



Homeowners Association, Inc.

Quarter 1, 2020

Message From the President...

Dear Neighbors,

Welcome to 2020 in Piney-Z! Time brings change so we can expect changes on many fronts in this new year. Some start right here at the local level in our city of Tallahassee, others will be at the national and international levels. Be guided by your internal moral compass, convictions, thoughtful assessment of the issues, and exercise your citizenship rights to vote and otherwise be engaged in the election process during this year.

In our neighborhood, there are changes underway as well. Phase 12 homes along Heritage Park Blvd. have established their own HOA and we are jointly investigating the options of uniting them with the master HOA. MetroNet, a high speed fiber optics company, has decided to come to Tallahassee and there will be installation construction taking place in our neighborhood sometime this year.

How about making a personal goal to find some time to get involved in the continuing efforts to maintain and enhance the livability of Piney-Z? The HOA can always use volunteers at all levels of commitment. If you have an hour a month, or five hours a month, we have a job for you.

I wish each of you a healthy, prosperous year ahead. May we share more smiles and bring positive change.

Cindy Saginario

Email us at pineyzhua.pres@gmail.com

Contact us through Lewis Property Management, 850-668-1173 or lewis@lewispm.com

HOA website www.pineyz.com

THANK YOU VOLUNTEERS!

Here are a few special residents who have answered the call to help our neighborhood events in the last quarter:

- Frank Cicione- provided the equipment, set up and ran the Family Movie Night event at the pavilion; built the new box for the newsletter.
- Meri Rosenbaum & Diana Swegman- popcorn poppers extraordinaire at Family Movie Night.
- Dee Orgaz, Jack Glunt, Philip Wilcox and Chris Shoemaker-put up and took down the cheery holiday decorations at the entrances.
- Jack, Phillip and Chris for their on-going efforts to keep our community clean of litter.
- The office personnel of Lewis Property Management (non-residents) for getting out the assessment notices in a timely manner and responding to resident inquiries promptly.

Please join me in thanking these individuals for stepping up!

WHAT IS THE HOA BOARD OF DIRECTORS DOING?

The year of 2019 brought a number of issues to our attention and resulted in some mixed results.

We took a big step toward electronic communications by sending the quarterly newsletter out through emails, posting it on the HOA website, and greatly reducing the printing/ mailing costs from about \$800 per quarter to around \$50 per quarter. We still print a limited number of copies for pick up for those who do not have access to the internet. A more permanent newsletter box was just erected down by the mailboxes on lower Landings Loop.

The Board decided to take a different approach to C&R enforcement, based on education, review, reminders as a first step to getting neighbors to

comply with the neighborhood rules. The Standards Committee took a break over the holidays but they are gearing up for enforcement efforts again.

We hosted a spring event in April called 'Backyards and Beyond' to engage our families in getting close up and personal with the animals and plants right in our neighborhood. We were able to download an app on our phones to help with identification of plants and animals.

We also hosted a city-sponsored event in June, 'Build Your Bucket,' as part of a storm prep initiative.

Our one social event of the year, a Family Movie Night, went on as planned in spite of a light rainy day. It was not well-attended, probably because of the rain, but the movie was cute and the popcorn was great! The families that came seemed to enjoy themselves.

The Board took on a major bylaw revision over the year to align the language with insurance requirements, to refocus the committees and to adjust the C&R enforcement procedures. The Hearing Committee is now called the Appeals Committee.

The Board urged management and the attorney to take a more aggressive approach with homeowners whose assessments are in arrears. We are beginning to see some results which will hopefully continue.

The Board decided in January 2019, to separate from Total Professional Association Management (TPAM) and to hire a new management company, Lewis Association Property Management. That has been a positive move in many respects. The complaints about slow or no response to resident questions have greatly decreased. The monthly financial reports are much clearer to understand with full disclosure and make it easier to track the money. Assessment notices and the follow-up reminder for non-payment were sent in a timely manner. Some glitches are still being worked out.

