



Piney-Z Homeowners Association, Inc.

NEWSLETTER

Fall Issue

September 2021



IN THIS ISSUE

Page 1:

President's Report

Page 2:

HOA Board of Directors and
Contact Info
New Homeowners
Meet the New Board Members

Page 3:

Calendar of Events
Eagle View Reminder
HOA Assessments
Fall Garage Sale

Page 4:

HOA Committees
ACC Report
August Board Meeting Items
Residential Waste Pickup
Schedule

Page 5:

Reminders, Issues and Tidbits
Florida Special Needs Registry

Page 6:

FieldCrest Lawn Maintenance
Contract Info

Photo: Reiner Kirsten

President's Report

A message from Cindy:

It is with great pleasure that I welcome two new members to the Piney-Z HOA Board of Directors. Mike Gomez is the new President and Linda Guyas is the new Vice President. Rusty Pfof remains as Secretary, and Bernie Smith remains as the Committee Liaison. I will finish out this last year of my term as Treasurer.

I have been blessed to work with a wonderful group of people on the board over the past three years – Sam DiConcilio, Jane Greene, Diana Swegman, Chris Shoemaker, Kyle Kilga, and briefly, Kelly Wenum and Frank Cicione. Accolades to the committee members who have stepped up to help. We have accomplished a lot, but I look forward to what the future will bring with fresh perspectives.

One of my favorite parts has been getting to know a lot more of you, both in person and through emails. And let's not forget the Zoom screens! I see the care you show your neighborhood family by getting involved with Neighborhood PREP, the hundreds of pounds of food donations you make annually to the Scouting for Food project, and the outpouring of financial support you gave for the Woodson family when their house burned last year.

I urge you to stop, when you can, to smell the roses. Enjoy the beautiful scenery, from rolling hills to the nearby beaches. Reach out to your neighbors and cultivate new friendships. Partake of the many cultural opportunities at our high schools and universities. LIVE LIFE!

Thanks for the memories,
Cindy Saginario

A message from Mike:

Greetings! It is my pleasure to serve as the Piney-Z HOA president for the upcoming year. Having not served on the Board before, and then to come in as president, it is a little daunting. However, I've already learned that the incumbent Board members are both knowledgeable and talented, which is easing my concerns. They will be a huge asset to me personally and to the Board as a whole. I plan to continue with our long-standing commitment to open communication, so feel free to contact me any time. It would be great if you could attend the October HOA meeting so that I may meet you in person. If not, I'm sure there will be other opportunities once I start getting out and about. Looking forward to the start of a great year!

Best,

Mike



HOA Board of Directors:

President

Mike Gomez

pineyzhao.pres@gmail.com

Vice-President

Linda Guyas

Secretary

Rusty Pfof

Treasurer

Cynthia Saginario

Committee Liaison

Burennette Smith

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

Photo: Jack Glunt

New Homeowners

(from the Leon County Property Appraiser's website)

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

Alison Burks
1063 Kingdom Drive

Javier Caballero
Barbara Rivera
1149 Winter Lane

Jacqueline Carr
1046 High Meadow Drive

Gentry Ford
Lindsay Ford
4662 Nesting Trail

Candace Gonzalez
858 Eagle View Drive

Erika Littles
Stanley Littles
1144 Winter Lane

Mushtag Memon
Nargis Memon
4775 Planters Ridge Dr.

Kevin Sanders
1102 High Meadow Dr.

Janice Senich
1168 Landings Loop

Lindsay Stevens
971 Park View Drive

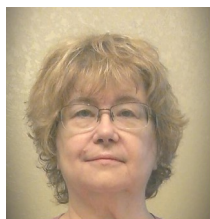
Tara Turner
1064 Landings Loop

Welcome to the neighborhood!

Meet the New Board Members



Mike Gomez has lived on Eagle View Circle since 2003. After 45 years in the work force, he will be saying goodbye to it at the end of September. Mike is a certified public accountant (CPA) and for the last several years has managed operational audits of local governments in Florida for the Auditor General. Mike has also served on the board of directors of several State and local associations and is currently serving as his church's treasurer and as a member of the church governing body. Mike enjoys serving on various boards and finds its work rewarding. Mike is a widower and has three adult children and five awesome grandchildren (per Mike), most of whom live here in Tallahassee.



Linda Guyas has been a resident of Piney-Z since 2016 (an Ohio transplant in 2012). She has been and will continue to be the Piney-Z newsletter editor. She currently works part-time in the Captive Wildlife Section at the Florida Fish & Wildlife Conservation Commission. Prior work experiences were at the Florida Hurricane Catastrophe Fund (7 years) and 36 years in various positions in school districts in Ohio. She is a volunteer with "A Bag for Hope," which does fund-raising for the Hope Community, a homeless shelter for families with children. She lives on Kingdom Drive with her husband (Jim), Winnie the dog and Larry the cat. Their son's family (including 2 granddaughters) also lives in Tallahassee.



