

KLOVERLEAF

Join the

**BOARD OF
DIRECTORS**



KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:00 am to 5:00 pm. *The KHA Board of Directors meeting will be held at 6:30 pm in the conference room of the association office located at 2705 Killarney Way. Residents are invited and welcome.*

Tues., April 7, 2020, Board of Directors Meetings

Tues., May 5, 2020, Board of Directors Meetings

Mon., May 25, 2020, Memorial Day, KHA Office Closed

Tues., June 2, 2020, Board of Directors Meetings

Fri., July 3, 2020, Independence Day, KHA Office Closed

Tues., July 7, 2020, Board of Directors Meetings

.....
Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

Denny Alexander,
Compliance Coordinator

.....

KILLEARN ESTATES RESIDENTS:

Do we have your email address?

Special, member-only portal instructions will be available first to those we have email addresses. Member-only info is moving from our website to TownSq (Townsquare).

Your secure place.

Sign up at www.Killearn.org or call in your email address to KHA office 850.893.3468.

BOARD OF DIRECTORS

David Ferguson
President

Gloria M. Arias
Vice President

John Paul Bailey
Secretary

Phil Inglese
Treasurer

Charles Faircloth

Michael Flemming

Steve Givens

Danielle Irwin

Carla Gaskin Mautz

ASSOCIATION STAFF

Diane Allewelt, LCAM
Association Manager

Denny Alexander, LCAM
Compliance Coordinator

Caleb Martinez
Administrative Assistant

Carol Spahr
Receptionist

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Target Print and Mail

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kha@killearn.org

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hello@targetprintmail.com

ASSOCIATION OFFICE

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Killearn Homes Association
2705 Killarney Way
Tallahassee, FL 32309

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Community Highlights

2/7: RAFFLE DRAWING GRAND PRIZE WINNERS

- 1st place \$125.00 gift card - Robert Kirby
- 2nd place \$75.00 gift card - Stacy Thompson
- 3rd place \$25.00 gift card - Akbar Ghavamikia

4/1: \$25 Late fee assessed

4/4: Community Yard Sale - 8:00am to 12:00 noon

5/2: KHA Swim Club Opens

Call For Candidates

**Please consider serving
on the Board of Directors.**

See page 9 for more info.

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Association Manager Message

Aristotle had a way of making profound statement with simple thoughts. This quote exemplifies what we hope to do here at KHA. I am grateful for the opportunity to serve this beautiful community for another year and it is my intention to provide even more improvements throughout 2020. One important goal has been to create a strong workforce to continue serving this community, which is why we are enthusiastic to welcome our new staff member, Caleb Martinez, who joined us March 16th as an Administrative Assistant.

Our January Board meeting provided us with a great beginning to 2020 with the welcome of our new Board members, Carla Gaskin Mautz and Steven Givens. During the meeting, the Board voted to renew the annual contract with our lakes vendor and replace a piece of playground equipment in Killarney Way Park. You may have noticed that the floodlights are now working at the main entrance, this means the holiday lights will be back at the end of the year.

February was another busy month for us! A policy was revised and adopted, we arranged for a temporary barge for the 4th of July event, and the Board voted to get the Swim Club appraised. We are happy to inform you that the City of Tallahassee has installed three new lights in the Cameron Chase neighborhood. You will also be seeing new safety signage posted at the playgrounds. The March Board meeting included several key decisions on various community issues. We engaged a contractor to respond to a City of Tallahassee code violation for the mosquito control facility located between the lot behind

**What is the essence of life?
To serve others and to do good.**

-Aristotle

the office and Foley Drive, as well as temporarily closing the Swim Club for critical repairs. The Board also approved the new list of Committee members for the year.

During January, an insurance inspection identified many unsafe conditions in the Swim Club and tennis courts, resulting in the Board deciding to close the tennis courts. On March 12th we had a special meeting to discuss the future of the KHA Swim Club. At this meeting, it was decided to look to sell, with some development constraints, a parcel that KHA purchased in 2010 located at the corner of Thomasville Rd. and Tallahassee Dr. in order to ensure there was no undesirable development. This is ensured through the enforcement of ACC guidelines over the parcel. If sold, the proceeds would be deposited in the CIP reserve fund for capital improvements. It was determined that the repairs are significantly less than anticipated at the March 12th meeting and staff is now moving forward expeditiously to remedy. You can read more about the outcome of that meeting on TownSq in the posted minutes.

