

Killearn Estates  Community Newsletter

FOURTH QUARTER 2023

KLOVERLEAF

*Season's
Greetings*



KHA Scheduled Holidays & Upcoming Events

12/25 – 12/26: Christmas Holiday – Office Closed

1/1: New Years Day – Office Closed

1/9/24: Board of Directors Meeting

1/15/24: Office Closed for Martin Luther King Day

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Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

compliancecoordinator@killearn.org

.....

Killearn Estates Residents:

Do we have your email address?

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

Your secure place.

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

BOARD OF DIRECTORS

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David Hoodenpyle
Treasurer

Luke Brown
Secretary

Jeff Graverholt

Herb Harmon

April Killian

Victoria Montanaro

Paul Munyon

ASSOCIATION STAFF

Judy Sedwick
Association Manager

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Killearn Homes Association
kha@killearn.org

EDITOR

Judy Sedwick

GRAPHIC DESIGN

Target Print and Mail

ADVERTISING

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kha@killearn.org

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ASSOCIATION OFFICE

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

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

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Community Highlights

Killearn Methodist Church

Christmas Eve:

3 PM – Traditional Worship
5 PM, 7 PM – Contemporary Worship

Celebration Baptist Church

December 23rd:

3 PM, 6 PM – Nights of Wonder
4 PM - 6 PM – Family Petting Zoo and more

Christmas Eve:

4 PM, 5 PM, 6 PM – Nights of Wonder

Four Oaks Community Church

Christmas Eve:

3 PM, 5 PM – Candlelight Service

New Year's Eve: 11 AM

St. Peters Anglican Cathedral

Christmas Eve:

12 PM, 5 PM, 8 PM, 11 PM

Christmas Day: 11 AM

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Vision To Life

Our Services Include

- Outdoor Kitchens
- Firepits
- Paver Patio
- Retaining Walls
- Outdoor Lighting
- Pool Decking

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Association Manager Message

As we look ahead to 2024, your preferences will guide us toward considering important initiatives. The focus on expanding the legal budget to safeguard our community from traffic intrusions resonated strongly, reflecting a shared commitment to the safety and tranquility of our neighborhood.

The Operating Budget and Swim Club Budget were approved in November and billing statements have been mailed. Included with this publication are ways you can pay your assessment. Please be reminded that the 2024 annual assessment is due on January 1st and considered late after March 31st.

For those interested in the financial health of our community, the Audited Financial Statements through December 31, 2022, are accessible for review on TownSq. Alternatively, you can contact the KHA office to request a copy at no cost.

May this holiday season bring you and your loved ones immense joy, peace, and laughter. Your continued support and engagement are what make our community truly special. 🍀

Judy Sedwick









Dear KHA Members,

Warm holiday greetings to each and every one of you! I trust this message finds you surrounded by the joy and warmth of the festive season, celebrating with your loved ones.

Reflecting on the past year, it's evident that our community has faced and made great strides with various challenges, particularly in our efforts to maintain traffic control and enhance the water quality in our beautiful lakes.

Thank you to all who took the time to participate in the Long-Range Planning Survey featured in our last Cloverleaf publication. Your valuable input, with around sixty completed surveys, is instrumental in shaping the Board's priorities for the upcoming year. It's heartening to note the shared interest in restoring water levels in the lakes, reinforcing our commitment to preserving the natural beauty of our surroundings.

811 Flag Color Codes *What do they mean?*

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



City of Tallahassee
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Beneath the ground, there are miles of underground utility service lines, like natural gas, water, electricity, and stormwater, that play a vital role in our everyday life. Protect yourself and others from unintentionally hitting underground utility lines by calling 811 before you dig.

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



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- Pressure Wash
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- Patio / Paver
- Driveway / Sidewalk
- Fence / Pool

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VETERAN OWNED & OPERATED



Garbage – Be a Part of the Solution, Not the Pollution

Hello Neighbors!

