



Killlearn Kloverleaf

Killlearn Estates Community Magazine



Bay Shore Park

Contents



6
Mulch



12
What's
Happening



18
In the
Garden



9
Fertilizer
101



4
Bryon's
Brief

8
A Vote is
Coming



5
Bayshore
Park



killlearn briefs

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:

- September 5, 2016** Labor Day
- November 11, 2016** Veteran's Day
- November 24 & 25, 2016** Thanksgiving
- Dec 23 & 26, 2016** Christmas
- January 2, 2017** New Year's Day

Board of Directors—Monthly Meeting



The Killlearn Homes Association Board of Directors' monthly meetings are scheduled for **the first Tuesday of the month at 7 pm in the Conference room of the Association office located at 2705 Killarney Way, unless noted below****. All Killlearn property owners and residents are requested and welcomed 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 our facebook page. Any change to the scheduled date and/or time will be posted on our web site at www.killlearn.org.

Scheduled dates of the Board of Directors' future meetings

- September 6, 2016
- October 4, 2016
- November 1, 2016 (Annual Meeting)
- December 6, 2016
- January 3, 2017



BOARD OF DIRECTORS

John Paul Bailey
President

Michael Flemming
Vice President

David Ferguson
Secretary

Phil Inglese
Treasurer

Gloria M. Arias

Corinne Johnston

Bill Schack

Bob Ippolito
President Emeritus

ASSOCIATION STAFF

LeAnn Sbordone
Executive Director

Diane Randolph
Office Manager

Joy Dowdy
Field Manager

PUBLISHER

Killlearn Homes Association

EDITOR

Diane Randolph

GRAPHIC DESIGN

Debbie Dewell, Great Minds, Inc.

ADVERTISING

850/893-3468
kha@killlearn.org

AD DESIGN

850/386-7401
greatminds@embarqmail.com

ASSOCIATION OFFICE

Killlearn Cloverleaf™ is published monthly
(12 issues/yr.)

by Killlearn Homes Association
2705 Killarney Way,
Tallahassee FL 32309
850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:
Killlearn Homes Association
2705 Killarney Way
Tallahassee FL 32309

Copyright © 2016. All rights reserved.



Friend us on facebook
to keep up with daily
neighborhood news,
photos and more!

Message

A Great Future ...

If you've recently lost track of time, it may come as a surprise to realize that I've just completed my first year as the executive director of KHA. What a remarkable year it's been. I'm looking forward to my continued service in assisting Killlearn Estates in remaining a thriving, premier Tallahassee neighborhood!

One step toward creating a great future for KHA is in establishing effective methods of communication with our members. Towards that goal, you'll notice that the Cloverleaf will be arriving in your mailbox later in the month. We are adjusting the printing schedule to allow each month's issue to contain the most current information possible, including board meeting notes, financial data, architectural request reports, and community activities.

Two activities worth a brief mention are: 1) the lakes are being actively treated to control the fast growing hydrilla, lotus pads, and alligator weed, but it will take time to see results, and 2) we are monitoring the road detours related to the Shannon Lakes N. and Heather Hill drainage project. Actual road closures may be sporadic, so just keep an eye on the signs.

At this month's board meeting on August 2nd, many lively topics were discussed. After much input from members who live around the Shannon Lakes N. park, the gate will again be closed while I work with them to effect an amicable solution to excluding vehicles while still allowing access for pedestrians, strollers, maintenance equipment, and emergency personnel. I will also be choosing a park bench style that members can purchase as a memorial to a loved one that can be installed in a number of locations around the community. The board also confirmed that requests for using our parks as space for various sports tournaments should be denied, as the parks are not equipped to accommodate the potential parking, traffic, and noise associated with such events. Administratively, staff was instructed that revitalization of the covenants and restrictions is the association's primary focus at this time and that other non-essential community projects are secondary as time allows.

Again, it's been a pleasure working with this community. Let's bring massive success to Killlearn Estates together.



executive director

LeAnn Sbordone



ELECTION FOR BOARD OF DIRECTORS CALL FOR CANDIDATES!

Deadline ~ September 6, 2016

Four positions are available for the 2017-2019 term.

Must be able to attend board meetings on the first Tuesday of each month. Send a brief resume or bio to kha@killlearn.org for review by the Nominating Committee. Thank you!



Hope all of you are holding up with the intense heat we're experiencing this year. I think all of us are looking forward to Fall. I know I won't miss the heat, mosquitos and daily rain showers and will enjoy the fall leaves and football season!

Elections

I am honored and humbled that I have again been elected to my third term unopposed as your District IV Commissioner. I commit to you that I will continue to do the best job I can in representing our community and I appreciate the trust that's been placed in me to address your District IV concerns.

National Association of Counties

Many of you may already know, but by the time you read this, I will have been sworn in as president of the National Association of Counties. It's an incredible honor, not just for me, but for Leon County and the State of Florida. It's been more than 20 years since a Florida County Commissioner has held this position and I look forward to leading our counties in identifying and lobbying for options to address many of the issues facing all of us.

