

Killearn Estates  Community Newsletter

FOURTH QUARTER 2020

KLOVERLEAF

Happy Holidays

KHA Scheduled Holidays & Upcoming Events

Thurs. & Fri., Dec. 24 & 25, 2020, Christmas Holiday, KHA Office Closed

Fri., Jan. 1, 2021, New Year's Day, KHA Office Closed

Tues., Jan. 5, 2021, Board of Directors Meeting

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Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

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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).

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

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Tallahassee, FL 32309
850/893-3468 FAX 850/668-0530

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

Community Highlights

Church Services

Killearn United Methodist Church:

- ☘ Christmas Eve Worship - 3:00pm, 5:00pm, and 7:00pm Sanctuary and livestream

Four Oaks:

- ☘ Sunday Service - 9:00am - 11:00am
- ☘ Christmas Eve - 5:30pm

St. Peter's Anglican Cathedral:

- ☘ Christmas Eve Services - 12:00pm, 5:00pm, 8:00pm, and 11:00pm
- ☘ Christmas Day - 11:00am
- ☘ Morning Prayer - Monday - Friday 8:30am and 5:00pm

Celebration Baptist Church:

Sunday Worship Experience Times

In-Person

- ☘ 8:30am - Worship Service, Blast Jr, Blast, and Adult Groups
- ☘ 10:00am - Worship Service, Blast Jr, Blast and Adult Groups
- ☘ 11:30am - Worship Service, Adult Groups
- ☘ 11:30am - Celebration en Español, (Mission Training Center)
- ☘ 1:00pm - Legacy Worship in the Loft

Online

- ☘ 10:00am - Facebook, YouTube and Fox49
- ☘ 11:00am - En Español on Facebook

Contents

Briefs

Association Manager Message	4
President's Message	5
Around the Neighborhood	5
Announcement of New Board Members	6
Compliance Corner	9

Business

Annual Budget	10
Home Sales	12
ACC Actions	14
Violations Report	15



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Association Manager Message

2020 has brought along many unexpected circumstances that we have all had to work hard to overcome. As the start of a new year draws closer, it is clear that this holiday season will be very unique and memorable. Much like everything else this year, we can expect the celebrations to be a little different. Current restrictions have been challenging, but they have also presented a chance to slow down, make new memories and intentionally strengthen our friendships and bonds. It may require some extra creativity to share your holiday traditions, but that can also mean new traditions and excitement.

The following is a summary of Board actions during the fourth quarter of 2020, full minutes and reports are posted on our member portal TownSq.

In October:

- ☘ The Board voted to accept the Dantin Engineering proposal to provide services from July 2020 to June 2021.
- ☘ The Board accepted the ACC Committee members as recommended by the Chair.
- ☘ The Nominations Committee report was accepted.

In November:

- ☘ The Board voted to facilitate a meeting in order to clarify KHA's position as it relates to the Welaunee Arch and Northeast Gateway projects.
- ☘ The Board approved the bid from RC Electric to repair the electric at the main entrance.
- ☘ The Board approved the lakes mowing price agreement.
- ☘ The Board approved the installation of an additional water-only meter at the KHA Swim Club.

In December:

- ☘ The Board approved the budget, holiday and Board meeting schedule and Elections Committee report.

As always, KHA appreciates the collaboration on part of the homeowners as we worked together to achieve our goals. We hope that you have a great holiday season as we prepare to take on the new year. We are truly grateful that you have chosen Killearn Estates as your home and look forward to working toward a wonderful 2021! ☘

Diane Allewelt



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President's Message

The end of the year is rapidly approaching - with it, comes the end of my term as President and a Board member. It has been an eventful year for your Board as we faced golf course issues, the Welaunee development, and the election of a new board; all while navigating the new normal of COVID-19. This list is only the beginning of all of the matters we must tend to in order to ensure the beauty of Killearn Estates. While I may not have done everything correctly, I have always acted to the best of my abilities while keeping the interest of Killearn at heart. Part of our adaptation to the new normal was a shift toward technology-based resources to carry out our daily actions. Part of this shift includes the increased traffic toward our social media sites. While these avenues have helped us stay connected during these times, they have also allowed residents to abuse the platform to spread negativity. Derogatory comments about residents and the neighborhood itself can only produce negative actions and thoughts. Please consider what you post on sites such as Facebook, Nextdoor Killearn or TownSq.

