

MARCH 2016

# Killearn Cloverleaf

Killearn Estates Community Magazine



## 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](http://www.killlearn.org).

### The planned scheduled dates of the Board of Directors' future meetings

April 5, 2016  
May 3, 2016  
June 7, 2016



## 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.

July 12, 2016 (2nd Tuesday due to 4<sup>th</sup> of July)  
August 2, 2016  
September 6, 2016  
October 4, 2016  
November 1, 2016 (Annual Meeting)  
December 6, 2016  
January 3, 2017

## 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:

May 30, 2016 Memorial Day  
July 4 & 5, 2016 Fourth of July  
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

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## Making Decisions ...

Here in Florida, statutes govern a multitude of operations necessary for many types of residential associations, including those for homeowner, condominium, timeshare, and mobile home communities. These statutes regulate everything from how to apply delinquent dues payments to the process for filling board vacancies to the procedures for having meetings – and the list goes on.

Homeowner associations such as KHA are governed specifically by Florida Statute Chapter 720 (Homeowners Association Act) and Chapter 617 (Corporations Not For Profit), in addition to a variety of other laws, including those that govern landlords and tenants, health codes, pool operations, collections, clean energy, deeds and titles, playground safety, building codes, etc. We're also governed by an entire host of city and county ordinances.

Additionally, Florida is one of only nine states that requires licensing for community managers. Here in the KHA office, you have two such licensed community association managers (CAMs) – myself and Sue Barlow, our office manager – tracking roughly 25 bills that were introduced during Florida's 2016 legislative session that would amend those very laws we are governed by. A few of the more notable bills worth mentioning are:

- **HB 667:** would combine the separate statutes for homeowner, condominium, and timeshare associations into a single Common Interest Community Act.
- **HB 7031:** would exclude community association covenants and restrictions from the Marketable Records Title Act.
- **SB 406:** would establish a state certified playground safety inspector program along with playground safety standards.

To ensure KHA is always in compliance, we will continue to monitor the progress of these bills not only during this session, but also in future sessions.

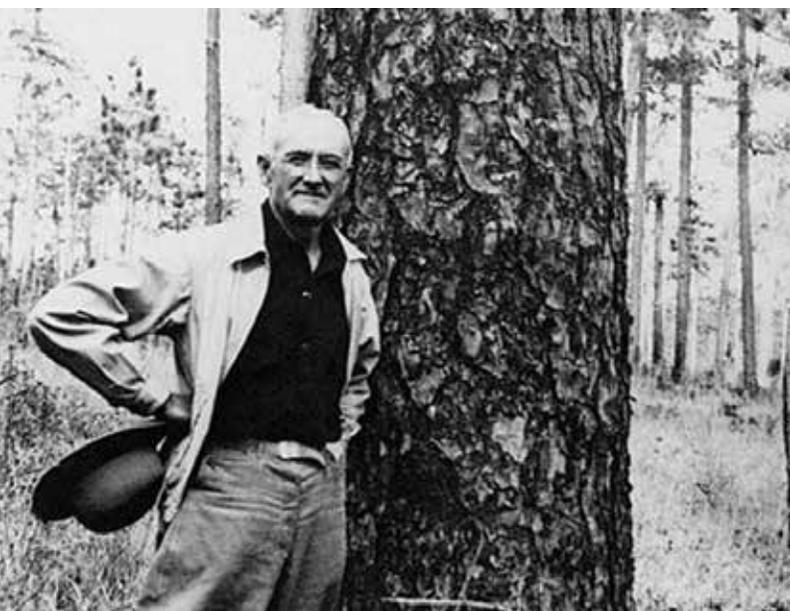
On a more local level, we are keeping an eye on the proposed extensions of Welaunee Blvd. and Shamrock Street that would run through the Welaunee Plantation land located on the other side of Centerville Road. By the time this publication hits your mailbox, I will have attended a Blueprint 2000 Intergovernmental Agency meeting at which this topic will be discussed. Keep your eyes and ears open for the results of that meeting and for dates and times of future meetings.