Thomasville/Proctor Rd Recreation Park Property

You may recall that the County bought 100 acres on the corner of Proctor and Thomasville Rds. just north of Chiles High. There's money for this recreation project (\$8-10M) that was allocated in the next round of Blueprint tax dollars which will start in 2019. \$250,000 has been included in the FY16/17 budget for passive trail improvements. Our Parks and Recreation staff will be examining schedules to determine when we can begin looking at development. It's my intent to ask for citizen input on how this is developed. It's still a long time coming, but the money is there. That's the best news of all! More to come!

The Bannerman Road Widening

All work should be completed in August, including the bicycle/pedestrian trail located on the north side of Bannerman from Thomasville to Quail Commons. The funds for the bicycle/pedestrian trail extension from Quail Commons to Tekesta will be appropriated in the BluePrint monies – we don't yet have a date on their allocation.

I consider it an honor and a privilege to serve as your District IV Commissioner and I commit to you that I will continue to do the best job I can in representing you and our community. As always, I welcome your input and appreciate all of you who act as my eyes in the District. Many of the improvements we've already made, or are currently working on, came from citizen suggestions or observations. As you plan for your neighborhood/homeowner's association meetings, please let me know the dates and times so that I may join you. Please don't hesitate to call me if you have any questions or concerns, deslogeb@leoncountyfl.gov 606-5364.

Bowles ROOFING
 Re-Roofs & Repairs
 Roof Maintenance
 (850) 575-6060
 Lic. # CC-C058119 • Insured
 25+ Years in Business • A+ Rating from BBB
 WWW.ROOFERSTALLAHASSEEFL.COM

Bryan Desloge
Commissioner District IV



Bay Shore: The little park that could

Despite obstacles and setbacks, this little open space was determined to be a park.

With dedicated neighbors, an active Maintenance Committee, and some good fortune, Bay Shore is now a well-outfitted park.

This idea began about two years ago when the Tree Harbour Neighborhood Network advocated for improvements to the area. Network member Joan Kanan suggested a city TAPP grant to first stabilize that area. Kanan, along with Pat Curtis, Polly Johnson and Anna Mattson, provided input to the park's development. The neighbors' strong desire to create a park stole my heart.

Inheriting the project, I discovered that beyond installing equipment, this site had water runoff and no place to store it. There is no immediate street drain. So, I asked Jodie Cahoon, civil engineer and Stormwater Manager with the City of Tallahassee, with whom I've worked closely, for advice. Given the conditions, he suggested KHA apply for a city TAPP rain garden grant. We did and were approved. Wow. Our first stroke of good luck.

About that time, enter Charley Schwartz; a Killlearn resident and civil environmental engineer, who volunteered on the Maintenance Committee to assist with issues such as this. (Little did he realize just how active he would be!) Another stroke of luck. Charley utilizes green infrastructure whenever appropriate, to cure many ills that face terrains like ours in Killlearn.

Charley analyzed the site conditions, drew detailed concepts and collaborated with William Dickerson, who designed and constructed the two rain gardens



at the park. This grant was a great cost savings to KHA plus was a viable solution to the runoff and erosion that plagued Bayshore Park. Dickerson Landscaping built superb berms, was careful with excavating to protect delicate root zones and left our site immaculate. This park was really beginning to take shape.

Our luck continued. Charley knew of the City's program to provide free mulch to those can accept a full truckload of wood chips. I signed right up. Charley drew mulch delivery locations on a site map for Wolf's tree service, and when they had jobs in our area, Wolf's delivered clean mulch chips—four truckloads in all. Charley enlisted his son and friends who are working earning Bright Futures Scholarship hours. Together they spread all four loads of mulch to further aid in slowing runoff, help define pedestrian paths and provide moisture cover to plants.

Once our rain garden installation date was set, I notified Pat, who spearheaded the watering for three weeks until the sod and plants were well established. Two adjacent homeowners, Leah Martineau and the Van Brunts, generously donated their spigots,

water and hoses to the cause. Pat recruited Sharon Krantz and Ed Fangmann to help with watering duty. This watering crew undertook a selfless act with scorching temperatures and pesky biting insects, but it's been successful and flowers are already blooming in the gardens. A few afternoon showers have certainly sealed their stabilization.

The beauty of a rain garden is that planting native species, given the particular shade/sun conditions, the plants are pretty self-sustaining.

And yet there was more. Last weekend, an additional play station was installed for the tiny tots, with a couple of benches around the playground. The shaded area with existing picnic table is now joined by an additional table for four, and a BBQ grill.

We've laughed a lot, worked diligently and it's been delightful getting to know more of our residents. Nothing like a good community project to pull us even closer together.

Bay Shore Park, the little park that could, became a perfectly scaled gem, nestled in the heart of Tree Harbour.