In closing, let me thank all residents for electing me to your Board for nine years and to our Board Members for allowing me to serve as President for the last three years. It has been a journey I will always remember and appreciate. I leave you with this one final wish – Life is not tied with a bow, but it is still a gift. Get out and enjoy it. Merry Christmas and Happy New Year! 🍀

- David Ferguson, President

Briefs

Around the Neighborhood

Get Involved – Join a Committee Today!

Hello Neighbors,

We wanted to take the time to invite you all to join one of our many committees. These groups are a great way of getting directly involved in the community by providing your input on crucial KHA matters. Our committees range greatly and appeal to all types of residents. If you are willing to donate your time and effort to KHA, we would love to help facilitate that in any way possible. If you are interested in joining a committee, please reach out directly to Diane Allewelt at diane@kilearn.org. In the message, please include your name, contact information, and what area of Killearn you would like to be involved with. 🍀

Thank you all again!

Killearn Homes Association



Toys for Tots – A Great Success!

The KHA staff and the Board of Directors would like to take a moment to thank everyone for their commitment to our annual Toys for Tots drive. With our collaborative effort, we will be able to give many children in need a wonderful gift during this difficult year. Thank you all for your generous donations! 🍀

Welcome New Board Members

Welcome five new faces to the Board of Directors, we look forward to working together in keeping Killearn Estates the beautiful neighborhood we enjoy calling home.



LUKE BROWN

I am honored to have been elected to the Killearn Estates Board of Directors. I take seriously the trust that you have expressed in my character and abilities by voting for me in large numbers and will not betray that trust. The principles upon which I ran, and which we, as a community, continue to discuss, will be among the guiding forces during my term on the Board. I will exercise sound judgment in matters that come before the Board and will advocate for:

- ☘ Transparency, *not* Secrecy in Board operation
- ☘ Comprehensive Communications with homeowners concerning issues that affect Killearn Estates
- ☘ Sound Interpretation of Covenants & Restrictions. They, in conjunction with Florida law, are the legal basis for community governance, not informal and internal "policies" that have been formulated by past boards
- ☘ Fiscal Responsibility *before* dues increases
- ☘ Neither Sale nor Development of Community Property *without* required membership approval
- ☘ Advanced Notice of Issues for meetings and residents' input *before* voting
- ☘ Reasonable and Consistent enforcement of community standards
- ☘ Orderly conduct of meetings

I feel confident that my fellow new, confirmed, and remaining Board members concur with these sentiments.

We may, from time to time, disagree on specific issues. However, I sincerely believe that you will see that your input is both desired and valuable. A neighborhood, particularly of the size of Killearn Estates, cannot, and should not, operate without the participation and voice of many residents. Everyone has talents and abilities to offer, and I urge you to lend yours.



Susan Dickerson

First, please accept my sincere thanks for your support during the recent Board of Directors election. I am honored to represent you.

My husband Bob Roberts and I moved to Cameron Chase of Killearn Estates in 2016. We owned a 2.5 acre property that was completely landscaped and required many hours of work each week. We had both experienced health issues and decided it was time to downsize. Our realtor says that as soon as we walked into our new home, she knew it was the right one as I beamed from ear to ear. We love our small yard and continue to do gardening.

