



**HOMEOWNERS  
ASSOCIATION, INC.**

Quarter 4 2019 Newsletter

**Will You Step Up to Help Out?**

Contact a legitimate charity to donate to the victims of Dorian in the Bahamas. Don't forget our neighbors to the west that still need help as well.

**Any Gardeners Out There?**

I sure see a lot of homes where folks take pride in growing a beautiful garden. And I know that gardeners usually take pride in sharing plants, advice, and tilling the soil. To that end, I'm wondering if there is any interest in a Piney-Z Gardening Club? If so, please shoot me an email to [pineyzhhoa.pres@gmail.com](mailto:pineyzhhoa.pres@gmail.com) and I'll try to set you green-thumbers up with one another. Sorry, my black thumb prevents me from 'soiling' your gardening adventures.

**NO SIGNS ALLOWED...**

Except for one 'For Sale' or 'For Rent' sign in front of your property. You may request written permission to display non-commercial signs for a short timeframe.

**Message from the President...**

Hello friends,

Here we are in the midst of hurricane season and treading softly so as not to draw the wind's wrath our way. School is back in session and football has started so all must be right with the world. The Piney-Z website at [www.pineyz.com](http://www.pineyz.com) has been redesigned and is back online! Please check it out for C&Rs, ACC request forms, meeting minutes, announcements, newsletters, etc.

The HOA annual membership meeting and election in July brought the election of a new member to the board, Kyle Kilga. Kyle has a background in accounting and environmental consulting and most recently was the chair of the Piney-Z Hearing Committee. We welcome Kyle to the board and look forward to using her skill set to increase our efficiency. Sam Diconcilio was elected for a full term after being appointed to the board last December. Sam is an experienced attorney who shares her knowledge and counsel to the board...for free! We plan to continue promoting a spirit of friendship and caring among our neighbors that will bode well for our community when times get tough.

I'm sure you've noticed the new homes being built along Heritage Park Blvd. and Piney Village Loop. They make up Phase 12 of the planned development of Piney-Z. We welcome these new neighbors as part of the Piney-Z CDD and we are working with them to make decisions on blending their builder-led HOA with our more established HOA. I hope to have an update on developments for the next newsletter.

Count your blessings and draw your loved ones close around. This season of thankfulness is to be shared, from a simple "thank you" to someone who holds the door for you, to a gush of gratitude to the person who presents you with the winning lottery ticket. May we all find peace in a time of turbulence.

Cindy Saginario



## HOA Board – 2019-2020

Cynthia Saginario, President

Sam Diconcilio, V. President

Diana Swegman, Secretary

Kyle Kilga, Treasurer

Chris Shoemaker,  
Committee Liaison

Email us at

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

The HOA property management company is **Lewis Property Management**

Please contact them at  
850-668-1173 or  
[lewis@lewispm.com](mailto:lewis@lewispm.com)

HOA website-  
[www.pineyz.com](http://www.pineyz.com)

FALL Neighborhood  
GARAGE SALE- Saturday,  
OCTOBER 12, 2019  
8:00 AM-12 Noon

FAMILY MOVIE NIGHT-  
Friday, November 8, 2019  
6:30 at the Pavilion.



We supply the popcorn, you bring your drinks plus any other snacks you would like.

Fieldcrest Residents, please read pages 5-6.

## Enjoy Where We Live!

How many of you take advantage of a very special situation we enjoy as the home to two universities? Do you go to concerts? Plays? Ballet? Opera? It's not all about football, you know. I have been privileged to attend a number of cultural events at FSU, Tallahassee Theatre, Monticello Opera House, and Leon High School. Many concerts and plays are free or for a nominal fee. If you are a Marching Chiefs fan, by all means get a ticket to the Prism Concerts held annually around the beginning of December and again in February. Another event you might enjoy is the annual Seasonal Celebration concert. If you want a trifecta, also plan on the Rainbow Concert held in the spring.



FAMU's Marching 100 brings style to the field, parades and concerts. They are not to be missed. There are also concerts highlighting the Concert Choir, the Symphonic Band, and the Jazz Ensemble among others. Take the time to check out these respective schools' websites for more details about dates, times, and cost.