Much appreciation to the team: Pat Curtis, resident Tree Harbour; Joan Kanan, resident Tree Harbour; Leah Martineau, resident Tree Harbour; Sally and Tolly Van Brunt, residents Tree Harbour; Anna Mattson, resident Tree Harbour; Sharon Krantz, resident Tree Harbour; Ed Fangmann, resident Tree Harbour; Charley Schwartz, member Maintenance Committee; His son and high schools friends; Jodie Cahoon, civil engineer, Storm Water Manager, City of Tallahassee; Courtney Schoen, TAPP grant coordinator, City of Tallahassee;

(Continued on page 9)

The Art of Mulching

There are many factors that can cause non-point source pollution in our watershed. Following best management practices in the home can stop non-point source pollution from happening at the source.

One best management practice is learning to utilize mulch on your lawn and garden; mulching is one of the Nine Principles of a Florida-Friendly Lawn. There are many benefits that come with adding mulch to your yard.

How is mulch considered a Best Management Practice?

- Mulch helps reduce soil erosion. This prevents soil from entering local waterways.
- It helps maintain the moisture in soil. Mulch reduces the need for

watering by slowing evaporation.

- Mulch hinders the germination of weed seeds and growth. This reduces the need to treat with herbicides.
- Mulch improves soil quality. As the material decomposes valuable natural macro and micro nutrients are added to the soil improving its fertility.

Utilize mulch around trees, plant beds and hard to maintain areas of your lawn. While mulching your yard maintain a two to three inch layer of settled mulch to maximize its benefits. When selecting mulch for your needs learn what type will serve you best. Ensure that mulch cannot wash or float away where it could enter into storm drains.

Common types of Mulch:

- **Pine bark:** a byproduct of the forest industry. It comes in ground and nuggets, and is a rich brown.
- **Fallen leaves:** this includes grass clippings and can be raked up for free from your property. This mulch is high in nutrients and decomposes quicker than other types of mulch.
- **Melaleuca mulch:** made from the invasive exotic trees. This type of mulch is cured at high temperatures to kill any leftover seeds.
- **Eucalyptus mulch:** typically comes from plantations in South and Central Florida where trees are grown specifically for mulch. They grow quickly, so this mulch is considered to be renewable.
- **Utility mulch:** sold or given away for free by utility companies. This mulch comes from trimming trees and plants that get in the way of power lines, but it can come with weed seeds.

Mulch not only adds beauty to your yard; it helps protect our watershed as well.

Always remember that protecting Florida's water from non-point source pollution starts at home with you.

References and Resources

Mulch. (2015). The Florida Yards & Neighborhoods Handbook, 29-30.

UF/UFAS

Leon County free mulch learn more at <http://cms.leoncountyfl.gov/Home/Departments/Public-Works/Solid-Waste/Freemulch.asp>

This article was funded in part by a Section 319 Nonpoint Source Management Program Implementation grant from the U.S. Environmental Protection Agency through an agreement with the Nonpoint Source Management Section of the Florida Department of Environmental Protection.



Join The Alliance
COMPETITION Company
Ages 4-18

ARTISTRY
DANCE | ALLIANCE

REGISTER FOR SUMMER CAMPS AND INTENSIVES TODAY!
Tiny Toes (ages 3-4) | KinderStarz (ages 5-6)
Love of Dance Camp (rising 1st-6th grade) | Technique Intensives (rising 4th-12th grade)
Several dates to choose from | STARTING AS LOW AS \$45 | Sign up by phone, email or online
ArtistryDanceAlliance.com | 850 688-5921 | artistrydancealliance@gmail.com

OPEN HOUSE AND REGISTRATION
Pre-Registration: July 21st
Registration: August 18th & 19th
REGISTRATION FEE WAIVED AT THESE EVENTS!
Food | Refreshments | Giveaways | Family Fun

6800 Thomasville Road, #104
Tallahassee, FL 32312
Located in Bradfordville Commons near Hurricane's

That's Amore!

Serving signature Italian dishes since 1963.
Re-discover a Tallahassee tradition all over again.



MOM & DAD'S
Italian Restaurant

4175 APALACHEE PKWY, TALLAHASSEE, FL 32311
850-877-4518 • WWW.MOMANDDADSTALLY.COM

850-877-4518 ~ MOMANDDADSTLH.COM
TUESDAY—THURSDAY 5:00 PM—9:00 PM
FRIDAY—SATURDAY 5:00 PM—10:00 PM
NOW OPEN ON SUNDAY'S! 4:00 PM—8:00 PM



A Vote Is Coming.

There's been a lot of talk recently about revitalizing KHA's Covenants & Restrictions (C&Rs) because they are "expired" and that members need to vote for "revitalization". What does that mean and how is revitalization accomplished? Do you know how you'll vote? Do you know what you're voting for? Let's answer a few questions.

What exactly are the C&Rs?

