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President's Report

Happy Holidays, Piney-Z!

I hope this newsletter finds each of you enjoying the holiday season with family, friends, and loved ones. For those of you traveling, please stay safe.

There has recently been a change in Board members on the Piney-Z HOA Board. Board member Bernie Smith resigned for medical reasons and Eric Pratt was appointed to finish her term. I understand that Bernie is doing better now and pray that she continues to do so. On behalf of the Board, I would like to thank Bernie for her time and commitment while serving and to welcome Eric on board.

One of the things I've appreciated from my short time on the Board is the value of our committees. The work performed by these committees is critical to the mission of our HOA. And we are always looking for additional committee members to serve. If you think you may be interested but don't know where to plug in, please contact me and we can discuss possibilities. Our standing committees are the: Standards Committee, which actively monitors the enforcement of our covenants & restrictions (C&Rs); Appeals Committee, which hears residents' explanations of infractions and takes decisive action when necessary, and Architectural Control Committee (ACC), which addresses resident requests for external changes to properties such as new roofs, pools, fences, additions, etc. There is a place for you if you are interested in serving.

Over the last few months, I've enjoyed meeting some of you and hope to meet more of you soon. Remember, we are all in this together for the betterment of our HOA community.

Best,

Mike

HOA Assessments

Thank you to everyone who paid their HOA assessments on time. This money is needed to pay HOA expenses such as lawn maintenance and property management fees. As of November 15, late notices were sent to 73 homeowners, which is an improvement from last year.



HOA Board of Directors:

President

Mike Gomez

pineyhoa.pres@gmail.com

Vice-President

Linda Guyas

Secretary

Rusty Pfof

Treasurer

Cynthia Saginario

Committee Liaison

Eric Pratt

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

New Homeowners

(from the Leon County Property Appraiser's website)

With apologies for missing/late entries – the PA website is slow to post sometimes

Tawana Barnhart
William Barnhart
1036 Kingdom Drive

Jeremy Bui
Thu Trang Pham
951 Lone Feather Dr.

Colleen Earle
4885 LakePark Drive

Jenna Gray
909 Piney Z Plantation

Richard Hardison
Nancy Hardison
4919 Planters Ridge

Jeffrey Kuang
Sarah Jahnke
836 Eagle View Drive

Nicole Loscialo
Joshua Strickland
1100 Landings Loop

Peter Lusk
Alison Ossege-Lusk
817 Eagle View Drive

Charlene Mathlin-Sully
Michael Sully
4882 Planters Ridge

Linda McInnis
1162 Landings Loop

Luu Nguyen
1060 Piney Z Plantation

Mihirkumar Patel
Shimal Patel
1064 Piney Z Plantation

Carlos Ponce
1073 High Meadow Dr.

Hans Schulze
833 Piney Village Loop

Talya Shahid
1026 High Meadow Dr.

Dai That Ton
Vicky Pham
837 Piney Village Loop

Michael Weyant
Stephanie Liles-Weyant
4887 Planters Ridge

Mary Whelan
1001 Landings Loop

Raquel Young
Mark Nikolai
1080 Landings Loop

Welcome to the neighborhood!

Residential Waste Pickup Schedule

The City of Tallahassee picks up trash and recycling every MONDAY. 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.

For yard waste and bulk items, Piney Z is on the BLUE pickup schedule. December dates are December 10 and 24 (which may be affected by the holiday). The City has not yet published the 2022 Red/Blue Week Calendar, but it will be posted on our website when available. To view the current Red/Blue Week Calendar, go to www.pineyz.com and click on the "Current News" tab. To get information about holiday week pickups, go to talgov.com or call 850-891-4968. **Bulk items and yard waste may not be put out earlier than 8 days before the next pickup.**



Calendar of Events

Regular HOA Board Meetings At the Lodge

December 14, 2021
(due to holiday)
6:30 p.m.

February 15, 2022
6:30 p.m.

April 19, 2022
6:30 p.m.

June 21, 2022
6:30 p.m.

Around Town

The Winter Festival

December 4
Downtown

Market Days

December 4-5
Fairgrounds

For more great event listings,
go to [http://
visittallahassee.com/events](http://visittallahassee.com/events)

To all Eagle View Drive residents

REMINDER: If you live adjacent to the BALD EAGLE PROTECTION ZONES, please be mindful that CONSTRUCTION WORK, ROOF REPAIR OR REPLACEMENT, TREE REMOVAL, POOL, DECK, LANDSCAPING WORK is not allowed between October 1— May 15 each year during nesting season. Also, CHAIN SAWS AND OTHER LOUD POWER TOOLS, BACKHOES, GRADERS, BULLDOZERS OR SIMILAR CONSTRUCTION EQUIPMENT and CONSTRUCTION VEHICLES are prohibited to be used on these lots during this timeframe. Please read the C&Rs for Phases 7B, 8 and 11 (Article VIII) for complete details. **Everyone** is also prohibited from entering, disturbing or maintaining the vegetation within the Primary Protection Zone which is protected by a four-foot fence at any time of year.