Every homeowner deals with issues related to their garbage. Some only have to worry about residential services, while others have to worry about yard waste, electronic trash, or construction debris. In any case, here are some tips and tricks to get ahead of issue as we come into the new year!

Below, please find the pickup schedule for different types of waste per the City of Tallahassee:

Item	Pickup Frequency
Bulky items	Every other week (<i>red or blue week</i>)
Construction debris	By request
Electronics (residential)	By request every Thursday
Garbage	Once a week
Hazardous waste	Not picked up by the City
Recycling	Once a week (<i>same day as garbage</i>)
Yard waste	Every other week (<i>red or blue week</i>)

Some items to note include:

Each address in Killlearn is assigned a designation straight from the City of Tallahassee, either red or blue. This designation dictates the week that you can expect special pickups such as bulky items, yard waste, etc.

The City of Tallahassee (COT) asks that all garbage items be placed out **no earlier than the day before scheduled pickup**. Additionally, COT also requires that all garbage receptacles be returned to their proper storage location **no later than the day after service has been conducted**.

For any missed pickups, inquiries about color designation, or any other general questions related to garbage services, residents are encouraged to visit the City of Tallahassee website at <https://www.talgov.com/you/you-solidwaste>.

Thank you for your continued support in keeping our community looking great! 🍀

Welcome

New Board Members!

Briefs
Election Results

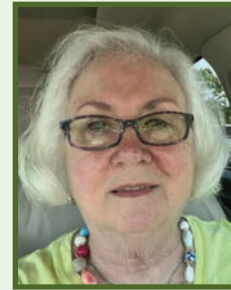
After our December Board of Directors meeting, the Board formally voted to accept the results of the November election. As such, Killlearn Homes Association would like to congratulate our incoming Directors for 2024:



Brien Bohmann
Unit 8



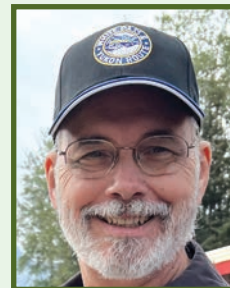
Luke Brown
Unit 51



Susan Dickerson
Unit 42



David A. Hoodenpyle
Unit 3



Paul Munyon
Unit 51

Thank you to everyone who participated in the latest election cycle and those who volunteered their time to tally the votes. 🍀



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Just past Northampton Center off Kerry Forest Pkwy

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Briefs
Toys for Tots

Thank You!

FOR YOUR DONATIONS
TO



The KHA staff and the Board of Directors would like to thank everyone for their generous donations to our annual Toys for Tots campaign. KHA matched our record last year with four boxes of toys donated. Marine Toys for Tots programs bring joy to disadvantaged children during the holiday season through the gift of a new toy, game, or book. To date, they have distributed 652 million toys to 291 million deserving children. 🍀

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STEPHENHODGES@EARTHLINK.NET

NEW HOMES • ROOM ADDITIONS
CABINETS • SCREENED PORCHES
WOOD DECKS • FIREPLACES
REROOFING • BATHROOMS • KITCHENS

TownSq is the perfect way to stay connected to KHA happenings! TownSq puts you in charge! Meet your neighbors, manage your account, and access the resources you need for better community living. Once logged in, you will instantly be able to customize your communication settings to start receiving notifications - when and how you want.

To get started you will need your Associa account number together with your property zip code. It is best to use Google chrome to log into TownSq. This is the website: www.townsq.io

To get this on your phone you can bring it up via Google or Safari... or if you have apps in the app store, just search for "TownSq", it will come up, install, and go from there.

Once you go into TownSq and register using your account number, your information that includes name, address, unit number (if applicable), phone numbers, and your email address will be listed. Please reach

out to the KHA office if you don't know your account number; we are happy to assist you with that.

To remove the email address and phone numbers from being viewed by community members you must take the following steps (you will still be able to see this as well as management, however, it will not be visible to others):

1. Upper righthand corner of screen on the page with their information is Edit Profile - click on it
2. After clicking on Edit Profile another box opens at bottom of screen page. Scroll down to PRIVACY.
3. This where you can go back and edit phone numbers or email addresses, how you want to see your announcements and eliminate what you don't want. Press SAVE after changes.

