



*Piney-Z Homeowners Association, Inc.*

# NEWSLETTER

Fall Issue

September 2022



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## President's Report

Hi Neighbors!

It's hard to believe I'm completing my first year on the HOA board as president. During this time, I've learned much about the history and workings of this neighborhood and have met some incredibly nice neighbors who I didn't know before time. I am thankful for the assistance of my fellow board members, Cindy Saginario, Eric Pratt, Linda Guyas, and Rusty Pfof, who provided me with much needed counsel. Also, I appreciate the reasonableness of our committee chairs: Cindy Saginario, Dee Orgaz, and Holly Snyder. It takes a lot of hard work and committed effort to successfully run an HOA, which I feel we have achieved thanks to everyone.

Besides the normal, routine things, it was satisfying to accomplish a few larger-ticket items this past year such as cleaning the curbs and sidewalks surrounding the common areas and roundabouts and planting new trees and shrubs along Heritage Park Boulevard. I love beautifying our neighborhood! And how can I forget the two infamous drive-arounds that produced 500+ postcards. We learned a lot about communication through that exercise, and hopefully also helped spruce up the neighborhood. Our goal has always been to improve the condition of our neighborhood, not embarrass anyone.

As we move into a new fiscal year, I'd love to hear other ideas for improvement in Piney-Z. If you have one, please drop me a line at [pineyzhao.pres@gmail.com](mailto:pineyzhao.pres@gmail.com). I much rather respond to you by email than in social media. Better yet, sign up for one our committees. We are always looking for a few good men (and women).

Best,

**Mike**



**HOA Board of Directors:**

***President***

Mike Gomez

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

***Vice-President***

Linda Guyas

***Secretary***

Rusty Pfof

***Treasurer***

Anne Parker

***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)

## Meet the New Board Member

Hi neighbors! I hope you are looking forward to a beautiful Tallahassee autumn, like I am. My name is Anne Parker and I am the newly elected treasurer of the HOA. I have lived in our neighborhood for 18 years and enjoy it very much. I give you my promise to care for our resources to the very best of my abilities. Thanks for your support!

### New Homeowners

(from the Leon County Property Appraiser's website)

Joanne Astor  
883 Eagle View Drive

Peter Bliss  
Martha Bliss  
747 Eagle View Drive

Luis Garcia  
Yoagnis Brito  
4849 Lake Park Drive

Andrew McFeaters  
Hillary Conley  
1132 Winter Lane

Vinh Xuan Nguyen  
Ngoan Thai  
1030 Park View Drive

Richard Philpott  
Lung Yueh Rayner  
4665 Nesting Trail

Wayne Quigg  
Deborah Quigg  
957 Park View Drive

Michael Samide  
1001 Piney Z Plantation

Linda White  
1067 Kingdom Drive

***Welcome to the neighborhood!***

## Residential Waste Pickup Schedule

The City of Tallahassee picks up trash and recycling every **MONDAY** (some Monday holidays affect pickup day). **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 (**every other FRIDAY** except for holiday weeks). Dates for the next few months are: September 2, 16, and 30; October 14 and 28; November 11 and 25 (**both November dates are during holiday weeks**); December 9. **Bulk items and yard waste may not be put out earlier than the week-end before the next pickup.**

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.**



## Important Dates

### **HOA Board Meetings At the Lodge 6:30 p.m.**

October 18

December 13

February 21, 2023

(full schedule on the website)

### **Labor Day**

September 5

### **Columbus Day**

October 10

### **Halloween**

October 31

### **Daylight Savings Time Ends**

November 6

### **Election Day**

November 8

### **Veterans Day**

November 11

### **Thanksgiving Day**

November 24

You can find a holiday or observance for practically every day of the year at:  
[www.timeanddate.com/holidays/fun](http://www.timeanddate.com/holidays/fun)

**September 4 is "Eat an Extra Dessert Day!"**

## Social Committee News

Our newly-resurrected Social Committee has been busy planning events for Piney-Z residents! We hope that you will be able to participate in the ones that interest you. Any updates and details will be posted to the website ([www.pineyz.com](http://www.pineyz.com)) and Facebook.

