

FEBRUARY 2015

Killearn Kloverleaf

Killearn Estates Community Magazine



Board of Directors— Monthly Meeting

The Killlearn Homes Association Board of Directors' monthly meeting is scheduled to be held on **Tuesday, February 3, 2015 at 7 pm in the Conference room of the Association office located at 2705 Killarney Way.** All Killlearn property owners and residents are requested and welcomed to



attend our monthly meeting and participate in our neighborhood's activities.

Any change to the scheduled date and/or time will be posted on our web site at www.killlearn.org.

Planned Discussion Items on February 3rd Agenda

- 2015 Draft Budget Overview
- Board Approval of Board Meeting Dates and Staff Holidays
- Killlearn Country Club Review
- Adams Street Advocates (David Ericks and Claudia Davant) as Killlearn's pro-bono lobbyists



Trash events on the third Saturdays of April and October at the City of Tallahassee Solid Waste Services Facility, 2727 Municipal Way.

Household hazardous waste includes paint, cleaners, yard and pool chemicals, rechargeable batteries, compact fluorescent bulbs and other toxic materials **THAT CANNOT** be thrown in a regular trash container. If you miss one of these 'Collection Events', you can always take the waste to the Hazardous Waste Center, 7550 Apalachee Parkway, Monday through Saturday, from 8am to 5pm. Check their website www.LeonCountyFL.gov/HHW for additional information.

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

Tuesday, March 3rd
 Tuesday, April 7th
 Tuesday, May 5th
 Tuesday, June 2nd
 Tuesday, July 7th
 Tuesday, August 4th
 Tuesday, Sept 8th
 Tuesday, Oct 6th
 Tuesday, Nov 10th—Annual Meeting
 Tuesday, Dec 1st
 Tuesday, Jan 5, 2016

*Require Board approval**

KHA Office Hours and Scheduled Holidays*



Your Association's staff is available Monday through Friday from 8:30 am to 2:30 pm.

The office will be closed for the following holidays:

May 25th – Memorial Day
 July 3rd – Independence Day
 Sept 7th – Labor Day
 Nov 11th – Veterans Day
 Nov 26th and 27th – Thanksgiving
 Dec 24th and 25th – Christmas
 Dec 31st – New Year's Eve
 Jan 1, 2016 – New Year's Day

*Require Board approval**

Hazardous Waste and Electronic Collection Events are held from 9am to 1pm on the first Saturday of the month between September and May at the Public Works Operations Center, 2280 Miccosukee Rd. They also participate in the City of Tallahassee's Cash-For-

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Don't forget...

It's that time of year again when the invoices for annual assessments are mailed and hopefully already received by our residents. So that you don't forget, please try to make your payments as early as possible.

Over the last few years, our dues collecting process has run very smoothly. Even with the number of foreclosures and bankruptcies, the association has managed to exceed other communities in the percentage of dues collected. This is based on the relatively inexpensive annual assessment Killiam residents pay. To put the numbers into perspective, out of 3730 dues paying members, only 151 members (approximately 4%) have not paid their annual assessment since 2007; many of these properties are in distress. The Association is pleased with the Association's staff accomplishment and don't believe that there is another large community that compares given the total number of properties in Killiam Estates. Bonnie White, the Association's Fiscal Assistant and the John Grant Law Firm work hard to make this possible.

As your Executive Director, I do my best to assist the needs of Killiam Estates residents. First, I think it's helpful that in this office we listen to our residents to let them vent their frustrations and assist them in meeting the obligations of the property's covenants and restrictions. The Architectural Control Committee provides guidance to meet a resident's deed restrictions and recommend a proper solution. Unfortunately, there are times that major issues come up that are out of our control. Lately the golf course has created high emotions among many of the residents and everyone's opinion is important. Part of my job is being the target when residents have issues with the way things are going. The Killiam Golf Club redevelopment issue is one of the largest in the history of Killiam Estates and no decisions have been made by the Board of Directors; fact is the ring is ongoing and the Association will assist our residents in maintaining Killiam Estates, as a Golf course community.

We've had a couple of calls regard-

ing door to door magazine sales people; please be aware of these organizations and if you feel that there is a need to call TPD, please do so to make sure they are legal.

