

OCTOBER 2016

Killearn Cloverleaf

Killearn Estates Community Magazine



Fall Weather
Fresh Facelifts

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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:

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

November 1, 2016 (Annual Meeting)

December 6, 2016

January 3, 2017



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neighborhood news,
photos and more!



A few reminders ...

- KHA's 2016 membership meeting is November 1st at the Methodist church, 7:00 p.m.
- Election ballots have to be returned by October 24th. Let's have a record number of votes!
- Covenant revitalization consent forms are due November 1st. Keep in mind that property owners in units 24, 25, 27, 31, 36, 37, 38, 39, 40, 41, and 42 will not receive a packet with one of these forms because revitalization for those eleven units isn't necessary. They were preserved earlier this year by a vote of the board.
- The community wide yard sale is November 5th.
- As the fall and winter holidays approach, keep in mind that all property decorations should be removed immediately after the holiday. Halloween décor still haunting your property in December and Christmas lights still hanging around in March could result in a violation notice. If you would like your decorations to remain displayed longer, opt for general seasonal decorations that are not for a specific holiday.
- Any alteration to the exterior of your property needs approval from the Architectural Control Committee (ACC) before work begins. This includes removal of trees, repainting, additions, driveway work, shed installations, and new windows, shutters, doors, roofs, and fences. Applications are available at www.killlearn.org or at the KHA office, and the ACC meetings weekly to review them.
- Before you know it, 2017 dues invoices will be in the mail. They are due by January 1st each year. Feel free to send your payment in early so you'll have one less thing on your to-do list after the holidays!

At this month's board meeting on October 4th there were many agenda items and much productive discussion on many topics. The Maintenance Committee presented its top priorities to be considered for the 2017 budget, including additional park improvements, bridle path crossings, and entrance landscaping. The board earmarked \$10,000 to complete the much needed cleanup of invasive aquatic plants in the lakes before they go dormant for the winter. And to kick off the 2017 budget prep season, the board reviewed pool revenue and expense figures and discussed options for identifying why pool memberships are low and what options are available to keep the pool solvent, such as possibly eliminating life guard expenses. No action was taken at this time. Complete minutes are always available at www.killlearn.org.

LeAnn Sbordone

ELECTION & ANNUAL MEETING REMINDER

Ballots are due at Killlearn Homes Association office by October 24th. New 2017 board members to be presented at annual meeting on November 1st at 7:00pm.



curb painting



Colby Schank presented an Eagle Scout Service Project in September. His project was to paint the numbers on the curbs in front of each house on Brandon Hill Dr. and Edenderry Dr. The goal of his project was to make it easy to identify every house as you drive. The impact of this project is helpful in identifying locations for emergency personnel in our neighborhood. A big thank you goes to Colby and Boy Scout Troop 121!



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Gloria M. Arias
Maintenance Committee, Chair
Lakes Restoration Committee, Chair



Maintenance Committee October Updates

Memorial Benches Locations

Do you have a suggestion for a location you think would be a peaceful spot to remember a loved one? Residents have requested the opportunity to dedicate a memorial bench in their loved ones name. The Maintenance Committee is assisting our Executive Director in identifying locations in our parks and other common areas. Please send your suggestions to Glorivoice@outlook.com and together with staff, we'll create a map of locations. More details of styles and prices will follow. Thanks!

Lakes

With the dramatic improvement you saw in last month's Kloverleaf, Sean McGlynn will keep up the momentum and treat our lakes through the end of 2016, to continue eradicating the aggressive invasives such as hydrilla and alligator weed, before they go into Winter dormancy.

Parks

Restoration and repair of Killarney Way Park is scheduled to be completed by the end of November.

319 Grant

Can you find the six, newly erected kiosks in our parks? Each has a poster-sized environmentally friendly message. It's an opportunity to visit your

parks. When you see the kiosks, imagine that we can rotate messages, post resident info such as events and other notices. They're easy to spot yet don't obstruct your lake view. (oops, gave away a hint!)

Bridle Trails

With more comfortable weather, committee members will resume review of previously identified, key spots within the trail system, making recommendations back to staff how to handle. Trails is a shortlist item we will continue to revitalize.

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Frank Swain

Guardian of Killearn's Green Spaces

Frank Swain's domain encompasses 65 acres, stretching across Killearn Estates, from Clifden Drive Park in the north to Fermanagh Park in the south. On his riding mower, he's a familiar sight as he single-handedly maintains the parks, common areas and many other green spaces owned by Killearn Homes Association.