The C&Rs are the legally recorded documents that govern how properties are developed, used, and maintained within the community. They establish a mandatory affirmative obligation (covenant) that requires members/renters/guests to adhere to property rules and regulations (restrictions). In tandem with laws and ordinances, C&Rs create the association's authority for maintenance, architectural control, land use, and enforcement of restrictions. Every property owner should have a copy. They are also available by unit at www.killlearn.org.

How did the C&Rs become expired?

Your C&Rs were drafted for an initial 50-year period, automatically renewing every ten years thereafter. Within the last two years, court case law has determined that those provisions are not sufficient to override the Marketable Records Title Act that "expires" the C&Rs every 30 years. Hence, revitalization must occur to keep the C&Rs enforceable for another 30-year period, otherwise they remain expired.

Why should I care if the C&Rs are expired?

C&Rs are a benefit to you. What would the community look like without them? The medians and parks would be overgrown, the lakes would never get treated, the pool would shut down, there would be no staff, and Killlearn Estates would become a mecca of RVs, commercial equipment, metal sheds, cars on blocks, yard signs, and oddly painted homes. Do you want that?

How are the C&Rs revitalized?

The process required by law includes retyping the existing C&Rs with no changes, establishing a revitalization committee for each unit, mailing a voting packet to all our members, submitting the revitalization votes to the Department of Economic Opportunity for approval, and re-recording the C&Rs. Whew!

Do I have to participate?

YES! Your vote to revitalize the C&Rs is urgently necessary! It's up to you to join with your neighbors to preserve Killlearn Estates as the premier neighborhood in Tallahassee. Without enough positive votes to revitalize, the C&Rs would remain in expired status, forcing association operations to deteriorate.

You will soon receive a packet of information from KHA that includes a cover letter, a copy of your C&Rs, a list of the members on the Revitalization Committee for your unit, and a voting form. Don't delay in returning your affirmative vote as soon as possible!

Pool Cleaning
556-6263

Only \$150 a month
chemicals included

A Precision Pressure Washing
& Pool Services Inc. Licensed & Insured

Jim Maples Carpentry, Inc.
HANDYMAN SERVICES THAT WORK FOR YOU

Woodrot Repair • Painting • Light Moving
Pressurewashing • Light Tree Removal • Debris Hauling
Plus Other Home Improvements

(850) 545-8418

Registered and Insured

SUPERIOR PAINTING
Expect the Best

Gerard LaMothe, Jr.
Office: (850) 297-1882 Fax: (850) 297-0084
office@superiorpainting.net www.superiorpainting.net

EXPECT THE BEST
Interior and Exterior Painting,
Cabinet Painting,
Deck and Fence Staining, Drywall Repair,
Crown Molding/Chair Rail Installation,
Wood Rot Repair,
Faux Finishing, Concrete Staining.

Call us: (850) 297-1882

BEST OF TALLAHASSEE AWARDS
AAA
TALLAHASSEE CHAMBER OF COMMERCE
BBB

Learn Fertilizer Etiquette

There are many different factors that can cause non-point source pollution in our watershed. Following best management practices in the home can stop much of the non-point source pollution from even happening.

One best management practice is learning to fertilize properly for your lawn and garden. This is one of the *Nine Principles of a Florida-Friendly Lawn*. There are many different nutrients within the fertilizers; these nutrients provide the supplements your lawn and garden need, but if not handled responsibly may pollute local water bodies and can kill the wildlife that lives within them. When using fertilizers it is important to be familiar with the different components within the brand you buy and base your purchase on what you plan to fertilize. Choose wisely and follow these tips to maximize the benefits.

Fertilizer Tips to Prevent Pollution

Follow UF/IFAS recommendations. Ideal rates, application timings, and formulas are different for different plants.

Choose slow-release products. Look for fertilizers with slow-release nutrients. They should include nitrogen and potassium but little or no phosphorus.

Always keep fertilizer off of any hard surfaces such as driveways or sidewalks. If there happens to be a spill be sure to sweep it up

and dispose of it properly, such as by sweeping or applying it into a well vegetated area. If this not done, fertilizers can be washed into storm drains and into your local lakes and streams.

If any fertilizer spills on the lawn be sure to clean up as much as you can and don't just water it in. These excess nutrients will seep down through the soil and into the groundwater, which is also a part of your watershed and provides most of Florida's drinking water.

Never fertilize within ten feet of a water body, there is too much risk of the nutrients being carried from the grass to the water. This adds excess nutrition that aids in algae and plant growth in the aquatic environment.

Become familiar with your water source. Reclaimed and recycled water that you may use for irrigation in your home contains nutrients of their own, reducing the need to fertilize.

Avoid fertilizing before a heavy rain. This can cause fertilizer to wash off the lawn. You will lose the benefit of the application for your lawn and contribute to stormwater pollution.

Avoid weed-n-feed products. These contain both herbicides and fertilizers. These products can harm some species of trees and ornamentals, and are rarely meant to be applied at the same time in Florida's climate. One or the other is often wasted.