Two of our new board members Gloria Arias-Osborne and Lynda Kinard are chairing new committees, Gloria as Chairperson of the Lakes Committee and Lynda as our Chairperson of the Events Committee. If anyone is interested in serving on either one of these committees, please let me know and I will pass your information along to that Chairperson.

Brad Trotman

Why enforce the covenants?

Your Association may be your best tool to protect the value of your home and the quality of your neighborhood. KHA does a number of different things, such as setting and collecting the maintenance fees required and needed to run an Association, maintaining landscaping in the common areas, planning events for neighborhood functions, etc. One of the most important functions of an Association is to enforce deed restrictions and protect the value of the community assets—among those being your home. Without these restrictions, some people would leave garbage in their yards, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in driveways, etc. These are very real examples of problems many local subdivisions have seen in recent years.

If deed restriction violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive Association can fall as much as twenty percent due to failure to enforce restrictions. KHA, acting through the Architectural Control Committee and its Board of Directors, controls the appearance of the neighborhood by taking deed restrictions seriously and by vigor-

ously enforcing infractions of those restrictions.

How we enforce the violations

A potential rules violation may be identified by a Board Member, the Association Staff, or it may be brought to the attention of the office by any member of the Association. All violations are verified by staff.

First Notice. The Association will notify the offending owner that a violation exists, the action necessary to correct the violation, and provide a 14-day period in which to correct the violation without further sanction.

Second Notice. After the period of time allowed for correction of the violation has passed, the Association's staff will re-inspect the property to ensure satisfactory compliance. If the action taken by the owner eliminated the violation, then no further action will be taken. If the violation still persists, a second notice will be sent to the owner alleging that the violation still exists and gives another 14 day period to correct the violation before any additional action is taken.

Final Notice. If the violation continues, the final notice advises

the owner of his/her right to be heard before the Fines Committee, appointed by the Board, regarding this violation. If the owner fails to request a hearing, or fails to appear at the hearing and/or provide documentation via written letter as to why he/she feels a fine should not be imposed for the violation, the following penalties will be assessed:

First Violation: \$25.00 per day up to \$1,000.00

Second or Repeat Violation: \$50.00 per day up to \$1000.00

Violations may be turned over to the Association's attorney for legal action, which may include collection and enforcement.

Since March, 2014, the following violations have been addressed by the office:

Boat, camper or trailer violations - 170

Yard Maintenance (mowing, shrub pruning, etc.) - 113

Home Maintenance (power washing, painting, roof repairs, etc.) - 79

Misc (unapproved structures, cars parked on lawn, inoperable cars, etc.) - 72

Of these 434 violations, 415 have been corrected.

Happy Valentines Day!



Farewell to Bill Sittig

After 7 years on the Board of Directors, Bill Sittig is saying so long. Bill grew up in Killam Estates where his parents, Ray and Betty Sittig, lived in their house for 40+ years on Castlebar Circle. He and his wife, Jill, bought their own house in Killam in 1997 and live on Edenderry Drive where they are raising their two children, Lauren and Jacob.



Bill attended and graduated from Leon High, Class of '76, Tallahassee Community College, Florida State University (Finance), and Florida Atlantic University (Accounting) in Boca Raton. He is a licensed

Certified Public Accountant. As a CPA, Bill was our Treasurer for the last 3-4 years and kept a keen eye on the association's budget and how residents' dues were spent. Bill was Chairman of the Pool Committee and oversaw the repairs and renovations the association undertook in 2014 to bring the facilities back to life on that stretch of Killamey Way. From the Board and Staff, we thank you for your service on the Board and wish you a fond farewell.

Bill Schack, next in line candidate from last year's election, will serve the last 2 years of Bill's term.

Welcome Bill Schack



Bill Schack and his family have resided in Killam Estates since 2005. After high school in New Jersey, he moved to Tallahassee to attend Florida State University where he received a Marketing degree in 1990 and proceeded

to work in the Restaurant Industry for 25 years. He spent 20 years working at Applebee's, starting at the Apalachee Parkway location as a server, managing the Killam location, and traveling around the Southeast opening a few restaurants; he returned to Tallahassee as General Manager of the Applebee's on Capital Circle. He worked at Chili's for 2 years, and his last position was with American Food and Vending overseeing 4 cafeterias in the State Buildings around Tallahassee. During his career, Bill was President of the Florida Restaurant and Lodging Association's Tallahassee Chapter and received numerous

awards, including Team Player of the Year, Marketing Manager of the Year and, in 2008 and 2009, he was recognized by the National Restaurant Association as a Florida Humanitarian of the Year for his work with Special Olympics and numerous other organizations.