If you are still having a problem logging on to TownSq, please contact Support at 844-281-1728. Hope that helps; thanks for getting started on TownSq! 🍀

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KILLEARN HOMES ASSOCIATION, INC.
2024 APPROVED BUDGET - OPERATING
JANUARY 1, 2024 - DECEMBER 31, 2024

Account Description	2024 Budget
INCOME	
Assessment Income	
Assessments	550,125.00
Total Assessment Income	550,125.00
User Fee Income	
Estoppels	60,000.00
Total User Fee Income	60,000.00
Contingency Income	13,792.25
Collections Income	
NSF Service Fees	0.00
Late Fees	9,500.00
Collections Legal Charges	0.00
Total Collections Income	9,500.00
Other Income	
Compliance Fines	0.00
Kloverleaf Advertising	12,000.00
Total Other Income	12,000.00
Investment Income	
Interest Earned - Operating Account	2,000.00
Total Investment Income	2,000.00
TOTAL INCOME	647,417.25
EXPENSES	
Administrative	
General Administrative	13,000.00
Bad Debt	0.00
Bank Charges	0.00
Collection Charges	0.00
Coupon Costs	5,600.00
Office Copier	3,800.00
Office Supplies	5,000.00
Web Site Maintenance	2,100.00
Total Administrative	29,500.00
Communications	
Community Events	20,000.00
Printing	6,000.00
Postage	9,000.00
Newsletter Services	18,000.00
Total Communications	53,000.00

Account Description	2024 Budget
Payroll & Benefits	
Office Staff	200,000.00
Total Payroll & Benefits	200,000.00
Insurance	
Fidelity Premium	1,300.00
D&O Insurance Premium	6,800.00
General Liability Insurance Premiums	12,700.00
Business Auto	5,095.00
Property Insurance Premiums	8,200.00
Workers Comp Insurance Premiums	565.00
Umbrella Insurance Premium	9,000.00
Total Insurance	43,660.00
Utilities	
Utility Services	15,000.00
Bundled Telecom Services	4,000.00
Total Utilities	19,000.00
Landscaping	
Grounds & Landscaping - Contract	125,896.00
Landscape Repair & Maintenance	5,500.00
Tree Removal	20,000.00
Total Landscaping	151,396.00
Operations	
Permits & Licenses	61.25
Total Operations	61.25
Contracted Services	
Lakes Services	42,000.00
Janitorial Services	3,900.00
Total Contracted Services	45,900.00
Repair and Maintenance	
Building Repair & Maintenance	2,200.00
General Repair & Maintenance	7,000.00
Bridle Trail Repair/Maintenance	0.00
Park Repair & Maintenance	4,000.00
Signage Repair & Maintenance	500.00
Auto Expenses General	7,200.00
Total Repair & Maintenance	20,900.00
Professional Services	
Audit & Tax Services	15,000.00
Legal Services - Collections	5,000.00
Legal Services - General Counsel	10,000.00
Management Fees	54,000.00
Total Professional Services	84,000.00
TOTAL EXPENSES	647,417.25
NET INCOME (LOSS)	0.00





KILLEARN HOMES ASSOCIATION, INC.
2024 APPROVED BUDGET - SWIM CLUB
JANUARY 1, 2024 - DECEMBER 31, 2024

Account Description	2024 Budget
INCOME	
User Fee Income	
Guest and Key Fees	200.00
Pool Fees	60,000.00
Lesson Income	3,500.00
Parties	
Total User Fee Income	63,700.00
TOTAL INCOME	63,700.00
EXPENSES	
Administrative	
General Administrative	5,000.00
Total Administrative	5,000.00
Utilities	
Utility Services	9,000.00
Total Utilities	9,000.00
Landscaping	
Landscape Repair & Maintenance	4,000.00
Total Landscaping	4,000.00
Operations	
Permits & Licenses	250.00
Total Operations	250.00
Contracted Services	
Pool Management	7,800.00
Total Contracted Services	7,800.00
Repair and Maintenance	
General Repair & Maintenance	24,650.00
Pool Supplies	8,000.00
Swim Club Furniture	5,000.00
Total Repair & Maintenance	37,650.00
Other Expense	
Transfer to Pool Reserve	0.00
TOTAL EXPENSES	63,700.00
NET INCOME (LOSS)	0.00