I graduated from the University of South Alabama, Mobile, with a degree in Sociology. Following graduation, I worked in the Library System of Duke University. As a thirty-one-year employee of the Florida Department of Children and Families, I served in numerous roles. My first was as a child abuse investigator in South Florida. My employment included various positions in the then named Developmental Services Program from Unit Supervisor to Acting Program Director in 1999. I was frequently involved in negotiation with Legislators and the Office of the Governor on program budget and policy issues. I represented the program in several class-action law suits and numerous town meetings across the state.

In 2008, just after retirement, I was certified as a Master Gardener by the Leon County Extension of the University of Florida, IFAS. Also, during retirement, I became an active member of our neighborhood organization, heading a successful effort to obtain City of Tallahassee water. I became a quilter and served as membership vice-president of Quilters Unlimited of Tallahassee.

I believe my broad experience prepared me to represent my neighbors on the Killearn HOA. My goal is two-fold: to serve where and how I am needed and to ensure that the Board's actions have had complete disclosure to the HOA membership and represent your input and discussion.



Jeff Graverholt

Thank you to everyone who voted. I appreciate having the opportunity to give back to the community. I am humbled of being selected and recognize the weight of stewardship for the Killearn neighborhood. We selected to move into Killearn because of the lakes and landscaping, but we choose to stay because of the sense of community we find in our neighbors and neighborhood. As a board member, I know I am entrusted with a great responsibility of maintaining those unique qualities, and I will do everything I can to contribute to continuing Killearn's legacy as a safe and desirable community.



David A. Hoodenpyle

David A. Hoodenpyle and Lois have resided at Shamrock South for over 32 years. Their 2 children live and work in Tallahassee where they attended Leon county schools and graduated from TCC, FSU, and FAMU. Unisys moved our family from Chattanooga to Tallahassee in 1987 where we bought a house in Killearn Estates. I later retired from Unisys Corporation, and followed related adventures afterwards. David completed the local Tallahassee Citizens Police Academy in '96 and has volunteered at TPD in records and evidence management and investigations in the financial crimes division. He has volunteered at meals on wheels and helped raise corporate funds for the United Way and Toys for Tots. David holds a Bachelor and AA degree from Park University and the University of Maryland in Business Management. Residents have expressed a need for organizational accountability and we all look to make that happen. I look to preserve the beauty of Killearn while maintaining fiscal responsibility, transparency, and common sense advice with resident input. Member input will be important going forward and I thank the community for your support and your vote.



Paul Munyon

Thank you to everyone that participated in this past KHA election. The strong turnout shows that the Killearn community is well informed, engaged, and wants a responsive board that will help ensure Killearn remains a thriving, well-run community. My family and I moved to Killearn over 20 years ago because we felt it was the best place to live; and we still do. I plan to use my talents to provide the Killearn community with the best, most transparent representation I can. My primary objectives will be to protect the Killearn community from outside forces, such as the Northeast Gateway, and to aid my fellow board members in bringing fair and consistent administration to KHA board decisions. 🍀



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Hello Neighbors!

As we approach the end of this tumultuous year I wanted to take the time to cover some of the most common violations that I see within the community. Many of these violations are simple fixes, and most go by unnoticed as a property owner does not see these small changes throughout their day to day lives. Some homeowners may even be unfamiliar with the violations to begin with. In either case, correcting these violations helps upkeep the value of your property, as well as the surrounding properties in the immediate area.

UNAUTHORIZED SIGN IN YARD

This is a violation that we have all become familiar with over the last election cycle. As staff, we admire everyone's commitment toward local and national participation in elections, however, the problem arises when this commitment manifests itself in signage. At its current state, the covenants and restrictions do not allow any signage in a yard that is not "For Sale" or "For Rent/Lease". This means that any signage outside of those parameters is strictly prohibited. This includes but is not limited to, political signage, vendor signage, business signage, etc.