The HOA did incur a significant financial loss (almost \$7000) due to a contract dispute with TPAM but, after conferring with our attorney and recovery attempts to no avail, the Board of Directors decided it was in the best interest of the HOA to cut our losses without possibly incurring further financial loss. We are

requesting an investigation through the Florida Department of Business and Professional Regulation Board of Accountancy.

Continuing Issues

Lights at Lone Feather-we just spent \$850 for repair, they worked for a short time, then???, Estimate is for another \$800+. Our 2019-20 budget allotment for electrical repair of \$150 was severely underestimated!

Need for volunteers-too few hands make the work a burden. Won't you help? Three Board of Directors positions are up for election this July. Plus, there are many other opportunities to serve our community.

The C&Rs are outdated and revision is a huge need. The previous Board of Directors attempted to unify the C&Rs from each of the phases into one document, but the attempt failed due to the high percentage of homeowners required to vote with notarized affidavits. It is this very requirement that prevents many of the needed changes, and it needs to be changed, too.

There was an unfortunate accident on Conner which took out a section of our white fence. That has been repaired now. Thankfully, there were no serious injuries.

City traffic engineers will be invited out to help us identify potential problems with traffic flow and safety. They have been quick to act this year when we asked for help with specific issues and I ask each of you to voice your appreciation to this department if the opportunity arises.

Our neighborhood decided to participate in a City of Tallahassee program called NEIGHBORHOOD PREP. We have a committee set up to identify community needs and skills/equipment availability in the event of a neighborhood disaster. Many of you have completed the information form for this. If you haven't, we'll have another push this spring before hurricane season starts.

The question remains about how to best blend the Phase 12 residents into the master HOA.

New Issues

The Lawn Maintenance Contract for our neighborhood will be put out to bid this year. A committee has been

formed to set the specifications and to research local companies that may be interested in placing a bid. If you would like to join this committee or just voice a suggestion/concern, please email me at pineyzoa.pres@gmail.com and I will gladly pass along your information to the committee.

MetroNet- new high speed fiber optic cable is coming to Tallahassee this year and various neighborhoods will see some light construction as new cable is installed in the utility area of your properties. We do not know their timeline but just be aware if you suddenly see trucks, equipment and digging across your front yard.



SCOUTING FOR FOOD

Once again, the HOA is proud to sponsor our local Scout Troop 118 and Pack 118 under the leadership of Scoutmaster Brad Gomez, for the annual food collection drive. Two dates to remember:

- Saturday, January 25-Cub Scouts will distribute bags to your front door.
- Saturday, February 1- Older Scouts will pick up the bags with your contributions.

Please leave the bag out by your mailbox or at the end of your driveway on February 1. The scouts use Heritage Park as their staging area if you'd like to drop off your donation directly to them during the day on February 1st.

Piney-Z helped break this troop's record last year by donating over 1000 pounds of food staples. The

troop's goal this year is 1200 pounds. Suggested donations include canned fruits, vegetables, meats, soups, peanut butter, jellies, syrup, rice, pasta, flour, cooking oil, oatmeal, etc. All of the food collected in this drive goes to Second Harvest of the Big Bend.

Neighbors, let's rally around and "git 'er done!"

PRESSURE WASH OFFER

I hope you've noticed that the gates at the three entrances are looking spiffy after the gates have been pressure washed to remove years of algae and grime. John Hurst & Co. have put in some new plantings, trimmed bushes and reapplied pine straw. Your HOA plans to continue with general cleaning and trimming as the budget will allow.

Here's a deal you might want to look into. Extreme Carpet Care & Restoration, the company that pressure washed the entrances, would like to extend a special offer to Piney-Z residents. House and sidewalk pressure washing for \$225.00. Please contact them at 850-422-2227 for further information.

TREE WORK DISCOUNT

Arbor Pros Expert Tree Company has been in the neighborhood again to remove a few dead trees on HOA property. The HOA Board has been very pleased with the professional service they have provided at a reasonable price for the past couple of years and they were selected once again after we got several bids. Arbor Pro would like to extend a discounted price on tree service to our residents as well. If you need tree work, please give them a call at 850-445-6505 and identify yourself as being a Piney-Z resident.

IT'S ALL ABOUT THE \$\$\$



Sometimes it's difficult to talk about money. But, we need to.

