



Summer Issue

Quarter 3/June 2020

# Piney-Z Newsletter

*Piney-Z Homeowners Association, Inc.*



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## The President's Report

Dear Neighbors,

That word – NEIGHBORS – those who live in close proximity, and its derivation NEIGHBORLY – hospitable, considerate, helpful, gracious, cooperative, have certainly been exhibited in Piney-Z in recent months. You might recall in the last newsletter, I said we have angels living among us. Recently many more of you stepped up to be ANGEL NEIGHBORS to a neighbor in need.

Ms. Beverly Woodson and her daughter, Akilah Smith, lost their home on High Meadow Drive a few weeks ago. There was an immediate need for financial assistance and the HOA sponsored a drive for monies to help. What an out-pouring of support! We collected over \$3000 in a matter of four days! A rousing THANK YOU to each of you who sought out the opportunity to help our neighbor. I am so proud and grateful to live in a community where the neighbors step up when there is a need.

In a similar vein, another neighbor has stepped up to produce our quarterly newsletter that you see before you today. Thank you to Linda Guyas for volunteering to take on this important form of communication.

Mr. Rusty Pfof is our resident musical angel who continues to provide an end-of-the-day respite from the cares of the world with his Celtic bagpipes on Wednesday and Sunday evenings just before sunset. Thank you, Rusty, for enriching our souls.

And here's one more...thank you to Chris Shoemaker for urging the city to place NO ENTRANCE signs for vehicles along the walking path on the north side of Heritage Park Blvd. This was always a walkway but during the construction some vendors drove and parked on the pavement, blocking the path for walkers/runners. Unfortunately, that pattern continued once construction was completed. Now the city has erected the signs to keep vehicles off that path and walkers/runners will be able to traverse the trail easily.

CONGRATULATIONS to our neighborhood graduates! May you have success in personal and professional endeavors for the rest of your life.

Much more news in this edition – please read carefully!

Stay safe this summer!

Cindy

Photo credits page 1 and 3 –  
Jack Glunt

**HOA Board of Directors:**

***President***

Cynthia Saginario  
[pineyzhao.pres@gmail.com](mailto:pineyzhao.pres@gmail.com)

***Vice-President***

Sam DiConcilio

***Secretary***

Diana Swegman

***Treasurer***

Kyle Kilga

***Committee Liaison***

Chris Shoemaker

***HOA Website:***

[www.pineyz.com](http://www.pineyz.com)

***Property Management:***

Lewis Association Property Management  
7113-2 Beech Ridge Trail  
Tallahassee, FL 32312  
850-668-1173  
[lewis@lewispm.com](mailto:lewis@lewispm.com)

## RESIDENTIAL PICKUP SCHEDULE

The City of Tallahassee picks up trash and recycling every Monday\*. Pickup of yard waste and bulk items is on Friday of **BLUE** weeks\* - June 12 and 26, July 10 and 24, August 7 and 21, September 4 and 18, October 2 and 16. \*For dates that fall during holiday weeks, pickup days might be affected. To get information about holiday week pickups, go to [talgov.com](http://talgov.com) or call 891-4968.

Trash and recycling bins should not be put out more than 24 hours before pickup and should be taken back within 24 hours after pickup. **Bulk items and yard waste may not be put out earlier than 8 days before the next pickup.**

### Welcome New Homeowners

February 1 – May 28, 2020 Sales

William Campbell  
Jan Campbell  
4845 Planters Ridge

Danielle Johnson  
1072 Piney Z Plantation Rd.

Joseph Burns  
4738 Planters Ridge

Ross Loman  
Brenda Loman  
1053 Landings Loop

Roy Kellogg  
1067 Kingdom Drive

Robert Dunlap  
Jessica Dunlap  
837 Eagle View Drive

Sharon Gardner  
Mary Weldon  
745 Eagle View Drive

Patricia Nastasi  
693 Eagle View Circle

Kartikkumar Patel  
872 Piney Village Loop

Gwen Banks  
William Banks  
1002 Kingdom Drive

Lon Wright  
Lucy Wright  
4863 Heritage Park Blvd.

Christine Wheeler  
920 Parkview Drive

## HOA vs. CDD – what's the difference?

All Piney-Z homeowners are members of both the HOA (Homeowners Association) and the CDD (Community Development District). Although these two organizations serve the same constituency, they are completely separate entities with different roles and responsibilities.