CAR PARKED IN GRASS

This violation is all too common within the busy streets of Killlearn Estates. We understand that parking in the grass is to be expected for short amounts of time. This happens all the time when we need to load/unload items, have a guest who is unfamiliar with the restrictions, or even when we have to park closer to our doors

during a rainy day. However, the covenants clearly state that vehicles should not be parked on the grass for extended periods of time or overnight. Parking on the grass creates a culture within your neighborhood that leads other homeowners to do the same thing. Before long, the neighborhood is riddled with cars parked all over the place. If a car is unable to fit on a driveway or in a garage, it should be parked on the street, not the grass.

BOATS/TRAILERS/RV'S IN SIGHT

Whether it be for work, or simply for recreation, boats and trailers are some of the most popular items for homeowners to have. We understand the benefits that these items may bring to a homeowner, but their physical appearance should be masked as best as possible if the item is being kept on a property within the community. That is to say, no boat, recreational vehicle, trailer, or any item of the like may be in sight from the street. If a trailer or RV is being loaded or cleaned out, it should only be in sight for the duration of the cleanout or load up, after which, it should be removed from sight.

As always, I want to take time to thank you all for working with us to help improve the community in whatever way we can. It's because of these covenants and restrictions that our community has grown to the great place that it is. As long as we continue to maintain our streets, we'll ensure our prosperity for the future to come. If you have any questions or concerns regarding these articles, please feel free to reach out to me directly at compliancecoordinator@killlearn.org or (850) 893-3468 🍀

Thank you!

Caleb Martinez
Compliance Coordinator

Business

Annual Budget



KILLEARN HOMES ASSOCIATION, INC. APPROVED BUDGET 2021

OPERATING

Assessment Income	<u>2021 Budget</u>
4000- Assessments	<u>\$552,000.00</u>
Total Assessment Income	<u>\$552,000.00</u>
User Fee Income	
4260- Estoppels	<u>\$61,000.00</u>
Total User Fee Income	<u>\$61,000.00</u>
Collections Income	
4700- Late Fees	<u>\$9,500.00</u>
4720- Collections Legal Charges	<u>\$22,000.00</u>
Total Collections Income	<u>\$31,500.00</u>
Other Income	
4810- Compliance Fines	<u>\$20,000.00</u>
4815- Transfer from CIP Reserve	<u>\$39,000.00</u>
4830- Kloverleaf Advertising	<u>\$9,000.00</u>
4835- Miscellaneous Income	<u>\$600.00</u>
Total Other Income	<u>\$68,600.00</u>
Investment Income	
4900- Interest Earned-Operating Accounts	<u>\$4,000.00</u>
Total Investment Income	<u>\$4,000.00</u>
TOTAL OPERATING INCOME	<u>\$717,100.00</u>
Administrative	
5000- General Administrative	<u>\$13,300.00</u>
5010- Bad Debt	<u>\$25,000.00</u>
5030- Coupon Charges	<u>\$5,600.00</u>
5085- Office Copier	<u>\$3,000.00</u>
5090- Office Supplies	<u>\$5,000.00</u>
5115- Website Maintenance	<u>\$3,500.00</u>
Total Administrative	<u>\$55,400.00</u>
Communications	
5200- Community Events	<u>\$20,000.00</u>
5210- Printing	<u>\$8,000.00</u>
5215- Postage	<u>\$9,000.00</u>
5225- Newsletter Services	<u>\$11,000.00</u>
Total Communications	<u>\$48,000.00</u>