How to make your Assessment Payment


We offer several ways to make your assessment payments:


- 
 Payments can be made through TownSq portal.
 - o Credit Card – Courtesy fee will be charged;
 - o E-check – Courtesy fee will be charged

- 
 Write a paper check, money order or on-line bill paycheck through your bank and mail to the address below:

Killearn Homes Association
 c/o Associa CMC of Jacksonville
 PO Box 63128
 Phoenix AZ 85082-3128

- 
 When making your assessment fee payment by electronic check or written check, please be sure to include your account number on your check when mailing. If you do not know your account number, contact our office and we can provide that to you. Writing your account number of the check will prevent delays in applying the payment to your account.

- 
 Direct Debit is free! Our office can provide you with an ACH form to be submitted with a voided check to initiate your direct debit for the next annual assessment starting in 2025. Once you receive confirmation that your direct debit request has been processed, the payment will process on the 5th of January. Unfortunately, the deadline has expired to submit this paperwork for 2024.

Please reach out to the KHA office at 850-893-3468 or kha@killearn.org with any questions or if we can be of further assistance. 

Market Update

Home values are soaring in Killearn Estates ...

Sept-Nov 2023

26 RESIDENTIAL SALES 38 AVERAGE DAYS ON MARKET \$190.15 AVERAGE PRICE PER SQFT \$392,746 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
SEPTEMBER	9/7/2023	4991 Oshea Court	2426	3	3	\$495,000	53	\$204.04
	9/8/2023	3920 Leane Drive	3012	4	3	\$425,000	50	\$141.10
	9/8/2023	3116 Ansley Park Drive	2377	4	3	\$505,000	31	\$212.45
	9/12/2023	4002 Ardara Drive	1773	3	2	\$400,000	13	\$225.61
	9/29/2023	2044 Quinn Court	2003	3	2	\$385,000	36	\$192.21
	9/29/2023	3421 Cameron Chase Drive	2186	4	3	\$390,000	26	\$178.41
OCTOBER	10/2/2023	3221 Cranleigh Drive	1579	3	2	\$300,000	59	\$189.99
	10/3/2023	4059 Roscrea Drive	2108	4	3	\$421,000	26	\$199.72
	10/3/2023	3153 Foley Drive	2030	3	2	\$359,900	46	\$177.29
	10/5/2023	4821 Ballygar Drive	1712	3	2	\$345,000	20	\$201.52
	10/10/2023	2417 Limerick Drive	1818	4	2	\$292,500	123	\$160.89
	10/10/2023	2651 Yarmouth Lane	1625	3	3	\$330,000	0	\$203.08
	10/13/2023	2306 Kilkenny W	3176	3	3	\$370,000	41	\$116.50
	10/13/2023	3205 Beaumont Drive	1768	3	3	\$325,000	27	\$183.82
	10/16/2023	3926 Tralee Road	1800	3	3	\$395,000	28	\$219.44
	10/16/2023	4424 Bayshore Circle	1511	3	2	\$292,000	20	\$193.25
10/27/2023	3073 Fermanagh Drive	2637	4	3	\$601,000	26	\$227.91	

