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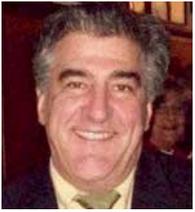
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## Executive Director Message

After a careful review of KHA Bylaws as well as KHA Policies and Procedures - and after discussions with our legal representative on Florida Statute 720.306 (9) - it has been determined that no board election will be necessary this fall, due to the fact that we *do not have more candidates than vacancies that exist*. Here's the associated legislative language:

Chapter 720.306 (9) F.S. ELECTIONS AND BOARD VACANCIES.— (a) Elections of directors must be conducted in accordance with the procedures set forth in the governing documents of the association. Except as provided in paragraph (b), all members of the association are eligible to serve on the board of directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held; provided, however, that if the election process allows candidates to be nominated in advance of the meeting, the association is not required to allow nominations at the meeting. **An election is not required unless more candidates are nominated than vacancies exist.**

I'd like to make it clear that we did place multiple announcements about the availability of Board seats in the last two editions of the *KloverLeaf*, and we also extended the candidate submission deadline while reaching out to individual members - both personally and through existing Board members (those of you that were contacted know who you are).

I'd also like to highlight some of the many other ways you can be involved in helping the operations of this community to run more smoothly. You may join and participate on one of the existing committees. You can come to a monthly Board meeting and voice your opinion, or stop by the KHA office to introduce yourself. Although it's not always possible to solve all problems in this complex world of competing interests, there's seldom a reason not to get more involved.

### Killarn Homeowners Association Committees

- Architectural Control Committee
- Nominating Committee
- Elections Committee
- Public Relations Committee
- Maintenance Committee
- Public Safety Committee
- Violations & Fines Committee
- Lakes Restoration Committee
- Newsletter Editing Committee

We'll be working to build out social infrastructure in your neighborhood so you will be better protected against storms and unexpected adversity. As October is National Cybersecurity month, I thought I'd mention that there's also an increasing need to protect ourselves against online adversity as well. Since my wife is the sole cybersecurity faculty at FSU's School of Information, I have a unique window into this world. Hackers are getting incrementally more creative every day, and we as internet citizens must become more careful and diligent. Computer viruses and ransomware attacks all have one thing in common: they thrive on human error.

To sum up her most general advice in a few basic protocols:

- **Don't click on any link if you are not sure where it leads.** Even links that look perfectly harmless can take you to unexpected places. Is that email really from someone you know? It only takes one click to become infected by a stealth software virus that you may never even notice.
- **Don't open any document if you're not sure where it came from.** Even a MS-Word document sent to you by a friend could contain a virus that s/he knows nothing about. If your Word software ever asks if you would like to save the changes made to your template, just say no.
- **Consider virus protection software for your computer.** Virus protection is not infallible, but it certainly will help protect you against the more common attacks. One virus protection program called Malwarebytes is free and well respected protection that's available from Malwarebytes.com



## President Message

In this issue, we've included a look at our new "Courtesy Compliance Notice." This is a new and informal way to alert you that you are in violation of your covenants or restrictions. If this notice is ignored and the violation continues, you will start receiving official notifications by return receipt. In our most recent survey of members, the top issue for most homeowners was proper enforcement of KHA covenants and restrictions, and we thank you for your ongoing support.

### BOARD OF DIRECTORS

John Paul Bailey  
*President*

Gloria M. Arias  
*Vice President*

David Ferguson  
*Secretary*

Phil Inglese  
*Treasurer*

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*

**PUBLISHER**  
Killearn Homes Association

**EDITOR**  
Diane Allewelt

**ASSISTANT EDITOR**  
Frances Michels

**GRAPHIC DESIGN**  
Target Print and Mail

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

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

### ASSOCIATION OFFICE

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Killearn Homes Association  
2705 Killarney Way  
Tallahassee, FL 32309

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## Board of Directors Monthly Meeting

The Killearn Homes Association Board of Directors' monthly meetings are scheduled for **the first Tuesday of the month at 7:00 pm in the conference room of the Association office located at 2705 Killarney Way, unless noted below\*\***. All Killearn Estates property owners and residents are requested and welcome 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 Facebook page. Any change to the scheduled date and/or time will be posted at [www.killearn.org](http://www.killearn.org).

### Scheduled dates of the Board of Directors' future meetings:

Tuesday, November 7, 2017  
(Annual Meeting)

Tuesday, December 5, 2017  
Tuesday, January 2, 2018

## 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:

**Friday, November 10, 2017**  
**Thurs & Fri, November 23 & 24, 2017**  
**Mon & Tues, Dec 25 & 26, 2017**  
**Monday, January 2, 2018**

Veterans Day  
Thanksgiving  
Christmas  
New Year's Day

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and report property issues



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Denny Alexander,  
*Field Manager*



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## OUR COMMUNITY APP?

# Briefs

## Commissioner's Corner



We've all had some excitement caused by our visit from Tropical Storm Irma. We experienced a maximum of 30-35mph sustained winds with gusts up to 60mph from Irma. Some areas of our county looked as if it were a regular thunderstorm, and other areas had trees down, trees on cars and houses, poles and electric lines wrapped in trees, roads closed and 70 traffic signals out. It was a unique situation for us as we were already housing approximately 3000 displaced persons from other areas of the state. We had 11 emergency shelters open throughout the County in partnership with Leon County Schools, the Salvation Army and the Red Cross. We had approximately 70,000 people without power between the City, Talquin and Duke Energy. I worked in the Command Center taking calls from people without power or those who needed help, and I want to extend my thanks to all who volunteered to help in any capacity in all areas of the emergency

As we try to put Hurricane Irma in our rearview while also taking away valuable lessons, we must remain vigilant as the 2017 hurricane season may still pose a threat to our community. Luckily, I know that we have the right team in place ready for any challenge. In fact, if you read the paper today, there's an article that speaks to the hyperactivity of the tropics, as demonstrated by Hurricanes Maria and Jose. With conditions as they are, it is expected there will be more storms to come before this hurricane season ends -- so don't get rid of the generators yet and use the Irma event to be better prepared for future storms. We certainly are!