You may have seen the announcement on social media saying that our office is closed to foot traffic at this time for the welfare of KHA employees. We are still here and able to serve, just email us at kha@killearn.org or give us a call at (850) 893-3468. 🍀

Diane Allewelt



President's Message

Well here we are starting on another New Year in Killearn Estates. Many things are happening and some new things are developing. Mr. Graganella and his group have taken over management of the golf course and are finalizing the necessary requirement to officially purchase the club. Final plans for Welaunee Boulevard Extension have been approved with extensions to both Roberts Road and Shamrock Street. Your Board is also reviewing the future of our Swim Club and Tennis Courts. As you may know they are both in need of extensive repairs and have been closed. We have

authorized initial exploratory work to determine exactly what needs to be done in order to continue the pool operation at the earliest possible date. You will certainly be advised of any future actions.

In addition, we all realize Killearn Estates is a beautiful community. To maintain and certainly enhance our attractiveness, I truly request each resident to review your City of Tallahassee trash pickup schedule for yard trash and bulk items. Please put such items out at the curb only a day or two before pickup. Having such items out a week or more before pickup is truly unattractive for our beautiful neighborhood. Thank you for your cooperation. 🍀

- David Ferguson, President

What REALLY Are Those Violations We Keep Hearing So Much About?

When a Homeowner's Association is established, it files its paperwork with the State of Florida and must comply with all current statutes.

Included in the filings are the Covenants and Restrictions which establish the aesthetic goals, among other things, of that organization. To give you some context, in 2013, KHA surveyed the community and found that the top priority was the enforcement of the covenants, followed by improved landscaping and park improvements. This resulted in hiring a Compliance Coordinator to ensure enforcement around the community in order to preserve property values. Our number one priority here at KHA is to serve you. The Board's policy is not to create income through fines, but to ensure compliance with the covenants in order to maintain our beautiful community. For further information, you can refer to Board policy number 5 on violations on TownSq.

Before we jump into the list, we want to give you the one takeaway that is most important to us. At the very least, we want to open a dialogue to work on this together. To that end, we include in all our notices; our name, phone number, email and physical address. We welcome your calls and feedback.

In Killearn Estates, there are 13 categories by which the neighborhood is measured. Admittedly, some are subjective and can be a point of contention

What follows is the list of violations most seen and cited in Killearn Estates - to the extent space allow.

NOTE: All violations are based only on what can be seen from the street as one drives by.

UNAUTHORIZED SIGN – The only signs permitted are those offering a property for sale, lease, or rent.

NOISE NUISANCE – This is infrequently used because there are no real metrics and the Tallahassee authorities are better equipped to handle these incidents by way of their ordinances.

PARKING ON GRASS – A 2001 Amendment to the covenants restricts parking on the grass overnight. If one receives a notice for this, a vehicle was seen parked on the grass and a notice is sent as a reminder of the amendment.

BOAT VISIBLE FROM STREET – This refers to boats that are parked out in the open on a property. This does NOT include those that are behind an approved fence/screen.

TRAILER/RV/OTHER VISIBLE FROM THE STREET – Same as above

DEBRIS VISIBLE FROM STREET – This includes anything that should be hidden, stored or thrown away and can be seen from the street. This might include old pallets, tree limbs and debris, building materials etc. We realize that some of this debris may be moved to the street for bulk pick up. Again, it's a reminder that – if it's practical, hide it until pick up.

UNAUTHORIZED TEMPORARY STRUCTURE – There are articles in the covenants that are specific as to what can be constructed on a lot. Building most anything that affects the exterior appearance of the residence requires approval from the ACC.

MAINTENANCE PAINT – There are areas on the house that require new paint

MAINT ROOF – This encompasses blue tarps, unsightly patches, over 50% of the roof covered with leaves or the valleys on the roof have accumulated over a long period of time, noticeable staining etc.

MAINT SIDING – Siding is broken, dirty, stained, rotting, etc.

MAINT DRIVEWAY – This will address stained driveways in need of pressure washing, leaf blowing or conspicuous and wide-spread cracking with heaving.