Your plants will indicate when they lack a certain type of nutri-



ent and it is important to look for a fertilizer that fits their needs. Take advantage of the resources that are available, both at local nurseries and the UF/IFAS Extension website (<http://fyn.ifas.ufl.edu>) or the Leon County officeto learn about proper application rates and care for lawns, ornamentals, fruit trees and vegetable gardens.

Be sure to follow these simple tips the next time you are getting ready to use fertilizer at your home.

Always remember that protecting Florida's water from non-point source pollution starts at home with you.

References and Resources

Fertilize Appropriately. (2015). The Florida Yards & Neighborhoods Handbook, 23-28.

UF/IFAS Extension <http://fyn.ifas.ufl.edu>
UF/IFAS Leon County <https://leon.ifas.ufl.edu/>

This article was funded in part by a Section 319 Nonpoint Source Management Program Implementation grant from the U.S. Environmental Protection Agency through an agreement/contract with the Nonpoint Source Management Section of the Florida Department of Environmental Protection.

Bay Shore Park (continued from page 5)

Mark Heidecker, Water Quality Enhancement Coordinator, Underground Utilities, Stormwater, City of Tallahassee; William Dickerson, President and Alan McVeigh, Operations Manager, Dickerson Landscaping; Bert Alligood, Heinz Nurseries, playground repairs; Wil-

lis, Wolf's Tree Service, free mulch; Rich Falkowski, Miracle Recreation playground equipment.

Please, take time to visit <http://giatally.weebly.com/> to learn about the consortium that Charley Schwartz has compiled. This park is <http://giatally.weebly.com/bay-shore-park.html>

Also, Dickerson Landscaping created a video for Bayshore Park at this link:

https://drive.google.com/open?id=0B2sw_LR0tj68a0NTWFZxXBrV0E

If you are interested in helping with future projects in your community, please contact our office at (850) 893-3468.



Architectural Control Committee Actions for June, 2016

The Committee meets every Wednesday at 10am in the Killlearn Homes Association conference room.

DATE	UNIT	PROJECT	ACTION/CONDITIONS
6/1/2016	41	Shed Installation	Approved
	40	Roof replacement (Charcoal Gray)	Approved
	31	Patio Extension/Install Gazebo	Approved
	28	Window Replacement	Approved
	40	Repaint Shed	Approved
	41	Tree Removal	Approved
6/8/2016	09	Brick Gazebo (to match home)	Approved
	12	Roof Replacement (Medium Gray)	Approved
	12	Paint Exterior of Home	Approved
	07	Tree Removal	Approved
	12	Replacement of Deck Boards	Approved
	20	Shed	Approved
	03	Tree Removal	Approved
	28	Install Screen on Existing Porch	Approved
	41	Roof Replacement (Dark Gray)	Approved
	18	Fence Installation	Approved
	10	Tree Removal	Approved
6/15/16	42	Fence Installation	Approved
	37	Fence Installation	Approved
	05	Fence Installation	Approved
6/22/16	05	Tree Removal	Approved
6/29/16	50	Fence Installation	Approved
	29	Deck Extension/Screen Porch Installation	Approved
	18	Convert Screen Patio to Sunroom	Approved
	26	Fence Installation	Approved
	31	Window Replacement	Approved

ACC MEMBERS: CHAIRMAN MICHAEL FLEMMING, MARK TRUDEAU, LEE JOHNSON, JOHN PAUL BAILEY, POLLY JOHNSON, DAVID FERGUSON.

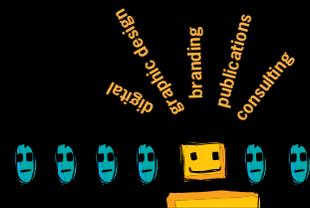
ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.



City Ordinance requires pet owners to pick up their dog's waste. Please carry a plastic bag when walking your dog(s).

GREAT MINDS
A CREATIVE GROUP

850-386-7401
www.greatmindsinc.com





The Water's Great ... Jump In!

The Killlearn Estates Swim club will be open through October 2nd, 2016. The resident membership fee for the full season will remain at last year's rate of \$450.00.

Although we don't offer a month to month membership, the longer you wait to join, the more it will cost you monthly for the remaining months.

Killlearn Estate resident rates will be as follows:

\$450.00 entire season starting May 1st

\$425.00 if starting June 1st

\$375.00 if starting July 1st

\$325.00 if starting August 1st

\$175 if starting September 1st

Name: _____ Email: _____

Address: _____ Home Phone: _____

Daytime Phone/Cell: _____ Employer: _____

Name of Spouse: _____

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 Killlearn Swim Club and further agree to not hold the Killlearn Swim Club employees, representatives, membership or board members responsible for accidental injury.

Dated: _____

Applicant

Applicant's Spouse

KILLEARN HOMES ASSOCIATION, INC.

