

# KLOVERLEAF



**New KCC Site Plans for Review**

## KHA Scheduled Holidays & Upcoming Events

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

**Sat., Mar. 17, 2018** - St. Patricks Event at Shannon Lakes Park

**Sat., Mar. 31, 2018** - Last day to pay assessment without a \$25 late fee

**Tue., Apr. 3, 2018** - Board of Directors Meeting

**Tue., May 1, 2018** - Board of Directors Meeting

**Mon., May 28, 2018** - Memorial Day, KHA Office Closed

**Tue., Jun. 5, 2018** - Board of Directors Meeting

**Wed & Thur, July 4 & 5, 2018** - Fourth of July, KHA Office Closed

**Tue., Jul. 10, 2018** - Board of Directors Meeting

**Tue., Aug. 7, 2018** - Board of Directors Meeting

---

## KHA is Now Accepting Credit Card Payments.

To pay your dues with your credit card, go to:

<https://my100bpay.com>

You will need your account numbers from your Centennial Bank dues invoice.

---

Apply for tree removals, exterior alterations  
and report property issues

 **894-3085** 

Denny Alexander, *Field Manager*

### BOARD OF DIRECTORS

David Ferguson  
*President*

Gloria M. Arias  
*Vice President*

Michael Flemming  
*Secretary*

Phil Inglese  
*Treasurer*

John Paul Bailey

Charles Faircloth

Michael Flemming

Stephen Grimes

Bill Schack

Will Messer

Bob Ippolito  
*President Emeritus*

### ASSOCIATION STAFF

Conrad Metcalfe  
*Executive Director*

Diane Allewelt  
*Office Manager*

Denny Alexander  
*Field Manager*

Connie Thomas  
*Fiscal Assistant*

**PUBLISHER**  
Killearn Homes Association

**EDITOR**  
Diane Allewelt

**GRAPHIC DESIGN**  
Target Print and Mail

**ADVERTISING**  
850/893-3468  
kha@killearn.org

**AD DESIGN**  
850/671-6600  
hello@targetprintmail.com

### ASSOCIATION OFFICE

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

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

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

# Community Highlights

## Early March:

Premier Surface Solutions resurfacing the KHA Tennis Courts. This work should be completed by mid-March, weather permitting.

City of Tallahassee is resurfacing a portion of Shamrock Street from the roundabout at Killarney Way to McLaughlin Drive. The sidewalk rehabilitation work will begin in the next 1-2 weeks while the reconstruction of the curb return should start in 4-6 weeks. Contact David Earle at 850-570-1569 with any questions.

Household hazardous waste disposal Saturday, April 7 and Saturday, May 5 at the county's operations center, 2280 Miccosukee Road. Household hazardous waste includes a range of items, including fluorescent light tubes, old nail polish, aerosol cans, old household cleaning products, motor oil, and alkaline and rechargeable batteries. You can see the complete list at [www.LeonCountFL.gov/HHW](http://www.LeonCountFL.gov/HHW).

**3/8:** St. Patrick's Day Costume Contest Judging 5-6pm at KHA Office 2705 Killarney Way

**3/10:** Fermanaugh Park Tree Planting 10am to noon 3028 Fermanaugh Drive

**3/17:** St. Patricks Festival at Shannon Lakes Park Noon to 9 p.m.

**3/27 and 3/28:** Public meetings on "Tallahassee's Urban Forest Master Plan" will be held 3/27 from 6 to 8 p.m. at the Jack L. McLean Community Center and 6 to 8 p.m. on March 28 at the Renaissance Center in Frenchtown.

**Dues Reminder:** Avoid a \$25 Late Fee by paying before **4/1**

**4/7:** Semi-Annual Garage Sale 8 a.m. to Noon (See page 12 for details)

Mulch available at Shamrock South Park.