Frank cares for these community green spaces as if they were his own, carefully raking after he mows, making sure bushes are trimmed and removing debris. Over the years, he has cleared out areas that barely qualified as parks and has fought an ongoing campaign against invasive vines.

He knows each slope and ditch, where to watch out for tree roots that would foul his mower and where wet weather can prove dangerous. On more than one occasion, he has lost control and rolled his mower on rain-slick slopes. "That's why some areas don't get mowed as often as I'd like when it's wet."

Frank isn't bothered by Tallahassee's hot summer days; he likes the heat. Nor does the monotony of the work bother him. "I can meditate and concentrate," he said. "It's really soothing, even if it is noisy at times."

Although it seems he works every day of the week, Frank said he works 40 "part time" hours in a four-day work week, except during the aftermath of Hurricane Hermine, which had him working a seven-day work week, primarily picking up and hauling off storm debris.

"In my 14 months with KHA, it has been a sheer pleasure getting to know Frank. He's warm, funny, and has a work ethic bar none," said LeAnn Sbordone, KHA Executive Director. "He's a valuable asset to KHA and we consider him one of our team members."

"I can't believe that just one guy is doing all of this," remarked one Killlearn resident. Equally surprising is Frank's age. He recently turned 81, but says, "I feel like I'm 20."

It just may be that his physically demanding job is keeping him young. Frank casually mentions that he had heart bypass surgery 28 years ago but is fine now. He can tell you exactly how many days he had to take off work after his surgery: 38.

A native of Michigan, Swain and his wife moved to Jacksonville in 1971. They ran a small motel there but with little kids to look after, operating a motel got to be too much so they switched gears, and were planning on moving to California when

they "decided to give Florida another try." They landed in Tallahassee on an impulse, he said, and it became their permanent home.

Some people would say Frank had a hard-scrabble start in life. But he's matter of fact about growing up in a family where everyone did their share to contribute to the family income.

"I didn't really feel sorry for myself," he said. "I didn't know we were poor until I was 30 years old."

He's proud of his work history—one that began when he was seven years old and sold vegetables from the family garden and his mother's crocheted works door-to-door.

When he was about 10 or so, Frank got a paper route. He and his brother eventually delivered both the town's morning and afternoon newspapers. By the age of 16, Frank was managing a gas station. Later, he got a job as a supermarket clerk and worked his way to manager.

It was at the supermarket that Frank met his wife of 59 years. The couple became partners not only in matrimony but also in business, owing and operating numerous businesses in Michigan, California and Florida. Before his "retirement," their local businesses included laundromats, dry cleaners and a large security guard agency.

After he retired, Frank's son, Mark Swain, whose company has the contract to maintain KHA parks and green space areas, asked his Dad to come to work for him for awhile. The temporary job has lasted for 18 years.

They have an agreement: "He can fire me at any time or I can quit at any time," Frank said.

Is he thinking about quitting now that he's in his eighth decade? Not a chance.

"I want to work until I'm 100, so that's 19 more years," he said.