### **Piney-Z BINGO Night**

**Thursday, 9/29/22 6:00—8:00 pm.**

For adults and kids (kids must be accompanied by an adult) Please bring the family for Bingo night at the Lodge. Each player will be given two cards for each game. Prizes will be given to the winners. Popcorn and non-alcoholic drinks will be served. You bring the fun.



### **Fall Festival/Arts & Crafts Show/Trunk or Treat**

**Sunday, 10/23/22 2:00—6:00 p.m.**

We invite all Piney Z residents (adults and kids) to display and sell your creations at the Piney-Z pavilion. Kids must be accompanied by an adult. All proceeds go to the sellers. We will set up tables for display or you may bring your own. Cookies and apple cider will be served. **PLEASE RSVP** to [pineyzsocial@gmail.com](mailto:pineyzsocial@gmail.com) if you plan to participate so that we can accommodate your needs to the best of our ability.



We will also have Trunk or Treat in the pool parking lot. Bring kids dressed in their favorite costumes for treats and fun. The HOA will provide treats but if you would like to bring your car and/or treats, depending on the turnout, we might need more.

*The following events are planned, but details are not available yet. Please watch for more information and updates on the website, Facebook, or in your email as we get closer to the dates.*

### **Honor our Veterans—all ages**

Friday 11/11/2022 6:00—8:00 p.m.

### **Brunch with Santa—all ages**

Saturday 12/17/22 9:00—11:00 a.m.

### **Holiday Happy Hour—adults only**

Saturday 12/17/22 5:00—7:00 p.m.



## **HOA Committees**

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

Chair, Cynthia Saginario  
[pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com)

### ***Standards Committee***

Lewis Association Property Management  
[lewis@lewisp.com](mailto:lewis@lewisp.com)

### ***Hearings Committee***

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

### ***Social Committee***

Chair, Linda McInnis  
[pineyzsocial@gmail.com](mailto:pineyzsocial@gmail.com)

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

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

## **HOA Board Meeting Highlights**

At the July (annual) meeting, incumbents Rusty Pfof and Eric Pratt, and new member Anne Parker were elected by acclamation to the HOA Board of Directors. There were three seats available and three candidates. We welcome Anne and say goodbye to Cindy Saginario, who has served on the board as Vice-President, President, and Treasurer for the past four years. Cindy will remain as chair of the ACC Committee.

At the August meeting, the board approved the 2022-23 budget, set meeting dates for 2022-2023, and approved a request to remove a diseased red oak in the common area near the Planters Ridge roundabout. Dates for the social events presented by the Social Committee were approved. The board also passed a resolution honoring Cindy Saginario for her service on the board. We are grateful for her leadership and insight over the past four years.

These are just a few of the items that the Board of Directors addressed. The agenda from the August 16 meeting has been posted to the website ([www.pineyz.com](http://www.pineyz.com)). Board meeting minutes are posted to the website as soon as possible after approval. The approved minutes from the August 16 meeting will be posted after approval at the October Board meeting.

## **HOA Assessments Due October 1**

Annual assessments will be due on October 1 and late if paid after October 31. Please don't ignore the invoice when it comes. What starts out as a small thing can easily turn into a big thing. Once your assessment is 30 days late, it begins to accrue interest and is turned over to our board attorney for collection. Every action that the attorney has to take costs money, which is then passed on to the homeowner. So a \$75 assessment can turn into a \$1000 debt if it is not taken care of as quickly as possible. **If you have extenuating circumstances**, please contact Lewis Management to see if a payment arrangement might be made before things get out of control. Don't wait until attorney fees have piled up.

## **Financial Report**

### **October 2021 through July 2022**

Beginning Account Balances		\$171,677
Receipts	\$83,609	
Disbursements	\$115,448	
Ending Account Balances		\$139,838

As of July 31, 2022, there were approximately 9 homes that have not paid one or more years of their HOA assessments, totaling \$4,248.00.



### 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.**

The photos of our beautiful wild Piney-Z friends on pages 1,2,4, and 5 were taken by Mike Estes. 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!