MAINT WINDOWS – Any broken, frosted-over from degradation glass, missing shutters or obviously destroyed or damaged interior window treatment that presents and unsightly look from the street.

MAINT FENCE – A fence with missing pickets, obvious rot, falling down or in need of cleaning will trigger a notice.

As always, we are very happy to work for all of you. 🍀



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Briefs

Communications Committee Report

by Gloria M. Arias, VP/Communications Chair

Coyote Mating Season Safety Tips

We can live safely among Florida native coyotes. It's still coyote mating season and residents are hearing mating calls at night. Males may be aggressive during this time but remember these easy precautions. In May, parents may be seen at dusk or dawn while feeding their pups.

First, it helps to know that coyotes are typically shy, elusive and nocturnal.

Try to deter coyotes from your yard:

- ☘ Feeding coyotes is illegal. They will lose their fear of humans.
- ☘ Secure garbage cans. Clean up pet food and fallen fruit.
- ☘ Secure outdoor livestock in predator-resistant enclosures inside fences at least 6' high.

Keep pets safe:

- ☘ Coyotes can and do prey on domestic cats and small dogs.
- ☘ Most coyotes attack pets at night, in the early evening (dusk), or morning hours (dawn). Keep your pets indoors during these times.
- ☘ Be extra careful if you are going to walk your pet in wooded areas or areas that have heavy foliage, this is where coyotes may rest.

What to do if you see a coyote?

- ☘ They are not large animals and rarely pose a threat to people, especially adults. They can be curious, but are also timid and generally run away if challenged. If a coyote approaches too closely, there are methods you can use to deter it and frighten it away.
- ☘ Waving your arms in the air, making loud noises and acting bigger than the coyote will usually chase it away.
- ☘ Teach children to recognize coyotes. If children are approached by a coyote, have them move slowly inside and yell loudly – teach them not to run, approach, or feed coyotes.
- ☘ Throwing small stones or sticks towards (but not at) a coyote will usually cause the animal to leave. Spraying water from a hose or using bear repellent can also be effective hazing methods.
- ☘ Remember the goal is to scare the animal, not injure it. If there are pups in a nearby den, the coyote will try to defend them.



Coyotes are an important part of the landscape in Florida. They help maintain healthy ecosystems by managing populations of rodents, insects and other small animals. By preventing conflicts, we can better coexist with coyotes and other wildlife.

Identifying: The average Florida coyote weighs about 28 pounds and has a paw track about 2 inches long.

For more information, visit: <https://myfwc.com/conservation/you- conserve/wildlife/coyotes/> ☘

An advertisement for Great Florida Insurance. At the top is the logo "GREATFLORIDA INSURANCE" with a palm tree icon and "25 Years in Tallahassee" below it. The main text reads "Easy. Affordable. Secure." next to an image of a silver door handle with a key in it. Below this, it says "We help you find the best protection at the best price." At the bottom left is a photo of a family (a man, a woman, and a child). To the right of the photo is a large box with the phone number "850-523-0717". Below the phone number is the email "joea@greatflorida.com" and the website "tallahassee.greatflorida.com". At the very bottom, in small text, it says "Independently family owned and operated."

Crime Tip: Identity Theft and Shredding

At the February KHA board meeting, our TPD officer reminded us that identity theft is prevalent and shredding documents containing your personal info is one way you can help prevent this. He shared a no-charge facility for residential shredding only, please.

Greif Recycling: 850-575-3906
3201 Springhill Road, Tallahassee
Hours: 7:30am to 4:30pm Monday thru Friday.
Last recycling received at 3:00pm.

What do they accept? Paper and cardboard. You may take a few bags or boxes in at a time. No truck loads or business shredding. If you want to watch the shredding, call in advance for an appointment. Below is a guideline for types of document to shred and how long to keep records:

Shred Now

Do you have documents with your personal details, such as name and address on them? Do they contain sensitive data like account numbers, social security numbers, or credit card numbers? If the answers to any of these questions are yes, and you don't need to keep them for a specific reason, you should consider shredding them.

