

KLOVERLEAF

Summer Sunsets



KHA Scheduled Holidays & Upcoming Events

- 7/1: Independence Weekend Celebration
- 9/4: Office Closed – Labor Day
- 9/16: Fall Community-Wide Garage Sale Day

Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

compliancecoordinator@killlearn.org

Killlearn Estates Residents: *Do we have your email address?*

Special, member-only portal instructions will be available
first to those for whom we have email addresses.

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Killlearn Cloverleaf™ is published quarterly
by Killlearn Homes Association
2705 Killarney Way,
Tallahassee, FL 32309
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POSTMASTER: Send address changes to:
Killlearn Homes Association
2705 Killarney Way
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KILLEARN ESTATES
COMMUNITY YARD SALE

SATURDAY, SEPT. 16TH 8 AM - 12 PM

**A ONE-DAY ONLY,
 COMMUNITY-WIDE YARD SALE
 HAPPENING THROUGHOUT
 KILLEARN ESTATES!**




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Our Services Include

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- Pool Decking

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850-224-LAND



Association Manager Message

Warm weather usually means fun in the sun, but summer heat also can bring severe weather. We've certainly had our share of this recently. Threatening thunderstorms often loom large on summer afternoons, so it's important to be prepared. Aside from having proper insurance, make sure exteriors are physically prepared to handle the brunt of severe weather and always stay alert.

The Swim Club received some nice improvements before the start of the 2023 season. We are still accepting memberships but getting close to the cap. Don't hesitate to contact our office if you want to know more or are interested in joining.

The KHA Board, Committees, and staff are working diligently on many projects, including improving the lake's water level and quality, preventing increased traffic into the neighborhood, coordinating community events, and long-range planning. We encourage homeowners to stay current on these and other matters by attending meetings in person at the KHA office or joining us via Zoom.

Board meetings are typically held on the first Tuesday of every month at the KHA office beginning at 6:30 PM, except for July and September this year. Below is a summary of actions taken by the Board during the second quarter of 2023:

- ☘ Approved association insurance renewals as presented by Earl Bacon Agency
- ☘ Approved the 2024 KHA Board election schedule
- ☘ Approved the Reserve Study
- ☘ Approved tree pruning to raise canopy at KHA office and median at Kerry Forrest
- ☘ Levied fines for unresolved violations.

Board meeting dates, Zoom link, minutes, and more member-only content are posted on TownSq at <https://app.townsq.io/login>. First-time users will need your account number to sign up.

As always, please reach out to the office if we can be of assistance. ☘

Judy Sedwick

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VETERAN OWNED & OPERATED

Protecting our Local Wildlife

Hello Neighbors!

As we move into the summer, we're all working tirelessly to get our families ready for a summer of intense heat and immense fun! Similarly, our local wildlife is also making preparations for the coming season.

You've likely seen the Canadian Geese crossing the road, or the Herons and Pelicans making their way up the banks near the lake. Their presence is felt all throughout the community, and sometimes, they can be quite an inconvenience when they stop traffic while we're on the way to work and school, or while they pick at your fruit garden trying to find their next meal.

However, the association office has received a handful of notices over the past couple of months of dead birds near the lake and the roadways. More often than not, they die as a result of inattentive or impatient drivers, or others who take bird control into their own hands and choose to shoot the birds with bb guns and firearms to chase them away.

While they may be testy at times, their presence is absolutely critical to our local environment. They provide free pest control, pollenate our local fauna, and play a crucial role in the local food chain. Apart

from their practical resources, they also provide a great source of recreation for our local birdwatching + photography community. By interrupting their natural way of life, we may be causing more of an issue than we may initially think.

Apart from the ethical issues with harming or killing these birds, it is also extremely illegal. Canadian Geese, American White Pelicans, Florida Herons and Egrets, and most local birds are all protected under the Migratory Bird Treaty Act. That makes it a federal crime for unauthorized individuals to harm or kill these animals in any way. Please ensure that you do not expose yourself to unnecessary risk by needlessly harming these animals throughout the summer.