The reason for the prohibited dates: It's eagle nesting season.

The impact on Piney-Z: The original development company still owns the protection zone property. Once the eagles abandon the nest for a period of time, the development company may sell the property to other developers or decide to develop it themselves. There could be individual homes, paired homes, condos, apartments, etc., constructed on that land.

The impact on YOU: Part of the draw to buy your home on the plot you chose was likely to have nature in your backyard, not neighbors. It may even enhance your property value. Please, abide by the rules and DO NOT take actions contrary to the restrictions that you agreed to abide by when you purchased your home.

If you see something happening along the eagle protection zone that you question, SAY something. Please call Lewis Association Property Management at 850-668-1173 to report the address and the situation. Every effort will be made to follow up in a timely manner.

October Board Meeting Highlights

The ACC reported that 18 requests were approved between August and October, 2 were not approved and 1 is pending. The two denied requests were due to homeowners not submitting color samples for exterior paint.

The Standards Committee report showed violations for trash bins being left out too long, yard/landscaping issues, trailers/boats, basketball goals, garage doors, fencing, cutting trees on HOA property, cars in grass, trash on HOA property, bulk pickup out too soon, and plantings on HOA property.

A new process was established for Board decisions that are not necessarily addressed in State law, C & Rs or our bylaws. These will be posted on the website under "Decision Memorandums" for future reference.

The Board discussed a proposal for tree cutting in several areas of the neighborhood and invasive plant control in the conservation areas.

The approved minutes from the October Board of Directors meeting will be posted on the pineyz.com website after the December Board meeting.



HOA Committees

Architectural Control Committee (ACC)

Chair, Cynthia Saginario
pineyzacc1@gmail.com

Standards Committee

Chair, Dee Orgaz
pzstandards@gmail.com

Hearings Committee

Chair, Holly Snyder
pzappeals@gmail.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

From the Architectural Control Committee:

New roofs are going on every day it seems. The ACC has been busy processing ACC applications for all kinds of work, but especially roofs and fences. Please remember architectural shingles must be used throughout the neighborhood and the paired homes in Fieldcrest should have the same color shingles on the adjoining roofs. If you live in Fieldcrest and plan a new roof, please reach out to your neighbor to coordinate the project.

We have big news in FENCING! The board has approved the use of the new (?) “wood-look” vinyl fencing for use in the individual homes throughout the neighborhood (EXCLUDING Fieldcrest, where fences must be white vinyl). White or tan vinyl will still not be allowed, with the exception of Fieldcrest, where white vinyl is REQUIRED. This will allow homeowners to choose a product that is longer-lasting than wood but still preserves the “natural” look of wood in keeping with our neighborhood’s close proximity to woods and parks.

The ACC application is available on pineyz.com. You may submit it through APP Folio or email it to pineyzacc1@gmail.com. An application is required for any home addition construction projects including, but not limited to, room additions, pools, sheds, fences, exterior paint, drainage and grading changes, driveway, patio and patio enclosures.

Getting the application approved ahead of time may save you money and time so you don’t have to pay to have a project removed that you just paid to have installed. Don’t start work without it! Re-read the C&Rs for your phase to see what restrictions are in place before you even plan your project. Also, check the City code for permit and set-back requirements. Some examples: fences may not extend toward the street beyond the back corner of the house, paired homes in Fieldcrest should have roof shingles as close as possible in color, and sheds must be set back from the property line at least five feet.

Landscape News

Even though we do not have a formal “Landscape Committee” at this time, Board member Rusty Pfof has been diligently working on three landscape initiatives. These were discussed at the October Board meeting and are ongoing.

- Effort to beautify the Heritage Park entrance from Conner to the roundabout on the south side of the road—we have a plan being developed which should include an update to the irrigation system and some new trees.
- Long-term effort to control invasive plants, specifically coral ardisia and Japanese climbing fern in our conservations areas. We will continue this discussion at the December Board meeting with the goal of approving a contract for spraying that could commence in the area across from the lodge in January.
- Effort to control exotic trees in our HOA common areas, specifically mimosa and camphor trees.