OPERATING

Payroll & Benefits	<u>2021 Budget</u>
5300- Office Staff	<u>\$200,000.00</u>
Total Payroll & Benefits	<u>\$200,000.00</u>
Insurance	
5400- Fidelity Premium	<u>\$1,700.00</u>
5410- D&O Insurance Premiums	<u>\$5,800.00</u>
5445- General Liability Insurance Premiums	<u>\$14,000.00</u>
5459- Insurance-Business Auto	<u>\$500.00</u>
5460- Property Insurance Premiums	<u>\$4,200.00</u>
5469- Workers Comp Insurance Premiums	<u>\$600.00</u>
5470- Umbrella Insurance Premiums	<u>\$7,700.00</u>
Total Insurance	<u>\$34,500.00</u>
Utilities	
6000- Utilities	<u>\$12,000.00</u>
6035- Trash and Recycling	<u>\$400.00</u>
6040- Bundled Telecom Services	<u>\$4,200.00</u>
Total Utilities	<u>\$16,600.00</u>
Landscaping	
6100- Grounds & Landscaping- Contract	<u>\$74,000.00</u>
6110- Landscape Repair & Maintenance	<u>\$16,000.00</u>
6165- Tree Removal	<u>\$18,000.00</u>
Total Landscaping	<u>\$108,000.00</u>
Contracted Services	
6418- Lake Services	<u>\$40,000.00</u>
6430- Janitorial Services	<u>\$2,600.00</u>
Total Contracted Services	<u>\$42,600.00</u>
Repair & Maintenance	
6515- Building Repair & Maintenance	<u>\$2,200.00</u>
6600- General Repair & Maintenance	<u>\$10,000.00</u>
6650- Bridle Trail Repair & Maintenance	<u>\$10,000.00</u>
6685- Park Repair & Maintenance	<u>\$4,000.00</u>
6745- Signage Repair & Maintenance	<u>\$1,800.00</u>
6775- Auto Expenses General	<u>\$4,000.00</u>
Total Repair & Maintenance	<u>\$32,000.00</u>
Professional Services	
700- Audit & Tax Services	<u>\$7,000.00</u>
7005- Lobbyist	<u>\$24,000.00</u>
7010- Engineering Services	<u>\$20,000.00</u>
7025- Legal Services- Collections	<u>\$12,000.00</u>
7030- Legal Services- General Counsel	<u>\$50,000.00</u>
7040- Management Fees	<u>\$67,000.00</u>
Total Professional Services	<u>\$180,000.00</u>
TOTAL OPERATING EXPENSE	<u>\$717,100.00</u>
TOTAL OPERATING NET INCOME/ (LOSS)	<u>\$0.00</u>

SWIM CLUB

	<u>2021 Budget</u>
User Fee Income	
4225- Guest and Key Fees	\$200.00
4250- Pool Fees	\$42,000.00
4275- Lessons Income	\$2,000.00
4295- Parties	\$2,000.00
TOTAL SWIM CLUB INCOME	\$46,200.00
Utilities	
6075- Other Utilities Expenses	\$7,500.00
Total Utilities	\$7,500.00
Landscaping	
6110- Landscaping Repair & Maintenance	\$2,000.00
Total Landscaping	\$2,000.00
Operations	
6300- Permits & Licenses	\$300.00
Total Operations	\$300.00
Contracted Services	
6438- Pool Management	\$5,400.00
Total Contracted Services	\$5,400.00
Repair & Maintenance	
6600- General Repair & Maintenance	\$2,000.00
6700- Pool Supplies	\$5,000.00
6710- Swim Club Furniture	\$3,600.00
Total Repair & Maintenance	\$10,600.00
Other Expenses	
9105- Transfer to Pool Reserve	\$20,400.00
Total Other Expenses	\$20,400.00
TOTAL SWIM CLUB EXPENSES	\$46,200.00
TOTAL SWIM CLUB NET INCOME/ (LOSS)	\$0.00

CAPITAL IMPROVEMENT PROJECTS

	<u>2021 Budget</u>
Other Income	
4815- Transfer from CIP Reserve	\$120,000.00
Total Other Income	\$120,000.00
TOTAL CIP INCOME	\$120,000.00
Reserve Expenses	
9800- Bridle Trails-Grading	\$5,000.00
9802- Lakes- Centerville Weir	\$15,000.00
9806- CIP Tree Succession	\$10,000.00
9816- Lakes-Kinsail Pump	\$30,000.00
9840- Killarney Way Park Equip Replacement	\$0.00
9846- Killarney Way Park Erosion	\$5,000.00
9862- Shannon Lakes Park Island	\$30,000.00
9886- Entrance-Landscaping	\$15,000.00
9918- Mosquito Control Facility Repairs	\$0.00
9922- Fermanagh Park- Pond grading	\$10,000.00
9924- KHA Swim Club Rehab	\$0.00
TOTAL RESERVE EXPENSES	\$120,000.00
TOTAL CIP NET INCOME/ (LOSS)	\$0.00