## Contents

### Briefs

- Executive Director Message 4
- Deed Restricted Community 5
- Lakes Cleanup Thank You 5
- New KCC Site Layout Plans 6
- Not a Lily but a Lotus 7

### Home & Garden

- Next Month's Garden 10

### Business

- Yard Sale 12
- ACC Actions 13
- Swim Club Application 14
- Profit & Loss 15

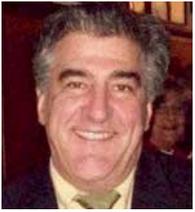


### Feature Story:

- 8 Tallahassee Urban Forest Master Plan

#### On the Cover:

On the cover is resident Tripp Rasmussen with a 10-pound large mouth Bass caught last week in Killarney Lake



## Executive Director Message

### As a matter of fact, crime does pay...

We received some good feedback on my call for comments regarding the installation of webcams at Killearn Estates entrances. All the comments were cautiously positive. Most of the questions were regarding the legality of webcams in general. In fact, the Supreme Court has taken the general approach that what a person knowingly exposes to the public is not constitutionally protected. So while we are still some distance away from actually installing cameras at our entrances, it does seem to be one reasonable mechanism we can use to reduce crime in our community. In fact, it's perhaps not so much the webcam's themselves, it's more the optics of having webcams.

Because we've been hearing some interesting stories from around the community. We are tracking the activities of a white single cab pick-up truck, a red Sebring, and a red Econoline van with a faint "M" on the side. Both of these vehicles may have been involved in suspicious activity. Killearn Estates has a "no solicitation" policy, but we can't really enforce this because technically our roads belong to the city. So we encourage our homeowners not to open your doors to unknown solicitors. If someone in your neighborhood looks suspicious to you, don't be embarrassed to make a quick call to the Tallahassee Police Department at (850) 606-1500. This is not an emergency line, but they do have the capability to respond to pretty much anything.

We also continue to have many complaints about speeding. This is more of a social problem - certainly not restricted to our community. Everyone in our office has some crazy story about almost being hit while driving on Killarney Way - or excessive tailgating / honking - aggressive drivers. I've identified eight points in our community where there seems to be chronic speeding (based on homeowner complaints). We've engaged TPD repeatedly on this - and they've responded by parking cruisers around the community during rush hour and handing out tickets. But they can't be everywhere. So here in the office, we've been talking about several countermeasures. For example, I've been looking at buying a radar-driven flashing-light speed limit sign that we can move around the community.

I've also been working on new speed-reducing signs we're looking to install around the community. In fact, there are very strict regulations about signage along the

roads - but we've been negotiating a workaround with the city - where we'll pay extra to have neighborhood-specific signs placed strategically. And then below this sign - on the same pole - we'll mount our kid-friendly speed limit signs.

Meanwhile, I'd like to encourage all residents to take pictures when you see speeding vehicles. Just the act of taking a picture of an aggressive driver may put them on notice. Reporting speeding cars to TPD is also very likely to raise Killearn Estates on TPD's priority list. The squeaky wheel gets the oil. Call and complain!

Tallahassee Police Department comes to every KHA Board meeting, and they come to listen, as well as to highlight some additional services TPD offers to residents:

#### Extra Patrol/House/Business Check

The Tallahassee Police Department is pleased to offer a Extra Patrol/House/Business Check on your property during a vacation or any period of time you may be away from the premises. Simply complete and submit the form online at <http://www.talgov.com/publicsafety/tpd-property-check.aspx>

#### Have a Home Security Assessment

TPD offers free residential security surveys to help prevent break-ins. An officer will be dispatched to walk around and through your home to help you think about how to protect yourself from potential burglaries. Call (850) 891-4200 for more information.

#### Citizen Observer Ride Along

Complete an application and you participate in the Citizen Observer Ride-along Program. This is designed to help citizens become familiar with the activities of TPD patrol officers - and it's really a fascinating way to spend a few hours! Ride-along appointments can be scheduled through the TPD Watch Commander's Office at (850) 891-4200. 🍀

Conrad Metcalfe

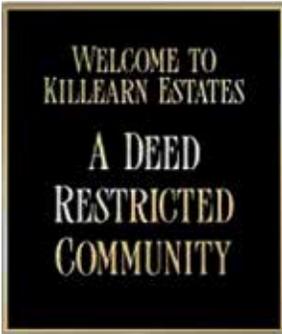


## President's Message

As I drive in Killearn I hear the familiar sound of chainsaws taking down our trees. Please remember that the removal of trees requires the approval of our Architectural Control Committee. A new request form for this purpose has been added to our website ([www.killearn.org/architectural-control-committee](http://www.killearn.org/architectural-control-committee)). Please help us keep Killearn beautiful 🍀

- David Ferguson

## What does it mean that Killearn Estates is a deed restricted community?



A deed-restricted community is a neighborhood with governing documents that establish certain rules and regulations regarding the decorum of a neighborhood, as well as property uses. The goal of this type of community is to promote a fluid look and feel throughout a neighborhood, which in

turn helps maintain home values. The policies that make up these governing documents also allow for oversight and enforcement by the Homeowners Association (HOA).