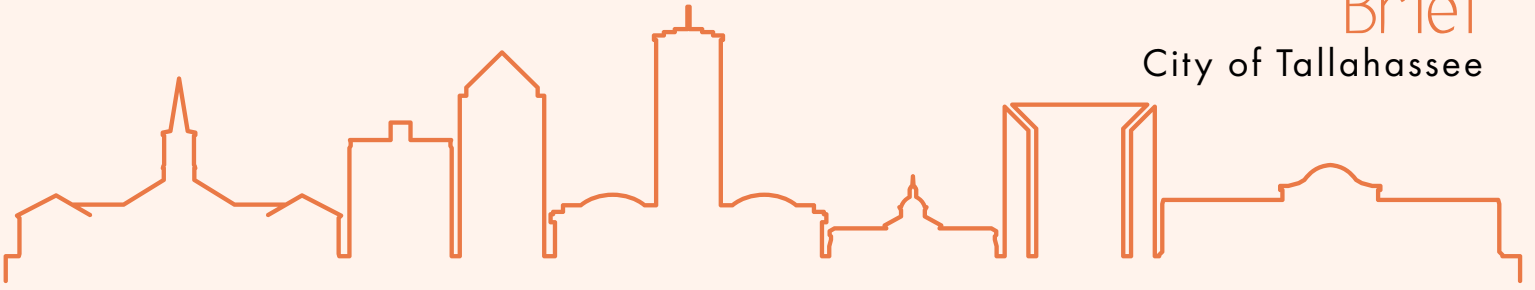
If you are having issues with birds causing property damage, please refer to local resources to find safe, legal deterrent methods that will allow you to protect your property and enjoy your summer. 🍀

Thank you for your help!

Caleb Martinez

Assistant Community Association Manager





Useful Resources for our Community

Throughout the year, we reach out to various community resources to help tackle various issues around our community. As a means of assisting our residents, we wanted to share these resources in case they are of use to anyone. We are always happy to help with any inquiries or issues that may arise. Feel free to give us a call at 850-893-3468. 🍀

COT Code Enforcement Department

(Dead Trees, Care of Premises Complaints, Etc.)
850-891-7007
Code.enforcement@talgov.com

COT Animal Control

(Local Animal + Wildlife Issues)
850-891-2958
For After-Hours Emergencies, please contact:
850-606-5800

Tallahassee Police Department

(Inoperable Vehicles in Right-Of-Way, Invalid Tags,
Non-Emergency Community Concerns)
Sgt. Jonathan Schulze, 850-891-4200

**FOR ALL IMMEDIATE EMERGENCIES
PLEASE CONTACT 911**

COT Traffic Engineering Department

(Street Repairs, Free No Dumping Signs,
Plants/Bushes Prohibiting Street View)
Ed Gomez, 850-891-8265

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CALL FOR CANDIDATES FOR THE KHA BOARD OF DIRECTORS

The application form will be available on August 1st and must be submitted no later than 5 P.M. on September 1st.

APPLICATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED.

Do you want to make a difference in your community? Are there issues in Killearn Estates you want to see addressed? If so, Killearn Homes Association (KHA) is looking for candidates interested in serving on the Board of Directors.

KHA's Board of Directors is comprised of nine (9) members who serve in volunteer capacity. As the governing entity serving our nearly 4,000 members, the Board provides an excellent opportunity to serve our neighborhood.

If you are interested in serving on the KHA Board of Directors and meet the requirements below, plan to obtain the Nomination Application from TownSq or by contacting our Community Association Manager, Judy Sedwick, at kha@killearn.org. **The application form will be available on August 1st and must be submitted no later than 5 P.M. on September 1st. APPLICATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED.**

CANDIDATE ELIGIBILITY REQUIREMENTS

To be eligible as a candidate, you must:

- 🍀 Own property in Killearn Estates;
- 🍀 Be in good standing with all payments to KHA;
- 🍀 Be available to attend Board of Directors meetings, which are held at 6:30 p.m. on the first Tuesday of each month;
- 🍀 Submit a completed Nominations Application by 5 p.m. on Friday, September 1st and
- 🍀 Be willing to serve a three (3) year term from January 1, 2024, to December 31, 2026.

CANDIDATE SELECTION PROCESS

There will be five (5) vacancies on the nine (9) member Board of Directors next year.

Pursuant to Article VII, Section IV of KHA's Bylaws - and using the information provided by interested members from Nomination Applications - the KHA Nominating Committee will select up to ten (10) candidates for inclusion on the ballot for members to vote on later this Fall.