A few things you can shred immediately:

- ♣ Credit card or insurance mail offers
- ♣ Billing statements that have been paid, like utility bills
- ♣ ATM receipts
- ♣ Sales receipts
- ♣ Expired warranties

Shred After 1 Month

Items to keep for at least 30 days include:

- ♣ Pay Stubs
- ♣ Checks deposited through a mobile app

Shred Within 12 months

Many bills and detailed statements are now available online. You can reduce paper and your risk of identity theft by switching to electronic statements.

A few things you can shred in 6 months to 12 months:

- ♣ Financial statements
- ♣ Paid, undisputed bills that you don't need a record of for your tax preparation.

Keep until Paid or Sold

You should keep documents about a transaction until the asset is paid or sold. If you have disputed a bill, keep all related information until the dispute is resolved.

A few items to keep include:

- ♣ Titles to vehicles, like cars, boats, and motorcycles
- ♣ Home deeds
- ♣ Disputed bills (medical, utility, etc.)

Record-Keeping

Keeping your own records is important when it comes to your annual tax preparation. Keep these items for at least seven years:

- ♣ Tax related receipts
- ♣ Tax-related cancelled checks
- ♣ W2s
- ♣ Records for tax deductions, like charitable contributions, investments in your home, medical bills and uncompensated business expenses.

Keep Forever

Always keep items that prove things like your identity – these can be difficult and expensive to get new copies of.

- ♣ Social Security Cards
- ♣ Citizenship Documents
- ♣ Adoption Papers
- ♣ Tax returns
- ♣ Birth Certificates
- ♣ Death Certificates
- ♣ Marriage certificates or divorce decrees ♣



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Briefs

NE Gateway Update

by Gloria M. Arias, VP/Communications Chair

Welaunee Boulevard Extension

January 30, 2020, Blueprint IA approved a substantial amendment, allowing for Option One to proceed. That is the Welaunee Extension to Roberts Road with a spur to Shamrock South with Roberts Road opening ahead of or simultaneously with Shamrock. As KHA reported, the roads will be two-lane, rural roads.

So now what happens? What are the next steps?

Near-term (February through April)

- ✿ Engineering and environmental data collection and field review associated with project extension
- ✿ Traffic operational analyses
- ✿ Development of concept extending project limits north to Roberts Road at Centerville Road
- ✿ Development of preliminary cross sections—roadway lane geometry, multimodal features, landscaping buffers, greenway, trail, etc.
- ✿ Stakeholder Meetings (on-going)
- ✿ Initial stormwater/drainage analyses
- ✿ Refinement of the greenway concept and preliminary consideration of trailhead locations
- ✿ Economic analyses

Longer-term (May through December)

- ✿ Additional community and stakeholder engagement (on-going)
- ✿ Right-of-way investigations and analyses
- ✿ Refinement of the roadway, bridge, and stormwater/drainage concepts
- ✿ Completion of the engineering analyses
- ✿ Development of landscaping and amenities concepts
- ✿ Completion of the environmental evaluations and development of project documentation
- ✿ Development of engineering documentation for the roadway, bridges/structures, intersections, stormwater/drainage facilities, greenway, trailheads, and other amenities and projects aspects
- ✿ Public Hearing for the PD&E

As the project proceeds, KHA will continue to keep you updated. ✿

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Offices in Tallahassee, Destin and Eastpoint.

Briefs

Election 2020 Call for Candidates

July 31st Deadline – Nominations for the KHA Board of Directors

The Board of Directors meetings are held at 6:30pm on the first Tuesday of each month and attendance is of the utmost necessity. Do you want to make a difference in your community? Are there issues you want addressed? Service on the Board is on a volunteer basis and requires a commitment to the Kilearn Estates community. There will be five (5) vacancies on the nine (9) member Board beginning in the year 2021. Article VIII, Section IV of our Bylaws require that the “.....number of nominees shall be no fewer than 150 percent and no more than 200 percent of the directorships to be filled...”. Each elected member shall serve a term of three (3) years. Accordingly, the slate of recommended nominees shall be between 8 and 10 Association members in good standing.