Can you run your household today on the same dollars you had in 1999 but with the new costs of 2019? I doubt most of us can manage that. The price of everything is rising every year, sometimes greater than our earnings.

Take a look at this:

1999 prices:	Gas - \$ 1.17/gal	Bread - \$ 1.59/loaf
2020 prices:	Gas - \$2.58/gal	Bread - \$ 2.54/loaf

That is what the HOA has been trying to do for 20 years. The annual assessments were set long ago and have never been increased because past boards did not recognize the need to go through the complicated process to raise the assessments. The result is general maintenance has been ignored, landscaping investments have been reduced, social events have been curtailed. The annual budget of \$103,574.70 is based on everyone paying their assessments each year, on time. That just doesn't happen. People fall behind, sometimes year after year. Properties fall into foreclosure. Liens get filed and collections string out. Cutbacks to budget items are inevitable.

In the meantime, bills have to get paid. Over two thirds of the budget (\$69,825.30) pays just for the lawn maintenance in the common areas and Fieldcrest. That amount has not been raised since at least 2013 and will be put out to bid this spring, for the new fiscal year beginning October 1, 2020. We must be prepared to pay more money for basic lawn maintenance than we do now, just to cover increases in wages and basic expenses of the company like trucks, insurance, gasoline for mowers and other overhead expenses. Then throw in tree work, replacement plantings, and irrigation repairs.

We are paying the price now of 'making do' for so many years. The infrastructure of electrical service at the entrances, the irrigation systems at the entrances, roundabouts, along Heritage, and the vinyl fence along Conner are aging and seem to need constant repairs/replacement. A few inquiries want to know why more money is not invested in fresh landscaping on a regular basis. Several of you have voiced regrets about the lack of a Santa breakfast, the Easter Egg Hunt, the BBQ and other events that enhanced your lives and created a sense of belonging to this community. Some are concerned about property values being maintained due to a 'tiredness' throughout the neighborhood. This 'tiredness' is apparent on both individual lots and the common areas and is a natural aging progression of 20-year-old landscaping.

The HOA is currently operating on an AS-NEEDED basis. Trees are dying/damaged by storms? We hire a tree company to clean out what is crucial. Lights out on Lone Feather? We hired an electrician to replace a transformer and wiring. Broken pipe under lower Landings Loop? We hired someone to dig out and replace. We are limping along praying another storm doesn't hit us, the old pipes don't keep bursting and the brittle fence doesn't succumb to the forces of nature. There is no money in the budget to allow for anything further.

What we need to do instead:

1. Invest in the future of our community. Raise the annual assessment of each lot by a reasonable rate for this year, with a commitment for set annual increases each year in the future to cover projected cost increases.
2. Develop a long-term plan with short-term goals to identify and address solutions for current and future needs.
3. Engage committed people to serve on the Board of Directors and the committees of the HOA to carry out said plan.
4. Talk it up among your neighbors. Come to the HOA meetings to hear what's going on. Re-read the community documents.
5. We can increase the annual assessments by a majority vote of the membership at a pre-determined meeting. People unable to attend can assign a proxy. If a majority of the membership does not vote at the meeting, they have an opportunity to vote in writing within 30 days of the meeting.

If we don't, the HOA will continue to limp along in the current situation, doing the best that we and future boards can possibly do until the expenses top the income repeatedly and force the savings to be drained.

A tall tale...

Have you ever been to St. Mark's Lighthouse? It's quite tall and here's a tale (are you groaning yet?) about some things to do and see while there! My favorite is to walk out to the water behind the lighthouse and dip my toes in the water. My least favorite is to swat the flies that swarm at a certain time of year. Bring bug spray! Park admittance is \$5 per car. On the first Friday of every month, and the Saturday directly after, the Lighthouse Keeper's house is open for tours, \$2 fee. Other activities in this National Wildlife Refuge include birding, hiking, hunting, fishing, photography, environmental education and wildlife viewing throughout the park. There are wildlife tours on a wagon, walking nature tours, and even a Tots on Trails nature walk for little ones 18 mo-4 years. Check out the Events Calendar on the website and call the refuge at 850-925-6121 to register for the organized events. Dates and times vary.