The five (5) candidates receiving the most votes will be elected to the KHA Board of Directors for a term of three years (January 1, 2024 - December 31, 2026). 🍀



Are you hurricane ready?
850-224-LAND

811 Flag Color Codes

What do they mean?

- | | | | |
|---|--------------------------------------|---|---------------------------------|
|  | ELECTRIC CABLE & CONDUIT |  | DRINKABLE WATER |
|  | GAS, OIL, OR PETROLEUM |  | SEWERS AND DRAINAGE |
|  | COMMUNICATIONS & TELECOMM |  | PROPOSED EXCAVATION SITE |
|  | IRRIGATION OR RECLAIMED WATER |  | TEMPORARY SURVEY MARKS |



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Safe digging is everyone's responsibility. Sunshine 811's customer service call center is available weekdays from 7 a.m. to 5 p.m. at 1-800-432-4770. Sunshine 811 also offers safety guidelines at Sunshine811.com.

Briefs

My Safe Florida Home

Luke Brown, Secretary



YOUR SAF(ER) KILLEARN ESTATES HOME

Welcome to Summer in Tallahassee, and Killlearn Estates, in particular.

And, incidentally, it is storm season.

Notwithstanding, we all should be pleased and proud to own homes in this *venerable* community.

Venerable. One of the definitions of that word in Webster's dictionary is "Calling forth respect through age, character, and attainments."

Virtually all the homes in Killlearn Estates are **respected** by their owners, as evidenced by how they are kept and improved. It is a neighborhood with distinctive **character** brought forth by trees, large lots, sidewalks, an admixture of original or near-original owners, and young families. It is also a neighborhood that attained a **reputation** as a renowned country club community to which families are again flocking—"For Sale" signs disappear within days. It had one of the finest golf courses in the area, and a new, greater course and country club is now being constructed. That's quite an **attainment**.

But the last part of the definition of "venerable" is age. That applies to most of the homes of Killlearn Estates, with most being built at least 30 years ago. While our homes seem, and likely are, solidly constructed, they were built under older building codes and have, frankly, withstood the ravages of time.

Potential Help For Your Venerable Home

The Florida legislature created the MySafeFloridaHome Program, a way to get your home inspected at no charge. If deficiencies are found that make it more susceptible to storm damage, the program can provide grants toward the cost of hardening your home against potential storm damage. The program applies to only site-built, single-family, residential property.

Amount of the Grants

The grants provide \$2 for every \$1 you contribute toward the needed work to a maximum of \$10,000. In other words, to get the maximum grant, you must pay \$5,000 toward the required improvements specified in the inspection. You *cannot* get grant money for cosmetic improvements or things not specified in the inspection report.

What Kinds of Improvements?

Examples of the kinds of projects for which you may be able to get a grant include:

- ♣ Upgrade roof coverings
- ♣ Improve the strength of roof deck attachments
- ♣ Reinforce roof-to-wall connections
- ♣ Install a secondary water barrier for the roof
- ♣ Exterior door upgrades
- ♣ Garage door upgrades
- ♣ Window upgrades

Who Does the Work?

The MySafeFlorida program has contractors in various fields that must do the work.

Other Potential Benefits

As a result of the work that gets done, you may be entitled to discounts from your homeowner's insurance company—it is not a function of the MySafeFlorida program.

How to Start

1. Go to this URL and register:
<https://portal.neighborlysoftware.com/MYSAFEFLPROGRAM/Participant#>
2. Complete the application
3. Within a few days you will get an email stating whether or not you have been approved for a free inspection
4. Schedule the inspection ♣



Briefs

Eagle Scout Project

Dear Killearn Neighbors,

My name is Jason Elder. You may know me as the scout that runs the flag service project. I am currently working on my Eagle project, which is installing shelving racks and landscaping for a new food choice pantry. I am looking for funding, supplies, food donations, and connections with people or businesses that would like to help support my project.

I am partnering with the Second Harvest Food Bank and A New Day Initiative, Inc. (ANDI) dba/ The Life Source Tallahassee (TLS) for this project. ANDI/TLS is building a new food choice pantry. A food choice pantry is like a grocery store but with donated food where those in need can select food based on preference or food restrictions. The pantry will be open various hours in a week, which will allow working families to participate. ANDI/TLS is located at 1317 High Road in zip code 32304. This zip code has the highest rate of food insecurity in the state of Florida. Almost half the children living in this zip code live under the poverty line.

