



Fall Issue

Quarter 4/October 2020

Piney-Z Newsletter

Piney-Z Homeowners Association, Inc.



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THE PRESIDENT'S REPORT

Hello Neighbors,

Dare I say Happy Fall? So much has been going on across our nation and around the world that has had a personal effect on many of us. In the meantime, the Piney-Z community keeps moving right along.

Please join me in welcoming Burenette Smith and Russel Pfof to the Board of Directors. Russ has taken on the role of Secretary and Bernie has taken on the role as Committee Liaison. They both are proving to be real assets to the board.

We recognize Diana Swegman for her contributions to the board for a total of eight years, many spent as Treasurer and "keeper of the books." Thank you, Diana, for your dedication to Piney-Z and for providing the neighborhood history for us newcomers. We wish you well as you transition to your new home.

Much appreciation also goes to Chris Shoemaker who left the board because of a move out of the neighborhood. Chris was the Committee Liaison as well as chair of the ACC for several years. He spent time on upkeep like screwing in fence post tops along Conner and picking up trash throughout the neighborhood. We wish Chris the best in his new home.

You may find yourself looking for the many positives we do have and the reasons we have to be grateful. There are many and vary for each of us. Spend some time each day focusing on thankfulness and adding to your list of positives. Some of those may be your neighbors here in Piney-Z. I am grateful for:

- Jack Glunt, Holly Clark-Palmer and Reiner Kirsten and the beauty of their photography and comments reminding us why we chose to live in Piney-Z.
- Our very own poet laureate, Errol Samuels, who posted his beautiful "Thunder's Drum Solo" on our NextDoor site.
- Art Kirby, Danette McBride, and Karen Burns who shared their sightings of our neighborhood deer herd and reminded us to be careful as we drive through our streets and on Conner.
- Russ Pfof who shares his knowledge about irrigation and plantings along with his musical talent on the bagpipes.
- Each and every one of you who strive to be good neighbors and focus on helping and lifting up each other all the while practicing safety protocols out of respect for yourself and others.

(continued on page 2)



HOA Board of Directors:

President

Cynthia Saginario

pineyhoa.pres@gmail.com

Vice-President

Sam DiConcilio

Secretary

Rusty Pfost

Treasurer

Kyle Kilga

Committee Liaison

Burenette Smith

HOA Website:

www.pineyz.com

Property Management:

Lewis Association Property Management

7113-2 Beech Ridge Trail

Tallahassee, FL 32312

850-668-1173

lewis@lewispm.com

The President's Report continued ...

In this season of Thanksgiving, let's strive to make it an attitude that we live with every day throughout the year. We will come through this stronger than before. Check out the rest of this newsletter to see what issues need our attention.

With a grateful heart,

Cindy Saginario

RESIDENTIAL WASTE 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* - October 2, 16 and 30, November 13 and 27 (will likely be moved to the 28th), December 11 and 25 (will likely be moved to the 26th). *For dates that fall during holiday weeks, pickup days might be affected. To get information about holiday week pickups, go to 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

May – September 2020 Sales

(from the Leon County Property Appraiser's website)

Mousa Alsarairh
Nadiyah Alshimi
969 Watersview Drive

Robert Berg
Kimberly Berg
4862 Heritage Park Blvd.

Lee Black
David Black
4897 Lake Park Drive

Russell Cottrell
Shelley Cottrell
1100 Winter Lane

Christopher Crowe
Trisha Dutta
1153 High Meadow Drive

Wendy Hemingway
Todd Hemingway
1047 Kingdom Drive

Elizabeth Kelley
Wade Bishop
4762 Planters Ridge Dr.

Kimberly Malphurs
Seth Campbell
4751 Planters Ridge Dr.

Candice Miles
Mareese Miles
887 Eagle View Drive

Edward Miller
1121 High Meadow Drive

James Parry
Cynthia Parry
4733 Plantation View Drive

John Purvis
Julie Purvis
1005 Landings Loop

Margo Rogers
983 Watersview Drive

Brandon Stys
Rachel Stys
1091 Piney Z Plantation Rd.

David Ward
Jodie Ward
907 Parkview Drive

HOA ANNUAL ASSESSMENTS

HOA annual assessment statements were sent out in September via email. If you did not receive a statement, please contact the HOA at lewis@lewispm.com. Assessments are due by October 31.



Calendar of Events

HOA Meetings

on Zoom until further notice

October 20, 2020
6:30 p.m.

December 15, 2020
6:30 p.m.

February 16, 2021
6:30 p.m.

Piney-Z Neighborhood Yard Sale

October 17, 2020
8:00 a.m. - noon

MEET THE HOA BOARD MEMBERS

We asked our new (and existing) Board members to introduce themselves to the neighborhood. We are grateful that these folks are willing to give their time voluntarily to serve in this capacity. Here are three of them:

Cindy Saginario – President

I am a retired high school administrator from Pinellas County who still considers herself a high school math teacher. Greensboro, N.C. is my hometown but I've lived long enough in Florida to be considered almost a native. My move to Tallahassee in 2016 followed living in the Clearwater area for 45 years. Once I rented a paired home in PZ, it was an easy decision to look for a home to purchase and I became a homeowner in 2017. I was elected to the Board of Directors in 2018. I am blessed to be surrounded by many new friends through both the neighborhood and church in addition to interest groups I have joined. It has been a wonderful adventure to see the sights and experience the music and drama offerings in the Tallahassee area as a newbie and I look forward to more adventures in the future.