**Debris Removal** – After Irma's impact, Leon County residents have begun to clean up their properties.

In anticipation of widespread storm damage, days before Irma's tropical-storm-force winds, Leon County activated its debris removal contractor to begin storm-related debris collection as soon as possible. **Storm-related debris collection will begin the week of Monday, September 18 and will continue until about mid October. Please place your yard debris at the curb as soon as possible to receive free collection. When the contractor is finished, Waste Pro will begin collection again and there may be fees assessed for collection of large debris piles of waste.**

**Remember, do not bag or place storm-debris in containers for collection. It will not be picked up. Follow the tips below.**

- ☘ all debris for collection should be placed curbside between the sidewalk or property line and the curb
- ☘ debris should be separated at the curb from vegetative, construction and demolition, appliances and white goods, electronics, and household hazardous waste
- ☘ be careful and safe when moving large, bulky storm-related debris to the curb
- ☘ debris removal trucks will not pick up household garbage; Waste Pro will continue to collect trash and recycling as usual
- ☘ do not stack or lean debris against light poles, sprinkler heads, meters, trees, backflows, and other structures

For more information, visit [www.LeonCountyFL.gov/SolidWaste](http://www.LeonCountyFL.gov/SolidWaste) or call Leon County Solid Waste Management at 606-1800.

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**Fall Youth Recreational Opportunities** – Leon County Parks & Recreation offers two recreational opportunities for youth (ages 5-15) in the fall: football and cheer through its license agreement with Big Bend Pop Warner, and fall baseball through a partnership with Little League. Visit the following websites for additional information on these programs [www.bigbendpopwarner.org](http://www.bigbendpopwarner.org) or <http://www.mllsports.com/> or call the Parks & Recreation Office at 606-1470.

**Senior Programming Opportunities** – Just a reminder that our Leon County Senior Outreach Program offers fitness classes at the NE Branch Library on Tuesdays and Thursdays. In addition, a yoga class has recently been added on Mondays. For scheduling and availability information, contact Susan Davis with Leon County Senior Outreach, at 891-4065.

## District IV Issues

**Repaving of Streets** – I regularly receive requests for repaving of streets. We are currently in the process of assessing all County roadways to evaluate a priority list for repaving that will be used in the new budget year, when funds are available. Those with deterioration to the base of the roadway will be given priority to stop that deterioration. I know patches are unsightly, but if

the roadway is not eroding to the base, repaving may not be a priority. Please let us know of any pot holes needing repair.

I'm honored to serve you as District IV Commissioner, and welcome your thoughts on how to improve service and programs to this community we love so much. I can't promise I can do all that may be requested, but I'll do my homework and all that is within my power. As always, I welcome your input and appreciate all of you who act as my eyes in the District. Many of the improvements we've already made, or are currently working on, came from citizen suggestions or observations. As you plan for your neighborhood/homeowner's association meetings, please let me know the dates and times so I may join you. Please don't hesitate to call me if I may be of help with other concerns.

You are receiving this because I have your name or neighborhood association on my mailing list. Many of your family, friends or neighbors may not receive my newsletter. I hope you'll take the time to share this information or let them know they can send an Email to me and I'll add them to the mailing list

My best to all. 



**Bryan Desloge,**  
**Commissioner District IV**



Join Killearn United Methodist Church

**TRUNK OR TREAT  
SO OTHERS CAN EAT**

**October 28  
5 TO 7PM**

Please bring canned goods or other non-perishables for the KUMC Food Bank

**Bounce houses for the kids  
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Prizes for the most creative trunks**

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**ARS Rose Show**  
Deep South District Convention  
Tallahassee Area Rose Society

**“Treasures of Today  
from Yesterday”**  
Come See and Smell the Roses!

What: Roses from Alabama, Florida and Georgia at their best in horticulture exhibits, arrangements and photos—No Charge for Admission

When: Saturday October 28-Sunday 29.

Where: Doyle Conner Building, 3125 Conner Blvd., Tallahassee, Florida 32311

Times: Saturday 1:00-5:00pm and Sunday 10:00am—4:00pm

Hosted by: Tallahassee Area and Thomasville Rose Societies.

Contacts:

Mary Maud Sharpe  
850-878-9625

Montine Herring  
229-872-3316

[wjmmsharpe@aol.com](mailto:wjmmsharpe@aol.com)

# Briefs

## Candidate Information

The Board of Directors has certified that six (6) association members, in good standing, shall be elected during 2017. The term of office shall be for three (3) years, from 1/1/2018 to 12/31/2020.



**John Paul Bailey - Unit 38 Resident - Incumbent** - John Paul Bailey has served as KHA's President for the past three years along with active roles on four committees. John Paul has lived in Tallahassee most of his life. He is the oldest of seven children and was raised by his Mother Winifred, a lively 91 years young. John Paul served in the Navy during the Vietnam War years before coming home to spend 25 years as a Tallahassee Police officer who was cited by the City Commission for his outstanding service. John Paul Bailey has been involved in the small business community owning two security and business service companies, currently as a consultant and licensed Real Estate Broker. He also served two terms as a City Commissioner and was Mayor pro-tem. John Paul is a past Chairman of the Capital Area Community Action Agency, having served on boards and as chairman of many of them, the Blueprint 2000 Intergovernmental Agency and Member of Tourist Development Council, Downtown Improvement Authority, Keep Tallahassee/Leon County Beautiful board, Metropolitan Planning Organization and the Economic Development Council. He is a member of the Capital Tiger Bay, Committee of 99, American Legion, Marzuq Shrine, and Masonic Lodge, to name a few.



**Gloria Arias - Unit 1 Resident - Incumbent** - Currently serving as Vice President and Maintenance Chair, a summary of Gloria's first term on the KHA Board follows. Initially, as Lakes Restoration Chair, she:

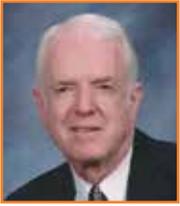
- ☘ worked with the City and FDEP to recognize Killlearn's chain of lakes as natural waterbodies, nutrient impaired and embarked on a plan to improve the lakes' health.
- ☘ initiated and completed a \$40,000 319 Grant from FDEP/EPA.

Now, Gloria chairs the Maintenance Committee that umbrellas our common areas including parks, lakes, bridle trails, tennis courts, entrances and signage. Her committee developed long-range plans to establish continuity, set priorities and assign budgets. Some projects completed:

- ☘ Bay Shore Park was completely outfitted and water run off controlled.
- ☘ Killarney Way Park underwent extensive repair and restoration.
- ☘ A community wood chip pile was established for residents' use free of charge.
- ☘ Street addresses for our 10 parks were obtained for fast locating in case of emergency.
- ☘ Shamrock South Park is contracted for a face lift, playground equipment, and horseshoe pits.