This project is very important to me because I believe that everyone—including children—should have access to food. I have volunteered with food distribution centers since I was a toddler. If you want to join me in this effort, please see link or QR code below. There are various ways you can help, and every little bit counts. Thank you in advance for your generosity. 🍀

Sincerely,

Jason Elder

Jason Elder



BOY SCOUTS OF AMERICA
SUWANNEE RIVER AREA COUNCIL



www.suwanneeriver.net/elder/
Contact Jason (Dad) at 410.227.3591

Market Update

March - May 2023

Home values are soaring in Killearn Estates ...

28 RESIDENTIAL SALES 54 AVERAGE DAYS ON MARKET \$1894.63 AVERAGE PRICE PER SQFT \$415,518 AVERAGE SALES PRICE

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
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MARCH

3/1/2023	3012 Tipperary Drive	1864	3	3	\$355,000	3	\$190.45
3/3/2023	4025 Ardara Drive	1797	4	2	\$354,500	20	\$197.27
3/17/2023	2341 Clare Drive	2400	4	3	\$372,500	30	\$155.21
3/20/2023	4737 Tory Sound Lane	3555	5	3	\$465,000	31	\$130.80
3/27/2023	3500 Fogarty Drive	2268	3	2	\$435,000	23	\$191.80
3/30/2023	3042 Fermanagh Drive	2956	3	3	\$600,000	68	\$202.98
3/31/2023	3200 Castle Court	1466	2	2	\$279,600	15	\$190.72
3/31/2023	4444 Bay Shore Circle	1436	3	2	\$290,000	17	\$201.95
3/31/2023	4044 Brandon Hill Drive	2375	4	3	\$495,000	26	\$208.42

APRIL

4/6/2023	4157 Tralee Road	1888	3	3	\$369,000	18	\$195.44
4/7/2023	3726 Galway Drive	2876	4	3	\$567,000	36	\$197.15
4/10/2023	2846 Ohara Drive	2561	4	3	\$530,000	41	\$206.95
4/11/2023	3451 Hyde Park Way	2024	3	2	\$422,000	14	\$208.50
4/14/2023	3915 Leane Drive	2232	4	3	\$485,000	70	\$217.29
4/17/2023	3151 Ferns Glen Drive	3500	5	3	\$589,000	45	\$168.29
4/21/2023	4012 Kilmartin Drive	2204	3	2	\$529,500	22	\$240.25
4/28/2023	4405 W Shannon Lakes	2164	4	3	\$364,000	17	\$168.21
4/28/2023	3235 N Shannon Lakes Drive	2070	3	2	\$375,000	19	\$181.16

WHAT'S YOUR HOME'S CURRENT MARKET VALUE? ARE YOU CONSIDERING BUYING OR SELLING YOUR HOME? CALL SUSAN ICE AT 850.545.7015



MAY

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
5/1/2023	4426 Sierra Court	1387	3	2	\$325,000	14	\$234.32
5/5/2023	3320 Clifden Drive	1855	3	2	\$348,000	21	\$187.60
5/5/2023	3067 N Shannon Lakes Drive	2788	4	4	\$555,000	40	\$199.07
5/8/2023	4612 Inisheer Drive	1645	3	2	\$385,000	10	\$234.04
5/17/2023	2844 Shamrock Street	2335	4	3	\$495,000	5	\$211.99
5/19/2023	4608 Inisheer Drive	2314	3	2	\$355,000	82	\$153.41
5/26/2023	3702 Donovan Drive	1170	2	3	\$210,000	44	\$179.49
5/30/2023	2965 N Shamrock Street	1520	3	3	\$250,000	21	\$164.47
5/30/2023	3425 Welwyn Way	1969	4	2	\$425,000	5	\$215.85
5/31/2023	3023 Bay Shore Drive	1655	3	2	\$340,000	39	\$205.44



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ARE YOU READY TO BUY OR SELL?