*LeAnn Sbordone*

# Killearn Estates Plantation, the Birthplace of **Modern Forest** **ecology**

*The Killearn Chain of Lakes were first mapped by Europeans in 1825, a year after Tallahassee became the only incorporated city in Leon County.*

They are clearly recognizable. Lake Killearney was called Turkey Lake, probably because of the good hunting. In 1850 there were several large plantations in the area. In 1923, Alfred Barmore Maclay consolidated much of the property into one estate, The Killearn Plantation and Gardens. In 1953, Maclay's heirs gave the Killearn Gardens (307 acres including the Maclay house) as a memorial, called the Alfred B. Maclay Gardens State Park. While the few buildings



associated with the plantation were constructed in the first decade of the 20<sup>th</sup> century, most of the land was a vast hunting plantation. In 1964 this 'hunting estate', along with land deeded from Velda Farms, became Killearn Estates, Tallahassee's first planned community or subdivision.

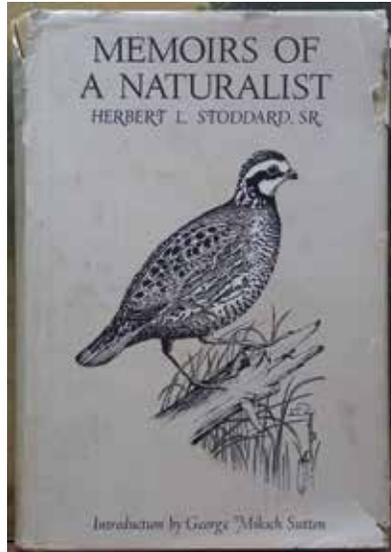
This noble beginning is only part of the story. Killearn Estates Plantation (as it was called prior to being incorporated as Killearn Estates in 1964) is the birth-

place of modern forestry science. This natural area in the center of the fabled Red Hills was prized for its superb wildlife habitats, particularly native birds like turkey and quail. The land was maintained as hunting plantations for the rich, of which Alfred B. Maclay was one. He did not clear the land for agriculture or development, but used it as his private hunting estate. The forests of the Red Hills were prized by the property owners, particularly for quail hunting. The history of the 20<sup>th</sup> century in the Red Hills has been termed a transition period from "cotton to quail."

However, as time passed the bounty and magnitude of the hunt diminished. The landowners did not know why they found less of the elusive quail in their forests. Maclay's genius was to hire a young biologist named Herbert L. Stoddard to fix this problem and restore his hunting to its former glory. Stoddard, soon heralded as the "Father of Wildlife Management," realized that success of the wildlife depended on fire. Starting in the 1930s, Herbert Stoddard became the consulting land manager for Maclay's vast hunting estate between Tallahassee and Thomasville, Killearn Plantation, which eventually became Maclay State Gardens and Killearn Estates. Your homeowners association is the oldest and largest in Tallahassee and Leon County. The Long Leaf pine and wiregrass habitat was promoted and supported by natural fires. Without fires, the habitat suffered and the wildlife went elsewhere.

So, in an area where fire was suppressed, Herbert Stoddard started burning. Unfortunately, if fire is removed, our southern pinewoods quickly lose the great diversity of plant and animal life they support, including Bobwhite quail, the popular game species hunted throughout the Red Hills. "Stoddard was among the first to suggest that the government was wrong," notes Albert Way, author of *Conserving Southern Longleaf: Herbert Stoddard and the Rise of Ecological Land Management*. "Stoddard recognized that the longleaf-wiregrass ecosystem in particular had evolved in concert with frequent fire, and he argued that fire should be harnessed as a tool of ecological management. "He carefully picked conditions where moisture and wind would produce a small, cool burn that tended to clear out the undergrowth of hardwoods, leaving a forested prairie of native wiregrass and long leafed pine. The

fire cleared out the undergrowth of hardwoods. This cover had allowed predators to encroach on the nests of the quail. He restored perfect quail habitat. Killearn Estates Plantation was where Stoddard developed the techniques of fire ecology. The first controlled burn was successfully used here to maintain wildlife habitats, making Killearn Estates Plantation the birthplace of modern forest ecology. His book, *The Bobwhite Quail: Its Habits, Preservation, and Increase*, written in 1931, is considered the "foundational text" for the field of wildlife management and is still referred to as "The Quail Bible." Stoddard later expanded his ideas of forest management with fire ecology to become the co-founder of Tall Timbers Research Institute. He eventually wound up working all over the Southeastern United States. His innovative technique of wildlife management and fire ecology are used all over the



world and Killearn Estates Plantation is where it began.