At no cost to residents, Gloria and committee utilize the City's free Adopt-a-Tree program to replace trees and the City's free mulch program to stabilize low areas in parks. These cost savings to residents extend project budgets without compromising results. Students enlist to assist in these projects and more, learn about good stewardship while earning Bright Futures Scholarship hours.

Gloria feels a responsibility to help maintain our property values and keep Killlearn Estates a vibrant, desirable place to live. Some of her proposed Capital Improvement & Maintenance 5-year plan (2018 – 2022) includes tree succession, increased bridle trail viability, entrances landscape updates, memorial benches, tackling speeding in Killlearn, future park improvements and continued maintenance.



**David Ferguson- Unit 40 Resident - Incumbent**

- David and his wife Rosemary have resided in Killearn since 1993 when they built their home. Currently he serves as Secretary of the Killearn Homeowners Board and he believes his past experience would equip him to better serve Killearn and its residents in the future. He has been an advocate for the completion of sidewalks in the community since being on the Board. The work is now progressing on the sidewalk loop around Shamrock and is close to completion. His goals are to work for all improvements in the neighborhood and to keep Killearn a community with curb-side appeal which will maintain or

increase the property values. He retired from the Department of Transportation in 2003 after serving 30 years as their Statewide Director of Human Resources. David graduated from Roanoke College in Salem, Virginia with majors in Business Administration and Economics. He also attended Northwestern University to study Journalism. After college, he served four years active duty in the U.S. Navy achieving the rank of Lieutenant. In 2007 he was awarded the Roanoke College Medal for being the outstanding Alumni since his graduation. Currently he volunteers as a Small Claims Mediator in the Leon County Courts, Hospice, Meals on Wheels, Habitat for Humanity and is a certified Ombudsman with the Department of Elder Affairs covering Assisted Living and Nursing Home facilities. He is a member of the Economics Club of Florida and in his leisure time, he enjoys travel whenever possible, the Symphony, Theatre Tallahassee, Town Club and all spectator sports. David has a deep respect and appreciation for the beauty of Killearn and all efforts to keep it that way. He will work diligently for all of you on future problems and opportunities in our very special neighborhood.



**Phil Inglese – Unit 3 Resident - Incumbent**

- Phil Inglese has been KHA's Treasurer for the past three years, prior to that he was Chairman of KHA's Audit Committee. As Treasurer, he improved the Annual Budget process and successfully established the Emergency, Operating, and Capital Improvement Reserves in order to enhance KHA's financial position. Phil was successful in securing members for the many committees necessary to revitalize KHA's covenants. He believes the primary purpose of the Board is to maintain or enhance the property values and quality of life of the Killearn Estates Homeowners. Accordingly, maintaining the appearance of the parks,

lakes, and common areas of Killearn Estates and enforcement of the Covenants is of paramount importance. Philip and his wife, Kathryn, have lived in Killearn since 1984. He retired in 2010 after a career of nearly 39 years in Local Government Financial Administration. Phil has a BSBA in Finance from the University of Florida, 1969, a MBA in Accounting from Florida Atlantic University, 1977, and Certified Public Accountant, 1977. Philip was a US Air Force Officer; Senior Accountant, City of Hollywood, FL; Deputy Director of Finance, City of Ford Lauderdale, FL; Director of Finance and Assistant Director of Aviation, City of Tallahassee, FL. His local government service included stormwater, aviation, transportation, development of Regional Impact (DRI), and he was a former member for ten years, one as Chairman, of the Capital Region Transportation Planning Agency-Technical Advisory Committee CRTPA-TAC. Both of his children were raised in Killearn; his son is a local physician and his daughter, a licensed dietician. Phil believes his knowledge of local government operations is an asset in assisting the Board in maintaining the quality of life of the Killearn Estates Community.



**Michael Flemming – Unit 17 Resident - Incumbent**

- Michael Flemming, CBC, CHI, is former Vice President of the KHA Board of Directors, currently serves on the Board of Directors, and is Chairman of the Killearn Architectural Control Committee. Michael and his life partner Candi Antonetti have been residents of Killearn Estates for 20 years; together, they have five grown children; three of whom are married, they also have a granddaughter, and a grandson on the way. Michael studied Biological Science at Florida State University, he is an avid pianist and an FFL marksman. Michael is a 30-year local business entrepreneur, President & CEO of Southeast

Construction LLC, Certified Inspections LLC, Radon Solutions Tallahassee and Southeast Painting Inc. Michael is a Florida Certified Building Contractor, Florida Certified Home and Commercial Property Inspector, a Florida Dept. of Health Certified Radon Measurement Specialist and Radon Mitigation Specialist. Michael, who holds seven State and Federal licenses, received personal commendations from both the Florida Dept. of Business & Professional Regulation and the Florida Dept. of Health for scoring in the top 2% on Florida Board Licensing Exams. Michael is a member of several organizations including Florida Home Builders, Tallahassee Chamber, and is Past President of Rotary International Tallahassee Northside where he received the Paul Harris Fellowship and the Homer Brinkley 'Service Above Self' award. Michael also serves as Chairman of the KHA Golf Course Liaison Committee.



**Will Messer – Unit 51 Resident - Incumbent**

- Will Messer is 47 years old, a father of five, and a native of Killearn where he grew up on Raymond Diehl Road. Will has served on many community boards including being a former board member of KHA. Will started his insurance business in Killearn, and after 12 years sold his successful insurance business to the Earl Bacon Agency. He is a former resident of Kilmartin Drive, but now resides on Shamrock Drive with his wife Stephani who also grew up in Killearn. "I have raised my family in Killearn, and I want our neighborhood to be the best neighborhood in Tallahassee," said Messer. Will enjoys golf, fishing, spending time with friends and working for Killearn. 🍀

# Briefs

## Maintenance Committee Report

By **Gloria M. Arias**

Vice President & Maintenance Chair, KHA



Your Maintenance Committee has obtained physical street addresses for all our parks. This will expedite a call for emergency vehicles, and make the parks easier to locate. Site signage will be forthcoming. The locations are on our website, and below for your reference:

Bayshore Park	2965 Bayshore Drive, Tallahassee, FL 32309
Blarney Park or "Ball Field"	2465 Blarney Drive, Tallahassee, FL 32309
Clifden Park	3361 Clifden Drive, Tallahassee, FL 32309
Delvin Park	3180 Shamrock East, Tallahassee, FL 32309
Fermanagh Park	3028 Fermanagh Drive, Tallahassee, FL 32309
Fermanagh Park*	3029 Fermanagh Drive, Tallahassee, FL 32309
Killarney Way Park	2223 Killarney Way, Tallahassee, FL 32309
Killarney Way Swim Club	2300 Killarney Way, Tallahassee, FL 32309
Kimberton Park	3006 Shamrock North, Tallahassee, FL 32309
Shamrock South Park	3045 Shamrock South, Tallahassee, FL 32309
Shannon Lakes Park	4475 Shannon Lakes West, Tallahassee, FL 32309
North Shannon Lakes Park	3207 Shannon Lakes North, Tallahassee, FL 32309

*\*This is the open space side of this park that sits on both sides of Fermanagh.*

The Front Entrance of Killlearn Estates will receive a fresh landscape update beginning later this month. Diseased and dying plantings will be removed; hidden, yet beautiful species relocated to shine; and new plant material installed. We may be 50 years old, but we still like to look our best.

