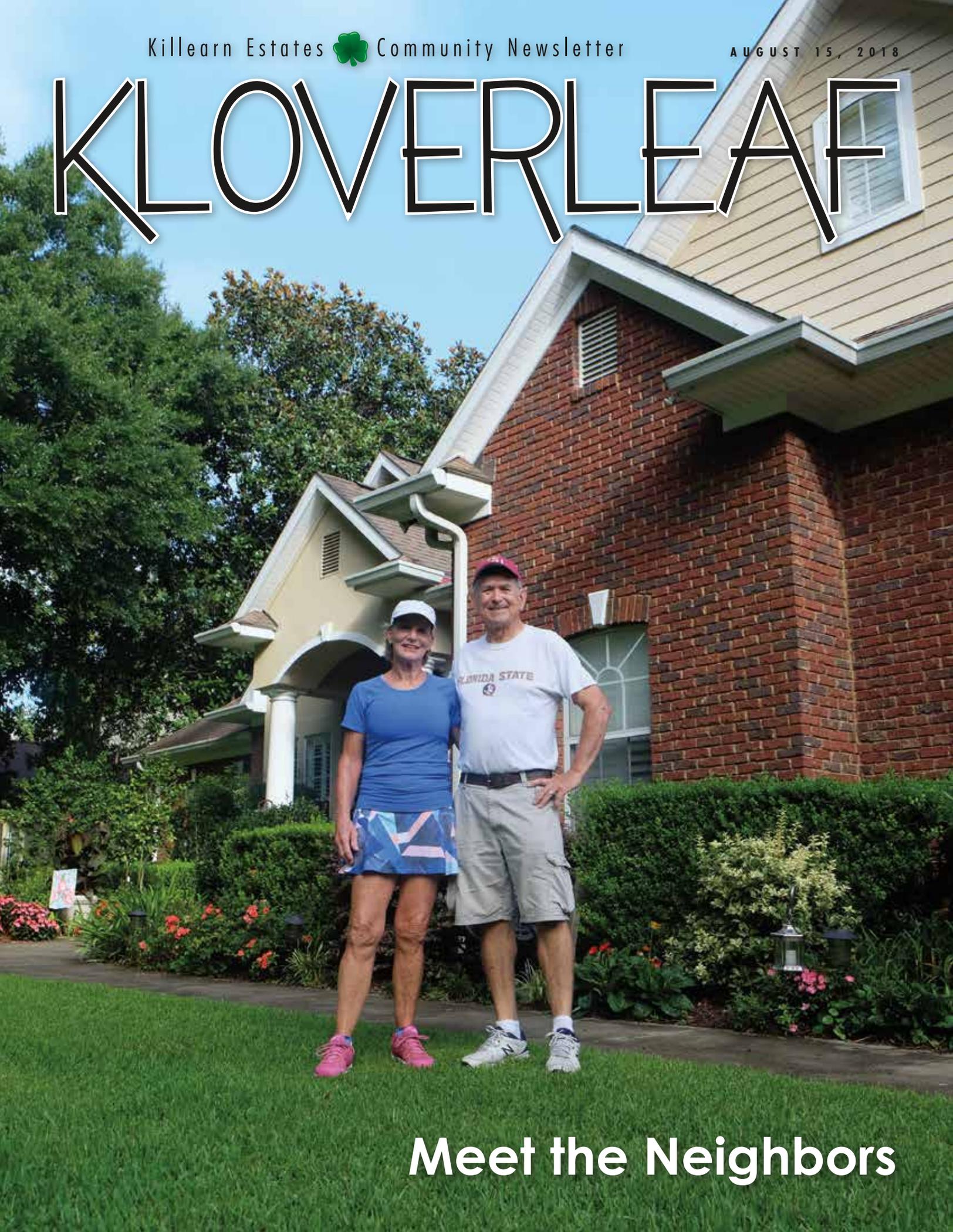


KLOVERLEAF



Meet the Neighbors

KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:30 am to 4:00 pm. *The KHA Board of Directors meeting will be held at 7pm in the conference room of the association office located at 2705 Killarney Way. Residents are invited and welcome.*