Many Florida neighborhoods are governed by deed restrictions, but every HOA community is different with regards to rules and regulations. Some HOAs exercise far more control over neighborhoods than others. Some allow pretty much anything to happen, while some restrict the color of each house and the style of the mailbox.

Homes in HOA communities tend to hold their value better over the long term, because the overall maintenance of the neighborhood remains in better condition. Buyers find this appealing because most people prefer a neighborhood that looks cared for, as opposed to one that appears run down.

Of course, the appearance of your neighbor's house will play a role when it comes time to sell your home. But when living in an HOA community, this kind of issue should be rare.

There may be times when your neighbors may break the rules, and we have a "Neighborhood Concern Form" to address this (available on our website). In Killearn Estates, there are some common restrictions you should keep in mind:

### Signs

The only acceptable signs on your property are For Sale/Rent/Lease. This excludes any other sign on the property or right-of-way.

### Nuisance Activities

Offensive activity or general annoyance to the neighborhood is prohibited. Those things that tend to damage or destroy either private or public property present a clear violation.

### Minimum Housing Standards

All siding, shingles, fences, decks/porches, doors, windows, shutters, mailboxes - and any other exterior

parts of residential structures - must be maintained. They should be water-tight, rodent-proof, and in good repair.

### Yard Maintenance

Property owners are responsible for their yard's general appearance, which includes trees, shrubs, ground cover, and grass. This also includes removal of debris or large branches on the ground.

### Open Storage

Generally any equipment or materials that are not typically used outdoors should not be stored outdoors. Piles of bricks, wood, mulch, paving stones etc. must not be visible from any street. These rules extend to bridle trails, easements, lake edges, and Golf Club property that might be adjacent to your property. Trash should not be placed at the curb until the day before scheduled pick-up.

### Vehicles

Inoperable or unregistered vehicles are not allowed to be seen from the road. Campers, motor homes, boats, trailers and hobby cars cannot be stored unless appropriately hidden so as not to be seen from any street. Parking on the lawn/grass is not appropriate without ACC approval.

### Temporary Structures

Whether it's a tent, shack, garage or shed, no outbuildings are allowed (except during construction that has been approved by the Architectural Control Committee). No dumpster/trash or temporary storage (for example, "PODS") can occupy space on any property or street for more than 30 days. 🍀

---

## Semi-Annual Lakes Cleanup 2-24-18

We would like to extend a special thank you to those who participated in this event. 🍀





## Not a Lily but a Lotus

### American lotus – *Nelumbo lutea*



Lake Kanturk is full of what is commonly thought of as water lilies. In fact, the *Nelumbo lutea* is a beautiful species of flowering plant in the family Nelumbonaceae. Common names include American Lotus, Yellow Lotus, Water-Chinquapin, and Volée. It is native to North America. Some Native Americans call this plant “Macoupin.” Its leaves are erect, extending above the water or floating on the surface.

American Lotus can be found in muddy, shallow waters, such as lake margins; or in water as deep as six feet. The leaves are covered with microscopic hairs which repel water very effectively. Watching a drop of water roll across its surface is impressive. American Lotus grows throughout Florida, and it flowers from May through August. It was apparently distributed northwards in the United States by

Native Americans who carried the plant with them as a food source. This plant has a large edible tuber. The seed is also edible and is commonly known as “alligator corn”.

Disney’s character Princess Tiana wears, as her iconic princess dress, a gown fashioned from a Yellow American Lotus and is associated with the lotus in Greek mythology; the lotus-eaters (Greek: λωτοφάγοι, *lōtophagoi*) were a race of people living on an island dominated by lotus plants. The lotus fruits and flowers were the primary food of the island and were also a narcotic, causing the inhabitants to sleep in peaceful apathy. These are similar, but not the same as our native American Lotus.