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Market Update

Home values are soaring in Killearn Estates ...

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49 RESIDENTIAL SALES 42 AVERAGE DAYS ON MARKET \$145.67 AVERAGE PRICE PER SQFT \$295,657 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
SEPTEMBER	9/2/20	3167 Ferns Glen Drive	2809	4	4	\$340,000	52	\$121.04
	9/4/20	2890 Frogs Leap Way	1738	4	2	\$274,500	27	\$157.94
	9/10/20	4161 Tralee Road	2006	3	3	\$264,000	66	\$131.61
	9/14/20	3057 Tipperary Drive	3920	5	3	\$335,000	221	\$85.46
	9/16/20	3495 Gardenview Way	2357	4	3	\$437,000	41	\$185.41
	9/21/20	3729 Galway Drive	2548	4	3	\$405,000	18	\$158.95
	9/22/20	2816 Roscommon Drive	2457	4	3	\$395,000	48	\$160.77
	9/23/20	3740 Donovan Drive	1252	2	3	\$140,000	17	\$111.82
	9/23/20	3321 Aqua Ridge Drive	1735	3	2	\$255,000	45	\$146.97
	9/23/20	4134 Chelmsford Road	1900	3	3	\$343,000	38	\$180.53
	9/24/20	3601 Bellingrade Court	2938	4	3	\$455,000	99	\$154.87
	9/25/20	4034 Delvin Drive	2444	3	2	\$235,000	95	\$96.15
	9/28/20	2901 Springfield Drive	2121	3	2	\$321,250	21	\$151.46
	9/30/20	4438 Sierra Court	1372	3	2	\$220,000	16	\$160.35
	9/30/20	2616 Bantry Bay Drive	2506	3	2	\$286,000	37	\$114.13

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Susan Ice
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OCTOBER

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
10/1/20	3207 E Shamrock Street	1438	2	3	\$199,900	31	\$139.01
10/1/20	3834 Leane Drive	1974	3	3	\$200,000	45	\$101.32
10/2/20	3275 E Shamrock Street	2691	4	3	\$385,000	51	\$143.07
10/5/20	2821 Roscommon Drive	2307	4	3	\$413,500	7	\$179.24
10/6/20	2418 Blarney Drive	2129	5	3	\$375,000	1	\$176.14
10/7/20	3054 Waterford Drive	2786	4	3	\$350,000	29	\$125.63
10/9/20	3130 Corrib Drive	2146	4	3	\$340,000	48	\$158.43
10/9/20	3156 Tipperary Drive	1738	3	2	\$206,000	64	\$118.53
10/13/20	2517 Limerick Drive	1852	4	2	\$260,000	1	\$140.39
10/14/20	3405 Killimore Court	1767	3	2	\$270,000	30	\$152.80
10/15/20	3165 Tipperary Drive	2040	4	3	\$300,000	47	\$147.06
10/16/20	3563 Tubbercurry Court	1338	3	2	\$212,500	27	\$158.82
10/16/20	2383 Ryan Place	1024	2	3	\$138,400	13	\$135.16
10/16/20	3838 Leane Drive	1839	4	2	\$265,000	42	\$144.10
10/19/20	3505 Gallagher Drive	2095	3	3	\$325,000	48	\$155.13
10/19/20	2802 Bundoran Way	1736	3	2	\$265,000	42	\$152.65
10/23/20	2645 Satinwood Circle	1326	3	2	\$222,000	30	\$167.42
10/23/20	2652 Satinwood Circle	1820	3	3	\$234,000	35	\$128.57
10/26/20	3413 Dundalk Drive	2093	4	3	\$318,750	53	\$152.29
10/28/20	2022 Quinn Court	2150	4	3	\$355,000	46	\$165.12
10/29/20	5032 Tallow Point Road	2599	4	2	\$360,000	3	\$138.51
10/30/20	3197 Ferns Glen Drive	2334	3	3	\$338,000	112	\$144.82
10/30/20	2986 Bayshore Drive	1564	3	2	\$215,000	34	\$137.47

