



# NEWSLETTER

Summer Issue

Quarter 3/June 2021

## Annual Meeting Notice

### Piney-Z Homeowners Association, Inc.

"The mission of Piney-Z HOA is to preserve and enhance property values by demonstration of resident-friendly policies, maintenance of common areas, and upholding the C&Rs."

**Tuesday, July 20, 2021 at 7:00 PM**

Location: Piney Z Lodge

950 Piney Z Plantation Road, Tallahassee, FL 32311



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### **ADDITIONAL DOCUMENTS:**

**Limited Proxy Form  
Notice to Run**

You are invited to attend and vote in person or by proxy. We will be electing two new Board members at this meeting. Board members must be a member in good standing of the Piney-Z Homeowners Association (owner) and serve a two-year term. This position is a volunteer position and there is no compensation to the Board. The Nominations Committee is looking forward to hearing from interested persons who are willing to serve on the board.

If you are interested in running for a Board position, please fill out the enclosed NOTICE TO RUN and return it to Sam DiConcilio, Board Vice President and Nominations Committee Chairperson, at [sjdicon@yahoo.com](mailto:sjdicon@yahoo.com). This form must be returned by July 6, 2021. You may also fax it to Lewis Property Management at 850-765-4353.

Nominations will also be taken from the audience during the annual meeting. The votes will be counted at the meeting and the new members will be announced before the meeting is adjourned. Members are invited to observe the tabulation.

Please take a moment to complete the enclosed Limited Proxy, whether or not you plan to attend the meeting, and return it to **Lewis Association Property Management, 7113-2 Beech Ridge Trail, Tallahassee, Florida 32312** OR email to [manager@lewispm.com](mailto:manager@lewispm.com) OR fax to **850-765-4353** no later than July 14, 2021. We suggest you send the proxy even if you plan to attend the meeting, because you may withdraw the proxy if you attend. If you intend to vote in person or by proxy, please be advised of the following requirement of the Association:

There shall be one person with respect to each unit of ownership who shall be entitled to vote at any meeting of the Association and that person shall be known as a "voting member." If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member. In the case of a corporate unit owner, an officer or employee of the corporation shall be the voting member.

If there are any questions related to these materials, please contact Lewis Property Management at [lewis@lewispm.com](mailto:lewis@lewispm.com).

Thank you. We hope you will join us at the Annual Meeting on Tuesday, July 20, 2021 at 7:00 PM.



**HOA Board of  
Directors:**

***President***

Cynthia Saginario

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

***Vice-President***

Sam DiConcilio

***Secretary***

Rusty Pfost

***Treasurer***

(Vacant)

***Committee Liaison***

Burenette Smith

***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)

## THE PRESIDENT'S REPORT

Hello Piney-Z Friends and Neighbors,

YOU MATTER!

Things have changed from a year ago and progress is being made in "getting back to normal." Our June 15<sup>th</sup> meeting will be our last meeting on Zoom. We will return to in-person meetings at the Piney-Z Lodge with the annual meeting being held on July 20, 2021. I hope that you will join us at both the June meeting on Zoom and at the in-person meeting on July 20.

I encourage any and all to get involved with the HOA. It's easy to sit back and complain about "those people" who don't always make decisions exactly as you would make them. So, what's stopping you from jumping on board to work with other volunteers to bring about change you would like to see? YOU MATTER!

Now is your chance! An election for two new members of the Board of Directors will be held at the annual meeting in July. Not only should you think about running for the board, but actually step up and submit the notice to run. We are looking for good folks who care about our neighborhood to become more active, both in elected positions and on committees. Out of 752 households in Piney-Z, how is it that about 30 people currently make up the board and committees? What about the rest of you? People talk about not being able to make the time commitment and I certainly understand that in some cases. However, the more people that help, the less time it takes from any one individual. Our population in Piney-Z contains many retirees which is the perfect time to turn your attention to your community and do the many public service activities you may not have had time for during your working years. YOU MATTER!

There are currently three permanent committees: the Standards Committee which oversees the enforcement on the Covenants and Restrictions that keep Piney-Z a neatly kept neighborhood; the Architectural Control Committee (ACC) which reviews and approves structural and yard changes that a resident wishes to make to their property such as new roofs, paint, drainage repairs, fences, home additions, pools, etc.; and the Appeals Committee which hears cases of residents who have been found in violation of the C&Rs or work being done without ACC approval. From time to time we also form temporary committees to carry out specific duties over the course of a few weeks or months. We definitely need more help in these areas and could use your skills and talents to carry out these tasks. YOU MATTER!

Cheers!