Bill believes it is important to give back to the community. He is currently a Coach for Special Olympics Leon County and serves on a National Marketing Committee for Special Olympics Florida. He serves as Executive Director for WAVE, Inc. (The Workshop for Adult Vocational Enrichment), an organization helping teens and adults with intellectual disabilities learn life skills and enjoy monthly social activities. He serves on the American Cancer Society Volunteer Leadership Board helping "Finish the Fight" against cancer. He recently became a volunteer basketball coach for the YMCA. He is a former board member of Keep Tallahassee Leon County Beautiful.

Bill looks forward to serving on the KHA Board. He is an avid golfer and will work very hard to keep Killam Country Club, but understands that it needs major improvement to become a destination once again in Tallahassee. He believes that Killam Estates is an attractive community for families due to the great area schools and convenient location. He wants to see the Board work on keeping our neighborhood clean, safe, and family friendly. He looks forward to seeing us once again voted Best Neighborhood in Tallahassee.

Sue Barlow

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SCHOOL CHOICE FOR CHILDREN WITH DISABILITIES

Parents of children with disabilities in Florida have access to a unique program which allows them to enroll in private schools which have programs the parents feel fit their children's needs. The McKay Scholarship Program was established in 1999 in Florida to allow parents more educational choices for their children.



Robyn A. Rennick, Senator Kelli Stargel, James Herzog, Steve Hicks

This year the McKay Scholarship Program serves over 28,000 in private schools. Children who have an IEP (Individual Education Plan) or are on a 504 plan are eligible to receive the McKay Scholarship which ranges from \$5,000 - \$19,000 per year. This scholarship is not based on parent income, but on the child's disability and services.

Robyn A. Rennick, Program Director of Dyslexia Research Institute/Woodland Hall Academy says "The McKay Scholarship Program has literally changed children's lives. Parents have many more programs

to choose from and part of the education money that is allocated to them by the state moves with the child to their new school, whether it is public or private."

Ms. Rennick is also a board member of the not for profit Coalition of McKay Scholarship Schools. This Coalition assists the legislature and DOE in

understanding the needs of the child, parent and private schools so that changes to the programs can be beneficial to all. In October, the Coalition brought together over 140 participants from private schools accepting McKay Scholarship for a conference called "No Limits to Learning." Senator Kelli Stargel was recognized for her support of the McKay Scholarship Program and her work on the Personal Learning Scholarship Account.

A new scholarship program has been added to the educational choice landscape. The Personal Learning Scholarship Account was established by the legislature last session. This scholarship is for any child with the following disabilities: autism, cerebral palsy, Down syndrome, intellectual disability, Prader-Willi syndrome, Spina bifida, and Williams's syndrome. Children identified in kindergarten as being "high-risk" as defined by Florida Statute are also eligible. Parents of eligible children may use the funding for instructional materials, curriculum, private school programs, or specialized therapeutic services. Children do not have to be in the public school to be eligible.

Robyn Rennick is available to answer information concerning the McKay Scholarship Program and Personal Learning Scholarship Account and can be reached at 850 893-2216. The Florida Department of Education's web site is www.floridaschoolchoice.org.

I Can Learn!