Mon., Sep. 3, 2018 - Labor Day, KHA Office Closed

Tue., Sep. 4, 2018 - Board of Directors Meeting

Tue., Oct. 2, 2018 - Board of Directors Meeting

Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

Denny Alexander,
Compliance Coordinator

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Association Manager

Diane Allewelt
Assistant Association Manager

Denny Alexander
Compliance Coordinator

Connie Thomas
Fiscal Assistant

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Killlearn Homes Association

EDITOR

Diane Allewelt

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kha@killlearn.org

AD DESIGN

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ASSOCIATION OFFICE

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2705 Killarney Way,
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850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:

Killlearn Homes Association
2705 Killarney Way
Tallahassee, FL 32309

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Community Highlights

8/16: 11th Annual Jazz Showcase Concert at Ruby Diamond Hall - 7:30pm

8/18: Randall Bramblett Band at Cascades Park - 7pm

8/24: Contra Dance at Tallahassee Senior Center - 7:15pm

8/26: Women's Equality Day

8/28: Be sure to get out and vote. Democracy is not a spectator sport!

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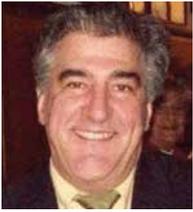
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John and Susan Till
are There

After Feature:

10 Transitions Program
Helps Families Facing
Serious Illness

On the Cover:
John and Susan Till



Association Manager Message

With Community Comes Responsibility

One proven way to improve your life is to improve the lives of those around you. In this month's Kloverleaf, we look at civic responsibility on an individual level, because inspiring conduct always has more of an impact than coercing it. Here in Killlearn Estates, we live amongst many civic leaders that are giving back to the community in a wide variety of ways. But you don't have to become a civic leader to contribute to your community. There are probably opportunities for supporting your community right next door.

Because, many of our neighbors find themselves struggling in silence. Nobody likes to advertise their problems, and this makes it difficult for us to support one another properly. We need to be proactively watching for ways we can address the needs of those that may not be able to ask for help. For example, some KHA seniors on fixed incomes and with limited mobility may find that mowing the lawn becomes an almost insurmountable task. Unkempt lawns make the entire community suffer, and the best answer is not always to cite or fine the homeowner.

Some members of the KHA Board of Directors have expressed an interest in founding a *Neighborhood Volunteer Committee* that can step up and address this particular neighborhood challenge, as well as others. Several homeowners have already come forward to say that they would be willing to donate their time to support those in need – in an effort to make our community a little more enjoyable for all. We at KHA are taking steps to make it easier to take this path, and I encourage you to call our office if you would be willing to participate.

Opportunities abound for volunteers to make a difference - through local churches, animal shelters, food banks... Volunteering allows us the opportunity to share skills and talents while helping those in need of assistance. But you don't even need to be a community volunteer to have a positive impact. We should all just strive to "cut each other more slack," forgive those who trespass against us, and be better neighbors.

Meanwhile, it's August and the rainy season has finally kicked in. The lakes seem to be filling up nicely, and we are closely monitoring the amount of water going under Centerville Road. Next, we will be looking to control the weeds that have been growing, and

taking steps to reduce the algae blooms that largely result from an abundance of nitrogen and phosphorus in the water. As such, this summer I'd like to remind homeowners along the lake to minimize the use of fertilizers close to the lake. Fertilizer run-off from lakeside yards is a significant contributor to algae blooms.

