



Piney-Z Homeowners Association, Inc.

NEWSLETTER

Summer Issue

June 2022



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ANNUAL MEETING NOTICE PINEY-Z HOMEOWNERS ASSOCIATION JULY 19, 2022, AT 7:00 P.M., AT THE LODGE

Please see the three items attached (Annual Meeting Notice, Notice to Run, and Limited Proxy form). We urge you to attend if you are able; three Board members will be elected at this meeting. If you are interested in serving on the Board, please see the "Notice to Run" form.

President's Report

Hi Neighbors!

I know it is not officially summer, but with the temperature reaching 94 degrees this afternoon, you couldn't tell otherwise. Hot is hot no matter what month the calendar is showing. One way I have found to stay cool is to use the Piney-Z pool. Our community development district (CDD) takes great care in keeping this amenity beautiful. It is truly an oasis. If you haven't used the pool lately, you are missing out.

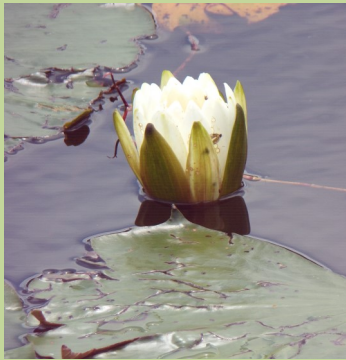
I have also been driving through the neighborhood and meeting more neighbors. I am always taken-back by the friendliness of the folks in this neighborhood. I think this might be our most valuable asset. What a blessing to live in a community where neighbors still wave to each other as they pass by.

I am also pleased to see many of the homeowners sprucing up their homes, maybe because of the friendly reminder post cards. The biggest difference I see is with the driveways and curbs being pressure washed. And, so as not to be out done, the HOA at its last meeting approved to contract with a company to pressure wash the curbing and sidewalks along our common areas, which is quite substantial. When it is all finished, I'm sure it will look fantastic!

Lastly, I hope everyone has a safe and enjoyable summer. If traveling is in your plans, please be careful.

Best,

Mike



HOA Board of Directors:

President

Mike Gomez

pineyzhwa.pres@gmail.com

Vice-President

Linda Guyas

Secretary

Rusty Pfof

Treasurer

Cynthia Saginario

Committee Liaison

Eric Pratt

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

New Homeowners

(from the Leon County Property Appraiser's website)

Tera Bivens
4707 Planters Ridge

Forrest Brewton
Madison Hayes
1022 High Meadow

Khursana Duty
Larry Duty
1020 Landings Loop

Jeremy Hudak
4847 Heritage Park Blvd.

Paula Hughes
Brian Hughes
1196 Landings Loop

Kenneth Huynh
1120 Winter Lane

Malone Smith
Tia Smith
1120 Landings Loop

Martin Valencia
4904 Parkview Court

Matthew Walker
Lashondrika Washington
1216 Landings Loop

Welcome to the neighborhood!

The Piney-Z Pool is Open!

The pool, which has been open since April 30, is maintained and operated by the Piney-Z Community Development District. For a schedule of dates and hours of operation, please visit the [Piney-Z CDD website](#).



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 (every other FRIDAY). Dates for the next few months are: June 10 and 24; July 8 (holiday week may delay pickup) and 22; August 5 and 19; September 2. To view the current Red/Blue Week Calendar, go to www.pineyz.com and click on the "Current News" tab. **To get information about holiday week pickups, go to 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.



Calendar of Events

HOA Board Meetings At the Lodge

June 21, 2022
6:30 p.m.

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

August 16, 2022
6:30 p.m.

Independence Day
July 4

Labor Day
September 5

Around Town

There is always something going on in Tallahassee! For great event listings, go to

<http://visittallahassee.com/events>

<https://fun4tallykids.com/calendar>

Voting Information

The primary and general elections will be coming up before you know it. If you are new to Piney-Z (or Tallahassee or Florida. . .) and have questions about registering to vote, where and how to vote, etc., the following information may be helpful. The in-person voting location for Piney-Z residents is (conveniently) at the Lodge. **The information below is current as of the date we received it, but could change before the elections roll around.** For up-to-the minute information on registering, requesting mail-in ballots, changing your address, etc., please visit Leonvotes.gov. If you have never visited this website before, it is full of interesting information and facts as well as an online 2022 Voter Guide. If you would like to check if you are “signed up” for Vote-by-Mail, the status of your registration, or if the Board of Elections has your current address, you can check at: <https://www.leonvotes.gov/YourVoterinfo>

	Primary Election	General Election
Election Date	August 23	November 8
Registration Deadline	July 25—including party change deadline	October 11
Deadline to request Vote-by-Mail Ballot	August 13 (5 pm)	October 29 (5 pm)
Early Voting Period	August 13—21	October 24—November 6
Deadline to return Vote-by-Mail Ballot	August 23 (7 pm)	November 8 (7 pm)

HOA Board Meeting Highlights

At the April 19 Board meeting, the Board:

- passed a resolution prohibiting short term rentals (less than 6 months) in Piney-Z. As a result, amended bylaws have been filed with the Clerk of Courts.
- approved a proposal to have the curbs and sidewalks bordering the common areas power washed (see p. 4)
- approved replacing the “No Soliciting” signs at our three entrances (see page 6).
- approved “altering” the fence along Conner Boulevard (see page 6).

