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## President's Report

Hi Neighbors!

Nineteen years ago this month I moved into my newly built house at Piney-Z. I still remember how new and beautiful the neighborhood looked, and how hopeful I was that it would always stay that way because of our covenants and restrictions (C&Rs). For the most part, I feel our C&Rs have served us well and have helped maintain this beautiful neighborhood. However, with the passage of time, things become outdated and lose their luster. For this reason, the HOA board of directors have taken it upon themselves to canvass the neighborhood in March to identify homes that may need special attention. The purpose of this exercise is not to embarrass anyone, but to revitalize our neighborhood. Sometimes we become complacent with our surroundings and can't see needed improvements until brought to our attention. Hopefully, with us all working together, we will see a difference.

Speaking of revitalization, have you seen the work along Heritage Park Boulevard? Many of the trees and shrubs have been removed to make way for new plantings. Although there is not much to look at yet, once completed it will provide a stunning entrance into our neighborhood.

As always, I'd love to hear your ideas on how we can make Piney-Z a better community, and if you would like to serve on a committee...we could use the help. Please do not hesitate to reach out to me.

Best,

Mike

pineyzhua.pres@gmail.com



**HOA Board of Directors:**

***President***

Mike Gomez  
[pineyhoa.pres@gmail.com](mailto:pineyhoa.pres@gmail.com)

***Vice-President***

Linda Guyas

***Secretary***

Rusty Pfof

***Treasurer***

Cynthia Saginario

***Committee Liaison***

Eric Pratt

***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)

**New Homeowners**

(from the Leon County Property Appraiser’s website)

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

Thomas Andres  
745 Eagle View Dr.

Daniel Arroyo-Laboy  
Luz Arroyo  
1109 High Meadow Dr.

Walker Cutts  
Barbara Cutts  
4662 Nesting Trail

Ramona Daume  
Daniel Daume  
1039 Winter Lane

Dorothy David  
875 Eagle View Drive

Pamela East  
Keith East, Jr.  
861 Piney Village Loop

Etschmaier Family Trust  
1021 Landings Loop

William Fulkerson  
Mary Fulkerson  
762 Eagle View Dr.

Abidan Gomez  
1107 Winter Lane

James Hage II  
Susan Knight  
4580 Heritage Park Blvd..

Christopher Knox  
4875 Heritage Park Blvd.

Powell Family Trust  
937 Piney Z Plantation

Celeste Putnam  
Peter Tanzy  
4656 Fledgling Dr

Jaedin Renfroe  
Morgan Renfroe  
1172 Landings Loop

Eugene Rizzo  
Kenneth Johnson  
4758 Planters Ridge

Richard Savage  
864 Eagle View Dr.

Shelton Land  
Management  
1183 Landings Loop

Steven Walker  
1092 Winter Lane

***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. Dates for the next few months are: March 4 and 18; April 1, 15 and 29; May 13 and 27; June 3 and 17. To view the current Red/Blue Week Calendar, go to [www.pineyz.com](http://www.pineyz.com) and click on the “Current News” tab. To get information about holiday week pickups, go to [talgov.com](http://talgov.com) or call 850-891-4968. **Bulk items and yard waste may not be put out earlier than the weekend before the next pickup.**

**Dumping in Conservation Area**

During the recent coral ardisia cleanup in the conservation area across from the Lodge, numerous “non-natural” items were collected – specifically enough gallon jugs to fill a large trash bag, water bottles, flower pots, etc. This is NOT likely the result of outsiders coming in to Piney-Z to dump their trash. PLEASE put these items out for the bi-weekly pickup!



## Calendar of Events

### **HOA Board Meetings At the Lodge**

April 19, 2022  
6:30 p.m.

June 21, 2022  
6:30 p.m.

Annual Meeting  
July 19, 2022  
7:00 p.m.

**Daylight Saving Time Begins**  
March 13

**Piney-Z Spring Garage Sale**  
April 30  
8 a.m.—noon

### **Around Town**

**Springtime Tallahassee**  
April 2  
Downtown

**Chain of Parks Art Festival**  
April 23—24  
Downtown

**Downtown Market**  
Saturday Mornings  
Downtown

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

## Attention Eagle View Drive residents

We are so fortunate to have a bald eagle nesting area here at Piney-Z. But with that comes responsibility. Bald Eagles are no longer an endangered species, but bald and golden eagles are still protected by multiple federal laws, such as the [Eagle Act](#), the [Migratory Bird Treaty Act](#), the [Lacey Act](#), and other state and municipal protections. Eagles, their feathers and parts, nests, nest trees, and winter/nighttime roosts are all protected by federal laws. Among other things, these laws prohibit disturbing bald eagle nesting areas.

In addition to these areas being protected by Federal law, the Piney-Z **Covenants and Restrictions** prohibit certain activities as well.

**We again remind you** that if you live adjacent to the Bald Eagle Protection Zones, construction work (including loud power tools), roof repair or replacement, tree removal, pool, deck, and landscaping work ARE NOT ALLOWED between October 1— May 15 each year during nesting season. **Everyone** is 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. **If your home is in Phases 7B, 8 or 11, please see your C & Rs (Article VIII) for complete details.**

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.