This aquatic plant is very easy to identify. Its flowers, seed pods, and leaves are quite distinctive. Its flowers are very large: up to 6 inches wide. The flowers are luminescent yellow, with many petals and stamens. The leaves are circular. They are easily distinguished from other circular-leaf plants. Other plants, such as the fragrant water lily, all have leaves that are cut. American Lotus leaves, though, are not cut at all. American Lotus leaves are on long, stiff stalks. The stalks connect to the leaf at the very center of the leaf, umbrella-like. Whether they know it or not, many people are already familiar with American Lotus seed pods. They can be bought at grocery stores and flower shops in flower arrangements. This hard, flat-topped, cone-shaped fruit contains many large brown seeds. 🍀



## White Pelicans Grace Us with Their Presence

The small fish in our lakes aren't so happy about it, but the white pelicans find them quite delicious! These large birds, deemed by the Audubon Society as “birds like Hercules aircraft” leave our lakes during the summer to go north for breeding in Canada and the Dakotas. They come back to our lakes since late November. According to Dr. Emily Duval - an Associate Professor in the Department of Biological Science at Florida State University - they peak in January and stay through June. The wingspan of these artful creatures can be up to nine feet - and they can measure between 55 to 70 inches in height. They soar on updrafts and often engage in aerial play to the delight of their human observers. They fish in groups and nest in colonies on islands, and they live up to 25 years. We are happy to have them as guests in our lakes, even if it's only for a portion of the year. 🍀



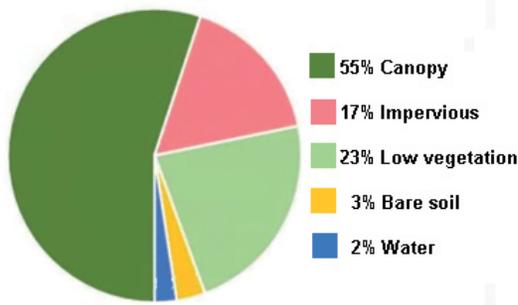
# TALLAHASSEE'S "URBAN FOREST" MASTER PLAN

The City of Tallahassee is developing a comprehensive plan for what is being called our "urban forest." Trees are a defining feature of Tallahassee and they offer numerous benefits that increase the quality of our lives in many ways. They provide nesting areas for birds and animals. They provide shade for our yards and homes. They provide cover for our recreational activities. They also help to clean the air while providing aesthetic appeal and value to the community. In Florida - a state that has more trees than any other state besides Hawaii, it's amazing that north Florida has over fifty percent of Florida's trees!

Using a combination of high-resolution satellite imagery and on-the-ground field surveys, a detailed analysis was recently performed on Tallahassee's urban tree canopy.

According to the Urban Tree Canopy Analysis, canopy coverage (55 percent) in Tallahassee is the highest in the nation when compared to cities of comparable size. Impervious surfaces (such as buildings and pavement) were measured at 17 percent, leaving 28 percent of land coverage made up of grass areas, open water, and bare soil.

Having a vibrant, healthy urban forest is not just about quantity though. The quality and diversity of our trees help to determine whether we can experience the full benefits of our trees.



Additional analyses are currently being performed under the banner of the Tallahassee Urban Forest Master Plan, including potential canopy coverage, canopy distribution (how our tree cover is distributed throughout the city) and priority planting areas.

The City is working with the Davey Resource Group to define actionable steps that will enhance and improve the quality of our urban forest, while ensuring that we are being proactive in tree management, so that future generations of residents can enjoy the benefits of our trees.

In addition to the Urban Tree Canopy Analysis, the City will be evaluating policies, programs, and management techniques to create a vision for our urban forest, along with an implementable roadmap for achieving short and long-term urban forestry goals.

An important step in determining what's best for our urban forest is to identify the community's priorities in regards to trees. The City is looking for our input on how to create a playbook that will guide decisions, programs, and policies to help manage our urban forest - on both public and private lands. Tallahassee's Urban Forest Master Plan will only be as good as the information used in its creation and our collective commitment to implement it.

You can be important in making this effort successful. Public meetings will be held from 6 to 8 p.m. on March 27 at the Jack L. McLean Community Center and 6 to 8 p.m. on March 28 at the Renaissance Center in Frenchtown. You are encouraged to attend the meeting most convenient for you.

Meeting Date	Location	Address
Tuesday, March 27, 6 - 8 pm Free Registration, Please RSVP	Jack L. McLean Community Center	700 Paul Russel Road Tallahassee, FL 32301
Wednesday, March 28, 6 - 8 pm Free Registration, Please RSVP	Frenchtown Renaissance Center Second Floor Conference Room	435 N. Macomb Street Tallahassee, FL 32301

Also, stay tuned for additional opportunities to provide input. Updates and links will be posted to the Urban Forestry page at <http://www.talgov.com/tallytrees>.