This is a splendid opportunity to serve your community. If you are interested, please obtain the Nomination Application from TownSq or contact our Association Manager, Diane Allewelt at diane@kilearn.org. The deadline for the Nominating Committee acceptance and review of resume is **Friday, July 31st, 2020.** 🍀

HOW TO BE ELIGIBLE AS A CANDIDATE:

- 🍀 Own property in Kilearn Estates
- 🍀 Be in good standing of all payments to the association
- 🍀 Send Nomination Application and picture to diane@kilearn.org by July 31st, 2020.
- 🍀 Term is for three years 1-1-21 thru 12-31-23

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May 2nd – October 4th

Pool Hours: 11:00 AM TO 9:00PM

SWIM LESSONS: 558-0615 • ALAN COX 545-8827

Swim Club Full membership is 5 months (approx. May 1st – October 1st)

Early Bird rate: \$25 discount before May 1st

Proposed Rates 2020- Non-Resident rate increases to \$50 more than residents

RESIDENTS		NON-RESIDENTS	
May 1 – June 1	\$425	May 1 – June 1	\$475
June – October 1 st	\$400	June – October 1 st	\$450
July – October 1 st	\$350	July – October 1 st	\$400
August – October 1 st	\$300	August – October 1 st	\$350
September – October 1 st	\$250	September – October 1 st	\$300

Bring A Friend Program*: Get a \$50 discount for every new member you bring that joins, not to exceed (8) new members for a total credit of \$400

**Credit provided upon payment of new memberships*

KILLEARN ESTATES SEMI-ANNUAL NEIGHBORHOOD YARD SALE APRIL 4TH 8AM TO NOON

The Killearn Homes Association is sponsoring a neighborhood-wide yard sale on April 4th. 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!

14th Annual 4th of July Celebration

For All Killearn Estates' Families

Shannon Lakes Park on Saturday, July 4th, 2020

5:30pm through the Fireworks Finale!

Your Killearn Homes Association is planning a great day for young and old. Lots of children's activities, food trucks, live music, DJ and Fireworks show.

Have your young kids wear their bathing suits and bring a towel so they can enjoy the water slide! Including bounce house, Uncle Sam and Lady Liberty, face painting, balloon animals and much more.



Parking available at:

Four Oaks Shopping Center 4500 W Shannon lakes (at Kerry Forest Roundabout)

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Market Update

Home values are soaring in Killearn Estates ...

**IF YOU'D LIKE TO KNOW YOUR HOME'S CURRENT MARKET VALUE,
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47 RESIDENTIAL SALES

45 AVERAGE DAYS ON MARKET

\$125.70 AVERAGE PRICE PER SQFT

\$276,762 AVERAGE SALES PRICE

DECEMBER

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
12/2/19	4146 Chelmsford Road	1446	3	2	\$197,000	29	\$136.24
12/2/19	2318 Clare Drive	2135	4	2	\$245,000	17	\$114.75
12/2/19	2909 Tyron Circle	2928	5	4	\$381,000	66	\$130.12
12/2/19	4105 Tralee Road	2294	4	3	\$275,000	149	\$119.88
12/6/19	3029 S Shamrock Street	2090	4	3	\$200,000	134	\$95.69
12/6/19	3244 Beaumont Drive	1837	3	2	\$256,000	38	\$139.36
12/6/19	2588 Yarmouth Lane	1494	3	2	\$210,000	44	\$140.56
12/6/19	4026 Ardara Drive	1829	4	2	\$242,000	2	\$132.31
12/9/19	3000 Corrib Drive	1775	3	2	\$215,000	88	\$121.13
12/10/19	4022 Ardara Drive	2196	4	3	\$325,000	2	\$148.00
12/10/19	2409 Killarney Way	2708	4	3	\$345,000	9	\$127.40
12/13/19	3445 Mahoney Drive	2638	4	3	\$330,000	38	\$125.09
12/16/19	3436 Clifden Drive	2204	3	2	\$339,000	1	\$153.81
12/17/19	2939 Bay Shore Drive	1255	3	2	\$192,800	17	\$153.63
12/18/19	3236 Cranleigh	2110	3	3	\$254,000	76	\$120.38
12/20/19	2421 Ryan Place	1242	2	3	\$138,500	24	\$111.51
12/20/19	2974 Bayshore Drive	1726	3	2	\$225,000	29	\$130.36
12/20/19	4013 Tralee Road	1725	4	2	\$256,000	15	\$148.41
12/20/19	3811 Longford Drive	2084	3	2	\$280,000	30	\$134.36
12/26/19	4045 Ardara Drive	1872	3	3	\$248,000	62	\$132.48
12/27/19	2933 Bluefield Lane	1944	4	3	\$305,000	26	\$156.89
12/30/19	3515 Westford Drive	3743	4	3	\$370,500	56	\$98.98