And school will be starting up again soon, so we expect school-based traffic to be ramping up again over the next month. We've been moving the portable radar-activated speeding alert signs around a bit, and we're contracting with the Tallahassee Police Department to provide additional patrol cars that will watch over those roads that have now become speedways. So let this serve as a friendly warning to our residents that might occasionally be hurrying to through the neighborhood. We assume that the bulk of the speeding offenders are from outside KHA boundaries, but we realize that just about everyone has a tendency to hurry these days, and so we hope that KHA homeowners will monitor their own driving behaviors. We are very concerned for our residents safety – especially kids that are out walking, crossing the street, or waiting for a schoolbus on a dark winter morning. We continue to look for new and more effective ways to reduce speeding in Killlearn Estates, and we appreciate all the input we've received from homeowners. 🍀

Conrad Metcalfe

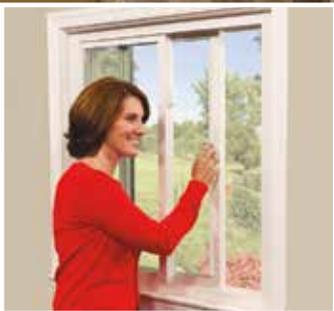


President's Message

Thanks to those KHA residents that are there for their neighbors. When people do nice things for us, a simple "Thank You" is always appreciated. These two little words are quite simple but they mean a lot to those who receive them - and it will probably make you feel good to say them. 🍀

- David Ferguson

WINDOW WORLD

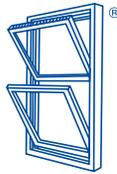


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**It's Property Tax Season:
What should you expect?**

As a property owner, the first notice you will get is your proposed tax notice also known as your TRIM notice, which stands for Truth in Millage. This is mailed annually in mid-August. The TRIM notice gives you a breakdown of the local taxing authorities, tax rates, property values and any assessment reductions or exemptions your property is receiving. If you believe the values, assessment reductions or exemptions are not reflected accurately, you may contact our office. Most concerns are resolved informally, if your concern is not resolved, you may file an appeal with the Value Adjustment Board. This must be done by the date specified at the top of your TRIM notice. Following your TRIM notice you will receive an actual tax bill from the Tax Collector around November 1st. The next important date is the annual exemption filing deadline. Exemption applications must be filed by March 1st of the year. This date does not vary. (850)606-6200 www.leonpa.org 



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LIKE A GOOD NEIGHBOR, JOHN AND SUSAN TILL ARE THERE

Improving Killlearn Estates one home at a time



John Till spent most of his working life as a State Farm insurance agent in central Florida. When he retired, he and his wife Susan wanted to stay active and healthy. And so they moved to Tallahassee to be near the sports teams of his alma mata. Susan played basketball and softball for Florida State, while John ran cross-country and his son was also on the FSU track team. They were brought to Killlearn Estates by their neighbors from central Florida - who had already moved to Killlearn Estates. Since then, they have led an energetic life here, enjoying swimming and tennis, the golf course, and the many other amenities that KHA affords.

They also “flip” homes in their spare time. They buy homes in the neighborhood that need work or are in foreclosure, and turn them into works of art. This requires vision and diligence on every front, because it takes creativity and care to get through such a project without losing money. But in fact, they’ve been quite successful. John tends to focus on the house itself, while Susan - a master gardener - tends to focus on the grounds, and the potential for “curb appeal.”



And they work with each other on both inside and outside projects. They don't just re-paint the house and re-landscape. They figure out what needs to be done to correct

whatever issues they uncover, going above and beyond to ensure that the next owner will be happy with choices they've made. They're currently wrapping up their fifth home in Killlearn Estates, which is now just coming up for sale.

This work keeps them busy and active in a way that provides for self-expression, while also improving the community. Actually, the idea of being a positive force in the community pervades just about everything they do. They both exhibit a strong spirit of civic pride and responsibility. And yet, it's not so easy to get either John or Susan to "toot their own horn" – it's more like Susan is willing to tell stories about John's good deeds, and John is more than happy to talk about Susan's.



Like when the garbage truck goes by, and John brings cold drinks out to the guys picking up trash on a hot day. Or when Susan picks up unwanted plants left by the side of the road, nursing them to health before giving them to some lucky neighbor that can benefit.



After a hurricane, John goes out actively looking to help clean up the neighborhood – starting with his property and extending out in all directions based on wherever needs arise. He has been seen filling up the back of his pick-up truck with dead branches that had littered the roadside. They also pick up litter whenever they see it in the neighborhood. When the dogs need to be walked, John and Susan would bring a couple of garbage bags along with them so as to pick up trash along the road. They see it as good exercise

that also makes them feel good, because they're making a difference while making the world a better place.