Architectural Control Committee Actions for QUARTER 2 2023

The Committee meets every second and fourth Tuesday
at 10 A.M. in the Killearn Homes Association Board Room

March ACC Decisions					
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>	
3/7/2023	10	XXII	FENCE INSTALLATION	APPROVED	
	10	XXII	FENCE INSTALLATION	APPROVED	
	14	XXXIV	TREE REMOVAL	APPROVED	
	17	XXII	FENCE INSTALLATION	APPROVED	
	17	XXXIV	TREE REMOVAL	APPROVED	
	17	XXII	DRIVEWAY INSTALLATION	APPROVED	
	38	XXXIV	LANDSCAPE REMODEL	APPROVED	
3/22/2023	1	XXII	FENCE INSTALLATION	APPROVED	
	2	XXXIV	EXTERIOR PAINT	APPROVED	
	2	XXII	GAZEBO INSTALLATION	APPROVED	
	14	XXII	BEDROOM ADDITION	APPROVED	
	28	XXXIV	TREE REMOVAL	APPROVED	
	28	XXXIV	TREE REMOVAL	APPROVED	
	38	XXII	FENCE INSTALLATION	APPROVED	
	38	XXXIV	TREE REMOVAL	APPROVED	
	39	XXXIV	TREE REMOVAL	APPROVED	
	April ACC Decisions				
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>	
4/4/2023	4	XXXIV	TREE REMOVAL	APPROVED	
	26	XXXIV	GARAGE DOOR REPLACEMENT	APPROVED	
	28	XXII	PATIO INSTALLATION	APPROVED	
	28	XXII	FENCE INSTALLATION	APPROVED	
	39	XXII	POOL INSTALLATION	APPROVED	
4/19/2023	6	XXII	SHED INSTALLATION	APPROVED	
	7	XXII	FENCE INSTALLATION	TABLED	
	11	XXXIV	TREE REMOVAL	APPROVED	
	12	XXXIV	TREE REMOVAL	APPROVED	
	18	XXXIV	ROOF REPLACEMENT	APPROVED	
	42	XXXIV	ROOF REPLACEMENT	APPROVED	
	42	XXXIV	ROOF REPLACEMENT	APPROVED	
	51	XXII	POOL INSTALLATION	APPROVED	
	May ACC Decisions				
<u>DATE</u>	<u>UNIT</u>	<u>CITATION</u>	<u>PROJECT</u>	<u>ACTIONS</u>	
5/2/2023	3	XXXIV	HOME REMODEL	APPROVED	
	8	XXXIV	HOME REMODEL	APPROVED	
	12	XXXIV	ROOF REPLACEMENT	APPROVED	
	15	XXII	SHED INSTALLATION	TABLED	
	23	XXII	POOL INSTALLATION	APPROVED	
	25	XXXIV	EXTERIOR PAINT	APPROVED	
	28	XXII	FENCE REPLACEMENT	DISAPPROVED	
	28	XXXIV	LANDSCAPING REMODEL	APPROVED	
	38	XXXIV	TREE REMOVAL	APPROVED	
	41	XXXIV	TREE REMOVAL	APPROVED	
	41	XXXIV	EXTERIOR PAINT	APPROVED	
	42	XXII	FENCE INSTALLATION	APPROVED	
	5/26/2023	1	XXII	DRIVEWAY INSTALLATION	APPROVED
		1	XXII	SHED INSTALLATION	TABLED
1		XXXIV	TREE REMOVAL	APPROVED	
7		XXXIV	EXTERIOR PAINT	APPROVED	
12		XXXIV	TREE REMOVAL	APPROVED	
14		XXXIV	TREE REMOVAL	APPROVED	
14		XXXIV	TREE REMOVAL	APPROVED	
17		XXII	FENCE INSTALLATION	APPROVED	
26		XXXIV	TREE REMOVAL	APPROVED	
28		XXII	FENCE INSTALLATION	DISAPPROVED	
28		XXXIV	TREE REMOVAL	APPROVED	
28		XXII	SCREEN ROOM INSTALLATION	APPROVED	
40		XXII	POOL INSTALLATION	APPROVED	
51		XXII	FENCE INSTALLATION	APPROVED	

55 Applications Reviewed during Quarter 1 (50 approved, 3 tabled, 2 disapproved)

ACC Committee: Susan Dickerson, Vicki Long, James Hughes

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

KLOVERLEAF

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