Social Media/Photos

Piney-Z has a Facebook page and a NextDoor group. To join the Facebook group, search for “Piney-Z, Tallahassee, FL” on Facebook. NextDoor is an app for your smartphone or computer. Please note that neither of these sites is sponsored by the HOA—they are sites for neighbors to share information, ask questions, etc. Official communications and questions for the HOA should be addressed to the phone number or email addresses found in this newsletter or on the website.

This newsletter’s photos are courtesy of Reiner Kirsten (p.1), Rebecca Ray (p.2), Jack Glunt (p.3), Warren Hoskins (p.4), and Cindy Saginario (p.5). If you have a photo of Piney-Z or around town, send it to pineyznewsletter@gmail.com and you might be the next one to get a photo credit!

Lost and Found

Is anyone missing this lovely pile of junk mail? It was found in the Piney-Z Newsletter box on lower Landings Loop by the mail kiosk. If it belonged to you, you will be happy to know that it has been appropriately recycled. (You’re welcome!) But in the future, please take your junk mail home with you.



Winter is Coming . . .

Did you know that if you are a City of Tallahassee residential electric and/or natural gas customer, you can get a free Home Energy Audit? It is one of the best ways to identify energy problems as well as opportunities to save energy, water, and money. How it works: an energy auditor from the City of Tallahassee Utilities Department will come to your home at a convenient time to examine the structure as well as energy and water systems, check your recent and past energy and water usage, appliances, and insulation. They will inspect everything that affects your home energy and water usage, review their findings with you, and diagnose problems that may cause high operating costs and make recommendations for energy and water saving improvements. The audit will typically last from 45 minutes to 3 hours. **Call 850-891-4968 to schedule your energy audit.**

You can also conduct a do-it-yourself energy audit online. Log in to <https://www.talgov.com/you/ePlus.aspx> to create an energy profile for your home and view your historical usage. You’ll also find up to 24 months of billing information, an energy- and water-related library and excellent information to help you save energy, water, and money.

Also, be aware that City representatives will always be driving a City-branded vehicle, dressed in a uniform, and have City-branded identification. If you ever receive a suspicious call or visit that you believe may be part of a scam, simply hang up or shut the door. You can contact the City of Tallahassee Utilities directly at the number above and contact the Tallahassee Police at 850-891-4200 to report the incident.

Piney Z Website Updates

The Pineyz.com website has undergone a bit of updating and upgrading. If you haven’t been there recently, check it out. There are new items in the “Resources and Links” tab, and the “Current News” tab includes a link to the elusive Blue/Red Week calendar for bulk pickup. Missing and non-responsive links have been fixed, meetings and minutes have been added, and pages have been rearranged and expanded to help you find what you need. Please know that it is still a work in progress, and if you find anything that doesn’t work the way it should, please send us an email at pineyznewsletter@gmail.com and we will do our best to get it functioning.

New Entrance Signs

All of the entrance signs in Piney Z have now been updated. This is the culmination of a lot of hard work by the Board and a committee of residents. We hope you are enjoying our “refreshed” look.



Is Your House Number Visible?

The next time you leave or return to your home, take a look at your house number to see if it is as visible as it should be. Trees or other landscaping may be obscuring your house number, which could make it difficult for City services to locate your home in case of an emergency (or in case of pizza or Amazon delivery!). City of Tallahassee Ordinance No. 03-0-25AA, §2, 4-23-2003 (“Permanent Building Numbers”) says in part:

Residential buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property, whether or not mail is delivered to such building or property. Address numbers shall be Arabic numerals or alphabet letters not less than three inches in height and one-half inch in stroke width.

The building (address) number shall be affixed to the front of the building, or to a separate structure in front of the building (such as mailbox, post, wall, fence, etc.), in such a manner so as to be clearly visible and legible from the public or private way on which the building fronts.

The numerals shall be of a contrasting color with the immediate background of the building or structure on which such numerals are affixed.



The Piney-Z Homeowners Association (HOA) is a Florida non-profit corporation formed in 1997. All Piney-Z homeowners are members of the HOA. The five members of the HOA Board of Directors are volunteer homeowners who are elected by the HOA membership and serve staggered two-year terms. Board members are elected at the HOA Annual Meeting held in July.

The HOA Board of Directors is responsible for collecting assessments, sustaining the community design standards, maintaining all HOA owned property, and conducting all HOA business in accordance with the HOA governing documents and Chapters 617 and 720 of Florida Statutes.

HOA Board Meetings are held on the third Tuesday of every month at 6:30 p.m. (unless the date coincides with a holiday week) at the Piney-Z Lodge (950 Piney-Z Plantation Road). All homeowners and residents are welcome and encouraged to attend! For the schedule of upcoming meetings, go to www.PineyZ.com.