John is quick to make a pit stop at the home of a perfect stranger when he happens to notice a water problem he thinks he may be able to help with. He's also quick to stop and welcome a newcomer to the neighborhood when he sees a moving truck in the process of unloading. When one of their neighbors was having difficulty finding the time to keep their yard mowed, the Tills didn't call the KHA office to complain, they checked in with the neighbor to ask if it would be okay if they extended their mowing to include their neighbor's lot on occasion. This kind of goodwill creates a strong support network around John and Susan, which enriches their lives while also enriching the lives of everyone they come into contact with. We extend our sincere appreciation to John and Susan Till for the contribution they continue to make here in Killlearn Estates. 🍀



Transitions Program Helps Families Facing Serious Illness

Transitions is a professionally managed, volunteer-based support system provided in the comfort of your home, assisted living facility, nursing home or wherever you call home. It is designed to assist those who have an advancing illness with a prognosis of one year or less. **There is no fee for Transitions services.** Volunteers and social workers provide:

- ☘ Friendship and companionship
- ☘ Transportation
- ☘ Relief for caregivers
- ☘ Wellness calls
- ☘ Resource referral
- ☘ Client and caregiver education
- ☘ Guidance in understanding complex medical decisions

Since August 2017, Transitions has served over 75 clients across the Big Bend, resulting in many successes. The best way to illustrate the impact of Transitions is to share some of these stories:

"Shelby" is a mother of an 11-year-old boy and caregiver to her 80-year-old mother. She stopped working to care for her mother and has since encountered financial challenges. The Transitions social worker has linked

Shelby to resources for food and assisted in helping Shelby coordinate with her employer to work part time due to her mother's advancing illness. A volunteer provides companionship to Shelby's mother.

"Fred" is a fragile, elderly gentleman living in an assisted living facility. He does not have family in the area and is lonely. After a Transitions volunteer started visiting Fred on a regular basis, he said, "This is the first time I have felt like I had a friend in a very long time."

The Transitions Team is proud of these successes, thankful for the honor to be part of an individual's life journey and excited to help others.

For questions about the Transitions Program, contact Bobbie Massey, LCSW, Transitions program manager, at 850-671-6036. Additional information, including support group dates and times, can be found at www.WingsToCarryYou.org ☘



PRESS RELEASE,
FROM: Sharon Davidson,
Director of Volunteer and
Community Services.
Sharon@bigbendhospice.org
850.878.5310
DATE: July 19, 2018

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SEPTEMBER

IN THE GARDEN

By: *Lilly Anderson-Messec*
of *Native Nurseries*

If the afternoon rains don't get you soaked, the late summer heat and humidity will have you swimming in sweat - BUT the bugs and heat will soon be on the retreat and both the fall wildflowers in bloom & the fall vegetable garden are calling for your attention.



FALL IN FULL BLOOM

Most people think of spring as the big show for blooms, but in North Florida fall wildflowers put on an even showier performance. The sunny yellow blooms of native sunflowers like Narrowleaf Sunflower & Starry Rosinweed are joined by the warm blooms of goldenrods like Wand Goldenrod, Wreath Goldenrod & Sweet Goldenrod. These golden blooms are the perfect complement to the many purple blooming fall wildflowers such as Ironweed, Blazingstars and Georgia Aster. Fall is also the peak for native grasses! A few of my favorites; Muhly Grass, Purple Lovegrass, Elliott's Lovegrass, Purple-top Grass, Chalky Bluestem, Lop-sided Indiangrass & Yellow Indiangrass. Take a drive down to St. Marks National Wildlife Refuge to enjoy these native grasses and wildflowers in their prime fall form all along the roadsides - you don't even have to leave the comfort of your cool car! The migrating Monarch butterflies will also be headed that way to refuel on the bountiful fall blooms before they head south to Mexico for the winter.