The CDD is a public special purpose local government agency that manages the Piney-Z amenities (lodge, swimming pool, fitness center, playground and pavilion). CDD assessments are added to each homeowner's annual real estate tax bill as a non-ad valorem assessment. Members of the CDD Board of Supervisors are elected during the November general elections.

The HOA is a private non-profit corporation responsible for maintaining all of the HOA-owned property, such as the entrances and common areas. The HOA is also responsible for enforcing the design standards and overall upkeep and appearance of our community in accordance with the HOA Declarations of Covenants, Conditions and Restrictions. HOA funds are collected through an annual assessment. Members of the Board of Directors are elected during the HOA Annual Meeting held in July.



## HOA MEETING ADJUSTMENTS CONTINUE

Our lives continue to be impacted by COVID-19 and we continue to make adjustments to best operate in safety. The HOA schedule has been adjusted, too. A successful HOA Board meeting was held via Zoom in April. Some people attended who do not normally attend and even a couple of out-of-town homeowners were able to attend.

The next Board meeting on June 16<sup>th</sup> will also be held on Zoom at 6:30 PM. **Please email the board at [pineyzhwa.pres@gmail.com](mailto:pineyzhwa.pres@gmail.com)** if you are interested in attending from the comfort of your home. Give an email address that you wish your invite to be sent to as well as the address of your property. On that evening, shortly before the event begins, you will receive an email with a link to the meeting. Click on that link. You will be placed into a 'waiting room' and then will be admitted into the meeting. Prior to the meeting, please investigate your computer and find the camera and audio adjustments. Make sure you know how to turn them on, and mute yourself. Remember, on Zoom, we can see each other, so comb your hair!

Our annual meeting will also be held on Zoom. The meeting will actually be held in two parts – the Zoom meeting will be on Tuesday, July 21 at 7:00 PM. Please follow the same steps above if you would like to attend, including emailing your intention. The link will be sent out shortly before the meeting begins. During this meeting, nominations for the vacant positions will be taken, candidates will have an opportunity to introduce themselves, and folks may ask questions of the candidates. The proposed budget for 2020-21 will also be presented. Please see the enclosed notices regarding the Annual Meeting.

The second part of the annual meeting will be the actual election for the new board members. There will be a drive-thru vote taken on Saturday, July 25 from 9:00-10:00 AM in the parking lot at the Lodge. Cars will enter at one entrance, present ID and be verified as a resident. They will then be given a ballot which they will mark and deposit in a ballot box as they exit the other driveway. This will minimize contact, provide social distancing and keep us all safer. Please bring your own pen to mark your ballot.

The Annual Meeting Notice along with the Notice to Run for all interested candidates to file beforehand are included with this newsletter. Also, you will find a Limited Proxy form if you are unable to attend and vote in person and you wish to assign someone to vote on your behalf. There are three positions open on the Board for a two-year term. Please give serious consideration to volunteer your time to serve this community. The people here deserve your skills, experience, knowledge and commitment to the betterment of Piney-Z. We also take nominations from the floor (in this case, from the screen!) at the meeting.

The Board will continue to monitor the pandemic situation and may need to make further adjustments if there is a resurgence of illness. If Lewis Property Management does not have your email, please supply it to them as it is the main vehicle of communication (at [lewis@lewisp.com](mailto:lewis@lewisp.com)). Announcements will also be placed on our website at [www.pineyz.com](http://www.pineyz.com), along with Nextdoor and the Piney-Z Facebook page.

### HOA Calendar

#### **HOA Meeting**

June 16, 2020  
6:30 PM  
on Zoom

#### **HOA Annual Meeting**

July 21, 2020  
7:00 PM  
on Zoom

#### **HOA Election (Drive-Thru)**

July 25, 2020  
9:00 – 10:00 AM  
at the Lodge

#### **HOA Meeting**

August 25, 2020  
6:30 PM  
Location TBA

## **HOA Committees**

### ***Architectural Control Committee (ACC)***

Chair, Chris Shoemaker  
[pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com)

### ***Standards Committee***

Chair, Dee Orgaz  
[pzstandards@gmail.com](mailto:pzstandards@gmail.com)

### ***Hearings Committee***

Chair, Holly Snyder  
[pzappeals@gmail.com](mailto:pzappeals@gmail.com)