For more information, please contact the Tallahassee-Leon County Planning Department at 850-891-6400, ext 1010 🍀

As we celebrate our 18th year in business, we thank all of our customers for their continued support.



Thanks for voting us Tallahassee's Best Painter for six years. 2008, 2009, 2010, 2011, 2012 & 2013

Interior/Exterior • Pressure Washing • Carpentry  
Wood Repair • Wallpaper Removal



Father-and-Son Owned  
Licensed • Insured • Worker's Comp



Mom & Dad's is moving to their new home in **BANNERMAN CROSSINGS**



3421 BANNERMAN RD, SUITE 104  
TALLAHASSEE, FL 32312

*New Location,  
Same Tradition*

JOIN US IN OUR NEW LOCATION STARTING IN FEBRUARY!

850-877-4518 | WWW.MOMANDDADSTALLY.COM

Bringing You the **BEST** in...  
*Southern Comfort*  
for over 35 years.



for Over 10 Years



FL: CMC056269 | GA: CN208982

**BensonsHVAC.com • 850-562-3132**

Financing Available

## ALTERATIONS

Bridal Alterations, Men's Suits, Slacks, Jeans Hems  
Custom Veils, Custom Costumes, Basic Alterations

### Couture Seamstress

3656 Shamrock Street West  
Tallahassee, FL 32309

Near Round-About at Killarney Way

850-766-4028

www.TheCoutureSeamstress.com



## 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

# April in the garden



*This month's gardening information is provided by Tallahassee Nurseries.  
Celebrating being rooted in Tallahassee for 80 years.*



April is our favorite month in the garden. Every way you turn, there's a new color or variety blooming whether it's a bedding plant, tree, or shrub! Let's review what you should be on the lookout for within the next weeks!

## Planting

It's time to start planing your warm season annuals and perennials! A popular saying at our nursery when deciding on what plants to purchase is putting the, "right plant in the right place". There are hundreds of annuals and perennials to choose from this time of the year so be sure to know the amount of sun or shade in a given area before you decide.

## Bedding Color

Plant annuals to give your spring bed(s) instant bold color.  
**Sunny** areas: celosia, geraniums, alyssum, salvia, hibiscus.  
**Landscape** areas: marigolds, pentas, zinnias, vinca.  
**Shady** areas: begonias, coleus, torenia, caladiums.

Perennials which perform well in our area to plant now, of many, include agapanthus, coreopsis, hostas, coneflowers, Black eyed susan, verbena, plumbago, daylilies and Louisiana iris. Don't forget your fertilizer to keep the color coming all season long!

## Lawn Care

Apply fertilizer after new lawn growth has started and greened up—usually this happens in mid-April. Use 15-0-15 slow release fertilizer. Always follow with good water and mowing practices.

## Veggies & Herbs

Veggie gardening in spring can often come down to what your personal preferences are because there are so many fun and tasty varieties to plant.

It's not too late if you haven't already planted your summer veggies such as, peppers, beans, eggplant, okra, or sweet potatoes. Now is a great time to start or grow your herb garden with all different kinds of mints, basil, etc are available at this point in the season.

Organic fertilizer for your veggies and herbs are always a welcomed notion for these new plants.

## Trees & Shrubs

With this year's cool weather, you should be noticing your trees and shrubs thriving with spring blooms. If you haven't already, now is still a good time to fertilize your trees and shrubs using a good organic fertilizer following the directions on the back of the bag.

Don't worry! In Spring the older leaves on camellias, magnolias and other evergreens like gardenias start to yellow and fall. They will be followed by new growth but be sure to keep them well mulched and watered.

**For more local gardening information, visit  
[tallahasseeurseries.com/blog](http://tallahasseenurseries.com/blog) or the  
IFAS Extension website at [leon.ifas.ufl.edu](http://leon.ifas.ufl.edu)**

**TALLAHASSEE NURSERIES**  
SINCE 1938 THE CITY'S OLDEST AND LARGEST

# 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](http://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 change 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](http://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 High-Speed Internet services from any third party. Service includes digital channels (including local channels); one (1) or two (2) set-top box(es) (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 it; 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 (ertain 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.

# Business

## Yard Sale

### KILLEARN ESTATES SEMI-ANNUAL NEIGHBORHOOD YARD SALE APRIL 7<sup>TH</sup> 8AM TO NOON

The Killlearn Homes Association is sponsoring a neighborhood-wide yard sale on April 7<sup>th</sup>. This is your opportunity to sell all the items you no longer want or need. Just twice a year, we allow Yard Sale signs in your yard; all we ask is that you don't put them up until Friday evening and take them down after the event on Saturday. We plan this event twice a year so that a majority of the residents wait until the community-wide event, thereby cutting down on the number of signs that seem to sprout up on the weekends.