JANUARY

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
1/3/20	2616 Nantucket Lane	1200	2	2	\$164,000	168	\$136.67
1/3/20	2664 Bantry Bay	2503	3	3	\$270,000	48	\$107.87
1/7/20	3216 Beaumont Drive	1625	3	2	\$165,000	0	\$101.54
1/7/20	3416 Welwyn Way	2333	3	3	\$327,000	73	\$140.16
1/10/20	3496 Hyde Park Way	1857	3	2	\$280,000	20	\$150.78
1/13/20	2913 Springfield Drive	2399	3	3	\$345,000	43	\$143.81
1/16/20	4057 Kilmartin Drive	3751	4	3	\$454,000	68	\$121.03
1/17/20	3036 Waterford Drive	3728	3	3	\$485,000	114	\$130.10
1/17/20	3045 Fermanagh Drive	3003	3	3	\$300,000	112	\$99.90
1/24/20	3518 Tullamore Lane	2580	4	3	\$315,500	50	\$122.29
1/28/20	3560 Gardenview Way	2493	4	3	\$321,500	32	\$128.96

FEBRUARY

2/4/20	3748 Donovan Drive	1278	2	3	\$132,000	25	\$103.29
2/4/20	3130 Corrib Drive	2146	4	2	\$167,000	0	\$77.82
2/5/20	3509 Gardenview Way	2228	4	3	\$310,000	165	\$139.14
2/13/20	3066 N Shamrock Street	3335	3	3	\$370,000	17	\$110.94
2/14/20	4041 Ardara Drive	2561	4	3	\$388,000	31	\$151.50
2/14/20	4029 Ardara Drive	2043	4	2	\$240,000	2	\$117.47
2/21/20	4035 Roscrea Drive	2638	4	3	\$320,000	94	\$121.30
2/21/20	3750 W Shamrock Street	2465	5	4	\$355,000	37	\$144.02
2/14/20	3482 Colonnade Drive	2201	4	3	\$339,000	105	\$154.02
2/18/20	3009 Shamrock Street S	2886	5	4	\$340,000	4	\$117.81
2/26/20	2604 Harwich Circle	1431	3	2	\$209,500	195	\$146.40
2/27/20	2304 Merrigan Place	1152	2	2	\$130,000	3	\$112.85
2/28/20	3717 Lifford Circle	2700	4	2	\$280,000	117	\$103.70

INFORMATION COURTESY OF ...