NOVEMBER

11/2/20	2696 Nantucket Lane	1676	2	2	\$259,000	18	\$154.53
11/3/20	3509 Raymond Diehl Road	2132	4	3	\$370,000	43	\$173.55
11/3/20	3908 Dunleer Court	2373	3	2	\$399,900	42	\$168.52
11/5/20	2958 Bay Shore Drive	1700	3	2	\$248,000	81	\$145.88
11/9/20	4017 Kilmartin Drive	1648	3	2	\$250,000	17	\$151.70
11/10/20	3005 Corrib Drive	1948	3	2	\$320,000	17	\$164.27
11/12/20	2405 Killarney Way	3364	4	3	\$400,000	19	\$118.91
11/17/20	4914 Ballygar Drive	1883	3	2	\$200,000	60	\$106.21
11/18/20	3488 Hyde Park Way	2488	3	2	\$370,000	33	\$148.71
11/19/20	4480 Bayshore Circle	1069	2	2	\$189,600	28	\$177.36
11/20/20	2822 Yarmouth Court	1522	2	2	\$226,900	27	\$149.08

Architectural Control Committee Actions for Quarter 4 2020

The Committee meets every Wednesday at 10 A.M. in the Killearn Homes Association Board Room

OCTOBER ACC DECISION							
DATE	UNIT	PROJECT	ACTIONS	DATE	UNIT	PROJECT	ACTIONS
10/7	8	TREE REMOVAL	APPROVED	10/21	8	TREE REMOVAL	APPROVED
	16	WINDOW REPLACEMENT	APPROVED		10	TREE REMOVAL	APPROVED
	21	FENCE INSTALLATION	APPROVED		10	ROOF EXTENSION	APPROVED
	28	DOOR REPLACEMENT	TABLED; RAI		10	TREE REMOVAL	APPROVED
	31	TREE REMOVAL	APPROVED		11	TREE REMOVAL	APPROVED
	38	FENCE INSTALLATION	APPROVED		12	TREE REMOVAL	APPROVED
10/14	9	TREE REMOVAL	TABLED; RAI		16	EROSION PROJECT	APPROVED
	12	POOL INSTALLATION W/ ENCLOSURE	DISAPPROVED		17	DRIVEWAY REPAIR	APPROVED
	12	TREE REMOVAL	APPROVED		32	ROOF EXTENSION	DISAPPROVED
	17	DRIVEWAY REPAIR	APPROVED		32	SHED APPLICATION	DISAPPROVED
	17	TREE REMOVAL	TABLED; RAI		50	TREE REMOVAL	APPROVED
	28	DOOR REPLACEMENT	APPROVED	10/28	1	SHED INSTALLATION	DISAPPROVED
	32	SHED INSTALLATION	DISAPPROVED		15	PLAYSET INSTALLATION	TABLED; RAI
	51	FENCE INSTALLATION	APPROVED		15	DRIVEWAY INSTALLATION	APPROVED
					31	FRONT LAWN LANDSCAPING	APPROVED