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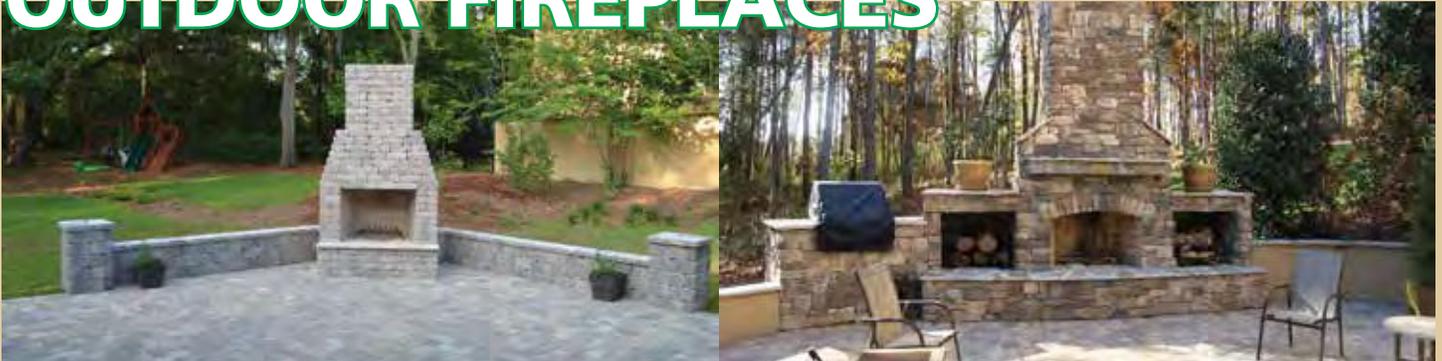
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WHAT'S UP DOC?

Dr. Eric Pragle, DC is honored to be serving Tallahassee and neighboring communities in optimizing health through chiropractic, natural weight loss, and massage therapy services. He has a firm belief that each person is a unique being and their pathway to health should be formulated with individualized wellness protocols. He has always had a passion for health and fitness, becoming interested in running at a young age, he attended Wake Forest on a full athletic scholarship and graduated with a degree in Health and Nutrition. He continued in his training to receive a Masters degree in Education, and a Doctorate in Chiropractic from Life University. He provides a multidisciplinary complementary

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Dr. Pragle is a long-time resident of the Killlearn area and enjoys hiking in the beautiful parks of McClay Gardens and Forest Meadows with his wife and two children.



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I dedicate these homes as 2014 Griswold Christmas Decorating Contest Winners



Happy New Year Griswolds of Killiam Estates ~ hope everyone had a wonderful holiday season and is already planning next year's decorations. This year's entries were certainly Griswoldish, so more than others, but all beautifully decorated.

The winners of the 2014 Clark Griswold Decorating Contest are:

- Bob & Adele Crim at 4073 McLaughlin Drive
- Philip Doyle at 4994 Kehone Drive
- Darby Powell & Family at 3513 Clifden Drive
- Peggy Wright at 3726 Galway Drive
- MaryAnn Keith at 4013 Roscrea Drive

Thanks to everyone that participated including our judges Byron & Helene Griswold; my wish for the New Year, along with many others, is to see more residents participating in this once-a-year almost-having-fun decorating contest. There were so many other homes not entered that certainly would have been contenders in the competition.

Aunt Bethany: Is your house on fire, Clark? Clark: No, Aunt Bethany, those are the Christmas lights.



Ready, Set, Go!

The Shamrock Scurry, one of Tallahassee's oldest races, is back at Killiam United Methodist Church, where it all started in 1981. The Five-Kilometer and One Mile Fun Run/Walk will be held at Killiam on March 14, 2015. The race typically occurs on a weekend near St. Patrick's Day. The original course, which many in the running community remember as "good but tough" will be followed for most of the original course, and features the famed "Scurry Hill" around mile 2.

The course will begin on Shamrock and will feature a scenic route of residential areas and golf course.

This event, including a popular Pancake Breakfast afterward, was put on by KUMC for about 20 years, with all proceeds going to local charities and youth rehabilitation programs. It became one of the most popular 5K races in Tallahassee, with a round 1,000 regional runners participating some years. The Scurry is known for providing prompt, accurate and complete race results.

Local CHURCH TEAMS are encouraged. The local Tallahassee church with the most Scurry entries will receive \$500 to the Missions program of their choice. The 5K race is a Grand Prix race for 2014.

Registration options range between \$8 - \$20. Registration forms are available online at www.shamrockscurry.com. You may contact Valerie Smith for additional information at (850) 591-1555.

Packet pick up:

March 12, 4-7pm and March 13, 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 given to the top 3 male and female finishers.

All proceeds will benefit KUMC Mission Outreach Programs. Sponsorship opportunities are still available for corporate and business partners.