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Architectural Control Committee Actions 1st Quarter 2020							
The Committee meets every Wednesday at 10am in the Killlearn Homes Association Board Room							
DATE	UNIT	PROJECT	ACTIONS/CONDITIONS	DATE	UNIT	PROJECT	ACTIONS/CONDITIONS
1/8	17	TREE REMOVAL/DRIVEWAY	APPROVED	1/22	17	RE-ROOF SHINGLES	APPROVED
	38(2)	TREE REMOVAL	APPROVED		3	TREE REMOVAL	APPROVED
	8	TREE REMOVAL	APPROVED		11	TREE REMOVAL	APPROVED
	17	STORAGE BLDG	APPROVED		11	SUN SHADES/PORCH	APPROVED
	3	RE-ROOF SHINGLES	APPROVED		3	LANDSCAPING	APPROVED
	12	INSTALL GUTTERS	APPROVED		6	EXTERIOR PAINT	APPROVED
	6	INSTALL FENCE	APPROVED		3	INSTALL FENCE	APPROVED
	40	PRIVACY FENCE	APPROVED		12	WOODEN LEAN-TO	PENDING
	9	RE-ROOF SHINGLES	APPROVED	1/29	12	WOODEN LEAN-TO	DENIED
	14	PRIVACY FENCE	APPROVED		17	TREE REMOVAL	APPROVED
	37	INSTALL FENCE	APPROVED		39	ROOF REPAIR	APPROVED
	42	REPLACe WINDOWS/DOOR	APPROVED		14	DRIVEWAY REPAIR	APPROVED
	10	PRIVACY FENCE	APPROVED		16	INSTAL FENCE	APPROVED
1/15	21	PRIVACY FENCE	APPROVED		50	VARIANCE	APPROVED
	2	TREE REMOVAL	APPROVED				
	17	PRIVACY FENCE	APPROVED				
	17	RE-ROOF SHINGLES	APPROVED				
2/5	12	TREE REMOVAL	APPROVED	2/19	12	TREE REMOVAL	APPROVED
	16	TREE REMOVAL	APPROVED		11	TREE REMOVAL	APPROVED
	16	PRIVACY FENCE	APPROVED		28	TREE REMOVAL	APPROVED
	14	PRIVACY FENCE	APPROVED		17	IN-GROUND POOL	APPROVED
	37	ALUMINUM FENCE	APPROVED		1	REPLACE FENCE	APPROVED
	50	ADDITION	APPROVED		17	ADDITION	APPROVED
	51	TREE REMOVAL	APPROVED	2/26	18	EXTERIOR PAINT	APPROVED
	40	TREE REMOVAL	APPROVED		6	TREE REMOVAL	APPROVED
	50	REMODEL	APPROVED		3	TREE REMOVAL	APPROVED
2/12	38	ROOM ADDITION	APPROVED		37	REAR DECK	APPROVED
	4	PRIVACY FENCE	APPROVED		37	STORAGE BLDG	APPROVED
	3	WOOD ROT	APPROVED		38	TREE REMOVAL	APPROVED
	16	ADDITION	APPROVED		17	TREE REMOVAL	APPROVED
	42	FENCE	APPROVED		18	REPLACE FENCE	DENIED
	3	NEW ROOF	APPROVED		14	STORAGE BLDG	APPROVED
	4	IN-GROUND POOL	APPROVED		14	FENCE	DENIED
	36	PRIVACY FENCE	APPROVED				
	12	PAVER PATIO	APPROVED				
3/4	14	TRELLIS	APPROVED	3/11	42	WINDOW REPLACEMENT	APPROVED
	2	METAL ROOF	APPROVED		51	IN-GROUND POOL	APPROVED
	11	STORAGE BLDG	APPROVED		8	EXTERIOR PAINT	
	8	CONCRETE PARKING PAD	APPROVED		17	EXTERIOR PAINT	
	41	REPLACE GARAGE SOOR	APPROVED	3/18	42	EXTERIOR PAINT	
	39	INSTALL FENCE	APPROVED		25	SCREEN IN POOL	
	14	REPLACE CONCRETE SRIVEWAY	APPROVED				

ACC Committee: John Paul Bailey, Sam Bell, Carolyn Good, Kelley Phillips
ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL,
MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.