Calendar of Events

Regular HOA Board Meetings At the Lodge

October 19, 2021
6:30 p.m.

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

February 15, April 19,
and June 21, 2022
6:30 p.m.

Piney Z Fall Garage Sale

Saturday, October 16
8:00-noon

Daylight Savings Time Ends

November 7

Around Town

Take advantage of the cooler fall weather and check out some local farmers' markets: Downtown, Fort Braden, Bannerman Crossing, Frenchtown, Lake Ella, and Southwood are just some of the great places to visit. Check it out at www.tallahasseeetable.com/tallahassee-farmers-markets/

Photo: Art Kirby

Important Reminder for Eagle View Residents!

If your lot backs up to the eagle preserve, please reread your C&Rs regarding restrictions on yardwork, tree work, construction, even minor saw noise or fence installation, new roofs, pool work, loud lawnmowers/ equipment or other loud activities that might impact the nesting season of the eagles. These restrictions are in place from **October 1** of each year through **May 15** of the next year. All federal, state and local laws regarding the preservation of eagles allow for quite large financial penalties if the laws are broken. Even collecting a bald eagle feather could result in a fine. It is likely that the homeowners around the eagle preserve bought their properties with a desire to back onto undeveloped, native habitat land. You each have a responsibility to help preserve it as is. As time goes by, new homeowners move in and may not be as aware of the delicate balance that must be kept. Long-time residents, please share this knowledge with new neighbors. There are exceptions that the ACC may make when there is an emergency situation such as liabilities that arise from tree damage.

HOA Annual Assessments

If you haven't already received it, your HOA annual assessment statement/ invoice should be coming to you soon either via mail or email. Assessments are due October 1 and are late if not paid by October 31. **If you do not receive a statement**, please contact Lewis Property Management at 850-668-1173 or lewis@lewispm.com.

Piney-Z Fall Garage Sale!

Start cleaning out those cupboards and closets! The Piney-Z Fall Garage Sale will be held on **Saturday, October 16** from 8 a.m. to noon. This will be advertised with signs at the entrances and on social media. Feel free to advertise your individual garage sale on your own.





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

Photo: Pete Sampson

From the Architectural Control Committee:

Please join the HOA Board to recognize the service of Venkat Golla as chair of the ACC for the past two years. With travel shut down, it seemed like PZ residents spent their time thinking up home projects so there has been a lot of activity going on all around. Venkat will remain an active member of the ACC but Cindy Saginario will be the new chairperson, joined by Sam DiConcilio. We could use an experienced architect/engineer type familiar with city ordinances from time to time, as a resource for issues like drainage solutions and shed and fence placement, etc. If you have a little time to give on an "as needed" basis, please contact the ACC at pineyzacc1@gmail.com. Thank you for your consideration.

August Board Meeting Items of Interest

The 2021-22 budget for the Piney-Z Homeowners Association was approved at the August Board Meeting. You will receive a copy of the budget with your HOA assessment notice.

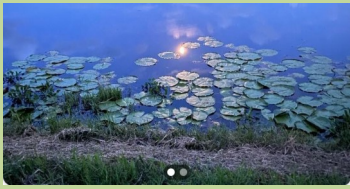
The Architectural Control Committee approved 15 projects between May 23 and August 15. These included roof replacements, fencing, gutters, exterior painting, and driveway expansion.

The Standards Committee reported numerous violations between April 17 and August 12. The violations were: trash on HOA property, bulk pickup put out too soon, yard/landscaping issues, trash bins, yard signs, basketball goals, and garage doors. A few issues were referred to the ACC. All of these have received a postcard reminder.

A resident inquired whether Piney-Z could do a neighborhood "safety study." Since it is impossible to become a "gated community," the Board suggests that residents follow basic safety protocols for keeping themselves and their property safe: leave outside lights on when possible (LED bulbs are very inexpensive to operate), lock your vehicles if you can't put them in your garage, and don't leave valuables in your vehicles.

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: September 3 and 17, October 1, 15 and 29, November 12 and 26, and December 10 and 24. The second bulk pickups in November and December will likely be delayed due to holidays. To get information about holiday week pickups, go to 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 items pickup.**



Social Media

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 on pages 2 and 4.

This newsletter’s photos are courtesy of Reiner Kirsten, Jack Glunt, Pete Sampson, Art Kirby, Lauren LaPointe and Rebecca Ray.

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!