The City's stormwater improvement project at Shamrock South Park has been moved to begin the end of October. 🍀

**GRISWOLD FAMILY CHRISTMAS  
DECORATING CONTEST**



**SUBMIT ENTRY BY 4PM ON DEC 11TH  
SEND EMAIL TO  
KHA@KILLEARN.ORG  
JUDGING DEC 15-17TH**

*Saturday & Sunday*



**Brunch**  
10:00 am - 2:00 pm



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## Aktion Group at Celebration Launches Shoe Drive Fundraiser to Raise Money for A Woman's Pregnancy Center to Buy Infant Car Seats

(Tallahassee, FL, 2017) – Kiwanis and Morningstar Ministorage are conducting a shoe drive fundraiser on September 16<sup>th</sup> through October 31<sup>st</sup> to raise funds for **A Woman's Pregnancy Center (AWPC) to Buy Infant Car Seats**. The Aktion Group at Celebration will earn funds based on the total weight of the pairs of gently worn, used and new shoes collected, as Funds2Orgs will issue a check for the collected shoes. Those dollars will benefit new mothers in need of infant car seats. Anyone can help by donating gently worn, used and new shoes at a Kiwanis Meeting or a Morningstar Ministorage Center.

All donated shoes will then be redistributed throughout the Funds2Orgs network of micro-enterprise (small business) partners. Funds2Orgs works with micro-entrepreneurs in helping them create, maintain and grow small businesses in developing countries where economic opportunity and jobs are limited. Proceeds from the sales of the shoes collected in shoe drive fundraisers are used to feed, clothe and house their families. One budding entrepreneur in Haiti even earned enough to send her son to law school.

"We are excited about our shoe drive," said Gavin Boone, Kiwanis Advisor. "We know that most people have extra shoes in their closets they would like to donate to us. By doing so, we raise money for AWPC, and we have the chance to help families in developing nations who need economic opportunities. It's a win-win for everyone."

By donating gently worn, used and new shoes to the Aktion Group at Celebration, the shoes will be given a second chance and make a difference in people's lives around the world. The drop zones are: Celebration Baptist Church at 3300 Shamrock E; Morningstar Ministorage at W Tennessee at 5086 Tennessee Capital Blvd; and Morningstar Ministorage at Thomasville Rd (5600 Roanoke Trail).

### About Aktion Group

Aktion Club is the only service club for adults with disabilities, with more than 12,000 members worldwide.

Aktion Clubs draw members from various organizations that support individuals with disabilities, as well as other community programs. A Kiwanis club, composed of like-minded, service-oriented people from the community, serves as the club's sponsor.

**Motto:** Where development has no disability. **Vision:** To develop competent, capable, caring leaders through the vehicle of service. **Mission:** To provide adults living with disabilities an opportunity to develop initiative and leadership skills, and to serve their communities. 🍀

### Contact

Gavin W. Boone or Debbie Wade  
Northside Kiwanis, Aktion Advisor  
Mobile: 850 556 8705 Celebration: 850 893 1709  
Email: gavin.boone@yahoo.com,  
dwadefamily1@comcast.net





# KILLEARN ESTATES PREPARES FOR THE NEXT "IRMAGEDDON"

Although Tallahassee is tucked in a corner of the state that seems somewhat hidden from serious storms, we are certainly not immune from the potential of a significant storm hitting us head-on. We watch in horror as Puerto Rico and Houston move heaven and earth in response to hurricanes this year. And of course, Tallahassee was very lucky last month when Hurricane Irma jogged east at Tampa rather than west. Had she made that soft left and crossed the Gulf, she might have gained strength and hit Tallahassee as a category 3 or 4 hurricane, which would have been devastating. This kind of event could still happen. At some point – storm planning and preparedness may be key to our survival – individually and as a community.

As Dwight Eisenhower said; "plans are useless, but planning is indispensable."

In planning for Irma, the City of Tallahassee became very proactive and held preparation meetings all over the city for neighborhood leaders. Killlearn Estate's new Director attended one of these meetings, and he walked away feeling that we still have quite a bit of work to do. The problem here in Tallahassee is largely our beloved trees. They are everywhere, and they tower above all that we hold dear. The pines can be easily snapped in high winds. Other trees have relatively shallow root systems that sometimes do not provide the necessary base to prevent upending.

The oldest oaks have pretty much seen it all, but weaknesses that develop due to moisture at key junctures in the branching can result in the tree being split in two, sending both sides crashing to the ground. As the trees fall, so goes the powerlines and the open roads that are required for recovery efforts. We lost quite a few trees during Irma, even though we were just barely at the edge of her vortex.

A significant investment of time and energy is required to prepare your neighborhood for the potential impact of a significant hurricane. Strong neighborhood networks will play a key role in disaster recovery efforts. Keep in mind that relief workers may not be able to reach everyone immediately following a natural disaster. Your neighbors will be your closest resource and support; how well do you know your neighbors? Killlearn Estates would like to encourage you to engage with your neighbors this month – and we'll be supporting efforts to put an emergency plan in place for each neighborhood that expresses an interest. One of the most important and timely components is the creation of an ad-hoc neighborhood-level "Disaster Response Team." As long as this kind of organizing is done in the absence of a storm bearing down on us, it can be an enjoyable community-building activity. The KHA office will be reaching out to the different units to find leadership for these efforts. If you are interested in being a "block captain" to help mobilize your