IN THE VEGETABLE GARDEN

September is the time to get your spring vegetable garden cleaned out, re-dug and refreshed with compost and new fertilizer for the upcoming fall vegetable season. Re-digging your beds at the beginning of the season is important to prevent tree roots from infiltrating your veggie beds and stealing water and nutrients. It's also critical to replenish the organic matter and nutrients the last season's plants used up. I always use a fresh layer of mushroom compost and Espoma Plant-tone fertilizer. A few fall vegetables to plant from seeds or plants at this time: Broccoli, Cauliflower, Collards, Kale, Cabbage, Turnips, Rutabagas, Radishes, Mustards and Swiss Chard. Wait until the weather cools off to plant lettuce though, it doesn't like the heat.

PLAN FOR PLANTING IN FALL & WINTER

Fall and winter are the best times for planting trees and shrubs in Florida. It's ideal to get their root systems established during this dormant period so they have healthy, substantial roots to support all of their growth in spring and summer. Plan ahead for any planting you have had in mind, and seek advice from local nurseries for plant availability and recommendations.

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Business

Maintenance Committee Report



By Gloria M. Arias
*Vice President &
Maintenance Chair, KHA*

Shamrock South Park

A special thank you to our sponsor, Katie Hosford with The Naumann Group for coordinating a wildly successful Shamrock South Park Grand Re-opening party. Additional sponsors included Wendy Burri with Regions Bank and Smith Thompson Shaw. Vendors who participated included Clouser's Bouncers, Tallahassee Knockerballs, Kona Ice of NE Tallahassee, Mighty Trees (Charley Schwartz!), Secret Formula Records, Inc., Maple Street Biscuit Company and Gifted Baskets Balloons & Candy. Everyone worked seamlessly together to create a fun-filled morning for our residents.

And thanks again, to the City of Tallahassee – especially Ferdie Francisco and Jody Cahoon. They did a superb job pulling together thousands of details to create a beautiful park renovation. Dowdy Plumbing was also instrumental in making this happen. This project represents a terrific example of a public/private partnership between KHA and the City of Tallahassee to address storm water run-off issues, while also improving the community and enhancing the neighborhood. 🍀



Architectural Control Committee Actions for JULY 2018

The Committee meets every Wed. at 10am in the Killlearn Homes Association Board Room

DATE	UNIT	PROJECT	ACTION	DATE	UNIT	PROJECT	ACTION
7/11/2018	8	REPLACE DECK SURFACE	APPROVED	7/18/2018	26	TREE REMOVAL	APPROVED
	6	ROOF/GUTTERS	APPROVED		11	TREE REMOVAL	APPROVED
	11	TREE REMOVAL	APPROVED		3	STANDY-BY GENERATOR	APPROVED
	31	TREE REMOVAL	APPROVED		16	REPLACE ROTTEN DECKWOOD	APPROVED
	11	TREE REMOVAL	APPROVED		51	TREE REMOVAL	APPROVED
	41	TREE REMOVAL	APPROVED		17	REPLACE ROTTEN DECK/WOOD	APPROVED
	16	CARPORT/SHED	APPROVED		34	REPAIR ROOF/SIDING/CHIMNEY	APPROVED
	16	TREE REMOVAL	APPROVED		39	TREE REMOVAL	APPROVED
	7	TREE REMOVAL	APPROVED		16	TREE REMOVAL	APPROVED
	40	TREE REMOVAL	APPROVED	7/25/2018	3	RE-ROOF SHINGLES/CHARCOAL	APPROVED
	17	RE-ROOF/BROWN SHINGLES	APPROVED		10	TREE REMOVAL/REPLACE FENCE	APPROVED
	26	PAINT/SHUTTERS/PAVES	APPROVED		14	2ND STORY ADDITION	PENDING
	11	TREE REMOVAL	APPROVED		31	TREE REMOVAL	APPROVED
	21	RE-ROOF/DRIFTWOOD	APPROVED		26	TREE REMOVAL	APPROVED
	6	RE-ROOF/CHARCOAL GRAY	APPROVED		17	FILL IN HOLE IN DRIVEWAY	APPROVED
	10	TREE REMOVAL	APPROVED		21	6'WOOD PRIVACY FENCE	PENDING
	11	RE-ROOF/WHITE	APPROVED		40	TREE REMOVAL	APPROVED
	28	RE-ROOF/SHAKEWOOD	APPROVED		28	RE-ROOF SHINGLES	APPROVED