Much of this area is preserved as wildlife habitat, and it is estimated that the Red Hills region is worth over \$1.1 billion annually in critical natural services. The Red Hills has been designated by the Nature Conservancy as one of "America's Last Great Places." And while many plantations near Tallahassee succumbed to development, this is the place, Killearn Estates, where it all began, here in your neighborhood, possibly where your house sits.

The joy of quail hunting is perhaps best expressed by former president Jimmy Carter who recalls "I remember that first quail. I was ten years old, hunting alone with my bird dog and my bolt-action .410 and I was so excited when that bird fell I ran all the way home to show it to my daddy. After suitable admiration, he asked 'Where's your gun?' It took three days to find where I had thrown it down in my excitement!"

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TALLAHASSEE IRISH SOCIETY

# ST. PATRICK'S FESTIVAL 2016 COME WALK WITH KILLEARN HOMES ASSOCIATION!

The Tallahassee Irish Society (TIS) has invited Killlearn Estates to participate in their 7th Annual St. Patrick's Festival Parade Saturday, March 12, 2016, at The Centre of Tallahassee, the newly renovated Tallahassee Mall. TIS is the lead organization responsible for planning, organizing, and conducting the parade.



Prior to the parade which begins at 1pm, the 2<sup>nd</sup> Annual Shamrock Wheelchair Race, in partnership with the Florida Disabled Outdoors Association, will begin at 12 pm along a portion of the parade route.

The parade will begin at 1 pm with staging from 12 pm at the southwest corner of the parking area just outside what was previously the Gayfers Department Store (John Knox Road & Monroe Street). The parade route is through The Centre along an ADA-compliant cobblestone

avenue approximately 13 feet wide, easily accommodating vehicles as well as walking/marching units. Walking units will disperse at The Brickyard just outside the Entertainment Plaza and vehicles will proceed along the avenue to return to the staging area.

**If you would like to join your Association in this St Paddy's Day event, please assemble at the staging area.**

Following the parade, the St. Patrick's Festival from 2 pm to 8 pm will feature bands and Irish singers, dancers, and musicians as well as many activities, especially for children. In the Entertainment Plaza there will be booths for cultural and civic demonstrations along with lots of vendors for food, drinks, and beer.

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**Jim Ashlock elected to NEBA Board**

Congratulations to longtime Killlearn Homes and former board member Jim Ashlock for his election to the Board of Directors of NEBA, the Network of Entrepreneurs and Business Advocates. NEBA is a diverse group of more than 200 business professionals committed to promoting commerce and advocating for local business interests with state and local governments.




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by Sue Barlow

# Renew or Join Now for Savings!

## Beat the Heat at the Killearn Estates Swim Club

It's hard to imagine that the weather these days will warm up enough to enjoy the Killearn Estates Swim Club pool, but those who have lived here long enough know the steamy heat Tallahassee residents endure during the summer months.

The Killearn Estates Swim Club will reopen on April 30th, 2016 at 11 am, and will remain open through October 2nd, 2016. The resident membership fee for the full season will remain at last year's rate of \$450. However, for Killearn residents only, if you join or renew early and pay in full by April 1st, 2016, you will receive a reduced rate of \$400.00 for the entire season. After April 1st, the resident rates will be as follows:



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.

If you were a member last year and want to take advantage of this April 1st special rate, please mail your check, or drop it off, payable to KHA at 2705 Killarney Way...be sure to put your membership number on your check.