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It is a day spent well with time to connect with nature and each other rather than media, away from cell phones, sirens, TV. It's a short drive. Take a picnic lunch. Stop in the Visitor's Center. Enjoy.

HERE ARE OUR CURRENT NEEDS:

Newsletter editor-publish a newsletter every quarter, 4 times a year, with assistance from the president, committee chairs, etc. Estimated time per quarter: 6-8 hours

Social Committee members (3-5) to plan and fulfil social events for our residents. The board has been acting as the social committee by planning the BBQ last year and the Neighborhood Yard Sale and Family Movie Night this year. Events are fun. Residents enjoy them. Estimated time per month: variable depending on event, some months 0 hours, up to 8+ hours for BBQ.

Neighborhood PREP Committee members (10+) to identify needs and resources in our community if the need arises from a disaster such as a hurricane. This is purely neighbors helping neighbors in a time of need. If we can be prepared ahead of time, that speeds recovery. This committee will be doing a canvas of the neighborhood this spring ahead of hurricane season. And, hopefully, have nothing to do after that! Estimated time: most months 0 hours.

Board Members (3) to serve a two-year term, with election in July 2020. Estimated time per month: depends on the particular office, but 5-30 hours per month. The best part-time, unpaid job you can have!

HOA Board- 2019-20

Cynthia Saginario, President

Sam Diconcilio, V. President

Diana Swegman, Secretary

Kyle Kilga, Treasurer

Chris Shoemaker, Committee Liaison

Committee Contacts

Architectural Control Committee (ACC)
pzacc1@gmail.com

Standards Committee-
pineyzstandards@gmail.com

Appeals Committee-
pzhearing@gmail.com

HOA Meetings

Meetings are on Tuesdays at 6:30 PM at the Lodge.

February 18, 2020

April 21, 2020

June 16, 2020

July 21, 2020 ANNUAL MEETING 7:00 PM

August 25, 2020 (note change to 4th Tuesday)

FYI- TRASH AND BULK PICKUP

The calendar for city pickup of bulk waste was included in a recent utility bill. Here is important information for you to know as a Piney-Z resident:

We are a BLUE neighborhood. Our normal garbage/recycling pickup day is Monday, our bulk/yard waste pickup day is BLUE week Friday unless there is a holiday in the week. Then the pickup gets pushed ahead a day. Please visit Talgov.com if you have a question or need to check out the dates for holidays this year.

Here are the dates of BLUE week bulk pickup for most weeks throughout 2020.

January 24, February 7, 21, March 6, 20, April 3, 17, May 1, 15, 29, June 12, 26, July 10, 24, August 7, 21, September 4, 18, October 2, 16, 30, November 13, 27, December 11, 25 (trucks won't be here on Christmas!)

LAWN CLIPPINGS WARNING-

When you cut your grass, edge, trim, and blow the clippings, where do you aim the blower? It is illegal to blow those clippings into the street. They should be blown back onto your yard or into a pile which you sweep up. It is an environmental hazard to do otherwise. Street clippings end up in the drainage pipes and in the lake, carrying fertilizer, weed killers and insect repellants. Please be aware of the following city ordinance and act accordingly. If you have a lawn service, please extend this warning to those folks as well and monitor to see where they blow the grass clippings. Let them know you are monitoring them. We live in an environmentally critical area and want to curb all possible pollution of our lakes and waterways.

Article XI Solid Waste Collection & Disposal Division I-Generally Sec. 21-485. - General prohibitions.

(c)

No person shall place any accumulation of solid waste or recovered materials in, upon or over any storm drain or ditch, or so close thereto as to cause the solid waste to be drawn by the elements **into** a storm drain or ditch and thereby cause a blockage of the storm drain

(d)

No person shall sweep, mechanically blow, wash or otherwise direct any soil, **yard** waste, debris or solid waste **into** a **street**, **street** gutter, storm drain or ditch. This prohibition shall not apply to a governmental agency or its contractor when such activity is a part of maintenance activities for such facilities.