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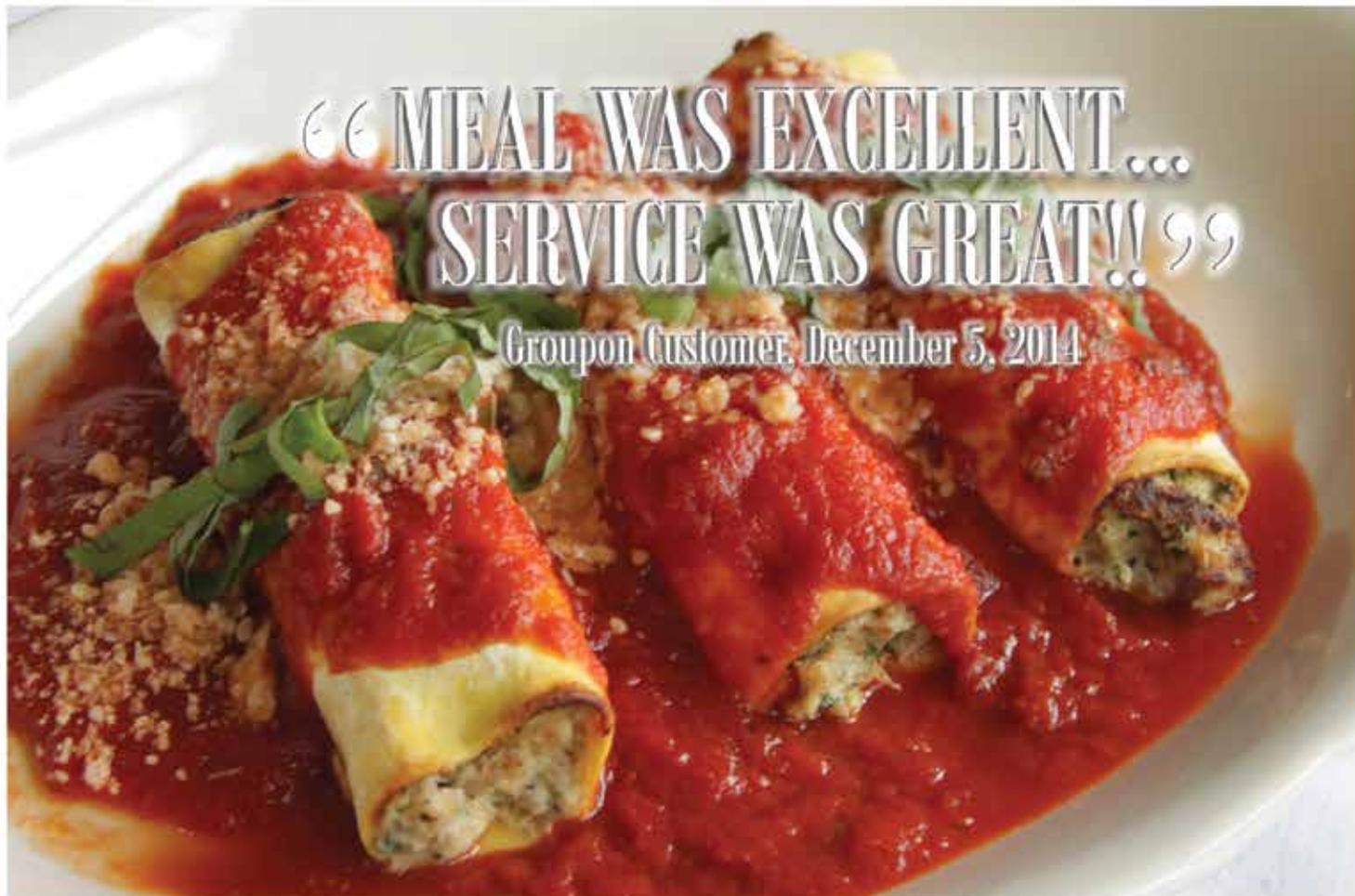
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I think all of us are looking forward to Fall, football and unfortunately raking leaves, not so many for some of us with all the downed trees we had with Hermine. I know I won't miss the heat, mosquitos and daily rain.

Hurricane Hermine

I hope all of you made it through our first major storm in 20 years, Hurricane Hermine, with minimal or no damage. There are many who were not so lucky. According to the Florida Department of Emergency Management there was sufficient damage to warrant forwarding their recommendation to the Governor's Office that he may request a Presidential Disaster Declaration for both Public Assistance and Individual Assistance. Estimates for Leon County for public assistance damage were \$8,771,036 and for Individual Assistance, there were 78 structures either destroyed or had major damage and 71 structures with minor damage or were affected in some minor way by the storm.

Thomasville/Proctor Rd Recreation Park Property

\$250,000 has been approved for passive trail improvements on this property. Our Parks staff is planning for a Community meeting in the near future to obtain citizen input on the park and particularly the installation of trails.

The Bannerman Road Widening

The widening of Bannerman Road to just west of Quail Commons is now complete and includes bicycle/pedestrian trail on the north side of Bannerman Road to Quail Commons.

Don't forget to vote November 8. I think you'll agree that this has been one of the most controversial campaign years we've ever had. Whether you're for or against any of the candidates on the ballot or just prefer not to consider any of the choices because of all the controversies that seem to be a daily occurrence now, not voting should not be an option for anyone, especially with all the very difficult issues we're facing both foreign and domestic. It's a right we at times seem to take too lightly but good people fought and died so that we have that right. It is a freedom we should never take for granted.

Bryan Desloge
Commissioner District IV



FOOD TRUCK WEDNESDAY AT FOUR OAKS COMMUNITY CHURCH



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Scoring Goals: Covenant Revitalization Lake Improvements

What would you like to see in future issues of the Kloverleaf?