Violations Report as of July 31, 2018

UNIT	VIOLATION	UNIT	VIOLATION
3	LAWN MAINT	26	LAWN MAINT/ OFFENSIVE DEBRIS
3	NON-CONFORMING VEHICLE -BOAT	26	PARKING ON GRASS
4	NON-CONFORMING VEHICLE -BOAT	32	NON-CONFORMING VEHICLE -TRAILER
5	NON-CONFORMING VEHICLE -BOAT	32	OFFENSIVE DEBRIS
5	OFFENSIVE GROWTH/ACCUMULATION	37	NON-CONFORMING VEHICLE -BOAT
6	NON-CONFORMING VEHICLE -BOAT	38	MIN.HOUSING STDS GARAGE DOOR/ OFFENSIVE GROWTH
6	LAWN MAINT /UNAUTH.SIGNS	40	UNAUTH ALTERATIONS
12	NON-CONFORMING VEHICLE -BOAT	42	LAWN MAINT.
15	NON-CONFORMING VEHICLE -TRAILER	50	NON-COMPLIANT VEHICLE - BOAT
15	NON-CONFORMING VEHICLE -MOTOR HOME	16	NON-CONFORMING VEHICLE -BOAT
15	NON-CONFORMING VEHICLE -BOAT	16	MIN.HOUSING STANDARDS
15	MIN.HOUSING STANDARDS- MAILBOX	25	NON-CONFORMING VEHICLE -BOAT
7	NON-CONFORMING VEHICLE - BOAT	26	MIN. HOUSING STDS / LAWN OVERGROWN
33	UNAUTH ALTERATIONS	41	OFFENSIVE DEBRIS

ACC Committee: John Paul Bailey, Sam Bell, Kelley Phillips

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

Business

Swim Club Now Open

Join now and pay a rate of \$325 non-residents,
\$300 for Killearn Estates residents for the rest of summer.

The Swim Club is now open and will remain open until September 30th. There are limited memberships available this year. Please complete the form and mail or drop your payment at our office located at 2705 Killarney Way. **Note:** No lifeguards this year, we will distribute keys to all members. Pool hours are 11am to 9pm.



Name: _____ Email: _____

Address: _____ Home Phone: _____

Daytime Phone/Cell: _____ Employer: _____

Names and ages of Children:

_____ Age: _____ _____ Age: _____

_____ Age: _____ _____ Age: _____

I/we understand that our membership is seasonal for swimming. The membership fees are due and payable regardless of weather conditions or pool usage. I/we agree to abide by all of the rules and regulations of the Killearn Swim Club and further agree to not hold the Killearn Swim Club employees, representatives, membership or board members responsible for accidental injury.

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Killearn Homes Association, Inc.
Profit & Loss Budget vs. Actual
 January through July 2018