## Board Meeting Highlights

At the **December** Board of Directors meeting, a proposed revision to the Piney-Z bylaws was presented. This was posted on the website to provide residents an opportunity for input. The revised bylaws were approved at the February meeting. The Board also approved amending the budget to accomplish landscaping, weed control and irrigation goals. In addition, a discussion was held regarding house colors and mailboxes. The Architectural Control Committee approved various request for roofs, fences, and other home projects. The Standards Committee report showed violations for cutting trees on HOA property, eagle preserve noise restriction, yard signs, trash on HOA property, and bulk pickup out too soon.

At the **February** meeting, the Board approved the appointment of Joy Wilson to the Architectural Control Committee, and approved the date for the spring Community Garage Sale. The Board also discussed the Heritage Park Boulevard landscaping project and the exotic plant control effort.

These are just some of the items that the Board of Directors addressed at the last two meetings. Board meeting minutes are posted to our website as soon as possible after approval. The approved minutes from the February 15 Board of Directors meeting will be posted on the pineyz.com website after the April Board meeting.



## **HOA Committees**

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

Chair, Cynthia Saginario  
[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)

### ***Piney-Z Newsletter***

Linda Guyas  
[pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com)

## **Piney-Z Spring Neighborhood Garage Sale**

### **Time for spring cleaning!**

The Piney-Z spring neighborhood garage sale has been scheduled for April 30 from 8 a.m. to noon. It will be advertised on NextDoor and various Facebook garage sale sites. Signs will be placed at the entrances. Please feel free to advertise your own sale.



**Don't forget to set your clocks ahead**

**March 13!**

## **Scouting for Food Update**

We received this message from the scouts of Pack 118 and Troop 118:

“The scouts of Pack 118 and Troop 118 had a very successful Scouting for Food program this year. Through the remarkable generosity of our Piney-Z neighbors, the scouts collected 1,458 pounds of food for donation to the Second Harvest Food Bank. This was a record haul for the neighborhood, eclipsing last year's total by nearly 200 pounds. “

Thank you to everyone who participated in this worthwhile project!

## **Financial Report**

October 2021 Through January 2022

Beginning Account Balances		\$171,677
Receipts	70,230	
Disbursements	39,924	
Ending Account Balances		\$201,983

As of January 31, 2022, there were approximately 37 homes that have not paid one or more years of their HOA assessments. Nonpayment of assessments deprives the HOA of needed revenue and incurs collection expenses for the homeowner, as well as potential foreclosure.



## **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 Jessica Dunlap (p. 1 & 3), Pete Sampson (p. 2 & 5), Jack Glunt (p.4), and Rusty Pfost (p.5). If you have a photo of Piney-Z or around town, send it to [pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com) and you might be the next one to get a photo credit!

## **Landscape News— Progress Report**

**Invasive plant control/removal** — Several of our conservation areas were treated with an herbicide in January to eliminate invasive plants. For the past few weeks, Board member Rusty Pfost and a group of volunteers have been diligently working on gathering the berries from the coral ardisia plants that remain. Coral ardisia (see photo below) is a very invasive plant. Even though it is lovely to look at, it will take over any area where it lives. All those pretty red berries are capable of producing a new plant. If you have some in your yard, please consider removing it.



The City of Tallahassee has been working on controlling exotics in Lafayette Trail Park and Tom Brown Park for the past several years. Plants targeted include, but are not limited to, coral ardisia, nandina, Japanese climbing fern, Chinese tallow tree, camphor tree, mimosa tree, glossy privet, kudzu, air potato, and cogon grass.

If you are interested in learning more about invasive plants in Florida, there is link on our website under the “Links & Resources” tab called “Invasive Plant Species Mobile Guide.”

**Heritage Park Boulevard landscaping project**— On February 17, Arbor Pros removed some wax myrtles, camphor trees and cypress trees, as well as some other invasive trees/shrubs along Heritage Park Boulevard. The next step in this project will be irrigation upgrades to support new plantings, with the final step being the installation of new plants and trees.



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.

**Regular 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](http://www.PineyZ.com) .

## Spring is right around the corner!

This is a great time to check your property and house exterior for areas needing clean-up or repair to keep Piney-Z looking beautiful.

- ◆ Check wooden fencing and gates for broken/missing/cupped boards—does it need to be replaced or repaired, painted, stained, or pressure washed? Are there branches sticking through?
- ◆ Check your driveway and walkway to your house for cracks—small ones can be patched. Does it need pressure washed?
- ◆ Does your landscaping need to be refreshed? New mulch? Trees/shrubs trimmed or replaced?
- ◆ Does your mailbox need to be cleaned, painted, repaired or replaced? Is it overgrown with vines or shrubs? Are its house numbers visible?
- ◆ Check your house exterior--how is its curb appeal? Are small repairs needed? Does it need pressure washing? Is your exterior lighting working?



If you are planning home improvement projects for your property or home exterior, please remember that the following must have Piney-Z ACC (Architectural Control Committee) approval:

- ◆ any addition or building project that adds square footage to your home
- ◆ garden sheds, detached garages, she-sheds, man caves, or any type of auxiliary structure
- ◆ adding or removing a pool
- ◆ replacing the roof on your house
- ◆ exterior repainting
- ◆ adding screen rooms, sunrooms, porches, and pool enclosures
- ◆ tree removal (only trees protected by local city and county ordinances)
- ◆ adding/replacing fencing
- ◆ drainage projects

The **Architectural Control Committee Request** form is available at [www.pineyz.com](http://www.pineyz.com) (look on the “Homeowners Association” tab under “Committees” or on the home page under “Modification Request Form.” **If you are not sure if your project needs ACC**