Please email your ideas to kha@killearn.org

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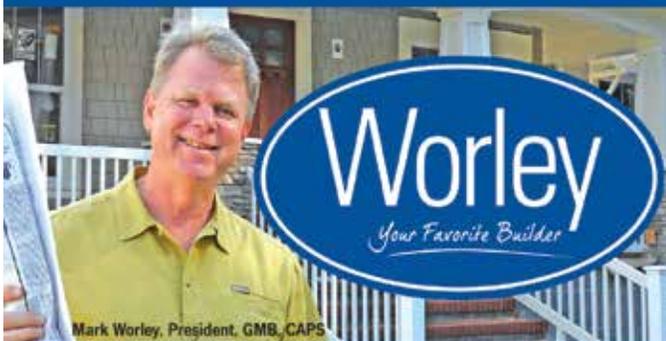
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what's happening?

NEIGHBORHOOD

GARAGE SALE

The Killlearn Homes Association is sponsoring its 4th Annual Neighborhood Garage Sale on Saturday, November 5, 2016. This is your opportunity to hold that garage sale that you have been putting off without placing signage in your yard. If you do put up signs, all we ask is that you don't put them up until Friday evening, and make sure to remove them after the event. KHA will advertise the event in the Democrat and Craigslist to draw buyers into the neighborhood. So, gather those unwanted items and earn some extra cash for the holidays! Good luck and happy selling ☺

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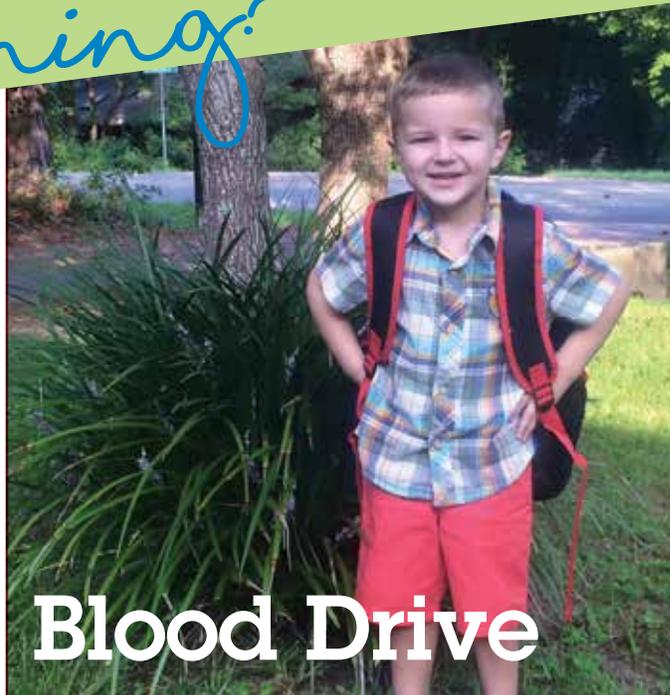
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Blood Drive

Killearn United Methodist Church
Sunday, November 6th
9:00 am to 2:00 pm

No parent wants to hear that their newborn baby boy only has a 10% chance of survival. Yet that is the news Brady and Janelle Irwin heard when 11-month-old Grayson was diagnosed with Infant T-Cell Leukemia.

The family rushed to the hospital as their lives turned upside down. Grayson's treatment plan was two long years of chemotherapy, blood, and platelet transfusions. Through it all, the Irwin's kept the motto "tough as nails."

Today, Grayson is a flourishing four year old who recently celebrated his one year anniversary of being cancer free. The Irwin family and friends understand the importance of blood, platelet and plasma donation as each of these products helped save their son's life.



On October 22nd, volunteers from across the country will unite for **Make A Difference Day**, one of the largest annual single-days of service nationwide. Since 1992, volunteers and communities have come together on Make A Difference Day with a single purpose: to improve the lives of others.

For more information, please visit: <http://www.makeadifferenceday.com>.

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Moonwalks
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Sno Cones

For more information
contact Lori Simpson Keller,
Director of Children's Ministries
850-893-1116

A Note from City Commissioner Nancy Miller



The sidewalks are coming! The sidewalks are coming! Killearn residents have long awaited sidewalks along Shamrock where residents can often be seen walking in the roadway.. On September 28, 2016, the City Commission passed the 2016-2017 budget which includes \$1.4 million to build the Shamrock connecting sidewalk. Since my election to the City Commission, I've advocated for this much needed pedestrian amenity and am thrilled to report that with the support of Commissioners Maddox and Ziffer, we were able to include the funding included in the upcoming budget.