By the way, use of the 3.4 acre park area and tennis courts will be open to all Killearn Estates members, free of charge, just like the 9 parks, bridle trails, lakes and common areas are in the community.

- \$450.00 entire season if paid May 1<sup>st</sup>
- \$425.00 if starting June 1<sup>st</sup>
- \$375.00 if starting July 1<sup>st</sup>
- \$325.00 if starting August 1<sup>st</sup>
- \$175 if starting September 1<sup>st</sup>



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

Dated: \_\_\_\_\_

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant's Spouse

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## Architectural Control Committee Actions for January, 2016

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

DATE	UNIT	PROJECT	ACTION/CONDITIONS
1/6/2016	41	In-ground Pool with Enclosure	Approved
	18	Install wooden privacy fence	Approved
	03	Roof replacement (Charcoal)	Approved
	03	Install playset	Approved
	41	Roof replacement (Slate Gray)	Approved
	40	Roof replacement (Reddish Brown)	Approved
	39	Install wooden privacy fencing	Approved
	06	Install wooden privacy fencing & rain gutters	Approved
	42	Repaint home	Approved
	35	Roof replacement (Weathered Wood)	Approved
1/13/2016	12	Install screened porch and new patio slab	Approved
	38	Repaint home & trim	Approved
	07	Install privacy fencing & storage structure	Approved
	42	Replace privacy fencing	Approved
	17	Install 4' picket fencing	Approved
1/20/2016	11	Install metal standalone carport	Denied
		Appealed to board and denial upheld 2/2/2016	
	14	Roof replacement	Approved
	10	Install rear fencing	Approved
	26	Replace windows	Approved
	29	Roof replacement (Brownwood)	Approved
1/27/2016	11	Replace windows	Approved
	04	Roof replacement (Estate Gray)	Approved
	10	Install 6' privacy fencing	Approved
	38	Remove dying pine tree in backyard	Approved

**ACC MEMBERS: CHAIRMAN MICHAEL FLEMMING, MARK TRUDEAU, LEE JOHNSON, JOHN PAUL BAILEY, POLLY JOHNSON, DAVID FERGUSON. ALL EXTERIOR ADDITIONS OR ALTERATIONS MUST BE APPROVED BY THE ACC PRIOR TO CONSTRUCTION.**



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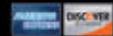
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## Ready, Set, Go!

The Shamrock Scurry, one of Tallahassee's oldest races, is back at Killearn United Methodist Church, where it all started in 1981. The Five-Kilometer and One Mile Fun Run/Walk will be held at KUMC on March 12, 2016. As always, most of the original course will be followed, including the famed "Scurry Hill" around mile two. The course will begin on Shamrock and will feature a scenic route of residential areas and a golf course.

All proceeds from the race, and popular Pancake Breakfast afterwards, will benefit local, national and international missions programs supported by KUMC. This "Race for Hunger" benefits programs such as Twelve Churches, KUMC Food Bank, The Living Harvest, Meals on Wheels, Frenchtown Breakfast, The United Methodist Children's Home and more.

Local CHURCH TEAMS are encouraged! The local

Tallahassee church with the most Scurry participants will receive \$500 for their missions program.

Registration options range between \$10 and \$25. Registration may be completed online at [shamrock-scurry.com](http://shamrock-scurry.com), or printed and turned in to the KUMC Main Office.

**Packet Pick-up: March 10, 4pm-7pm and March 11, 11am-2pm**

Awards for the 5K will be given to the top male and female overall finishers and the top 3 males and females in 5-year age groups. Awards for the 1 Mile Fun Run/Walk will be given to the top 3 male and female finishers.

Sponsorship opportunities are still available for corporate and business partners.

## TALLAHASSEE WOMEN'S NEWCOMERS CLUB



Tallahassee Women's Newcomers Club (TWNC) is one of those groups that boost Tallahassee's "WOW" Factor, a friendly haven for mature women who usually seek out this very social club because they are experiencing something new to their lives.