1 ST QUARTER 2020 VIOLATIONS

UNIT	VIOLATIONS	UNIT	VIOLATION	UNIT	VIOLATIONS	UNIT	VIOLATION
JANUARY				MARCH			
1	DEBRIS	16	ROOF	2	DEBRIS	17	DEBRIS
2	TRAILER	16	SIGNAGE	3(3)	SIGNAGE	18(25)	ROOF
2	ROOF	16	TRAILER	4	SIGNAGE	18(6)	DRIVEWAY
3(2)	SIGNAGE	17(8)	SIGNAGE	5	SIGNAGE	18(2)	BOAT
4	DEBRIS	17(2)	DEBRIS	7	DEBRIS	18	SIGNAGE
4	TRAILER	17(2)	TRAILER	7	YARD	18(11)	SIDING
7	SIGNAGE	18(5)	PARKING ON GRASS	7	TREE	18	FENCE
7	DEBRIS	18	SIDING	8	PARKING ON GRASS	18	DEBRIS
7	TRAILER	18	NUISANCE	8	TRAILER	18(2)	PAINT
7	YARD	18	ROOF	11(3)	SIGNAGE	18	TRAILER
8(3)	BOAT	19	TRAILER	11	YARD	20	BOAT
8	DEBRIS	22(2)	TRAILER	11	FENCE	23(6)	ROOF
10(3)	TRAILER	23(6)	SIDING	11	PAINT	23(5)	DRIVEWAY
10	PARKING ON GRASS	23(2)	PAINT	11	DRIVEWAY	23	PAINT
10	BOAT	23	FENCE	11	ROOF	23(2)	SIGNAGE
11(4)	BOAT	25	PARKING ON GRASS	11	PARKING ON GRASS	23	TRAILER
11	SIGNAGE	28	PARKING ON GRASS	12(37)	ROOF	25	BOAT
11	SIDING	28	SIDING	12(3)	DEBRIS	28	FENCE
11	TRAILER	33	PARKING ON GRASS	12(13)	DRIVEWAY	28	PARKING ON GRASS
12(2)	PARKING ON GRASS	37	SIGNAGE	12	SIGNAGE	28	PAINT
12	SIGNAGE	37(2)	PARKING ON GRASS	12	TRAILER	28	TRAILER
12	TRAILER	38(2)	PARKING ON GRASS	12(2)	SIDING	28	ROOF
14(3)	TRAILER	38(2)	YARD	14	ROOF	28(19)	SIDING
14	NUISANCE/NOISE	39(2)	SIGNAGE	14	SIGNAGE	28	SIGNAGE
15	SIGNAGE	40(2)	TRAILER	16	ROOF	28	WINDOW
15	FENCE MAINT	40	BOAT	17(31)	ROOF	28	DEBRIS
16	SIDING	40	SIGNAGE	17(15)	DRIVEWAY	28	DRIVEWAY
				17(10)	SIDING	50	DEBRIS
				17	TRAILER	50	ROOF
				17(2)	FENCE	50	YARD
				17(2)	PARKING ON GRASS	50	WINDOW
				17(2)	YARD	50	TRAILER
				17	TREE	51	SIGNAGE
FEBRUARY							
1	PARKING ON GRASS	17(3)	YARD SIGN	42	YARD SIGN		
1	SIDING MAINT	17(2)	YARD MAINT	50	VISIBLE DEBRIS		
1	WINDOW MAINT	17(2)	FENCE MAINT	50	TREE MAINT		
2(2)	PARKING ON GRASS	17	SIDING MAINT	50	VISIBLE TRAILER		
2(4)	VISIBLE DEBRIS	18(4)	VISIBLE DEBRIS	51(3)	YARD SIGN		
2(2)	ROOF MAINT	18(2)	YARD SIGN	51	PARKING ON GRASS		
2	DRIVEWAY MAINT	18(2)	DRIVEWAY	51(2)	DRIVEWAY MAINT		
3	PAINT MAINT	18(34)	SIDING MAINT	51	TREE MAINT		
3(2)	YARD SIGN	18	UNAUTH STRUCTURE	51	SIDING MAINT		
3	VISIBLE DEBRIS	18(2)	YARD MAINT				
4	ROOF MAINT	18(4)	PARKING ON GRASS				
6	VISIBLE TRAILER	18(4)	PAINT MAINT				
7(3)	VISIBLE TRAILER	18(6)	ROOF MAINT				
7(3)	PARKING ON GRASS	18	WINDOW MAINT				
7	ROOF MAINT	18(2)	VISIBLE TRAILER				
7	PAINT MAINT	23	VISIBLE TRAILER				
7	YARD SIGN	23	PAINT MAINT				
7	DRIVEWAY MAINT	23(7)	YARD MAINT				
10(2)	PARKING ON GRASS	23(8)	SIDING MAINT				
11(2)	VISIBLE TRAILER	23(10)	DRIVEWAY MAINT				
11	SIDING MAINT	23(5)	ROOF MAINT				
11	PAINT MAINT	23(3)	VISIBLE DEBRIS				
11	FENCE MAINT	26	DRIVEWAY MAINT				
11	YARD SIGN	26	VISIBLE TRAILER				
11	VISIBLE BOAT	28(2)	VISIBLE DEBRIS				
12	VISIBLE BOAT	28	SIDING MAINT				
16(2)	ROOF MAINT	28	PAINT MAINT				
16(2)	SIDING MAINT	28	YARD MAINT				
16	PARKING ON GRASS	41	YARD MAINT				
16	FENCE MAINT	42	PARKING ON GRASS				
16	YARD SIGN	42(2)	YARD MAINT				



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