Saturday, March 14, 2014

8:00 am - 1 Mile Fun Run / Walk

8:30 am - 5K

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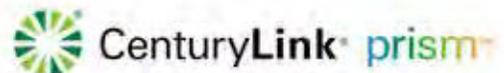
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Architectural Control Committee Actions for December, 2014

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

DATE	UNIT	PROJECT	ACTION/CONDITIONS
12/3/2014	17	Add garage door back on home	Approved
	02	Tree Removal & Roof Replacement	Approved
	06	Repaint exterior and trim	Approved
	03	Install privacy fencing	Approved
	42	Repaint home/trim/door/fence	Approved
	42	Install fencing and patio roofing	Approved
12/10/2014	10	Replace double door with 2 single garage doors	Approved
	04	Install Brick Mailbox	Approved
	40	Roof replacement	Approved
	04	Removal of sunroom	Approved
	17	Roof replacement	Approved
12/17/2014	10	Repaint siding & replace driveway	Approved
	39	Roof replacement	Approved
12/24/2014		No Meeting/Christmas	
12/31/2014		No Meeting/New Years	

ACC MEMBERS: CHAIRMAN MARK TRUDEAU, BOB IPPOLITO, LEE JOHNSON, MIKE FLEMMING, POLLY JOHNSON
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In the Tallahassee Garden

February is a good month for garden clean-up and soil preparation. Whether your soil is mostly clay or mostly sand, it will benefit from regular additions of organic materials. Dig in composted grass clippings, tree leaves, or shrub and tree trimmings. Don't apply lime unless a soil test indicates the need. If needed, apply it at least a month before planting. Late in the month cut back ornamental grasses and ragged-looking liriope to just above the new green growth emerging. Wait until mid-March to begin planting summer vegetables and late March to early April to begin planting tender flower annuals.

Shrubs and Trees: Apply dormant oil spray to deciduous trees and shrubs which suffer from scale insects. Prune evergreens, summer flowering shrubs, and landscape trees as needed. Prune dead, damaged, and diseased branches and any branches which cross each other or cross through the center of the plant. Don't prune spring flowering trees and shrubs, such as azaleas, until after they finish blooming. Fertilize young trees and shrubs late in the month or in early March.

Lawn care: If winter weeds are a serious problem, a post-emergent herbicide can be applied in February before the weeds become larger. If you don't want to apply an herbicide, keep the winter annual weeds mowed so they don't re-seed and sprout again next winter. Do not fertilize your lawn until April.

Vegetables and Herbs: Potatoes should be planted around Valentine's Day. Sow seeds of beets, mustard, parsley, carrots, collards, English peas, lettuce, radishes, turnips, and sugar snap peas. Plant broccoli, Brussel sprouts, cabbage, cauliflower, celery, collards, and onions. Keep garden well mulched to moderate soil temperature and retain moisture. Inside start seeds of lettuce, tomatoes, peppers, eggplant, onion seed, garlic toes, cucumbers and herbs. As seedlings form their third pair of true leaves, place in individual containers.

Fruit: Spray fruit trees to control scale. Fertilize citrus with no more than ½ lb. 10-10-10 (with trace elements of iron, manganese and magnesium) per year of tree age up to 10 lbs. Fertilize only from February through September. Fertilize blueberries after blooming. Prune and fertilize grape vines now. Finish pruning peach and plum trees early this month. Fertilize apples, peaches, nectarines, plums, pears, pecans, Chinese chestnuts, and blackberries. Plant bare-root fruit and nut trees, along with

grapes, blueberries and blackberries. When planting fruit trees, know which types require a second variety for pollination, such as plum, apple, pear, blueberries and some muscadine grapes. Always plant in full sun. Some of the fruits requiring less pest management include fig, blackberry, blueberry, Japanese persimmon, muscadine grapes and pear.

Flowers: Plant gladiolus bulbs and continue to do so at 2 week intervals until about July 15 for continual flowers. Inside start seeds of celosia, gloriosa daisy, zinnia, morning glories, and marigolds. Divide and replant perennials, ferns, and ground covers. Fertilize bulbs with a balanced fertilizer as they begin to sprout. Plant perennials as they become available.

Roses: Prune hybrid tea roses to induce new growth and spring blooms. Remove top growth 18 to 24 inches above ground, retaining several healthy canes. The older the plant, the more canes you should leave. Make clean, sharp cuts just above buds which point outward. Prune climbing roses lightly after their major flush of spring bloom. Many antique roses should not be as drastically pruned as hybrid teas. Fertilize roses after pruning.