And don't forget the local high school fine arts programs which feature some mighty talented young people in musical theatre, concerts and drama productions. We can't leave them out. Lincoln is our neighborhood high school. Leon is close by.

See if you can find pure joy in the performing arts.

## Committee Corner

### Architectural Control Committee (ACC)

Summer has been relatively quiet for ACC requests. Mostly the requests have been for new or replacement of fences, repainting homes exteriors, and some work involving drainage. After Hurricane Michael last October, we saw increased reroofing activity. The Covenants and Restrictions of all phases of Piney Z required roofs to be constructed of architectural shingles. A popular and growing trend is the use of metal roofing. As desirable as these systems may seem, metal roofs are not allowed in Piney Z, as the originators of our neighborhood sought continuity because homes are so close together and, as a result, only architectural singles are allowed. So, if you are considering re-roofing, please be noticed that only architectural shingles are allowed.

## Committee Contacts

Architectural Control Committee  
(ACC) [pzacc@gmail.com](mailto:pzacc@gmail.com)

Standards Committee-  
[pineyzstandards@gmail.com](mailto:pineyzstandards@gmail.com)

Hearing Committee-  
[pzhearing@gmail.com](mailto:pzhearing@gmail.com)

Landscape Committee-  
[pzlandscapecommittee@gmail.com](mailto:pzlandscapecommittee@gmail.com)

## HOA Meetings

Meetings are on Tuesdays at the Lodge.

September 17, 2019 6:00 PM

**Note: As of October, 2019, meetings will be held in even months except for the Annual Meeting which is always in July. Meeting times will change to 6:30 to better accommodate residents who work.**

October 15, 2019	6:30 PM
December 10, 2019	6:30 PM
February 18, 2020	6:30 PM
April 21, 2020	6:30 PM
June 16, 2020	6:30 PM
<b>July 21, 2020</b>	
<b>ANNUAL MEETING</b>	<b>7:00 PM</b>
August 18, 2020	6:30 PM

Many fence companies have been operating in the neighborhood this summer. They are constructing new fences as well as replacing older and dilapidated fences. The Piney Z ACC has made some concessions for fencing. Wrought iron decorative fences have been approved, as well as black chain link fences behind the houses. Since any fence visible from the street at the front of the houses must be wooden fence natural and not stained, some have opted for slip fences. A slip fence is an aluminum frame with wooden slats that rest horizontally within a channel.

The ACC is amenable to these types of fence variations, and the ACC is



committed to keeping the neighborhood beautiful and in compliance with the C&R's. However, the ACC is open to

suggestions and will work with any homeowner who wants to do something a bit different, but still meets the requirements of the C&Rs.

Lastly, the biggest request is house repainting. The neighborhood was originally designed to blend with its natural setting and it requires house paint to be natural and warm and in earth tones. The ACC is also amenable for new paints schemes, but each request must have color swatches so the committee can assess how the color scheme will fit in with the neighboring properties.

If you have any questions or concerns, please contact Chris Shoemaker, Chairman of the ACC Committee, by submitting your request through our management company. Thanks for being great neighbors by submitting your improvement requests through the ACC.

## Standards Committee

The Standards Committee has resumed operation serving the Board and enforcing the covenants and restrictions (C&Rs). Please be aware that the Standards Committee's focus is on community education and friendly reminders as the first resort. The expectation is for the entire Piney Z community to report potential violations to the committee at [pineyzstandards@gmail.com](mailto:pineyzstandards@gmail.com). Members of the Standards Committee will investigate the potential violations. The reporter's name will NOT be given to the offender. Further, once the online portal is up and running,



## Have you ever thought about...

**Joining the Monday-Friday *water aerobics* group at the PZ pool at 9:00 AM? No charge. Try it out over the next few weeks before the pool closes for the winter. You might decide to attend classes at Wade Wehunt pool (Myers Park) over the winter. It's solar heated and a dome is placed over the pool for the winter. Check it out on Talgov.**

**Getting involved with a mature singles group? Merie Rosenbaum put out an invitation on Next Door and a growing group of folks are making new friends and planning outings. Contact Meri through Next Door or Robin Watson at [irish\\_robin@hotmail.com](mailto:irish_robin@hotmail.com) Get added to the list so you can join the next gathering.**