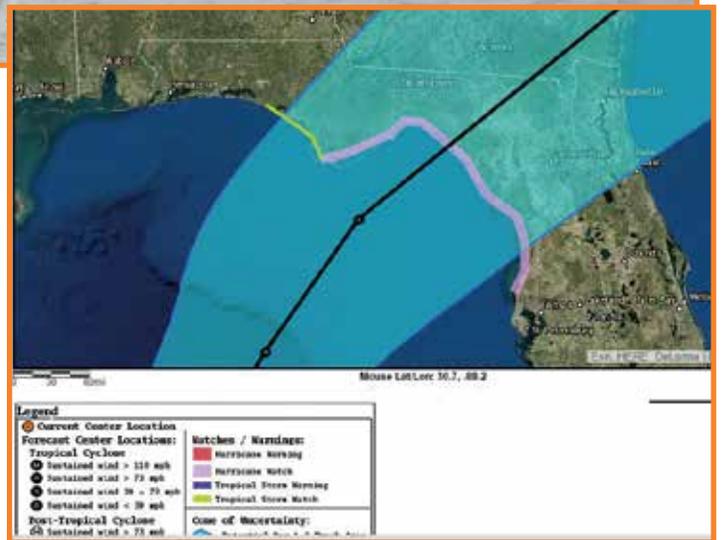
neighborhood in the event of an emergency situation, please contact us. We're especially interested in knowing about elderly members who might need additional support during an emergency.

As we watch the struggles of our neighbors in the Keys, the Caribbean and in Houston, we are reminded that we all need to be prepared as individuals as well. The best way to prepare for the next hurricane is to build on the preparation done for Irma. One relaxed weekend of pulling it all together might be all that's required.

As many learned while Irma was churning through the Keys, local gas stations have fairly limited supplies on hand. Best to fill up the car as soon as you get wind of a big storm headed our way. Local supermarket shelves can be emptied rather quickly of basic necessities. Instead of panic buying, consider purchasing one or two "extra" storable food items each time you shop. This includes the purchase of bottled water now and then, along with flashlight batteries and other basic essentials. Once you are aware an emergency is on the horizon, it may take a lot of extra effort to prepare.

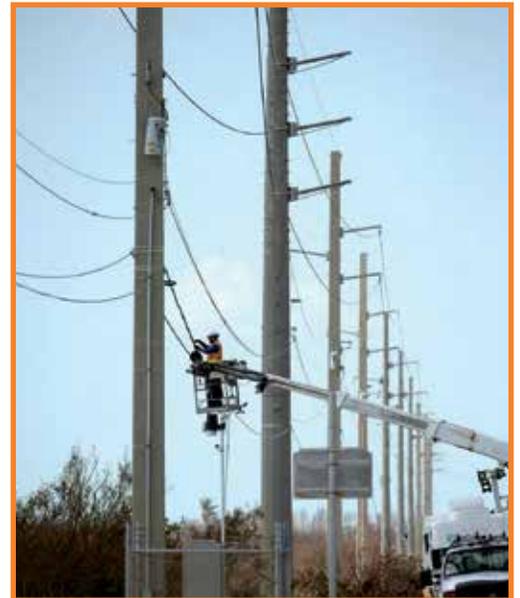
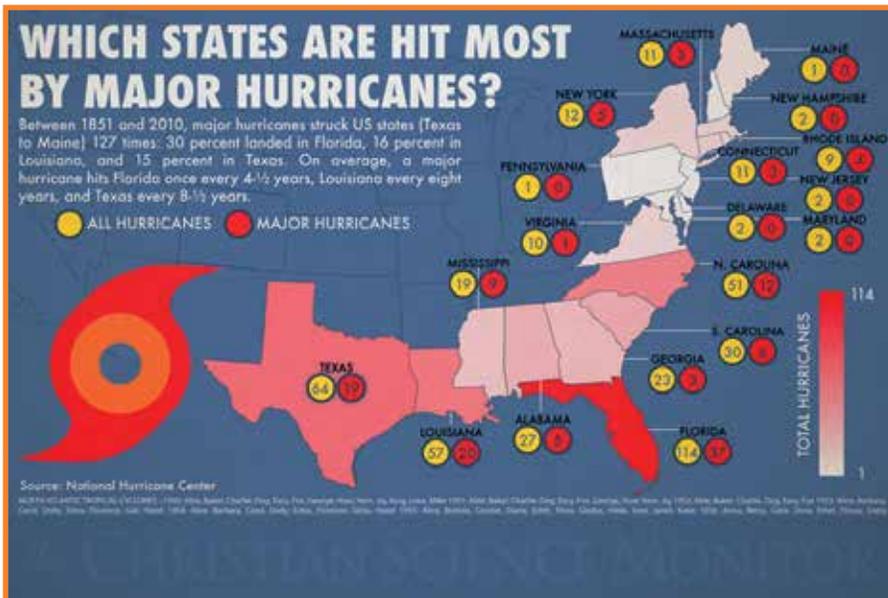
As storm tracking forecasts begin to converge on Tallahassee, you'll notice traffic volume starting to increase. You may notice that people tend to get pushier. Lines are everywhere – everything takes longer – so you'll need to plan extra time for everything. Publix will be packed, but you may find Whole Foods reasonably quiet.

If you've got a plan to escape, it's best to leave earlier than later. Before you go, register on the Tallahassee



Police Department's website for the 'Extra Patrol/House/Business Check' so the police will know to watch your property while you are gone. Find out what your friends and neighbors are doing – and let them know your plans. You'll want to plan for several contingencies, and make default arrangements whenever possible; "if this happens, then let's assume that." Always expect the best, but plan for the worst.

If you're going to ride out the storm at home, it's even more important to connect with your neighbors. Some may have generators or resources that will prove useful afterwards. Some may have extra needs they will want you to know about. Be sure to charge up any laptops and cell phones. Fill your bathtubs with water and secure your house as best you can. Go around your property (and the neighborhood) to secure things like garbage cans and lawn chairs. Pay special attention to things that you would not want to have flying about during high winds.