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

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
11/2/2023	2959 Bay Shore Drive	1455	3	2	\$292,500	23	\$201.03
11/3/2023	4701 Inisheer Court	1793	3	2	\$300,000	0	\$167.32
11/15/2023	4472 Bay Shore Circle	1302	3	2	\$275,000	62	\$211.21
11/15/2023	2517 Limerick Drive	1852	4	2	\$364,500	72	\$196.81
11/27/2023	3204 Heather Hill Lane	2366	4	3	\$375,000	78	\$158.50
11/17/2023	4433 W Shannon Lakes Dr.	2050	4	3	\$380,000	71	\$185.37
11/13/2023	3917 Tralee Road	2083	3	2	\$390,000	32	\$187.23
11/15/2023	2812 Cavan Drive	2415	4	2	\$540,000	2	\$223.60
11/30/2023	3061 N Shamrock Street	3572	4	3	\$663,000	21	\$185.61

NOVEMBER

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Architectural Control Committee Actions for QUARTER 4 2023

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

September ACC Decisions				
DATE	UNIT	CITATION	PROJECT	ACTIONS
9/12/2023	4	XXXIV	TREE REMOVAL	APPROVED
	4	XXXIV	TREE REMOVAL	APPROVED
	5	XXXIV	SCREEN ROOM INSTALLATION	APPROVED
	12	XXXIV	ROOF INSTALLATION	APPROVED
	15	XXXIV	WINDOW REPLACEMENT	TABLED
	16	XI	NEW BUILD	APPROVED
	17	XXXIV	TREE REMOVAL	APPROVED
	27	XXXIV	TREE REMOVAL	APPROVED
	31	XXXIV	TREE REMOVAL	APPROVED
	40	XXXIV	TREE REMOVAL	APPROVED
	51	XII	FENCE INSTALLATION	APPROVED
	9/26/2023	5	XXXIV	TREE REMOVAL
26		XXXIV	TREE REMOVAL	APPROVED
October ACC Decisions				
DATE	UNIT	CITATION	PROJECT	ACTIONS
10/12/2023	15	XXXIV	EXTERIOR REMODEL	DISAPPROVED
	17	XXXIV	TREE REMOVAL	APPROVED
	29	XII	FENCE INSTALLATION	APPROVED
	38	XXXIV	DECK ROMODEL	APPROVED
	38	XXXIV	POOL ENCLOSURE	APPROVED
10/24/2023	14	XXXIV	TREE REMOVAL	APPROVED
	16	XVII	GENERATOR INSTALLATION	APPROVED
	22	XXXIV	HOME ADDITION	APPROVED
	10	XXXIV	TREE REMOVAL	APPROVED
	50	XXXIV	EXTERIOR PAINTING	APPROVED
	5	XXXIV	ROOF REPLACEMENT	APPROVED
	38	XXXIV	POOL ENCLOSURE	APPROVED
November ACC Decisions				
DATE	UNIT	CITATION	PROJECT	ACTIONS
11/7/2023	27	XII	SCREEN ROOM INSTALLATION	APPROVED
	42	XII	SCREEN ROOM INSTALLATION	APPROVED
	38	XXXIV	EXTERIOR PAINT	APPROVED
	28	XII	AWNING INSTALLATION	APPROVED
	27	XII	FENCE INSTALLATION	DISAPPROVED
	4	XXXIV	TREE REMOVAL	APPROVED
	4	XII	FENCE INSTALLATION	APPROVED
	38	XXXIV	EXTERIOR PAINTING	APPROVED
	8	XXXIV	ROOF ADDITION	TABLED
	11	XXXIV	PORCH REMODEL	TABLED
	28	XXXIV	PROPANE TANK INSTALL	DISAPPROVED
11/21/23	7	XXXIV	TREE REMOVAL	APPROVED
	7	XXXIV	ROOM ADDITION/REMODEL	APPROVED
	8	XXXIV	ROOF ADDITION	APPROVED
	41	XII	FENCE INSTALLATION	TABLED
	38	XII	FENCE INSTALLATION	APPROVED
	14	XXXIV	TREE REMOVAL	APPROVED
26	XXXIV	TREE REMOVAL	APPROVED	