2705 Killarney Way • Tallahassee, Florida 32309 • Telephone 850.893.3468 • Fax 850.668.0530



Michael Flemming, Owner
Painting Contractor
State Certified Building Contractor
State Certified Home Inspector
FL Lic# CBC1256612
FL Lic# HI4590



Southeast Painting inc.

SINCE 1984

A Company You Can Trust

When It Needs To Be Done Right

Residential & Commercial Painting • Cabinets • Carpentry • Interior-Exterior

Fully Licensed, Insured & Background Checked
Expert Color Matching • All Work Guaranteed

www.southeastpaint.com

562-4010

References • Free Estimates • See Our Ad in Yellow Pages



Ask us about
going GREEN!

what's happening?

FOOD TRUCK WEDNESDAY AT FOUR OAKS COMMUNITY CHURCH



With the weekend around the corner, and two days left in the week, why not stop by with the family, between 5 and 8pm and leave the cooking to someone else?

Visit their facebook page, Food Truck Wednesday, for that week's vendors.

Help AMVETS Post 1776 Celebrate it's 5th Annual "Veterans Helping Veterans Golf Tournament"

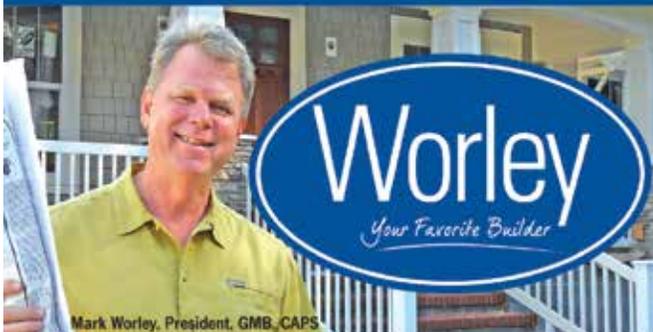
Monday, September 19, 2016 at the beautiful Golden Eagle Golf & Country Club

AMVETS is the largest veterans service organization open to anyone currently serving, or who has honorable served, in the U.S. Armed Forces (including Reserves & National Guard) from World War II to the present. 100% of proceeds will be donated to veterans in need and to other local veteran projects within our community.

Open to the Public!! Individual Player \$100
Registration at 8 AM – Shotgun Start at 9 AM
Gross & Net Flight winning teams will be awarded trophies!
Longest Drive and Closest to the Pin contests!

Please contact Ray House at (850) 894-1717
or email: rhouseteam@comcast.net
for more information

Aging-In-Place **REMODELING** made EASY by



850.668.3438 WorleyConstructionInc.com

JOHN PAUL BAILEY & ASSOCIATES

Licensed Real Estate Broker
Commercial Real Estate

103 S. Adams St.
Tallahassee, FL 32301

Cell: (850) 933-0761
jpbandassociates@aol.com

The **BENSON'S** HEATING & AIR CONDITIONING INC. Difference

The Real Difference is the Character of Our People!

Experience what makes
BENSON'S the Best –
Our staff will show you comfort
the BENSON'S Way

- The latest technology
- Specialized training
- The best equipment
- 24-hour service



Best Heating & Air Conditioning Company



850-562-3132

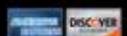
Office Hours: Mon-Fri: 8am-8pm & Sat: 8am-4pm



FL: CMC056269 | GA: CN208982

www.BensonsHVAC.com

Financing Available



Prism™ TV

replaces cable and satellite.

Killearn Estates, this is the future of TV.



CenturyLink® Prism™ TV: Interactive TV you control – anywhere, any time, on any device. Prism™ TV replaces cable and satellite and is delivered to your neighborhood through CenturyLink's fiber-optic[†] network.

Prism™ TV offers interactive features like:



Wireless Set-Top Box

Put your TV anywhere you want – even in the backyard.
Additional fees required. Requires power and connection to TV; range of wireless signal is limited.



Whole Home DVR

Lets you watch and record multiple shows at once. Plus, pause live TV.



Prism on the Go

Watch TV anywhere you want, on any device you want. And set DVR recordings and access channels like HBO GO®, MAX GO®, NBC On Demand, Bravo On Demand, USA On Demand and more.



Prism App Center

The Prism App Center gives you access to social networks like Facebook, as well as Yahoo! Sports, Picasa and more.

Call 850.599.1005 Español 866.960.7085

Test-drive it in store:

Tallahassee – 1544-2 Governors Square Blvd

or online at SeePrismTV.com today!

CenturyLink is proud to
serve Killearn Estates.



[†]Fiber optics apply to all or a significant amount of the network, depending on your location.