The Association will advertise the event on social media on several yard sale sites, and on Craigslist, which will draw many into the neighborhood that monitor these sites. So, gather those unwanted items you'd like to get rid of and earn some extra cash. Anything that you have left over, or anything you would like to donate can go to The Living Harvest Thrift Store (850-765-6285), which is located at 4500 West Shannon Lakes Drive in the Four Oaks Center and they accept donations anytime.

**GOOD LUCK AND HAPPY SELLING!**



### One Package Insurance Policy for Your Home & Auto

*Simplify and save with one policy, one payment.*

- Average annual savings of \$806\*
- AAA Members save up to an additional 7%\*\*
- Accident forgiveness with no premium surcharge<sup>1</sup>
- Discount when switching both home and auto insurance from the same prior insurer

*Enjoy the comfort of knowing you're covered by a company that will be there when you need protection the most.*

*Talk with a AAA Insurance Agent today.*

AAA Tallahassee  
3491 Thomasville Road  
Tallahassee, FL 32309

850-907-1000

\* New policyholders obtaining insurance through AAA saved an average of \$806 annually. Average annual savings were based on February 2016 survey results provided by new policyholders reporting the dollar differences between prior carriers and insurance through AAA. Insurance underwritten by Auto Club Insurance Company of Florida. Availability is subject to meeting underwriting criteria. \*\*Discounts apply to select coverages only. AAA Member discount based on number of years as a member of AAA. <sup>1</sup>Accident forgiveness program covers first at-fault accident after holding Package Policy for Home & Auto for two years. 1/24/2016 LC 8/16

# CHOOSE A PROVEN REALTOR

**SUSAN ICE**  
Susan@HillSpooner.com

850.545.7015

### Architectural Control Committee Actions as of FEBRUARY 28, 2017

The Committee meets every Wednesday at 10am in the Killearn Homes Association Board Room

DATE	UNIT	PROJECT	ACTIONS/CONDITIONS	
2/7/2018	28	ADDITION TO DRIVEWAY	DENIED	
	29	INSTALL FENCE	APPROVED	
	27	INSTALL FENCE	PENDING	
	28	RE-ROOF	APPROVED	
	51	TREE REMOVAL	APPROVED	
	34	RE-ROOF	APPROVED	
	10	TREE REMOVAL	APPROVED	
	15	GARAGE DOOR REPLACEMENT	APPROVED	
	15	WINDOW REPLACEMENT	APPROVED	
	7	DIRECT TV DISH - POLE MOUNT ONLY	APPROVED	
	28	TREE REMOVAL	APPROVED	
	35	SCREEN PORCH	APPROVED	
	2	ROOF OVER BACK	APPROVED	
	4	RE-ROOF	APPROVED	
	31	REPLACE FENCE	APPROVED	
	2/14/2018	3	TREE REMOVAL	APPROVED
		27	FENCE INSTALLATION	APPROVED
3		WIINDOW INSTALLATION	APPROVED	
11		TREE REMOVAL	APPROVED	
33		TREE REMOVAL	APPROVED	
7		POOL INSTALLATION	PENDING	
12		WINDOW INSTALLATION	APPROVED	
31		TREE REMOVAL	APPROVED	
19		RE-ROOF	APPROVED	
12		FENCE INSTALLATION	APPROVED	
39		TREE REMOVAL	PENDING	
51		STORAGE UNIT	PENDING	
42		TREE REMOVAL	APPROVED	
40		TREE REMOVAL	APPROVED	
2		TREE REMOVAL	APPROVED	
2/21/2018		28	WINDOW REPLACEMENT	APPROVED
		17	SCREENED PORCH/TREE REMOVAL	APPROVED
	14	TREE REMOVAL	APPROVED	
	28	RE-ROOF	APPROVED	
	1	REPLACE GUTTERS	APPROVED	
	42	EXTERIOR PAINT	APPROVED	
	29	RE-ROOF	APPROVED	
	12	TREE REMOVAL	APPROVED	
	39	TREE REMOVAL	APPROVED	
	51	SHED	PENDING	
	29	REPAIR SIDEWALK	APPROVED	
	18	EXTERIOR PAINT	APPROVED	
	2/28/2018	42	OVERHANG ON FRONT PORCH	APPROVED
		31	DINNING ROOM BUMP-OUT	APPROVED
		1	RE-ROOF COVERED PORCH	APPROVED
		34	RE-ROOF	APPROVED
		14	WINDOW REPLACEMENT	APPROVED
9		FENCE	APPROVED	
8		REPLACE SIDEWALK	APPROVED	
40		REPLACE 2 PALMS/ADD TILE TO POOL DECK	APPROVED	
37		REPLACE CONCRETE WALK	APPROVED	
25		UNATTACHED DECK	PENDING	
28		(2)TREE REMOVAL	PENDING	
7		POOL INSTALLATION	APPROVED	
8		FENCE BARRIER	PENDING	
51		STORAGE BUILDING/WINDOW ENCLOSE PORCH	APPROVED	
28		ENCLOSE / COVER DECK	APPROVED	