43 Applications reviewed during 4th Quarter (36 Approved, 4 Tabled, 3 Disapproved)

ACC Committee: Susan Dickerson, Vicki Long, James Hughes

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

Fourth Quarter 2023 Violations

UNIT	VIOLATION	STREET	UNIT	VIOLATION	STREET
1	DEBRIS VISIBLE FROM ROAD	Killarney Way	17	DEBRIS VISIBLE FROM ROAD	Shannon Lakes North
1	UNAPPROVED EXTERIOR MODIFICATION	Killarney Way	17	MAINTENANCE YARD	Shamrock North
1	DEBRIS VISIBLE FROM ROAD	Killarney Way	17	BOAT VISIBLE FROM ROAD	Shannon Lakes North
1	DEBRIS VISIBLE FROM ROAD	Killarney Way	18	UNAUTHORIZED SIGN IN YARD	Bay Shore Drive
1	UNAPPROVED EXTERIOR MODIFICATION	Killarney Way	18	UNAUTHORIZED SIGN IN YARD	Bay Shore Circle
2	TRAILER/RV/OTHER IN SIGHT	Limerick Drive	21	UNAUTHORIZED SIGN IN YARD	Foley Drive
2	MAINTENANCE ROOF	Limerick Drive	23	TRAILER/RV/OTHER IN SIGHT	Ryan Place
2	MAINTENANCE YARD	Limerick Drive	23	UNAPPROVED VEHICLE IN SIGHT	Ryan Place
3	MAINTENANCE YARD	Shamrock South	23	MAINTENANCE YARD	Ryan Place
3	DEBRIS VISIBLE FROM ROAD	Tyron Circle	23	MAINTENANCE YARD	Ryan Place
3	MAINTENANCE YARD	Shamrock South	23	UNAUTHORIZED SIGN IN YARD	Merrigan Place
4	DEBRIS VISIBLE FROM ROAD	Kilkenny West	23	MAINTENANCE SIDING	Merrigan Place
5	DEBRIS VISIBLE FROM ROAD	Blarney Drive	23	MAINTENANCE YARD	Merrigan Place
6	PARKING ON GRASS	Cavan Drive	28	MAINTENANCE SIDING	Yarmouth Lane
6	DEBRIS VISIBLE FROM ROAD	Cavan Drive	28	MAINTENANCE SIDING	Yarmouth Lane
6	BOAT VISIBLE FROM ROAD	Donegal Drive	28	MAINTENANCE SIDING	Yarmouth Court
6	UNAUTHORIZED SIGN IN YARD	Donegal Drive	28	DEAD/DISEASED TREE	Satinwood Circle
6	DEBRIS VISIBLE FROM ROAD	Roscommon Drive	28	MAINTENANCE SIDING	Sierra Court
7	BOAT VISIBLE FROM ROAD	Corrib Drive	28	MAINTENANCE SIDING	Sierra Court
7	BOAT VISIBLE FROM ROAD	Tipperary Drive	28	MAINTENANCE SIDING	Sierra Court
8	DEBRIS VISIBLE FROM ROAD	Fermanagh Circle	28	MAINTENANCE SIDING	Sierra Court
10	MAINTENANCE SIDING	Shamrock West	31	MAINTENANCE YARD	Gallagher Drive
11	UNAUTHORIZED SIGN IN YARD	Arklow Drive	32	UNAPPROVED VEHICLE IN SIGHT	Kilmartin Drive
16	TRAILER/RV/OTHER IN SIGHT	Cranleigh Drive	34	UNAUTHORIZED SIGN IN YARD	Castle Court
17	BOAT VISIBLE FROM ROAD	Shannon Lakes North	41	UNAUTHORIZED SIGN IN YARD	Gardenview Way
17	TRAILER/RV/OTHER IN SIGHT	Ferns Glen Drive	41	UNAPPROVED VEHICLE IN SIGHT	Whittington Drive
17	MAINTENANCE YARD	Shannon Lakes North	42	DEBRIS VISIBLE FROM ROAD	Aqua Ridge Way



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