Services and offer not available everywhere. CenturyLink may charge or cancel services or substitute similar services at its sole discretion without notice. Service and features are subject to change and may vary by service area. Requires credit approval and deposit may be required. Additional restrictions apply. **Terms and Conditions** – All products and services listed are governed by tariffs, terms of service, or terms and conditions posted at www.centurylink.com. **CenturyLink® Prism™ TV** – Subscription to Prism service in certain Prism territories may require a separate local phone service and preclude customers from purchasing 3rd-Party High-Speed Internet services from any third party. Service includes digital channels (including local channels), one (1) or two (2) set-top boxes (STB), depending upon plan selected, one (1) modem gateway, and up to four (4) standard direct video streams to residence. CenturyLink-provided set-top boxes are required to view TV. Local channel availability varies by market. Wireless set-top box monthly fee applies for subscription to a Prism package that includes (1), requires power and connection to TV; range of wireless signal is limited. With Prism on the Go, most content can be viewed within your home only, requires a subscription to Prism and a qualifying device and Wi-Fi connection. **Prism Mobile App** – Requires subscription to a Prism TV Package. Most content (certain programs only) can be viewed within your home only. Other functionality can be used from anywhere. Download and watch available for select shows and requires qualifying device and Wi-Fi connection. Terms and conditions available at app store. **HBO GO® and MAX GO®** – HBO GO® and MAX GO® are only accessible in the U.S. and certain U.S. territories where a high-speed broadband connection is available. Minimum 3G connection is required for viewing on mobile devices. Requires subscription to HBO and Cinemax. Other restrictions may apply. Terms and conditions apply. Additional charges will apply for additional programming packages, movie channel subscriptions (except for Prism™ Premium plan), Pay Per View movies and events. On Demand purchases, and premium services/ subscriptions for all plans. © 2014 CenturyLink. All Rights Reserved. The name CenturyLink and the pathways logo are the trademarks of CenturyLink. All other marks are property of their respective owners.

In the Tallahassee Garden



For southern gardeners, September brings the same feelings of joy and renewal that our northern counterparts feel in the spring. Its time to get out in the garden again and begin getting our gardens in order and planting.

Shrubs and Trees: If you have unwanted volunteer saplings, cut them down when they are young. If you wait too long you may need a chain saw or a professional tree service to do the job. Container-grown trees and shrubs can be planted now or later in the season. Some natives that have lovely fall foliage include American beech, hickory, sassafras, Florida red maple, oakleaf hydrangea, and Elliott blueberry. Of course we often have to wait until December for the peak of fall color and even then the extent and depth of color depends on the amount of rain and cold weather we have before then. For colorful berries, plant American beautyberry, yaupon holly, or American holly. If you plan to transplant trees and shrubs this winter, while they are dormant, you should root prune them now.

Flowers: Plant paperwhite narcissus, snowflakes (*Leucojum vernum*), Easter lilies, Madonna lilies, amaryllis bulbs, and Louisiana irises. Divide and replant overgrown clumps of perennials that have finished blooming. Lift and divide daylilies. To separate irises, dig, cut the foliage back to three inches, and allow the rhizomes to air dry for a few days before replanting. Plant petunias and dianthus.

Try something new when choosing perennials for planting this fall. Some fall-blooming perennials which have done well in the Leon County Extension Demonstration Garden include: lion's ear (*Leonotis leonurus*), which has bright orange flowers; cigar flower, (*Cuphea micropetala*), which has orange flowers shaped like tiny cigars, tipped with yellow; Phillipine violet (*Barleria cristata*) which blooms with a profusion of dark lavender flowers; and firespike, (*Odontonema strictum*), a four to five foot plant topped with tubular red flowers. Ornamental grasses are also lovely additions to the fall garden. They combine beautifully with fall-flowering perennials in the landscape. Muhly grass, *Muhlenbergia capillaris*, is a native, with pinkish-purple flower heads.

Vegetables: Pull up and throw away summer vegetable plants that have finished producing. Don't till them into the soil. You could end up spreading diseases. Vegetables need fertile, well cultivated soil. Till as deeply as possible before planting. Add

organic soil amendments such as compost or well-chopped leaves. Anything you add should be well-composted and thoroughly mixed into the soil.

Plant fall vegetables now, including broccoli, cabbage, carrots, collards, endive, escarole, leeks, turnips, radishes, mustard, beets, kale and green onions. If you plant early in the month, you can still plant tomatoes, squash, beans, and cucumbers. Plant herbs such as chives, oregano, parsley, sage, rosemary and tarragon. Wait until next month to plant strawberries.

Lawn care: If your lawn needs fertilizing again before winter, do it before the end of September. If you haven't fertilized since spring, an application of a low-nitrogen, high potash (potassium) winterize fertilizer, such as 5-0-15 or 5-0-20 could help now. Avoid high-nitrogen types of fertilizer.

If your lawn is developing areas that yellow and then turn brown, and you cannot find any sign of insect pests, then the problem may be a fungus disease, particularly if you have been receiving very frequent rains or if you have been over-watering. Closely examine the grass blades to see if they appear to be rotting off where they're attached to the stem. If so, a fungus disease is a good possibility.

For more local gardening information, visit the UF-IFAS 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.