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 December 2014

	<u>Jan - Dec 14</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	539,566.67	552,075.00
6013 · INCOME-LATE FEES	7,594.48	5,000.00
6015 · INCOME-PRIOR DUES	6,343.71	2,500.00
6017 · Estoppel	9,399.59	6,000.00
6020 · DELINQUENT ACCT-Maintenance	123.51	250.00
6021 · DELINQUENT ACCT-INTER.	190.48	300.00
6022 · COLL. FEES-LEGAL	14,226.71	10,000.00
6024 · ADMIN. NOTICING COST	115.37	350.00
6030 · INCOME-OTHER	818.84	350.00
6033 · INCOME-ADVERTISING	51,855.80	50,000.00
6050 · Powernet Global	0.00	50.00
6055 · CenturyLink Commission	62,997.21	50,000.00
6057 · Killearn Estates Swim Club.	32,499.17	40,000.00
6830 · INCOME-INTEREST	160.33	100.00
Total Income	<u>725,891.87</u>	<u>716,975.00</u>
Gross Profit	725,891.87	716,975.00
Expense		
5000 · Mortgage (Replenish Reserve)	0.00	22,344.00
6052 · Licenses & Fees	500.00	
6560 · PAYROLL TAXES	12,535.10	12,000.00
7050 · LAKES	36.19	33,000.00
7060 · Landscape Redesign	0.00	30,000.00
7100 · GROUNDS	71,105.60	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	24,028.15	30,000.00
7120 · REPAIRS & REPLACEMENT	3,780.48	5,000.00
7130 · SIGNAGE	4,763.13	3,000.00
7245 · PROPERTY TAX-POOL	563.31	
7250 · PROPERTY TAX - COMMON AREAS	105.47	115.00
7251 · ASSN. CENTER - TAXES	0.00	100.00
7270 · UTILITIES-COMMON AREAS	8,719.	9,000.0
7271 · ASSN. CENTER - UTILITIES	6,486.98	9,000.0
7272 · Cleaning Service	2,910.00	3,000.00
7300 · OTHER-SITE IMPRV.	18,381.7	25,000.0
7325 · Killearn Estates Swim Club	112.08	21,500.0
7600 · PLAYGROUND EQUIPMENT	0.00	15,000.00
7610 · PARK SHELTERS	0.00	500.00
7620 · PARK LANDSCAPING	0.00	1,000.00
7800 · OTHER-REPAIRS/REPLACE	684.09	7,500.0
8050 · NEWSLETTER	50,222.40	45,000.0
8110 · ANNUAL ASSOC. MEETING	1,463.	500.00
8170 · OTHER	6,827.75	5,000.00
8290 · FURNITURE & EQUIPMENT	0.00	1,000.0
8410 · MEMBERS STATEMENT	1,716.16	3,800.00
8411 · Annual Election	2,948.50	3,000.00
8420 · LEGAL & PROF. FEES	27,987.9	40,000.0
8580 · PAYROLL-SALARIES	135,320.	125,000.
8640 · ACCOUNTING/AUDITING	8,185.00	7,800.00
8645 · Website	0.00	1,200.00
8680 · AUTO EXPENSES-GENERAL	3,300.19	3,000.00
8730 · MISC. ADMIN. EXPENSE	6,614.66	4,000.00
8750 · EVENTS	18,148.5	15,000.0
8780 · INSURANCE-LIABILITY	23,968.69	20,000.00
8782 · Assn. Center - Insurance	2,796.00	1,900.00
8785 · INSURANCE-HEALTH	7,230.00	6,750.00
8850 · POSTAGE	20,141.12	15,000.00
8870 · PRINTING - COPY MACHINE	3,171.74	3,000.00
8940 · SUPPLIES-OFFICE	5,353.92	2,000.00
9500 · TELEPHONE	5,062.75	4,200.00
9999 · CAPITAL IMPROVEMENT RESERVE	0.00	50,000.00
Total Expense	<u>533,489.26</u>	<u>670,709.00</u>
Net Ordinary Income	<u>192,402.61</u>	<u>46,266.00</u>
Net Income	<u>192,402.61</u>	<u>46,266.00</u>



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