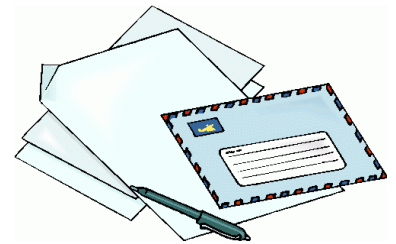
**A game club for retirees? I understand there used to be a group that met periodically at the Lodge to play cards and other games. Mexican Train anyone? If you're interested in this, contact me and I'll put you in contact with each other to organize this.**

**Volunteering with community groups, schools and churches to help our neighbors? Try Farm Share, Scouting, Hospice, Guardian Ad Litem, nearby schools of all grade levels. There is definitely a need. Our neighborhood schools could use your help as a tutor, mentor, etc. Check with Apalachee Elementary, Fairview Middle, Lincoln High Schools to see how you can help.**

you will be able to submit potential violations discreetly and check on the status of your submission. In the event that you receive a postcard about a violation on your lot, please make the correction quickly and no further action will be taken. If the violation is not corrected, or repeated at a later date, you will get a First Violation Letter and you have fourteen days to bring the violation into compliance. If corrected within 14 days, there is no further action. If the violation persists, you will receive a Second Violation Letter that warns you of a \$100 per day penalty but gives you an opportunity to request a hearing in front of the Hearing Committee. At the hearing, you have the right to respond to the charge, present your side of the story and present evidence of compliance.

The most common violations are:

(1) leaving bins out past the day of collection; (2) parking in the yard instead of the driveway; (3) leaving trash or debris in your yard; and (4) parking RV, trailers, etc. on your lot. If you have not done so recently, please review your phase's C&Rs, which can be found on the Piney Z website.



**Thank you for taking care of our community.**

## Hearing Committee

Welcome to the new chairperson of the Hearing Committee, Holly Snyder. The Hearing Committee plays an important role in the C&R enforcement process. If you feel that you receive a Second Violation Letter in error, this is the place you come to refute the allegations. Please read the letter carefully and note that you must request a hearing before the committee and you will be given a date and time to appear. The email address of the committee is [pzhearing@gmail.com](mailto:pzhearing@gmail.com).



## Here is a quick reference to the C&Rs:

- Alterations to the exterior of your property, including fences, sheds, changing the paint color, adding additional parking, patios, swimming pool, new roofs, etc. require an Architectural Control Committee (ACC) request form and approval which may be found on the Piney-Z website at [www.pineyz.com](http://www.pineyz.com).
- Fieldcrest paired homes must adhere to the original color palette of exterior colors, and each side of the paired homes must have the same exterior color.
- Homeowners cannot interfere with current drainage patterns on their property which will lead to damage of another owner's property.
- Accessory buildings cannot be closer than 5 feet from your rear or side lot line, and must reside behind a 6 foot privacy fence. No fence can be erected nearer to the front of your lot than the rear corner of the residence.
- Architectural shingles are required on all roofs.
- Garage doors are not to be left open for extended periods of time.

## Attention Fieldcrest!

Several concerns have been voiced regarding the John Hurst Outdoor Services contract from both John Hurst and residents. As the board has prepared for the new contract period, we have examined the cost, the service, the perceived value, and would like to share our findings with you. We will be seeking new bids for lawn maintenance in the spring of 2020 to take effect at the beginning of the new fiscal year October 1, 2020.

The contract with JH Outdoor Services has been renewed without an increase at least since 2013. The cost is \$37,105.50 annually which breaks down to a monthly cost to each homeowner of less than \$25.00, or about \$5.40 per week over the year. This is collected as part of your annual assessment to the HOA and the HOA pays John Hurst Outdoor Services directly each month. Please keep in mind that in addition to mowing, edging and blowing, you are also provided with fertilizer and some mulch twice a year and front hedges are periodically trimmed, along with some weeding.