### Violations Report as of FEBRUARY 28 , 2018

UNIT	VIOLATION	UNIT	VIOLATION
11	(2)OPEN STOARGE	7	TRAILERS
32	TRAILERS	32	TRAILERS
12	TRAILERS	15	(2)TRAILERS / BOATS
39	BOAT	3	TRAILERS/BOATS
6	SIGNS PLACEMENT	1	MIN.HOUSING STANDARDS
12	UNATHORIZED TREE REMOVAL	11	MIN.HOUSING STANDARDS
17	MIN.HOUSE STANDARDS	50	MOTORHOME
31	UNATHORIZED TREE REMOVAL	3	UNATHORIZED TREE REMOVAL
41	UNATHORIZED TREE REMOVAL	16	VEHICLES
38	UNATHORIZED TREE REMOVAL	6	TRAILER

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

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

# Business

## Renew or Join Now for Savings! Beat the Heat at the Killearn Estates Swim Club



The Swim Club will officially open on Saturday, April 28th at 11 am and will remain open until September 30th. Join now and pay a reduced rate of \$400.00 for the entire season for Killearn Estates residents, if you pay in full by April 1st. There are limited memberships available this year, so please join early, after April 1st the rates will increase. Please complete the form and mail or drop your payment at our office located at 2705 Killarney Way.

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Daytime Phone/Cell: \_\_\_\_\_ Employer: \_\_\_\_\_

### Names and ages of Children:

\_\_\_\_\_  
Age: \_\_\_\_\_ Age: \_\_\_\_\_  
\_\_\_\_\_  
Age: \_\_\_\_\_ Age: \_\_\_\_\_

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

Join us for  
**BRUNCH!**  
Saturday & Sunday, 10 a.m.-2 p.m.  
850-999-1696 | [www.thebluhalo.com](http://www.thebluhalo.com)