Members can choose from monthly events (examples include a luncheon, coffee, and happy hour) and a plethora of breakout groups (examples include book clubs, Bridge, Hand and Foot, Bunco, Mahjongg, Pinochle, Southern Living Cooking Club, and Chick Flicks). Members also occasionally indulge in day trips, overnight adventures, and local events. Just use our email us at [tallahasseenewcomers@gmail.com](mailto:tallahasseenewcomers@gmail.com)!

## Bradfordville Senior Outreach Classes Have a New Location

As a community public service announcement, Killlearn Homes Association is providing the following information released by the City of Tallahassee.

All Leon County Senior Outreach classes activities (except the Bradfordville Lunch and Learn) are now taking place in meeting room 103 of Leon County's Northeast Branch Library, 5513 Thomasville Rd.

The library's meeting room is large enough to accommodate most of the classes offered. There is a lot of natural lighting and the newly refinished floors are perfect for fitness classes. The library offers audio-visual equipment that enhances LifeLong Learning presentations, as well as Wi-Fi connections to help participants connect to the Internet. Parking is plentiful and close to the building. Class participants will also have access to the library's treasures during the hours the library is open.

The Bradfordville Lunch and Learn will still be held at Wildwood Presbyterian Fellowship Hall, 100 Ox Bottom Road. Leon County Senior Outreach is a program of the Tallahassee Senior Center and Foundation. For more information, contact Susan Davis, Leon County Senior Outreach Coordinator, at 891-4065.

**To stay updated on activities throughout the city, you can sign up to receive their news releases via email, along with many other features, by going to their online email subscription page at [www.411notify.com/tallahassee](http://www.411notify.com/tallahassee).**

## THE LIVING HARVEST THRIFT & BOUTIQUE STORE



We offer gently used clothing for men, women, and children, furniture, appliances, decorator items, new mattresses, and we even have a boutique of higher end and designer clothing. **The hours are Monday through Friday from 10:00 to 6:00, Saturday from 10:00 to 2:00.** Donations are accepted during that time, as well. If you need pick-up for donations of larger items such as furniture, please call the store at **850-765-6285**. The Living Harvest is a non-profit Christian organization with proceeds going to assist recently released incarcerated persons back into the community.

**To support The Living Harvest please stop in and visit the store at 4500 W. Shannon Lakes Drive in the Four Oaks Plaza.**

# IN the Tallahassee Garden

March is one of the favorite gardening times of year. The weather is warm, the soil is warming and the nurseries and garden centers are full of plants. But March is also one of the most dangerous times of year. Our average annual last frost date is March 15, but some years we experience killing frosts as late as the end of March or early April. So some gardening activities must be put off until April, such as planting tender summer annual flowers, like impatiens and begonias. However, a long list of other gardening activities sounds the call to action.

**PLANTING** - Trees and shrubs can still be planted, but the sooner the better. The roots need time to become established before suffering the stress of hot summer months. Select spring-flowering trees and shrubs now while they are in bloom and you can see just what you are getting in terms of color and shape. Knowledgeable people at our nurseries and garden centers can help you select plants suited to our area.

**PRUNING** - Now is the time to finish heavy pruning of trees and shrubs. Delay pruning spring-flowering shrubs, such as loropetalum, until they finish blooming. Then prune without delay to avoid pruning away next year's blooms. Be patient with shrubs which appear cold-damaged. Once new growth appears you will see how much actually needs pruning. Even shrubs which appear totally dead may grow back from the crown. Older, overgrown woody shrubs such as tea olive, hollies and ligustrum can be rejuvenated by cutting them to within a foot or two of the ground and allowing them to grow back.

**FERTILIZATION** - Resist fertilizing your lawn until April, at least three weeks after green-up. Otherwise it will be a waste of time and money. Or you may decide you don't need to fertilize it at all. If your lawn was healthy and presentable last year, then good watering and mowing practices can help keep it healthy. Fertilize young trees and shrubs now. Established trees and shrubs in mulched beds need little fertilization. A soil test can help you decide.