Once the storm really hits, hunker down. Don't expect that a call to 911 will yield a quick response. Police and firemen are also hunkering down. Their services will be especially important as the storm subsides. Authorities suggest you have the following on hand:

- ☘ Plenty of water (at least a 3-day supply; one gallon per person per day)
- ☘ Sufficient food on hand (at least a 3-day supply of non-perishable, easy-to-prepare food)
- ☘ Flashlights and extra batteries
- ☘ Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)
- ☘ First-aid kit
- ☘ Required medications (7-day supply) and health-related items (hearing aids with extra batteries, glasses, contact lenses, syringes, cane)
- ☘ Sanitation and personal hygiene items
- ☘ Secure copies of important documents in airtight plastic bags (medication lists and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)
- ☘ Easily accessible family and emergency contact information
- ☘ Emergency cash
- ☘ Baby supplies (bottles, formula, baby food, diapers)
- ☘ Tools/supplies for securing your home
- ☘ Extra gas tank for the outdoor grill
- ☘ Rain gear
- ☘ Camera for photos of damage

### Staying Connected in Tallahassee

- ☘ [Talgov.com](http://Talgov.com) (for storm tracking and emergency response updates, etc.)
- ☘ **Digitally**, the City's free mobile app (for timely information and reporting downed trees, power outages, etc.)
- ☘ [Twitter.com/COTNews](https://twitter.com/COTNews) and [Facebook.com/COTNews](https://facebook.com/COTNews) (for timely information about local preparedness and response efforts)
- ☘ **WFSU – 88.9 FM**, (designated local station for storm-related information)
- ☘ **Neighborhood Affairs** – Our neighborhood liaison is Lorin Pratt 891-8928. She will serve as a point of contact at the City to help obtain information and resources.

### Sandbag Locations (bring your own shovel)

- Tekesta Park, at Tekesta Drive and Deer Lake Rd. in Killlearn Lakes
- Jack McLean Community Center, 700 Paul Russell Rd. (City site)
- Winthrop Park, 1601 Mitchell Ave. (City site)
- James Messer Sports Complex, 2830 Jackson Bluff Rd. (City site)
- Lawrence-Gregory Community Center, 1115 Dade St. (City site)
- Apalachee Regional Park (Landfill), 7550 Apalachee Pkwy.
- J. Lee Vause, 6024 Old Bainbridge Rd. At the intersection of Oak Ridge at Ranchero Rds.

### Comfort Stations

The City will have certain community centers open during normal operating hours (provided the location has power and is accessible).

- Lawrence-Gregory Center — 1115 Dade St.
- Sue McCollum Center, Lafayette Park — 501 Ingleside Ave.
- Jack McLean Center — 700 Paul Russell Rd.
- Jake Gaither Center — 801 Bragg Dr.
- Walker-Ford Center — 2301 Pasco St.
- The Senior Center — 1400 N Monroe St.

### Showers

The following pools will be opened at no charge for showers, and swimming will be available as lifeguard staffing levels permit:

- Wade Wehunt Pool at Myers Park — 907 Myers Park Dr.
- The Trousdell Aquatics Center — 298 John Knox Rd.
- The Jack McLean Aquatics Center — 700 Paul Russell Rd.

This article represents just a small part of a conversation we'd like to initiate here at Killlearn Estates. There is a whole lot of additional information available on the internet, and we encourage you to do whatever it takes to prepare yourself. Please reach out to the KHA office staff to support our efforts to prepare your neighborhood. Put this edition of the KloverLeaf in with your hurricane preparations, and download the KHA phone app to have this information at your fingertips. 🍀

As a homeowner, you should expect to pay the bulk of the cost to repair hurricane damaged property, even if you purchased first-party property wind hurricane insurance. That's because there's probably a hurricane percentage deductibles clause in your property insurance policy. Florida Statute makes it clear that any claim for wind damage will be subject to these deductibles, from the time a hurricane watch or warning is issued for any part of Florida – up to 72 hours after a watch or warning ends – and anytime hurricane conditions exist throughout the state.



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# 8<sup>TH</sup> ANNUAL MOON OVER MACLAY CONCERT

It will be a garnet and gold affair when the Friends of Maclay Gardens present the 8th Annual "Moon Over Maclay" jazz concert at Maclay Gardens State Park on Sunday, November 5.

The David Detweiler All-Stars featuring Shanice Richards will be the headliner this fall. While past headliners have often featured tried and true local world class jazz greats, such as Leon Anderson, Scotty Barnhart and Longineu Parsons, this year's lineup features some new residents coming out of the Florida State University (FSU) School of Music.

Leading the band will be saxophonist David Detweiler. He is a visiting assistant professor of jazz saxophone and jazz studies who joined the faculty at FSU in 2016 after serving as Director of Jazz Studies at Nazareth College (Rochester, NY). He has performed at many of New York City's premier live-music venues such as The Blue Note, Birdland, The Knitting Factory and The Iridium. His first record as a leader, "New York Stories," recorded in Tallahassee with Leon Anderson, Clarence Seay, Chris Pattishall and Rick Lollar, has received favorable reviews.

On trombone, the band will be featuring Kevin Jones. He is an assistant professor of jazz trombone and joined the College of Music faculty after previously holding teaching appointments at the University of Texas at Austin, the University of South Carolina, Lander University and Presbyterian College. As a performing artist, Jones toured with James Brown, Kenny Loggins, and the Ringling Bros. Circus, and was a featured artist for Princess Cruise Lines. He has numerous performing credits with jazz and commercial artists, including the Temptations, Bucky Pizzarelli, Aretha Franklin, Joshua Redman, David Sanborn, Bill Holman, Jeff "Taine" Watts, Jim McNeely, Burt Bacharach and Barry Manilow. As if that is not enough for musical accomplishment, Jones is also an accomplished saxophonist, having performed with the South Carolina Philharmonic, as well as at the North American Saxophone Alliance Biennial Conference.

Shanice Richards will be thrilling us on vocals. She is a music therapy student at FSU and is passionate about her art. In addition to studying music therapy, Shanice participates in the jazz ensembles at FSU and has been fronting local musical groups.

The group is rounded out by other jazz greats and "Moon Over Maclay" past performers Bill Peterson on piano, Rodney Jordan on bass and new to the game, but also with FSU connections, Ronan Cowan on drums.

Leading off the jazz concert will be the Bakan-Margut-Hall World Trio.

Florida State ethnomusicology prof, gamelan guru, and percussion whiz Michael Bakan has been shaking up Tallahassee with genre-bending musical innovations for almost a quarter century now. For his latest adventure, he brings together a super trio with piano Phenom Mason Margut and bass ace Brian Hall to push the synthesis of contemporary jazz and diverse world music traditions to new frontiers.

Expect large doses of Brazilian choro, samba, and bossa nova mixed with everything from Balkan and West African grooves to classic Cuban rumbas and new renditions of jazz standards, all served up with virtuosic, cosmopolitan flair. Pianist Margut has taken Tallahassee by storm since his arrival in town just a couple of years ago, while bassist Hall is by now a veritable Tallahassee cultural institution. Add to that dynamic duo the ever-adventurous, world-wise percussive artistry of Bakan and you have a trio lineup that is sure to delight and inspire.

Don't miss this special performance when these talented musicians appear in the Gardens.