### **Neighborhood PREP (Plan for Readiness and Emergency Preparedness) Committee**

Chair, Erick Arroyo

## **COMMITTEE CORNER**

### **From the Architectural Control Committee:**

As we approach the summer months, many residents of Piney-Z will be engaged with a variety of home projects. While we continue to face the Covid-19 pandemic, requiring us to maintain appropriate social distancing, many of us are using this time to begin projects around the house. To ensure compliance with the Covenants and Restrictions of Piney-Z, we remind all residents to complete an Architectural Control Committee (ACC) form before commencing such projects as house painting, new roof, fencing or a new driveway. This form can be obtained on the Piney-Z website. Once you have completed the ACC form, please submit it to [pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com) for review and approval. Members of the ACC are available for consultation to residents prior to the start of any project. This ensures that all parties have an understanding of the project and that it complies with our Covenants and Restrictions.

Residents are reminded they DO NOT need approval for routine lawn maintenance/landscaping, tree removal, installation of retention walls, pressure washing of house, sidewalks or driveways.

### **From the Standards Committee:**

The Standards Committee is responsible for ensuring that the Piney-Z community bylaws and the Covenants & Restrictions (C&Rs) are upheld equally throughout the neighborhood. All members of this committee are Piney-Z residents and have volunteered to serve a two-year term.

Our objectives are:

- Educate new and existing homeowners of their responsibility to abide by the bylaws and the C&Rs.
- Identify violations through observations, reports from other committees and community members and documentation of violations.
- Take action to enforce the bylaws and C&Rs.

Common violations include:

- Yard maintenance – mowing, shrubs, edging, weeds. This violation is one focus area for this quarter, along with the next stated violation.
- Yard trash/bulk items placed at the curb more than eight days prior to the week of the scheduled pick up. This means the weekend before the scheduled pick up. Piney-Z pick up is scheduled on “blue Fridays.” This violation is also our area of focus for this quarter.
- Trash bins left at the curb or in the street after pick up.
- Trash bins visible from public view, which means the front of the house and side yards.
- Boats/trailers and other types of trailers (open or enclosed) parked in driveways, front yards or side yards.
- Vehicles parked on the grass in the front or side yard, or on the sidewalk.

We are all going through difficulties at this time due to the pandemic affecting our country. Please know that any homeowner, or tenant, can contact the Standards Committee with any questions or concerns. Contact our committee at [manager@lewispm.com](mailto:manager@lewispm.com), by telephone at 850-668-1173, or at [pineyzstandards@gmail.com](mailto:pineyzstandards@gmail.com).

## PET REMINDERS

We all love our pets, but please be considerate of your neighbors.

City of Tallahassee Animal Ordinance 10-0-15AA holds pet owners legally responsible for the actions and care of their pets. In part, this ordinance states that *“the owner of any animal shall be responsible for the removal of any excreta deposited by his/her animal on public walks, recreation areas, public streets, or private property other than the premises of the owner of the animal.”*

In addition, *“Public nuisance by animals means, but is not necessarily limited to: ..... any animal which runs at large upon public or private property without permission from the property owner; any animal which meows, barks, howls, whines ..... persistently or continuously for a period of 30 minutes or longer when the animal is not contained within an enclosure sufficient to baffle loud noises.”*

The Animal Ordinance also addresses uncontrolled, aggressive and dangerous animals; animal neglect and cruelty, and stray, abandoned, and untagged animals. The City of Tallahassee Animal Control Officer can be contacted at **850-891-2958**. If you encounter an after-hours emergency situation with a stray animal that is sick, injured, or dangerously aggressive, please contact the City of Tallahassee Police Department at 850-891-4200 to have the on-call Animal Control Officer paged.

## PINEY-Z IS ON SOCIAL MEDIA!

Keep up to date with Piney-Z on your phone, tablet, or computer! Did you know that Piney-Z has a Facebook page? To join the Facebook group, search for “Piney-Z, Tallahassee, FL” on Facebook. Also, check out the “Nextdoor” app. Nextdoor is a free private environment where you and your neighbors can post questions, recommendations, things for sale, lost pets, etc. It is easy to join and to use, and is a great way to stay informed about things going on in the neighborhood. Please note that neither of these sites is sponsored by the HOA or CDD – they are neighborhood sites.

## MUSINGS (from Cindy):

**Lawn Maintenance Contract Bids** – as of this writing, we expect to receive 5-6 bids from area lawn maintenance companies to provide services for the HOA common areas and Fieldcrest homes. We intend to invite 3 of these companies to make presentations to the Board and interested community members before we make a contract decision. This may be done through the August Zoom meeting.