These are just a few of the items that the Board of Directors addressed. The agenda from the April meeting has been posted to the website (www.pineyz.com). Board meeting minutes are posted to the website as soon as possible after approval. The approved minutes from the April 19th meeting will be posted on the website after they are approved at the June Board meeting.



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

Hurricane Season is Here

They say that hurricane season starts June 1 and lasts until November 30, but honestly, hurricane season starts whenever it wants and lasts as long as it wants. The only good thing about hurricanes is that usually you have time to plan. But don't wait until that hurricane is forming in the Gulf or the Atlantic to get your plans in order. The websites below have tons of information to keep you informed and help you prepare.

www.nhc.noaa.gov – National Hurricane Center
www.spc.noaa.gov – Storm Prediction Center – useful all year long
www.weather.gov/tae/ – National Weather Service office in Tallahassee
www.ready.gov/hurricanes – Dept. of Homeland Security hurricane website
www.HaveAHurricanePlan.com – Leon County Disaster Survival Guide

In addition, Florida has a confidential special needs registry for those who may need extra assistance during a disaster. Anyone who has physical, mental, cognitive or sensory disabilities AND will need evacuation and/or sheltering assistance may register. Registration is at <https://snr.flhealthresponse.com/>

Curb and Sidewalk Cleaning

From Eric Pratt— HOA Committee Liaison

As we enter spring, we as a board are excited to let you know that we will be sprucing up. We want to do our part and make our community as beautiful as possible. Many of you walk, bike, or just cruise around in appreciation of the what spring brings us. Piney-Z is beautiful.

B & T Pressure Washing began washing our sidewalks, roundabouts and curbs that are contained on HOA property beginning Tuesday the 31st of May. Hopefully, you will see a cleaner look as we all work together to make our community the best it can be. Thanks to all of you who have taken time and resources to make your property shine.

Financial Report

October 2021 through April 2022

Beginning Account Balances		\$171,677
Receipts	\$79,548	
Disbursements	\$64,707	
Ending Account Balances		\$186,518

As of April 30, 2022, there were approximately 17 homes that have not paid one or more years of their HOA assessments, totaling \$5,516. 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 Katrina Brownley Ottinger (p 1 & 4), and Teri Lee (p 5). 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!

Landscape News— Progress Report

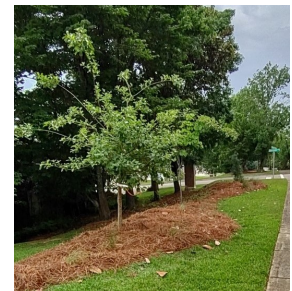
Heritage Park Boulevard landscaping project— On February 17, Arbor Pros removed some wax myrtles, camphor trees and cypress trees, as well as some other invasive trees/shrubs along Heritage Park Boulevard. Hurst Outdoor Services has begun planting replacements for these and temporary irrigation has been installed to support these new plants until they are established. Plantings include cypress, redbud, fringe trees, vitex, firebush, agapanthus, witch hazel, muhly grass and more. If you haven’t driven down that way lately, check it out. This area was heavily damaged by a couple of hurricanes and badly needed a facelift. A big thank you to the Board members who worked on this project!



Corner of Landings Loop and Kingdom—before and after



Fringe tree in bloom



New trees and landscape plants along Heritage Park Boulevard

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.

Bits and Pieces

PLEASE REMEMBER:

No vehicles shall be parked in front of any lot except on the driveway or in a garage. Also, parking on the grass or across sidewalks is not permitted

No yard signs are permitted, including advertisements for roofing, lawn maintenance, power washing and political signs of any type. One "For Sale" sign is permitted if you are selling your home.



Please do not put out bulk pickup/lawn waste items earlier than the **weekend before pickup**. (Pickup is on every other Friday. These items should not be put out until the Saturday BEFORE the next pickup.) **THIS IS A TALLAHASSEE RULE AS WELL AS AN HOA RULE.** We have seen bulk pickup put out the day after the pickup, which means it is there for nearly two weeks. **Do not put bulk pickup on common areas**; it should go in front of your lot. The picture on the left is an example of what NOT to do (it was put out too early and dumped on the common area).

Please be mindful of the speed limit in Piney-Z (25). The city installed one of its temporary speed monitoring signs on Heritage Park Blvd. to help raise awareness. Although lots of people observe the speed limit, casual observations see some people going upwards of 35 mph on this street. There have also been some reports of near misses from people running stop signs and speeding. **Please set a good example for park visitors and new residents! Be safe and courteous!**



Please remember to submit a request to the Architectural Control Committee 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.

OTHER NEWS:



The "No Soliciting" signs that were at all three of our entrances were very badly faded and unreadable. These have been replaced. Please be aware that if a solicitor has a permit from the City, they are permitted to canvass neighborhoods and law enforcement will not intervene. These signs may be a deterrent if a solicitor does not have a permit, but your best defense is a small sign on your front door.

It was observed that a piece of the perimeter fence on Conner was broken and it was thought that a car must have hit it. However, upon investigation, it was determined that our deer "herd" had knocked it down while crossing the road. Apparently, this happens frequently. It was decided that two of the crossbars would be removed, not only to prevent further damage to the fence, but prevent damage to the deer as well.



Aging and Senior Care Resources

Caring.com is a leading senior care resource for family caregivers seeking information and support as they care for aging parents, spouses and other loved ones. Many aging adults are unaware of the available care options and programs that can help them maintain their independence and quality of life. If you would like more information for yourself or your loved one, The Caring.com website – <https://caring.com/senior-living/assisted-living/florida> – may provide you with some valuable insights.