It all happens on the front porch of the Maclay House beginning at 6 p.m. Gates open at 5 p.m. Concertgoers are encouraged to bring a blanket, lawn chairs, picnic dinner and beverages of your choice. and choose a place on the lawn in front of the house to enjoy a celestial evening of jazz.

Tickets are \$25 for adults (\$20 for Friends of Maclay Gardens) and \$10 for children and students with ID. They can be purchased in advance online at <http://friendsofmaclaygardens.org> or the Maclay Gardens Ranger Station, 3540 Thomasville Road. For more information, call the Park at 487-4556 or visit the "Friends of Maclay Gardens, Inc." Facebook Page.

All proceeds are used for the Friends' mission to support and enhance the historic gardens and park.

While at the concert, be sure to take a stroll among the Scarecrows in the Gardens. The stuffed creations - ranging from frightening to funny - will be in place along the brick walk that leads to the Maclay House. Lots of different scarecrow designs will be created by businesses, scout troops, clubs and individuals to celebrate the fall season. Prizes will be awarded in youth and adult divisions, as well as a People's Choice award which can be voted on by visitors to the Park. Come out and vote for your favorite scarecrow and enjoy the 8<sup>th</sup> Annual Moon Over Maclay! 🍀



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# Home & Garden

## Next Month's Garden

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

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

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

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

**Fruit:** December through February is the recommended months to plant fruit trees. But start making plans now, because selection of the proper variety is very important. Consider planting blackberries, blueberries, figs, and pears if you are looking for low maintenance fruit. Citrus and muscadine grapes are considered medium maintenance fruit. They will do well in containers also. Apples, peaches, plums, and strawberries (which need to be planted in October and November) are

considered higher maintenance fruit.

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

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

For more local gardening information, visit the UF-IFAS Extension website for Leon County at <http://leon.ifas.ufl.edu> Reprinted with the permission of the University of Florida IFAS Extension in Leon County.



**COMMUNITY  
YARD SALE**  
**SATURDAY NOV 4TH**  
**8AM TO NOON**  
**JOIN IN THE FUN!**

**Killearn Homes Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through September 2017

	Jan - Sep 17	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
6010 · INCOME-CURRENT DUES	551,285.83	552,000.00
6013 · INCOME-LATE FEES	5,100.00	7,000.00
6015 · INCOME-PRIOR DUES	0.00	4,500.00
6017 · ESTOPPEL	30,575.00	22,000.00
6018 · FINES	900.00	
6020 · DELINQUENT ACCT-Maintenance	0.00	100.00
6021 · DELINQUENT ACCT-INTER.	0.00	200.00
6022 · COLL. FEES-LEGAL	11,717.93	12,000.00
6024 · ADMIN. NOTICING COST	772.00	600.00
6030 · INCOME-OTHER	33,430.52	2,600.00
6033 · INCOME-ADVERTISING	31,131.63	48,000.00
6055 · CENTURYLINK COMMISSION	31,129.69	60,000.00
6057 · KILLEARN ESTATES SWIM CLUB	26,750.00	29,000.00
6830 · INCOME-INTEREST	220.45	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	114,000.00
<b>Total Income</b>	<b>723,013.05</b>	<b>852,500.00</b>
<b>Gross Profit</b>	<b>723,013.05</b>	<b>852,500.00</b>
<b>Expense</b>		
6052 · LICENSES & FEES	250.00	300.00
6560 · PAYROLL TAXES	8,905.75	16,000.00
66910 · Bank Service Charges	320.51	
6950 · MAINTENANCE	4,500.00	7,000.00
7050 · LAKES	14,000.00	40,000.00
7060 · LANDSCAPE IMPROVEMENTS	0.00	61,000.00
7100 · GROUNDS	59,723.96	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	18,324.48	25,000.00
7120 · REPAIRS/MISC MAINTENANCE	5,444.00	5,200.00
7130 · SIGNAGE	437.95	
7251 · COVENANT REVITAL/ PRESERVATION	43,956.77	75,000.00
7270 · UTILITIES-COMMON AREAS	5,138.61	5,000.00
7271 · ASSN. CENTER - UTILITIES	3,240.92	5,000.00
7272 · CLEANING SERVICE	3,231.25	3,600.00
7325 · KE SWIM CLUB - SUPPLIES	2,601.40	5,000.00
7335 · KE SWIM CLUB - UTILITIES	4,136.01	5,000.00
7610 · PLAYGROUND/PARK IMPROVEMENTS	65,155.29	74,000.00
8050 · NEWSLETTER	32,157.92	60,000.00
8110 · ANNUAL ASSOC. MEETING	100.00	800.00
8170 · OTHER	30.84	5,000.00
8290 · FURNITURE & EQUIPMENT	0.00	2,500.00
8295 · OFFICE IMPROVEMENTS	852.26	10,000.00
8410 · MEMBERS STATEMENT	25.00	5,900.00
8411 · ANNUAL ELECTIONS	103.74	3,000.00
8420 · LEGAL & PROF. FEES	39,270.41	50,000.00
8425 · LEGAL FEES COLLECTIONS	9,447.18	
8580 · PAYROLL-SALARIES	111,372.11	165,500.00
8640 · ACCOUNTING/AUDITING	7,000.00	7,000.00
8645 · WEBSITE	3,292.47	7,000.00
8680 · AUTO EXPENSES-GENERAL	276.66	3,300.00
8710 · BANK CHARGES	21.00	
8730 · MISC. ADMIN. EXPENSE	12,515.48	8,000.00
8750 · EVENTS	14,926.89	18,500.00
8780 · INSURANCE-LIABILITY/ D&O/PROPER	10,815.00	21,000.00
8781 · INSURANCE - UMBRELLA POLICY	7,756.00	5,000.00
8782 · INSURANCE - WORKER'S COMP	1,608.00	3,400.00
8783 · INSURANCE-PROPERTY	3,757.31	
8784 · INSURANCE-DIRECTORS & OFFICERS	5,487.00	
8786 · INSURANCE - AGENCY FEES	0.00	1,500.00
8787 · INSURANCE-BUSINESS AUTO	501.00	
8850 · POSTAGE	11,620.49	5,000.00
8860 · PRINTING	2,122.71	2,000.00
8870 · COPY MACHINE	1,983.42	3,000.00
8940 · SUPPLIES-OFFICE	2,147.65	3,000.00
9500 · TELEPHONE	3,476.89	4,000.00
9880 · FEDERAL INCOME TAX	0.00	21,000.00
9945 · BAD DEBT	15,581.81	25,000.00
<b>Total Expense</b>	<b>537,616.14</b>	<b>852,500.00</b>
<b>Net Ordinary Income</b>	<b>185,396.91</b>	<b>0.00</b>
<b>Net Income</b>	<b>185,396.91</b>	<b>0.00</b>