**Raise in Assessments** – The Board discussed the need to raise assessments for all in the community to maintain a balanced budget while providing necessary maintenance needs. I presented proposals of 20%, 25%, and 30% increases. Please keep in mind that the assessments have never been increased for the 21 years that the neighborhood has been in existence. It is impossible to operate today on dollars from 1999. We will have further discussion at the June meeting once we have the lawn maintenance bids in hand.

### Requests From Neighbors:

- Thank you to all the folks who pick up after their dogs when they walk them. Please take it home with you! Do **NOT** place it in my trash can which I keep in my garage and will have to smell for a week before the next pickup.
- Yipes! Lions, tigers, and bears! Nope! Rodents, snakes (poisonous & non), and toads! Dumping organic debris in HOA owned, non-maintained, environmental areas may be attracting these critters. Funny, they know no boundaries and will roam your property. We strongly encourage residents to place organic debris at their curb for pick up on "Blue" pick up days.

## THANK YOU ...

That day, our lives changed forever. We were overwhelmed, but our hearts since have felt overjoyed by the tremendous outpour of concern, compassion and prayers. We quickly realized how blessed we were to have discovered the Piney-Z Community (angels) instantly became part of our family.

Everyone was soooo gracious and showed an abundance of love. All of your donations (monetary, clothes, gift cards, cat crate, etc.) have made our transition go a lot smoother, and we are truly grateful!!! Currently, as we journey into our new beginning, we are living in a temporary apartment. We are slowly regrouping ourselves mentally and spiritually, day by day. Even though we are facing a very tough moment, we know God has a plan.

We thank each and every one of you for your generosity. Your acts of kindness will never be forgotten!!!  
P.S. Our cat, Simba, was found!

Love, Beverly, Akilah and Simba Woodson

## HURRICANE SEASON HAS BEGUN – ARE YOU READY?

Our Neighborhood PREP team attended virtual training provided by the City of Tallahassee recently. They are sharing some tips in this newsletter on how you can prepare ahead of time. A new facet to the training this year was a presentation on hurricane preparedness by Dr. Henry Fuelberg, a meteorology professor in the Department of Earth, Ocean and Atmospheric Science at FSU. He focused on three items:

**What you need to know:** This is predicted to be a worse than average year with an expectation of eight hurricanes, including four major hurricanes (cat 3 or higher, 111 mph + winds) Dr. Fuelberg spoke to the old math teacher in me with this little formula: Force exerted by the wind speed is proportional to the wind speed squared

Force = (WindSpeed)<sup>2</sup> think about that.... Homework – figure out the force of a minimal Cat 1 with 75 mph winds. Then figure out the force of a minimal Cat 3 with 111 mph winds. Then think about the force of Michael, a Cat 5 with minimal winds of 157 mph. Another example of exponential growth!

He also explained that the storm strength in the right front quadrant of the circulation is the worst because you ADD ... rotation wind speed + forward motion speed = actual wind speed

On the left side of the storm, you SUBTRACT... rotation wind speed - forward motion speed = actual storm speed

**National Hurricane Center Forecasts:** Advisories range from Tropical Storm Watch, to Tropical Storm Warning, to Hurricane Watch, and finally to Hurricane Warning. The predicted storms almost always change their forward speed and direction with each updated forecast. Locations of the forecast storm are represented by a “cone.” There is a 66% chance that the eye of the storm will be inside the cone and a 34% it will be outside the cone. The eye, though typically pictured in the center of the cone, is certainly able to be toward the left or right edge of the cone, bringing it closer or further away from your location. Even if the eye is in the cone, very dangerous conditions can occur outside of it.

**How do you respond to the storm:** Don't try to be a forecaster yourself; stay tuned to the professionals. Don't take chances. Remember when the eye passes over, there is more bad weather coming right afterward. Listen to the National Weather Service and the Local Emergency Management. Dr. Fuelberg showed a map of projected storm surge. Of course, the coast and lower portion of Wakulla County could experience a real threat of storm surge in even a minor hurricane, but a Cat 5 could bring up to 3 feet of storm surge to within the southern portion of Capital Circle.

Remember that WATER is what kills in most cases – 49% die from storm surge, 27% from rain, 6% from surf, 8% wind, 3% tornados, and 7% other.