Russell (Rusty) Pfost - Secretary

Hi, all. Many people in Piney-Z will recognize me as the guy playing the bagpipes at sunset since the pandemic first began. My name is Russell Pfost, last name pronounced like fence post, and most folks call me Rusty. I am a native of Pinellas County (Dunedin), graduate of FSU and Georgia Tech, retired from the National Weather Service after 32 years. The last 12 years I was in Miami at the hurricane center. After moving back to Tallahassee in 2010, I taught earth science as an adjunct at TCC until 2018. I like volunteer work, my partner Michael Hargrave and I have delivered Meals on Wheels since 2010, and until the pandemic I worked weekly in the kitchen at Grace Mission.

I have long admired the volunteers that serve on the HOA board, and I am happy to help in the role of secretary this year. I like Piney-Z subdivision, so many positives about living here, including wildlife and the proximity to parks and Lake Lafayette. I am nuts about our two wire fox terriers, native plants, bluebirds, butterflies, and, of course, the weather. I do play several types of bagpipes, including Great Highland bagpipes, Irish uilleann pipes, and Northumbrian pipes. We play every Sunday about 10-15 minutes before sunset near the corner of Watersview and Park View.

Burenette (Bernie) Smith – Committee Liaison

I am (Ms.) Bernie Smith and I am one of the new Board members of the Piney-Z HOA. I have lived in the Fieldcrest section of Piney-Z since 2005. I am retired from Fringe Benefits Management Company (FBMC), a local benefits management company. While working for this company I moved to New Jersey and Philadelphia for a few years to manage, as a VP, a company we had purchased in that area.

I currently am on the Executive Committee of the NAACP and the Advisory Board of the Tallahassee Senior Center. I enjoy reading historical novels and listening to jazz. I hope my previous experience will allow me to make some contribution to the HOA.



HOA Committees

Architectural Control Committee (ACC)

Chair, (Vacant)
pineyzacc1@gmail.com

Standards Committee

Chair, Dee Orgaz
pzstandards@gmail.com

Hearings Committee

Chair, Holly Snyder
pzappeals@gmail.com

Neighborhood PREP (Plan for Readiness and Emergency Preparedness) Committee

Chair, Erick Arroyo

Piney-Z Newsletter Contact

pineyznewsletter@gmail.com

COMMITTEE CORNER

Architectural Control Committee:

Please acquaint yourself with the C&Rs for your home and enlist the approval from the ACC prior to beginning any improvements to the exterior of your home and yard, including, but not limited to, new roof, new paint, installation of a pool, fence, shed, etc. It will save you money in the long run in case your improvement is not approved and you have to redo it. Typical situations have included a wooden fence that was installed in the Fieldcrest section where only vinyl fences are allowed, necessary repainting due to a color choice that is not approved, landscaping plans that had to be changed due to poor drainage that impacted a neighbor, etc.

It's best to always be safe rather than sorry and get your application approved before you commit to spending your hard-earned money. You will find the updated application on the Piney-Z website (www.pineyz.com). Fill it out and email to the ACC committee at pineyzacc1@gmail.com. If you want to ask questions ahead of time, you may also email the committee.

Rick Hays has been the recent chair of the ACC. Unfortunately, Rick is resigning due to other obligations and we are looking for a new chairperson. Please give careful consideration to step up and assist your neighbors in maintaining the exterior appearance of our homes and yards. Email Cindy Saginario if you are able to help or if you want further information at pineyzhoa.pres@gmail.com.

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.

The committee will be focusing on the following C&R violations for this quarter:

- **Signs:** No signs displayed to public view on lot or common area except one sign advertising for sale or rent not more than 5' square, unless written permission is granted from the HOA Board.
- **Garage Doors:** They are to be kept closed except when opened for entering or exiting the garage. Common allowance: usage while working in the garage/yard.
- **Parking of Vehicles:** No vehicles may be parked in front or side yards on the grass or sidewalks on either private property or HOA property at any time. Please keep your vehicles on the driveway, in a garage, enclosed in a fence in the backyard, or on the street. The two lots along Heritage Park Blvd are for the residents along the alleys on Heritage Park Blvd. and their visitors only.
- **Debris Dumping:** HOA property (common areas) are not to be used for dumping of any debris, which means no yard trash, bulk items, tree cuttings, roofing materials, fencing materials, etc.
- **Mailboxes:** are provided by an owner per HOA specifications, must be uniform to the Phase and must meet US Postal Service requirements. Replacement mailboxes should be black with gold numbers.

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: pineyzstandards@gmail.com or manager@lewisp.com, telephone 850-668-1173.

PHOTOS WANTED!