	Jan - Jul 18	Budget
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	551,995.00	552,000.00
6013 · INCOME-LATE FEES	8,000.00	7,000.00
6017 · ESTOPPEL	33,050.00	36,000.00
6018 · FINES	3,000.00	
6020 · DELINQ ACCT-Maint Chargebacks	1,293.80	100.00
6022 · COLL. FEES-LEGAL	28,700.00	12,000.00
6024 · ADMIN. NOTICING COST	947.00	600.00
6030 · INCOME-OTHER	100.00	2,600.00
6033 · INCOME-ADVERTISING	19,310.40	40,000.00
6055 · CENTURYLINK COMMISSION	0.00	36,000.00
6057 · KILLEARN ESTATES SWIM CLUB	38,485.00	26,800.00
6830 · INCOME-INTEREST	864.16	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	91,000.00
Total Income	686,745.36	804,600.00
Gross Profit	686,745.36	804,600.00
Expense		
6052 · LICENSES & FEES	310.51	300.00
6560 · PAYROLL TAXES	9,746.10	16,100.00
6950 · SWIM CLUB CONTRACT	3,150.00	5,400.00
7050 · LAKES	20,800.00	40,000.00
7060 · LANDSCAPE IMPROVEMENTS/MAINT	1,435.69	3,000.00
7100 · GROUNDS MAINTENANCE CONTRACT	37,194.40	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	18,784.77	31,500.00
7115 · TREE SUCCESSION	0.00	6,000.00
7120 · REPAIRS/MISC MAINTENANCE	24,088.40	4,800.00
7125 · POOL IMPROVEMENTS	3,022.00	
7130 · SIGNAGE	8,938.50	2,000.00
7251 · COVENANT REVITAL/ PRESERVATION	0.00	1,000.00
7270 · UTILITIES-COMMON AREAS	4,161.60	7,000.00
7271 · ASSN. CENTER - UTILITIES	2,233.59	3,000.00
7272 · CLEANING SERVICE	1,053.50	4,000.00
7325 · KHA SWIM CLUB - SUPPLIES	2,706.74	3,000.00
7335 · KHA SWIM CLUB - UTILITIES	3,327.12	6,000.00
7400 · TENNIS COURT IMPROVEMENT/MAINT	550.00	38,000.00
7450 · BRIDLE TRAIL IMPROVEMENT/MAINT	0.00	18,500.00
7610 · PARK IMPROVEMENTS/MAINTENANCE	6,687.72	104,500.00
8050 · NEWSLETTER	29,668.99	50,000.00
8110 · ANNUAL ASSOC. MEETING	0.00	500.00
8170 · OTHER	98.51	2,000.00
8290 · FURNITURE & EQUIPMENT	0.00	0.00
8295 · OFFICE IMPROVEMENTS	493.33	0.00
8410 · MEMBERS STATEMENT	331.58	1,500.00
8411 · ANNUAL ELECTIONS	0.00	0.00
8420 · LEGAL & PROF. FEES	15,232.90	50,000.00
8425 · LEGAL FEES COLLECTIONS	5,309.22	6,000.00
8580 · PAYROLL-SALARIES	118,184.23	184,000.00
8640 · ACCOUNTING/AUDITING	7,000.00	7,000.00
8645 · WEBSITE & SOCIAL MEDIA	160.00	4,000.00
8680 · AUTO EXPENSES-GENERAL	2,686.68	4,000.00
8710 · BANK CHARGES	13.00	
8730 · MISC. ADMIN. EXPENSE	7,453.58	12,000.00
8750 · EVENTS	706.23	16,500.00
8780 · INSURANCE - LIABILITY	11,249.00	11,000.00
8781 · INSURANCE - UMBRELLA POLICY	7,756.00	8,000.00
8782 · INSURANCE - WORKER'S COMP	1,796.00	3,000.00
8783 · INSURANCE-PROPERTY	3,313.87	4,000.00
8784 · INSURANCE-DIRECTORS & OFFICERS	5,650.00	5,500.00
8787 · INSURANCE-BUSINESS AUTO	501.00	500.00
8850 · POSTAGE	3,219.64	5,000.00
8860 · PRINTING	846.81	2,000.00
8870 · COPY MACHINE	1,542.66	3,000.00
8940 · SUPPLIES-OFFICE	1,366.40	3,000.00
9500 · TELEPHONE	2,306.82	4,000.00
9880 · FEDERAL INCOME TAX	3,103.00	14,000.00
9945 · BAD DEBT	18,832.00	25,000.00
Total Expense	397,992.07	804,600.00
Net Ordinary Income	288,753.29	0.00
Net income	288,753.29	0.00

Killarn Estates Community Newsletter

KLOVERLEAF

2705 Killarney Way, Tallahassee FL 32309

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Helping People Become Neighbors ...

I love the sense of community in Killarn Estates. My husband and I are so happy to live and raise our son here.

I know the neighborhood and this market and I love matching people with their homes.

When you are ready to buy or sell your Killarn home choose the realtor who loves where she lives and lives where she works!



Keller Williams Town & Country Realty
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