**LAWN CARE** - Sharpen your mower blades now, and then check your lawn throughout the mowing season to determine when you need to re-sharpen the blades. A dull blade makes a ragged cut which will stress the grass. If your grass blades look chewed off after your lawn care service mows, ask them to sharpen their blades. Mow at least every 2 weeks to keep winter weeds from spreading. If you

over-seeded your lawn with winter rye, cut it very close so that sun can reach the permanent grass.



**VEGETABLE GARDEN** - In the vegetable garden the race is on! Local gardeners try to plant the summer vegetable garden as soon as danger of frost has passed in order to harvest the produce before the summer insects and diseases take over. After March 15, in full sun and well-drained soil, begin planting beans, melons, sweet corn, cucumbers, eggplant, southern peas, peppers, squash and tomatoes.

**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 Prev Year Comparison**  
 January 1 through February 19, 2016

	<u>Jan 1 - Feb 19, 16</u>	<u>Jan 1 - Feb 19, 15</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
6010 · INCOME-CURRENT DUES	289,228.62	367,097.54
6013 · INCOME-LATE FEES	1,073.70	746.68
6015 · INCOME-PRIOR DUES	492.02	957.57
6017 · ESTOPPEL	1,538.46	900.00
6020 · DELINQUENT ACCT-Maintenance	138.63	21.49
6021 · DELINQUENT ACCT-INTER.	14.83	61.61
6022 · COLL. FEES-LEGAL	1,500.43	1,717.85
6024 · ADMIN. NOTICING COST	39.93	35.02
6033 · INCOME-ADVERTISING	11,081.24	2,497.50
6055 · CENTURYLINK COMMISSION	6,282.58	4,632.87
6830 · INCOME-INTEREST	17.03	14.69
<b>Total Income</b>	<u>311,407.47</u>	<u>378,682.82</u>
<b>Gross Profit</b>	<u>311,407.47</u>	<u>378,682.82</u>
<b>Expense</b>		
6560 · PAYROLL TAXES	2,015.63	2,635.38
6950 · MAINTENANCE	900.00	500.00
7050 · LAKES	2,000.00	900.00
7100 · GROUNDS	9,551.60	13,204.60
7110 · ADDITIONAL GROUNDS SERV.	783.00	3,210.00
7120 · REPAIRS	358.97	1,312.00
7270 · UTILITIES-COMMON AREAS	502.25	536.72
7271 · ASSN. CENTER - UTILITIES	592.17	568.77
7272 · CLEANING SERVICE	500.00	500.00
7335 · KE SWIM CLUB - UTILITIES	182.32	78.55
7610 · PLAYGROUND/PARK IMPROVEMENTS	4,640.30	0.00
8050 · NEWSLETTER	8,283.25	9,245.02
8170 · OTHER	201.25	329.19
8410 · MEMBERS STATEMENT	1,823.19	5,673.28
8420 · LEGAL & PROF. FEES	7,231.53	21,816.73
8580 · PAYROLL-SALARIES	23,725.35	19,824.67
8640 · ACCOUNTING/AUDITING	0.00	205.00
8645 · WEBSITE	62.50	918.98
8680 · AUTO EXPENSES-GENERAL	200.68	233.90
8730 · MISC. ADMIN. EXPENSE	2,234.06	289.08
8750 · EVENTS	939.17	0.00
8782 · INSURANCE - WORKER'S COMP	812.00	0.00
8785 · INSURANCE-HEALTH	0.00	1,286.00
8821 · LIEN FILING FEE	20.00	20.00
8850 · POSTAGE	110.96	2,126.18
8870 · PRINTING - COPY MACHINE	589.81	533.04
8940 · SUPPLIES-OFFICE	385.14	456.61
9500 · TELEPHONE	503.37	505.65
9880 · FEDERAL INCOME TAX	4,160.00	0.00
<b>Total Expense</b>	<u>73,308.50</u>	<u>86,909.35</u>
<b>Net Ordinary Income</b>	<u>238,098.97</u>	<u>291,773.47</u>
<b>Net Income</b>	<u>238,098.97</u>	<u>291,773.47</u>



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