Please be aware that the contract states care only of the original plantings in the original beds when the neighborhood was established 20 years ago. Much has changed. People have added flowerbeds and installed additional plants to draw birds, butterflies, bees, etc. Front and back yards have lawn furniture and tchotchkes. While John Hurst has tended to adjust the mowing and trimming routines to accommodate the changes and to follow the directions of various homeowners, the challenges are now out of control.

Since the contract was quoted on the cost of providing grass cuts with riding lawn mowers and weed whips, It is not reasonable to expect John to buy a hand mower and delegate manpower to hand mow a particular yard(s). Just as it is unreasonable to expect the men to move patio furniture off the grass so the lawn mower can get around and to hold JH responsible if anything is damaged. It is also absurd to think that the mowers and weed whips should have to plow through even one pile, much less multiple piles, of dog poop, shooting it all around the yard and on the men in order to mow. We have pictures.

The HOA board committee that met with John Hurst has directed him to set a standard of service that avoids the possibility of damage to personal property, will not allow his men to subject themselves to animal excrement, rejects unreasonable requests from homeowners and allows him to continue providing an excellent level of service for a nominal price. Mowing will be done by riding lawnmower. If your yard is not accessible to a riding lawn mower, it is possible that a weed whip will be used to cut but also be aware that the grass may not be cut if damage to your property is a possibility. Cont. page 6

- Mailboxes must be painted black, with gold numbers and kept rust-free without faded paint on the post or mailbox.
- Only one sign advertising the home for sale or rent is allowed in the front of a home.
- All animals must be kept on your own lot and not allowed to roam. Dogs must be on leash by city ordinance. Owner must pick up their animal's excreta and dispose of it at their own home.
- Trash and recycle bins should not be brought to the curb more than 24 hours before a scheduled pickup and should not remain more than 24 hours after the pickup, according to city ordinance. They must be stored out of sight from the street.
- Bulk trash and yard trimmings are picked up bi-weekly. Per the City of Tallahassee instructions, "*Bulky items and yard waste* should be placed at the curb no sooner than the weekend before your red/blue week pickup date." We are a BLUE week neighborhood.
- You may not park RVs, campers, trailers, box trucks, boats, etc. in your driveway or the front of your home.

**Fieldcrest cont.** As homeowners, please assess your yards, keeping in mind that a flowerbed or paver/ concrete patio installation may add additional upkeep on your part if the lawn crew decides it is risky to trim around. If you desire your backyard to be mowed, you MUST provide access to backyards on the day/days of expected lawn maintenance and clear the grass areas and beds of any and all furniture, pots, ornaments, dog poop and miscellaneous items that may impede the work of the lawn crew. If you fail to do so, the lawn crew will be unable to provide service for your address on that particular week and you will have to wait until the next scheduled time to get service, provided that you have completed the steps necessary to make your yard available.

These common sense adjustments are an effort to ease the mowing process and reduce customer dissatisfaction. Please understand that:

1. You are required to pay the annual fee for Fieldcrest lawn maintenance.
2. You are free to solicit and engage another company solely for your personal residence at additional cost to you.
3. You may receive only minimal lawn maintenance, or none at all, if John decides the risk to both your belongings and John Hurst's equipment and the safety of his crew is compromised.

We hope that the relationship with John Hurst Outdoor Services continues to enhance the community of Piney Z Plantation, and Fieldcrest in particular, as John continues to do his best to accommodate as many requests as possible. As always, please direct your concerns regarding your residence to John Hurst.

**Email: [gr8grass@yahoo.com](mailto:gr8grass@yahoo.com) Phone: 850-566-7459**

#### **C&R Reference continued:**

- You may not park cars on the street overnight- they must be in your garage/driveway.
- Non-working vehicles are not allowed to remain in driveways.
- Vehicles may not be parked on the residence lawn.
- Each owner is expected to maintain their home and lawn comparable to the original condition. Landscaping will be maintained according to generally accepted garden management practices which include mowing grass, weeding all beds, trimming bushes and shrubs.
- No permanent basketball goals. Temporary goals must be moved out of sight at night and when not in use.
- The paved parking lots along Heritage Park Blvd are for temporary guest parking for residents of Heritage Park Blvd. They are NOT for storage of boats, campers, vehicles, etc.