The project will include the construction of the sidewalk on Shamrock Street North and Shamrock Street East from east of West Shannon Lakes to just north of Shamrock Street South, effectively completing the sidewalk connectivity loop along this vital roadway. The city will begin construction in early 2017 and staff anticipates completion in early 2018. Until then, my family and I look forward with great anticipation to crossing paths with Killearn residents and visitors as we walk on our new, safer Shamrock sidewalk.

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PRESENTS

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By
AGATHA CHRISTIE

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Architectural Control Committee Actions for September, 2016

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

| DATE | UNIT | PROJECT | ACTION/CONDITIONS |
|-----------|-----------|---|--------------------------|
| 9/14/2016 | 12 | Installation of (2) trees | Approved |
| | 51 | Siding Repair | Approved: permit needed |
| | 02 | Fence relocation | Approved |
| | 18 | Fence stain | Approved for Inside only |
| | 42 | Front door paint | Approved |
| | 14 | Garage door replacement | Approved: permit needed |
| | 16 | Roof | Approved |
| | 09 | Fence | Denied |
| | 37 | Front door replacement; tree removal | Approved |
| | 9/21/2016 | 06 | Tree removal |
| 14 | | Roof Installation | Approved |
| 10 | | Driveway, paint, roof, shutters, deck | Approved |
| 05 | | Paint | Approved |
| 12 | | Shed | Approved |
| 15 | | Tree removal | Approved |
| 17 | | Tree removal | Approved |
| 9/28/2016 | 21 | Fence installation | Approved |
| | 03 | Windows, paint, roof, soffit & fascia | Approved |
| | 16 | Roof Installation | Approved |
| | 04 | Paint siding, shutters, front door, etc | Approved |
| | 12 | Fence installation | 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.

IN the Tallahassee Garden



SHRUBS AND TREES: November is a great time to plant trees and shrubs. Don't forget the interest that plants with berries can add to the landscape. Pyracantha, hollies and beautyberry provide bright, winter interest. Keep new plants well watered. Check existing camellias, gardenias, and fruit trees for scale underneath the leaves or on the stems. If scale is present use a horticultural oil spray.

ANNUALS AND PERENNIALS: Plant wildflower seeds and seeds of other spring blooming annuals such as poppies, sweet alyssum, bachelor buttons, larkspur, and sweet peas. Sow into bare, prepared soil, and very lightly cover with soil. Keep the seedbed moist until germination. After the plants emerge and get a few leaves, routinely water the planting a couple of times per week whenever rainfall isn't received. Set out plants of pansies, snapdragons, petunias, dianthus, ornamental cabbage and kale now also. Pinching back annuals after planting will create bushier plants and encourage better root growth. Keep your annuals well mulched, fertilize with a light application of a slow-release fertilizer at planting and keep them well watered, especially prior to cold spells. Remove old flowers to encourage repeat bloom. Cut back chrysanthemums after they have finished blooming.

BULBS, CORMS AND TUBERS: Finish planting all spring flowering bulbs except hyacinths, tulips and crocuses. They can be planted now through December after having been refrigerated for at least six weeks. These are annuals in our area and have to be replanted each year. For most bulbs, corms and tubers select a well-drained soil which receives full sun for most of the day.

VEGETABLES AND HERBS: Vegetable gardening can continue through the winter months. Plant onion and shallot transplants, spinach, endive, English peas, radishes, and green onions. Many greens also do great when started from seed at this time of the year. Lettuce and the more tender greens may need some protection during the colder parts of winter. Plant cold hardy herbs including parsley, sage rosemary and thyme.

FRUIT: December through February is the recommended months to plant fruit trees. But start making plans now, because selection of the proper variety is very important. Consider planting blackberries, blueberries, figs, and pears if you are looking for low

maintenance fruit. Citrus and muscadine grapes are considered medium maintenance fruit.

They will do well in containers also. Apples, peaches, plums, and strawberries (which need to be planted in October and November) are considered higher maintenance fruit.

LAWN CARE: Our warm season lawn grasses are becoming dormant. Cool season weeds will probably not be that noticeable for another month or so. But, if you want to apply a pre-emergent herbicide for weed control, you need to do it now, before mid-November. During the winter try to mow your dormant lawn once a month to blow off leaves and mow down any weeds before they go to flower. Don't allow leaves to stay on the lawn. Use the mower to chop them and blow them into shaded spots under trees where the grass doesn't grow well anyway. You can also use them in the compost pile or collect them for mulching around shrubs.

CONTAINER PLANTS: Before bringing in container grown plants for the winter prepare to provide them with adequate light. Trim hedges and trees to allow more light to enter. Remove screens from windows that are not normally opened. Wash windows to remove dust and grime that cut down on the amount of light entering.