850-556-9183

Whit Davis
whit.davisgreenscapes@gmail.com

- Mowing
- Mulching
- Pruning
- Sodding
- Aeration
- Planting
- Fertilization
- Pressure Wash
- Weed Control in Beds

Call today for a no cost, no obligation estimate

Killearn Homes Association, Inc.
Profit & Loss Budget vs. Actual
 January through July 2016

Ordinary Income/Expense	Jan - July 16	Budget
Income		
6010 · INCOME-CURRENT DUES	521,273.74	552,000.00
6013 · INCOME-LATE FEES	3,087.36	7,000.00
6015 · INCOME-PRIOR DUES	2,191.87	4,500.00
6017 · ESTOPPEL	8,013.46	11,000.00
6020 · DELINQUENT ACCT-Maintenance	264.15	100.00
6021 · DELINQUENT ACCT-INTER.	115.18	200.00
6022 · COLL. FEES-LEGAL	8,731.33	12,000.00
6024 · ADMIN. NOTICING COST	519.42	600.00
6030 · INCOME-OTHER	605.08	2,600.00
6033 · INCOME-ADVERTISING	20,181.00	52,000.00
6055 · CENTURYLINK COMMISSION	40,736.35	66,000.00
6057 · KILLEARN ESTATES SWIM CLUB	23,170.00	33,000.00
6830 · INCOME-INTEREST	33.21	100.00
	<hr/>	<hr/>
Total Income	628,922.15	741,100.00
	<hr/>	<hr/>
Gross Profit	628,922.15	741,100.00
	<hr/>	<hr/>
Expense		
VOID	0.00	
6052 · LICENSES & FEES	275.00	250.00
6560 · PAYROLL TAXES	9,849.05	15,200.00
6950 · MAINTENANCE	5,148.31	5,400.00
7050 · LAKES	26,531.35	30,000.00
7100 · GROUNDS	43,720.80	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	18,159.43	25,000.00
7120 · REPAIRS/MISC MAINTENANCE	3,989.02	5,200.00
7251 · COVENANT REVITAL/ PRESERVATION	15,343.82	125,000.00
7270 · UTILITIES-COMMON AREAS	2,753.72	6,300.00
7271 · ASSN. CENTER - UTILITIES	3,480.52	6,500.00
7272 · CLEANING SERVICE	1,250.00	3,000.00
7325 · KE SWIM CLUB - SUPPLIES	2,004.55	5,000.00
7335 · KE SWIM CLUB - UTILITIES	2,644.09	2,900.00
7610 · PLAYGROUND/PARK IMPROVEMENTS	16,953.63	20,000.00
8050 · NEWSLETTER	35,034.37	60,000.00
8110 · ANNUAL ASSOC. MEETING	0.00	800.00
8170 · OTHER	822.15	5,000.00
8290 · FURNITURE & EQUIPMENT	1,302.46	
8410 · MEMBERS STATEMENT	2,029.61	5,700.00
8411 · ANNUAL ELECTIONS	0.00	3,000.00
8420 · LEGAL & PROF. FEES	13,963.93	50,000.00
8580 · PAYROLL-SALARIES	97,583.69	165,500.00
8640 · ACCOUNTING/AUDITING	7,000.00	6,700.00
8645 · WEBSITE	337.35	1,200.00
8680 · AUTO EXPENSES-GENERAL	1,412.30	3,300.00
8730 · MISC. ADMIN. EXPENSE	5,610.08	8,000.00
8750 · EVENTS	13,176.58	18,500.00
8780 · INSURANCE-LIABILITY/ D&O/PROPER	20,418.50	19,000.00
8781 · INSURANCE - UMBRELLA POLICY	4,926.00	7,800.00
8782 · INSURANCE - WORKER'S COMP	1,547.00	3,400.00
8786 · INSURANCE - AGENCY FEES	1,512.00	
8821 · LIEN FILING FEE	214.00	
8850 · POSTAGE	911.21	5,000.00
8870 · PRINTING - COPY MACHINE	3,686.27	5,000.00
8940 · SUPPLIES-OFFICE	1,475.32	3,000.00
9500 · TELEPHONE	2,757.67	5,250.00
9880 · FEDERAL INCOME TAX	4,160.00	17,200.00
9945 · BAD DEBT	8,826.08	13,000.00
	<hr/>	<hr/>
Total Expense	380,809.86	741,100.00
	<hr/>	<hr/>
Net Ordinary Income	248,112.29	0.00
	<hr/>	<hr/>
Net Income	248,112.29	0.00
	<hr/>	<hr/>



2705 Killarney Way, Tallahassee FL 32309

PRSR STD
U.S. POSTAGE
PAID
TALLAHASSEE, FL
PERMIT NO. 132



 **THE PLANT MAN**
LANDSCAPE & DESIGN
plantmanlandscape.com
(850) 997-1008

This summer, let your **backyard** become
your favorite *vacation* destination