | | |
| | 7 | LANDSCAPING | APPROVED | | 12 | FENCE INSTALLATION | APPROVED |
| | 38 | TREE REMOVAL | APPROVED | | 21 | PAINT MAINTENANCE | APPROVED |
| | 25 | RE-ROOF / SHINGLES | APPROVED | | 51 | FENCE REPLACEMENT | APPROVED |
| | 10 | STORAGE BLDG | APPROVED | | 23 | SIDING MAINTENANCE | APPROVED |
| | 8 | PATIO INSTALLATION | APPROVED | | 50 | ADDITION | MORE INFO |
| 29-Jul | | | | 16-Sep | | | |
| | 22 | TREE REMOVAL | APPROVED | | 3 | TREE REMOVAL | APPROVED |
| | 3 | TREE REMOVAL | APPROVED | | 5 | ADDITION | APPROVED |
| | 1 | RE-ROOF / SHINGLES | APPROVED | | 18 | DRIVEWAY REPAIR | TABLED |
| 5-Aug | | | | | 37 | TREE REMOVAL | APPROVED |
| | 8 | SHUTTER MAINTENANCE | APPROVED | | 42 | RE-ROOF / SHINGLES | APPROVED |
| | 38 | FENCE INSTALLATION | APPROVED | | 51 | PAINT MAINTENANCE | APPROVED |
| | 1 | FENCE INSTALLATION | APPROVED | | 51 | TREE REMOVAL | APPROVED |
| | 14 | PAINT MAINTENANCE | APPROVED | | 50 | ADDITION | DENIED |
| | 38 | TREE REMOVAL | APPROVED | 23-Sep | | | |
| | 40 | WINDOW REPAIR | APPROVED | | 5 | RE-ROOF / SHINGLES | APPROVED |
| | | | | | 18 | TREE REMOVAL | APPROVED |
| | | | | | 29 | PARKING PAD ADDITION | TABLED |
| | | | | | 40 | TREE REMOVAL | APPROVED |
| | | | | | 11 | PATIO EXTENSION | APPROVED |
| | | | | | 28 | VARIANCE | MORE INFO |

ACC Committee: Michael Flemming, Polly Johnson, David Ferguson

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

Violations Report for Quarter 3 2020

| UNIT | VIOLATION | UNIT | VIOLATION |
|--------|---------------------------|---------|----------------------------------|
| | 1 PARKING ON GRASS | 38 (7) | UNAUTHORIZED SIGN IN YARD |
| 2 (2) | UNAUTHORIZED SIGN IN YARD | 39 (20) | UNAUTHORIZED SIGN IN YARD |
| 4 | UNAUTHORIZED SIGN IN YARD | 39 | TRAILER/RV/OTHER IN SIGHT |
| 4 (2) | MAINTENANCE YARD | 40 (4) | UNAUTHORIZED SIGN IN YARD |
| 6 (2) | UNAUTHORIZED SIGN IN YARD | 41 (25) | UNAUTHORIZED SIGN IN YARD |
| 7 (6) | UNAUTHORIZED SIGN IN YARD | 41 | TRAILER/RV/OTHER IN SIGHT |
| 7 (2) | BOAT VISIBLE FROM ROAD | 42 (17) | UNAUTHORIZED SIGN IN YARD |
| 8 | UNAUTHORIZED SIGN IN YARD | 42 | UNAUTHORIZED TEMPORARY STRUCTURE |
| 10 (2) | MAINTENANCE YARD | 50 (9) | UNAUTHORIZED SIGN IN YARD |
| 10 | PARKING ON GRASS | | |
| 10 (2) | UNAUTHORIZED SIGN IN YARD | | |
| 10 | PARKING ON GRASS | | |
| 10 (6) | UNAUTHORIZED SIGN IN YARD | | |
| 11 | UNAUTHORIZED SIGN IN YARD | | |
| 16 (4) | UNAUTHORIZED SIGN IN YARD | | |
| 16 | PARKING ON GRASS | | |
| 16 (5) | UNAUTHORIZED SIGN IN YARD | | |
| 18 | UNAUTHORIZED SIGN IN YARD | | |
| 19 (2) | UNAUTHORIZED SIGN IN YARD | | |
| 21 | UNAUTHORIZED SIGN IN YARD | | |
| 22 (3) | UNAUTHORIZED SIGN IN YARD | | |
| 25 (4) | UNAUTHORIZED SIGN IN YARD | | |
| 26 (2) | TRAILER/RV/OTHER IN SIGHT | | |
| 26 (3) | UNAUTHORIZED SIGN IN YARD | | |
| 27 | UNAUTHORIZED SIGN IN YARD | | |
| 31 | UNAUTHORIZED SIGN IN YARD | | |
| 34 | UNAUTHORIZED SIGN IN YARD | | |
| 37 (5) | UNAUTHORIZED SIGN IN YARD | | |



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