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.



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

| | <u>Jan - Sep 16</u> | <u>Budget</u> |
|--|--------------------------|--------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 6010 · INCOME-CURRENT DUES | 534,815.79 | 552,000.00 |
| 6013 · INCOME-LATE FEES | 4,998.60 | 7,000.00 |
| 6015 · INCOME-PRIOR DUES | 2,471.14 | 4,500.00 |
| 6017 · ESTOPPEL | 9,738.46 | 11,000.00 |
| 6020 · DELINQUENT ACCT-Maintenance | 296.49 | 100.00 |
| 6021 · DELINQUENT ACCT-INTER. | 122.80 | 200.00 |
| 6022 · COLL. FEES-LEGAL | 9,471.74 | 12,000.00 |
| 6024 · ADMIN. NOTICING COST | 564.42 | 600.00 |
| 6030 · INCOME-OTHER | 605.08 | 2,600.00 |
| 6033 · INCOME-ADVERTISING | 32,452.50 | 52,000.00 |
| 6055 · CENTURYLINK COMMISSION | 52,437.92 | 66,000.00 |
| 6057 · KILLEARN ESTATES SWIM CLUB | 23,395.00 | 33,000.00 |
| 6830 · INCOME-INTEREST | 33.21 | 100.00 |
| Total Income | <u>671,403.15</u> | <u>741,100.00</u> |
| Gross Profit | 671,403.15 | 741,100.00 |
| Expense | | |
| VOID | 0.00 | |
| 6052 · LICENSES & FEES | 275.00 | 250.00 |
| 6560 · PAYROLL TAXES | 11,878.71 | 15,200.00 |
| 6950 · MAINTENANCE | 5,598.31 | 5,400.00 |
| 7050 · LAKES | 30,531.35 | 30,000.00 |
| 7100 · GROUNDS | 49,875.20 | 85,000.00 |
| 7110 · ADDITIONAL GROUNDS SERV. | 20,799.43 | 25,000.00 |
| 7120 · REPAIRS/MISC MAINTENANCE | 5,252.70 | 5,200.00 |
| 7251 · COVENANT REVITAL/ PRESERVATION | 26,339.81 | 125,000.00 |
| 7270 · UTILITIES-COMMON AREAS | 3,895.67 | 6,300.00 |
| 7271 · ASSN. CENTER - UTILITIES | 4,116.74 | 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 | 4,068.20 | 2,900.00 |
| 7610 · PLAYGROUND/PARK IMPROVEMENTS | 16,160.36 | 20,000.00 |
| 8050 · NEWSLETTER | 41,795.20 | 60,000.00 |
| 8110 · ANNUAL ASSOC. MEETING | 0.00 | 800.00 |
| 8170 · OTHER | 838.24 | 5,000.00 |
| 8290 · FURNITURE & EQUIPMENT | 1,880.47 | |
| 8410 · MEMBERS STATEMENT | 2,029.61 | 5,700.00 |
| 8411 · ANNUAL ELECTIONS | 208.90 | 3,000.00 |
| 8420 · LEGAL & PROF. FEES | 16,626.43 | 50,000.00 |
| 8580 · PAYROLL-SALARIES | 121,280.46 | 165,500.00 |
| 8640 · ACCOUNTING/AUDITING | 7,000.00 | 6,700.00 |
| 8645 · WEBSITE | 449.85 | 1,200.00 |
| 8680 · AUTO EXPENSES-GENERAL | 1,412.30 | 3,300.00 |
| 8730 · MISC. ADMIN. EXPENSE | 8,191.40 | 8,000.00 |
| 8750 · EVENTS | 13,346.01 | 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 | 1,077.54 | 5,000.00 |
| 8870 · PRINTING - COPY MACHINE | 5,506.90 | 5,000.00 |
| 8940 · SUPPLIES-OFFICE | 1,594.87 | 3,000.00 |
| 9500 · TELEPHONE | 3,421.54 | 5,250.00 |
| 9880 · FEDERAL INCOME TAX | 4,160.00 | 17,200.00 |
| 9945 · BAD DEBT | 19,896.38 | 13,000.00 |
| Total Expense | <u>461,379.63</u> | <u>741,100.00</u> |
| Net Ordinary Income | <u>210,023.52</u> | <u>0.00</u> |
| Net Income | <u><u>210,023.52</u></u> | <u><u>0.00</u></u> |



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