Reminders, Issues and Tidbits

The HOA was hit with a huge water bill recently due to a leak in the HOA irrigation system. If you are out walking, running, or biking and see standing water or water coming out of the ground where it shouldn’t be, PLEASE let the Board know so that it can be addressed. If we all watch out for trouble, it will save us money.

Any resident wishing to access their property by using the HOA-owned common area, either personally or by a contractor, **MUST** apply to the HOA Board for permission and sign a contract agreeing to pay for any and all damages to the HOA property. This must be done prior to starting work. If you see the common area being used for such purposes, please call Lewis Property Management immediately to let the Board know there is an issue.

Please remember to file an application with the Architectural Control Committee (you can find it at pineyz.com) 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 may not remove trees or shrubs from the common areas without prior written approval from the Board. Taking such action may result in fines and other penalties.

Florida Special Needs Registry

This statewide, confidential registry, managed by the Florida Division of Emergency Management, enables residents with special needs to register with their local agency to receive assistance during a disaster. Residents of Leon County who have physical, mental, cognitive or sensory disabilities and might need evacuation and/or sheltering assistance during an emergency may register. All information you provide is confidential and protected under Florida Statutes. You can find the form and instructions online at <https://snr.flhealthresponse.com>.



Seen on social media:

These geese would like to remind you to please share the road! We have had some unfortunate car vs. wildlife encounters recently, which are dangerous to both humans and wildlife. Be careful and safe out there!

Attention FieldCrest Residents—Lawn Maintenance Contract details

The Board recently entered into a new contract with Hurst Outdoor Services (HOS), which will be effective October 1, 2021. HOS takes care of the landscaping for all of the common areas owned by the HOA, as well as providing lawn care for the paired homes in FieldCrest. Here are some highlights from our new contract with HOS as it applies to FieldCrest.

- ⇒ The lawns of FieldCrest paired homes are owned by individual residents and contracted care is limited as defined in the Scope of Work (see below). FieldCrest residents must have their entire lawn accessible and free of significant obstacles when lawn care service is scheduled, including unlocked gates if the back yard is fenced. Residents are required to remove all pet fecal matter (back yards) prior to scheduled mowing. If fecal materials are found by HOS, it will result in no service until this problem is corrected. Residents are expected to keep front, side and back yards cleared of lawn furniture and yard ornaments so the maintenance crew has full access with riding lawn mowers
- ⇒ Residents may refuse service such as fertilizer and mowing for their back yards by notifying HOS directly at **gr8grass@yahoo.com**
- ⇒ Turf areas shall be cut no higher than 3.5" nor lower than 2.5". Clippings shall be mulched. All clumps of grass clippings shall be blown so as to evenly disperse across the turf. Clippings shall not be blown into landscaped beds, porches, or walkways.
- ⇒ Fertilizer may be applied twice a year to turf areas, once in late March and again by mid-October. HOS will place signs in FieldCrest at least 2 weeks in advance to notify residents when fertilizer is to be applied; residents have the option to skip fertilizer treatments if notice is provided to HOS (gr8grass@yahoo.com) at least 7 days in advance of application.
- ⇒ Edging shall be done along all walkways, sidewalks, curbs, driveways, landscaped beds, tree rings and other areas to maintain a well-defined manicured appearance.
- ⇒ String trimmer shall be used in areas in which a mower cannot maneuver (not in place of mower). Extreme care should be given to avoid digging, gouging, and otherwise causing damage to turf, shrubs, or trees.
- ⇒ All vines shall be removed from any tree located in the beds or manicured common areas during each routine visit.
- ⇒ All landscape trees shall be trimmed so branches do not obstruct sidewalks, driveways, or parking areas. Suckers shall be removed during each routine visit. Downed limbs and branches will be removed from common areas and yards during each routine visit and placed at the curb for bulk pickup. Nuisance volunteer saplings, volunteer exotics, and weeds shall be cut and collected and placed at the curb for bulk pickup.
- ⇒ Please be aware that HOS is only responsible for the original landscape beds that were constructed when the homes were built. If you have a flower/vegetable garden or other plantings that are outside of/in addition to these original beds, HOS will not be weeding/trimming those.
- ⇒ The new contract (like the prior contract) does not include pine straw or mulch for FieldCrest homes. The reason for this is that individual homeowners have different preferences for what type of ground cover they want. You can contact HOS to inquire about having these installed at your own expense.

FieldCrest Landscape Maintenance Schedule (with modifications allowed due to rainfall, drought, hurricanes, etc.) "Mow" refers to mowing, trimming, edging, etc.

- ⇒ October — mow twice per month
- ⇒ November, December January, February, March — mow once per month, tree trimming as needed (except November)
- ⇒ April, May — mow twice per month, tree trimming in April as needed
- ⇒ June, July, August, September — mow 4 times per month