# Business

## Courtesy Compliance Notice



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## Courtesy Compliance Notice

**You may be unknowingly in violation(s) of KHA Covenants & Restrictions,  
City of Tallahassee Code and Florida Statute Title XL, Chapter 720.  
In an effort to assist you in correcting this, please review the following:**

Address	UBL	Date
---------	-----	------

\_\_\_ **Unauthorized Alterations** – Any exterior alteration to the building and/or property commenced prior to written approval by the Architectural Control Committee (ACC), if those alterations would ordinarily require ACC approval are prohibited. No building, structure, fence, dock or other improvement may be constructed, erected, installed, altered or structurally modified, nor shall trees be removed, without PRIOR WRITTEN CONSENT of the ACC. For application requirements and further information go to [www.Killearn.org](http://www.Killearn.org) and click on “Forms.”

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

\_\_\_ **Nuisance** – No noxious or offensive activity shall be carried out on any property, nor shall anything be done which may be, or may become, an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

\_\_\_ **Minimum Housing Standards** – All wood, siding, shingles, roof covering, railings, fences, decks/porches, doors, windows, shutters, screens, gutters, mailboxes, retaining walls, chimneys and any other exterior parts of residential structures must be maintained in water-tight, rodent -proof, sound condition and in good repair.

\_\_\_ **Yard Maintenance Standards** – Property owners are responsible for tending to their yard’s general appearance and any and all vegetative growth including trees, shrubs, ground cover, and grass. This includes removal of trees and/or large branches on the ground.

\_\_\_ **Open Storage** – Generally, any equipment, materials or furnishings that would ordinarily not be used outdoors may not be stored outdoors. In addition, materials for outdoor use including, but not limited to, bricks, wood, concrete mix, mulch, paving stones, fence materials, etc., must be stored so it is not visible from any street. Junk, auto parts, appliances, furniture, building materials, tires, trash such as discarded cardboard or plastics, etc., and debris from tree trimming and fallen limbs fall under this definition and extends to bridle trails, easements, lakes, water courses and Golf Club property adjacent to a property.

\_\_\_ **Vehicles** – Derelict /Inoperable vehicles do not display a current license tag or are not equipped with all the parts to legally operate on public streets and/or cannot be driven under their own power. Contraband vehicles include campers, motor homes, boats and trailers, etc. Derelict/inoperable and contraband vehicles can not be stored except in an approved screened area or building so as not to be seen from any street. At no point shall any vehicle be parked on the lawn/grass overnight without written consent from the ACC. No boat, trailer, motor home, camper or other operable, licensed vehicle not kept for daily use shall be parked where visible from any street for more than two consecutive days in a 30-day period without express authorization from KHA.

\_\_\_ **Temporary Structure** – No structure of a temporary nature - tent, shack, garage, barn or other outbuilding shall be allowed on any property at any time except during approved construction (Construction Manager trailer, for instance.) Further, no dumpster/trash or temporary storage unit (example: PODS) may occupy space on any property or street (only if necessary due to space constraints) for more than 30 days unless to serve an approved construction project of sufficient normal duration as to warrant it.

\_\_\_ **Other:** \_\_\_\_\_

Your property will be re-inspected in \_\_\_ days. In the interim, please contact me, Denny Alexander, Field Operations Manager at [fieldmanager@killearn.org](mailto:fieldmanager@killearn.org) if you have questions on how to bring your property into compliance. If the item(s) are not corrected within the time allotted, we will contact you again with a Second Notice which may result in fines of \$100/day up to \$1000/ violation and/or sanctions.

**ARCHITECTURAL CONTROL COMMITTEE ACTIONS AS OF SEPTEMBER 30, 2017**

<u>DATE</u>	<u>UNIT</u>	<u>PROJECT</u>	<u>ACTIONS</u>
<b>9/6/2017</b>			
	3	REMOVE TREES	APPROVED
	37	RE-ROOF	APPROVED
	19	TREE REMOVAL	APPROVED
	17	EXTERIOR PAINT	APPROVED
	7	RE-ROOF	APPROVED
	2	ADDITION	APPROVED
<b>9/13/2017</b>			
	28	SHINGLE ROOF: SLATE	APPROVED
<b>9/20/2017</b>			
	5	TREE REMOVAL	APPROVED
	3	RE-ROOF	APPROVED
	36	REMOVE TREE/INSTALL SIDEWALK	APPROVED
	4	RE-ROOF	APPROVED
	51	LANDSCAPING	APPROVED
	38	RE-ROOF	APPROVED
	28	RE-ROOF	APPROVED
	26	BACK-UP GENERATOR	APPROVED

**VIOLATIONS AS OF SEPTEMBER 30, 2017**

<u>UNIT</u>	<u>VIOLATION</u>	<u>UNIT</u>	<u>VIOLATION</u>
1	SIGN	19	TRAILER
3	(2) TRAILER	25	BOAT
3	YARD MAINTENANCE	28	VEHICLE
6	TRAILER	28	BOAT
7	YARD MAINTENANCE	38	TRAILER
9	TRASH DUMPING	38	BOAT
10	(2) BOAT	38	MOTORHOME
10	(2) YARD MAINTENANCE	40	SIGN
12	(2) NUISANCE	41	VEHICLE
12	YARD MAINTENANCE	51	BOAT
17	(3) TRAILER	51	MOTORHOME

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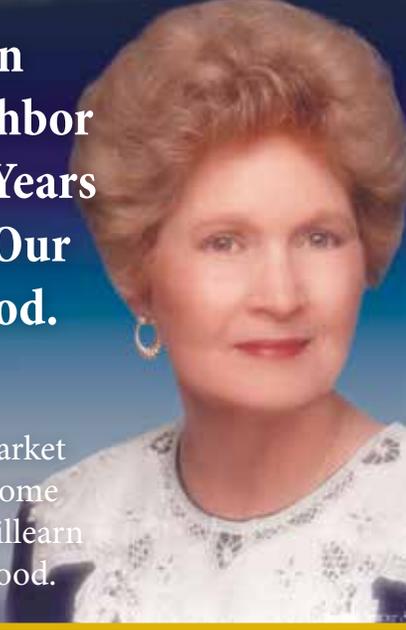
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