Cindy



# Welcome to the neighborhood!



## Calendar of Events

### HOA Meetings

June 15, 2021  
On Zoom  
6:30 p.m.

July 20, 2021  
**Annual Meeting**  
In-Person at the Lodge  
7:00 p.m.

### Around Town

**Downtown Market**  
Monroe St. & Park Ave.  
Every Saturday  
9:00 – 2:00

**Lake Ella Growers Market**  
Wednesdays and Saturdays  
11:00 – 2:00

**Tallahassee Farmers Market**  
2904 Kerry Forest Parkway  
Saturdays  
8:00 - noon

You can find more fun, educational, and interesting things to do by just Googling individual events, "Tallahassee Events" or check out Fun4TallyKids.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

David Franklin  
Michele Franklin  
1155 Landings Loop

Bhavesh Ghandi  
Purvi Ghandi  
1153 Landings Loop

Trevor Hsu  
Kimberly Hsu  
861 Eagle View Drive

Donald Jaskinski  
Leona Jasinski  
4882 Heritage Park Blvd.

Shyam Mistry  
Olivia Mistry  
1006 High Meadow Dr.

Karen Munnely  
1142 Landings Loop

George Roberts  
1036 Piney Z Plantation Rd.

Patrick Swanson  
4738 Planters Ridge Dr.

Kenneth Terry  
Shari Terry  
1088 Winter Lane

Mariwilla Tindall  
1061 Landings Loop

Thomas Voracek  
Christine Voracek  
1038 High Meadow Dr.

## **In case you didn't know – Tallahassee has a leash law!**

Check it out on Talgov.com (Ord. No. 10-O-15AA, § 1, 2-24-2010) Sec. 4-103. - Animals at large. (a) The owner or custodian of an animal shall prevent such animal from running or remaining at large on any public street, road, alley, park or other public space. (b) It shall be unlawful for any animal to run or remain at large upon any private property, whether under direct control or not, without the consent of that property administrator, owner, or legal tenant.



A report has been made of dog(s) running free over near Eagle View and a resident walking along the street was bitten. Apparently, the dog owner was nearby but did not act promptly to gain control over the dog and get it on a leash. This is worrisome to many residents who walk and run, some with small children, and have a right to feel secure from loose domestic animals while exercising. Please read the city ordinance above and be aware that dogs must be leashed unless in a dog park (right nearby in Tom Brown Park) or on private property with permission of the property owner. The streets, sidewalks, HOA common areas and city-owned pond areas in Piney-Z are not to be used for free running dogs. Residents are expected to keep all dogs under control and on a leash when out in public areas of the neighborhood. AND to clean up after them! Scoop the poop!



## **HOA Committees**

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

Chair, (Vacant)  
[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)

### **Neighborhood PREP (Plan for Readiness and Emergency Preparedness) Committee**

Chair, Erick Arroyo

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

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

## **REMINDERS, ISSUES, ETC.**

- 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.
- This newsletter's photos are courtesy of Jack Glunt (p. 1, 2 and 3) and Linda Guyas (p. 2 and 4) 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!
- 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 – [www.pineyz.com](http://www.pineyz.com) and [www.pineyzcdd.com](http://www.pineyzcdd.com)
- Please be mindful that the speed limit in Piney-Z is 25 miles per hour (yes, even down the hill on Heritage Park Boulevard). We would like to think that it is "those people going to the park" who are racing down our streets, but it more likely residents. When coming off of the Conner Blvd. racetrack it is difficult to slow down, but please try. People are walking and kids are biking and some of our streets have no sidewalks.



## **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\* - June 11 and 25, July 9 (likely to be July 10), and 23, August 6 and 20, and September 3. \*For dates that fall during holiday weeks, pickup days might be affected. To get information about holiday week pickups, go to [talgov.com](http://talgov.com) or call 850-891-4968.

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.**

## HOA Plans Playground Olympics



**Calling all parents and grandparents of little ones!** The HOA Board needs your assistance to help plan and carry out this fun athletic competition for our community children. We are looking for a fall Saturday (not local college home game days!) to run the contest for toddlers – age 10. Grandchildren of residents are invited to participate also. Some ideas are a Twenty-Five Yard Dash (backwards and shortened for smaller kids), Shot Put becomes a softball toss, Discus Throw is throwing a Frisbee, Javelin Throw is tossing straws, Swimming Relay becomes running with a cup of water, etc. I feel

sure we have interested parents/grandparents plus some teachers in this community who might be willing to lend a hand and their knowledge. This is a great opportunity for our neighborhood teenagers to get involved by running the competitions. Can we all come together to support this effort to showcase our young citizens in a morning of fun competitions? Once the events and rules are established, we will publicize them so parents can start training sessions. Work on that running backwards thing!