NOVEMBER ACC DECISIONS				DECEMBER ACC DECISIONS			
DATE	UNIT	PROJECT	ACTIONS	DATE	UNIT	PROJECT	ACTIONS
11/4				12/3			
	1	EXTERIOR PAINT	APPROVED		3	IN GROUND POOL INSTALLATION	APPROVED
	2	DECK INSTALLATION	APPROVED		16	SHED INSTALLATION	DISAPPROVED
	15	PLAYGROUND INSTALLATION	APPROVED		17	TREE REMOVAL	APPROVED
	17	SCREENED ROOM ADDITION	APPROVED		17	SHED INSTALLATION	DISAPPROVED
	31	PATIO INSTALLATION	APPROVED		18	CONCRETE PARKING PAD	APPROVED
	36	TREE REMOVAL	APPROVED		21	SHED INSTALLATION	DISAPPROVED
	36	CONCRETE WORK	APPROVED		37	SHED INSTALLATION	DISAPPROVED
11/18							
	1	SHED INSTALLATION	APPROVED				
	3	SHED INSTALLATION	TABLED				
	4	CONCRETE PAD INSTALLATION	TABLED				
	7	ROOF REPLACEMENT	APPROVED				
	9	TREE REMOVAL	APPROVED				
	9	TREE REMOVAL	APPROVED				
	10	DRIVEWAY REPLACEMENT	APPROVED				
	12	STORAGE SHED	DISAPPROVED				
	15	TREE REMOVAL	APPROVED				
	16	GUTTER INSTALLATION	APPROVED				
	40	EXTERIOR PAINT	APPROVED				
	40	SCREEN PORCH INSTALLATION	APPROVED				

ACC Committee: Michael Flemming, Polly Johnson, David Ferguson

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

Violations Report for Quarter 4 2020

OCTOBER VIOLATIONS

UNIT	VIOLATION	UNIT	VIOLATION
3 (3)	UNAUTHORIZED SIGN IN YARD		
3	TRAILER/RV/OTHER IN SIGHT		
8	UNAUTHORIZED SIGN IN YARD		
12	UNAUTHORIZED SIGN IN YARD		
17 (2)	UNAUTHORIZED SIGN IN YARD		
51	UNAUTHORIZED SIGN IN YARD		

NOVEMBER VIOLATIONS

UNIT	VIOLATION	UNIT	VIOLATION
1	UNAUTHORIZED SIGN IN YARD	11 (3)	UNAUTHORIZED SIGN IN YARD
2	TRAILER/RV/OTHER IN SIGHT	11	TRAILER/RV/OTHER IN SIGHT
2	PARKING ON GRASS	11	BOAT VISIBLE FROM ROAD
2	TRAILER/RV/OTHER IN SIGHT	16 (6)	PARKING ON GRASS
3	PARKING ON GRASS	16 (4)	TRAILER/RV/OTHER IN SIGHT
3	TRAILER/RV/OTHER IN SIGHT	17 (4)	PARKING ON GRASS
3	BOAT VISIBLE FROM ROAD	17 (2)	UNAUTHORIZED SIGN IN YARD
4 (2)	PARKING ON GRASS	18	PARKING ON GRASS
5	DEBRIS VISIBLE FROM ROAD	18	TRAILER/RV/OTHER IN SIGHT
7	BOAT VISIBLE FROM ROAD	18 (2)	BOAT VISIBLE FROM ROAD
7 (3)	UNAUTHORIZED SIGN IN YARD	18 (4)	UNAUTHORIZED SIGN IN YARD
7 (2)	TRAILER/RV/OTHER IN SIGHT	33	TRAILER/RV/OTHER IN SIGHT
7 (3)	DEBRIS VISIBLE FROM ROAD	37	TRAILER/RV/OTHER IN SIGHT
7 (8)	PARKING ON GRASS	38 (2)	UNAUTHORIZED SIGN IN YARD
10	TRAILER/RV/OTHER IN SIGHT	41	UNAUTHORIZED SIGN IN YARD
11	PARKING ON GRASS	51	TRAILER/RV/OTHER IN SIGHT



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