## For the amateur astronomers among us

Unless you have been living on another planet (joke intended) you have probably heard of the James Webb Space Telescope. This massive NASA project has been in process for nearly 30 years and cost \$10 billion. The telescope finally launched in December 2021 and the first images are starting to be received. Some of them are breathtaking and make you realize how vast the universe is. The image on the left is the “Cosmic Cliffs” in the Carina Nebula.



You can find many more images at <https://webbtelescope.org/news/first-images/gallery>

## Social Activities!

On July 31, the Social Committee kicked off their schedule of events by hosting a “Back-to-School Bash and Supply Drive for Title 1 Schools.” Attendees donated school supplies and enjoyed some snacks. The committee reported that this event was a huge success, with 57 people attending. School supplies were donated to Rickards High School, Fairview Middle School and Apalachee Elementary School, where it is reported that the staff literally “whooped” with excitement. Kudos to the Social Committee for helping not only our Piney-Z community, but our Tallahassee community!



On August 25, at least 50 Piney-Z residents braved a stormy night to attend “Happy Hour/Get to Know Your Neighbors.” Visitors brought their own happy hour beverages and snacks were provided. We were also treated to some wonderful live music.



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 bimonthly on the third Tuesday 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).

## Important Reminders

**Yard Signs** —There have been some questions/discussions recently about yard signs. Our Covenants and Restrictions (C &Rs) say “. . .no sign of any kind shall be displayed to public view on a lot or the common area without prior written consent of the association, except one sign advertising the property for sale or rent . . .” This includes advertising signs for roofers, power washing, signs of support, graduation signs, and political signs. The board cannot allow one type of sign but prohibit others. This rule was not just adopted by the current board; it has been in place since the C & Rs were recorded in 1999.

**So why do you see signs in yards?** The reason you might see roofing signs or power washing signs, etc., is because of timing. For instance, if a roofing company puts up a sign, before any action can be taken by the Standards Committee, someone has to complain about it or someone on the Standards Committee has to actually see the sign. Since we have 700+ homes in Piney-Z, this might not happen for several days. Once the sign is seen, a “friendly reminder” postcard is sent to the resident. This usually takes care of the problem. But in the meantime, possibly a week has passed. If the Standards Committee rechecks and the sign is still present, then a letter has to be written to the homeowner asking the sign to be removed and giving a time frame (which could be up to 14 days) before further action can be taken (fines). So you can see that it could take several weeks to address the issue with any seriousness. By that time, the roofer has returned and picked up their sign.

Ideally, **residents would not put signs in their yards and tell service providers to NOT PUT SIGNS IN THEIR YARDS. The homeowner is responsible for this.** If realtors or other service providers place signs on the common areas, they will be notified that they must remove them. Please help us keep Piney-Z looking tidy.

### Planning some improvements, renovations or alterations?

Please remember to submit a request to the Architectural Control Committee (ACC) if you are planning any painting, roofing, fencing, or other exterior work. The form can be found on the website on the main page and on the “Committees” page. ACC questions may be directed to Cindy Saginario at [pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com).

### Eagle Preserve restrictions\*

We are so fortunate to have a bald eagle nesting area here at Piney-Z, but with that comes responsibility. Bald eagles are protected by multiple federal laws as well as state and municipal regulations. Among other things, these laws prohibit disturbing bald eagle nesting areas. The Piney-Z Covenants and Restrictions (C & Rs) prohibit certain activities as well.



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 the year. The lots that back up to the preserve are in the “Secondary Protection Zone.”

**If your lot backs up to the eagle preserve,** please check your C & Rs regarding restrictions on yardwork, tree work, construction, fence installation, new roofs, pool work, loud lawnmowers/power tools or other activities that might impact nesting season of our eagles. **These restrictions are in place from October 1 through May 15.** As new homeowners move in, they may not be aware of the delicate balance that must be kept. There are exceptions that the ACC can grant in case of an emergency, but always check to be sure before you undertake any of the above activities. If our eagles leave, that area could be open to development.

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 situation.

\*If you would like to read these restrictions in their entirety, please refer to the C & Rs for your lot. C & Rs for all phases of Piney-Z can be found on our website.