**The Blu Halo**  
RESTAURANT / BAR

Bannerman Crossings  
3431 Bannerman Rd #102  
Tallahassee, FL 32312

**COMMUNITY  
YARD SALE**

**APRIL 7<sup>TH</sup>  
8AM TO NOON**

**Worley**  
*Your Favorite Builder*  
Lic CGC062957

**REMODELING?  
850.528.0954**

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

	Jan - Feb 18	Budget
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	552,170.00	552,000.00
6013 · INCOME-LATE FEES	0.00	7,000.00
6015 · INCOME-PRIOR DUES	-575.00	
6017 · ESTOPPEL	8,950.00	36,000.00
6018 · FINES	-4,000.00	
6020 · DELINQ ACCT-Maint Chargebacks	0.00	100.00
6022 · COLL. FEES-LEGAL	-385.00	12,000.00
6024 · ADMIN. NOTICING COST	0.00	600.00
6030 · INCOME-OTHER	0.00	2,600.00
6033 · INCOME-ADVERTISING	2,860.85	40,000.00
6055 · CENTURYLINK COMMISSION	0.00	36,000.00
6057 · KILLEARN ESTATES SWIM CLUB	400.00	26,800.00
6830 · INCOME-INTEREST	278.85	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	91,000.00
<b>Total Income</b>	<b>559,699.70</b>	<b>804,600.00</b>
<b>Gross Profit</b>	<b>559,699.70</b>	<b>804,600.00</b>
Expense		
6052 · LICENSES & FEES	0.00	300.00
6560 · PAYROLL TAXES	4,336.81	16,100.00
6950 · SWIM CLUB CONTRACT	900.00	5,400.00
7050 · LAKES	7,800.00	40,000.00
7060 · LANDSCAPE IMPROVEMENTS/MAINT	0.00	3,000.00
7100 · GROUNDS MAINTENANCE CONTRACT	6,154.40	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	1,330.00	31,500.00
7115 · TREE SUCCESSION	0.00	6,000.00
7120 · REPAIRS/MISC MAINTENANCE	1,667.00	4,800.00
7130 · SIGNAGE	31.18	2,000.00
7251 · COVENANT REVITAL/ PRESERVATION	0.00	1,000.00
7270 · UTILITIES-COMMON AREAS	634.31	7,000.00
7271 · ASSN. CENTER - UTILITIES	374.13	3,000.00
7272 · CLEANING SERVICE	301.00	4,000.00
7325 · KE SWIM CLUB - SUPPLIES	0.00	3,000.00
7335 · KE SWIM CLUB - UTILITIES	199.99	6,000.00
7400 · TENNIS COURT IMPROVEMENT/MAINT	0.00	38,000.00
7450 · BRIDLE TRAIL IMPROVEMENT/MAINT	0.00	18,500.00
7610 · PARK IMPROVEMENTS/MAINTENANCE	215.15	104,500.00
8050 · NEWSLETTER	9,530.30	50,000.00
8110 · ANNUAL ASSOC. MEETING	0.00	500.00
8170 · OTHER	98.51	2,000.00
8290 · FURNITURE & EQUIPMENT	0.00	0.00
8295 · OFFICE IMPROVEMENTS	0.00	0.00
8410 · MEMBERS STATEMENT	0.00	1,500.00
8411 · ANNUAL ELECTIONS	0.00	0.00
8420 · LEGAL & PROF. FEES	3,495.00	50,000.00
8425 · LEGAL FEES COLLECTIONS	1,433.42	6,000.00
8580 · PAYROLL-SALARIES	46,503.95	184,000.00
8640 · ACCOUNTING/AUDITING	0.00	7,000.00
8645 · WEBSITE & SOCIAL MEDIA	0.00	4,000.00
8680 · AUTO EXPENSES-GENERAL	934.96	4,000.00
8730 · MISC. ADMIN. EXPENSE	1,702.83	12,000.00
8750 · EVENTS	21.23	16,500.00
8780 · INSURANCE - LIABILITY	0.00	11,000.00
8781 · INSURANCE - UMBRELLA POLICY	0.00	8,000.00
8782 · INSURANCE - WORKER'S COMP	910.00	3,000.00
8783 · INSURANCE-PROPERTY	0.00	4,000.00
8784 · INSURANCE-DIRECTORS & OFFICERS	0.00	5,500.00
8787 · INSURANCE-BUSINESS AUTO	0.00	500.00
8850 · POSTAGE	0.00	5,000.00
8860 · PRINTING	122.43	2,000.00
8870 · COPY MACHINE	440.76	3,000.00
8940 · SUPPLIES-OFFICE	541.60	3,000.00
9500 · TELEPHONE	655.96	4,000.00
9880 · FEDERAL INCOME TAX	0.00	14,000.00
9945 · BAD DEBT	0.00	25,000.00
<b>Total Expense</b>	<b>90,354.92</b>	<b>804,600.00</b>
<b>Net Ordinary Income</b>	<b>469,344.78</b>	<b>0.00</b>
<b>Net Income</b>	<b>469,344.78</b>	<b>0.00</b>

# KLOVERLEAF

2705 Killarney Way, Tallahassee FL 32309

PRESORT STANDARD  
U.S. POSTAGE  
PAID  
TALLHASSEE, FL  
PERMIT # 132

Let summer make a  
difference in your child's  
**school success** next year.

*If you've been told your child:*

- needs tutoring in reading
- does not pay attention
- is bright but should repeat a grade OR
- Won't do well on FSA..



## WOODLAND HALL ACADEMY

*One-To-One Reading  
Tutorials  
Comprehension Classes  
Study Skill Development*



**Summer  
Reading Program**

**Call  
893-2216**



**Katie Searcy**  
BROKER ASSOCIATE  
850.766.1444



THINKING ABOUT

*Selling*  
YOUR  
*House?*

IT'S A  
SELLERS  
MARKET.

CALL ME TODAY TO REVIEW LAST YEARS KILLEARN ESTATES TOTAL SALES!