We have noticed some beautiful photos of our neighborhood on Facebook and NextDoor! If you photograph something beautiful or amazing or interesting in Piney-Z (or around Tallahassee), and wouldn't mind having it published in one of our newsletters, send it along to pineyznewsletter@gmail.com. This newsletter's photos are courtesy of Jack Glunt (p.1, 2 and 4) and Danette McBride (p.3).

PET REMINDER

We say it in every newsletter, and we'll say it again..... Please pick up after your dogs, and thank you to those who do!

PINEY-Z IS ON SOCIAL MEDIA!

Piney-Z has a Facebook page and a NextDoor group. To join the Facebook group, search for "Piney-Z, Tallahassee, FL" on Facebook. Also, check out the "NextDoor" app. Please note that neither of these sites is sponsored by the HOA or CDD – they are neighborhood sites. Official communications and questions for the HOA or CDD should be directed to them at their contact email addresses or phone numbers on the websites – pineyz.com and pineyzcdd.com.

REMINDERS AND ISSUES

- Please remember to file an application with the Architectural Control Committee (found on the Piney-Z website) BEFORE you plan exterior construction, renovations such as paint, new roof, fence or shed, or significant landscaping changes that may change the drainage flow in your yard and impact your neighbors. Once your project has been approved, you may proceed. If you fail to get prior approval, you may be forced to spend additional money to bring your project into compliance.
- Residents are not allowed to add or remove trees/shrubs from the common areas throughout the neighborhood without prior written approval from the Board. Taking such action may result in fines and other penalties.
- A concern has been brought to the HOA that the word "Plantation" should be removed from the name of our neighborhood. The definition and connotation vary from person to person. It is hurtful to a significant number of our residents.

The correct name of the HOA is "Piney-Z Homeowners Association, Inc." though you will find the word "Plantation" a part of the name on many documents over the years. An email from Richard Kessler in the fall of 2019 brought it to our attention that the name was changed and the word "Plantation" dropped in the same year of incorporation, 1999. Since Mr. Kessler's email, both the board and Lewis Property Management have made a conscious effort to eliminate the word "Plantation" from current and future HOA documents in order to be accurate. Please notice that Linda Guyas, talented editor, skillfully removed it from the logo that we jointly use with the CDD and that is found at the top of this newsletter.

What remains to be done is to have an open discussion with community input on whether it is desirable or feasible to work with the CDD to change the name of our community. Changing street names would have a financial impact to some residents and both the CDD and the HOA along with the City of Tallahassee and Leon County. Some time would be required to investigate the necessary steps and costs of the change. Tune in to the October 20th meeting on Zoom if you'd like to be part of the discussion.

- The HOA is assembling a community survey to gauge reaction to this and other issues. It will be done using a venue such as Survey Monkey and, hopefully, a large number of you will participate. We look forward to hearing your input.

PINEY-Z NEIGHBORHOOD GARAGE SALE!

The Fall Piney-Z Neighborhood Garage Sale has been scheduled for Saturday, October 17 from 8:00 a.m. to noon. So clean out those cupboards and closets – one person's trash could be another person's treasure!



FIELDCREST LAWN CARE NEWS

The HOA met with John Hurst to discuss the few Fieldcrest concerns (7 out of 132 homes) we received in response to my request. Here are some things you should be aware of:

1. Some folks have put in fruit trees on their property and at least one on the common area. No one is allowed to add plantings (or remove plantings) to the common area without written permission from the HOA Board of Directors. If you have fruit trees, do not expect the lawn maintenance men to spray for weeds on your property. Spray and fruit are not a good mix.
2. John Hurst Outdoor Services is responsible to repair/replace damaged items such as drain pipes, clean out caps, and other items that are damaged by the mowers. In fact, John usually has pipe caps on his truck should one in your yard be damaged. Just contact him. You are cautioned that he is NOT responsible for personal items you leave out and your yard may be skipped if you have not prepared for the mowing by removing furniture and yard décor. Also, locked gates and dog poop will prevent the men from doing their job in the rear yard.
3. Please be reminded that pine straw was removed from the contract. However, John is willing to contract with individual homeowners to install pine straw if you desire it. The fall installation is coming up soon so let him know by October 14th through his email address at gr8grass@yahoo.com.
4. A slow-release fertilizer is put down twice a year; Scotts Bonus S in the spring and Scotts Winterizer in the fall.
5. The board decided to develop a complaint form to put on the website that you can fill out with concerns and submit to Lewis Property Management or through the new Portal system (see below). Lewis will expedite it to John Hurst. That way we can track the issues and the responses to those issues.
6. John and his son Matt will increase oversight of the two front yard beds with more frequent weeding.

COMING SOON!! ONLINE PORTAL FOR RESIDENTS

We are excited to announce that you soon will be receiving your AppFolio Online Portal Activation email from Lewis Management. The Online Portal is an easy, fast and secure way to pay dues, view payment history, submit maintenance requests, and submit architectural reviews. Either before or after you activate your account online, you may want to watch a short tutorial at <https://www.appfolio.com/help/owner-portal>. Please be watching for the Online Portal Activation email invite from Lewis Management, which is step 1 before being able to activate your account.