Please contact me, Cindy Saginario, at [pineyzhhoa.pres@gmail.com](mailto:pineyzhhoa.pres@gmail.com) to “jump” on board!

## Hurricane Season is Here

Hurricane Season in Florida is generally considered June 1 – November 1. You can find helpful information about how to prepare for a hurricane at <https://www.cdc.gov/disasters/hurricanes/>

The CDC recommends that you print important documents (e.g., emergency phone numbers, insurance information) before a hurricane strikes. Power outages during and after a hurricane can prevent you from accessing information online when you most need it.

**What do those storm advisories mean?** Advisories range from *Tropical Storm Watch*, to *Tropical Storm Warning*, to *Hurricane Watch*, and finally to *Hurricane Warning*. The predicted storms almost always change their forward speed and direction with each updated forecast. Locations of the forecast storm are represented by a “cone.” There is a 66% chance that the eye of the storm will be inside the cone and a 34% it will be outside the cone. The eye, though typically pictured in the center of the cone, is certainly able to be toward the left or right edge of the cone, bringing it closer or further away from your location. Even if the eye is in the cone, very dangerous conditions can occur outside of it.

**How do you respond to the storm?** Don't try to be a forecaster yourself; stay tuned to the professionals. Don't take chances. Remember, when the eye passes over, there is more bad weather coming right afterward. Listen to the National Weather Service and the Local Emergency Management. Storm surge causes the majority of deaths and destruction. Of course, the coast and lower portion of Wakulla County could experience a real threat of storm surge in even a minor hurricane, but a Cat 5 could bring up to 3 feet of storm surge to within the southern portion of Capital Circle.

Remember that WATER is what kills in most cases – 49% die from storm surge, 27% from rain, 6% from surf, 8% wind, 3% tornados, and 7% other.



## Think About Personal Pollution

***This article is from TAPP (Think About Personal Pollution). TAPP is implemented by the City of Tallahassee Stormwater Management Department as part of the Tallahassee Go Green initiative. So, if you're wondering why it is important to pick up after your dog, here are the answers.***

Of course, it's not your pet alone, and sure, you keep your pet clean. The pollution results when we add all of our pets together. Based on public information survey results, our stormwater experts estimate that there are approximately 40,000 – 45,000 dogs in Tallahassee!

### **What can you do to keep your dog's waste from reaching our waters? Why worry about dog waste?**

- Dog waste is a threat to our water.
- Dog waste has 4 to 10 times more bacteria (bugs that can make you sick) than human waste, because dogs are built to eat anything and have a generous supply of intestinal bacteria.
- Tallahassee has an estimated 43,500 dogs, at minimum, and they generate about 16 tons (32,000 pounds) of dog poop per day. If that many people were using the bathroom outside with no treatment, a public outcry would result.
- When pet waste stays on the ground, runoff from rainstorms washes it into the storm sewers, and on to our lakes — **NOT** to a sewage treatment plant.

### **Why not focus on cats or wildlife?**

- Wild animals recycle the nutrients already present in the environment. As dog owners, we import excess nutrients in the form of pet food into the environment where pets deposit it on the ground.
- Wild animals are dispersed throughout the environment, while we concentrate our pets and ourselves into urban areas.
- Sixty percent of all dog owners walk their dogs—so clean up is easier and the neighborly thing to do! It's more sanitary and safer for the family and the environment for people to pick up their dog's waste from their own fenced-in backyards (whether with plastic bags or inexpensive tools sold in pet-supply stores). Some local companies now offer a pick-up service for residents that either don't have the time or inclination.
- Cats bury their waste, making it less likely to affect runoff.
- Neither the State nor the City suggests treating wildlife sources of waste, because the amount of bacteria in wildlife waste is very small compared to the amount found in dog waste.

The TAPP Program encourages you to think about your pet's habits and do your part to help keep our water clean. It may not seem like a big deal if one dog "contributes" waste to the neighborhood, but think of all the dogs out there. Pet waste is one of those little problems that, when all the pieces are added together, can lead to serious water pollution. This is an important issue that affects us all.

As pet owners we each have an obligation to protect community water resources from the impact associated with pet ownership. Pet waste is a controllable pollution source, especially in the eyes of parents whose kids play in local lakes and streams. Education and awareness can make a difference.

So. . . what to do with pet waste? Bury it in the yard . . . . . Put in a trash receptacle . . . . . Flush it down the toilet (without the bag). -

Protecting our water quality takes effort from all of us together. For more information, visit [www.TAPPwater.org](http://www.TAPPwater.org) or call 850-891-6860.