

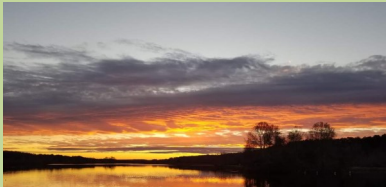


Piney-Z Homeowners Association, Inc.

NEWSLETTER

Spring Issue

March 2023



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President's Report

Hi Neighbors!

It's hard to believe that we are already in March. Where has the time gone?

I want to take this opportunity to officially welcome Phase 12 to the Piney-Z Homeowners Association, Inc. (PZHOA). As you may be aware, the Piney-Z Phase 12 HOA is a defunct and dissolved corporation. Even though the Phase 12 HOA is no longer active, its Declaration still gives it the authority to manage the Phase 12 subdivision. All that changed on February 21, 2023, when the PZHOA board approved an amendment to allow us, the corporate entity which already administers the other phases in Piney-Z, to also administer the affairs of Phase 12. This action took place upon receiving approval from two-thirds of the 20 homeowners in Phase 12. Interestingly, the Phase 12 homeowners have all along been paying HOA dues to us, so nothing will change in that regard.

On a different note, you may have noticed work beginning on Garden Oaks, the new development south of Piney-Z behind the upper part of Planters Ridge. I've talked with the developer of the project and was told that 75 single family homes of approximately 1,600 square feet are planned to be built. For the remainder of this year, time will be spent on grading the land and installing the infrastructure. Actual home construction is about 9 months away. I also learned that this will be a build-to-rent community, a first I believe for Tallahassee. Additional information can be found at www.trilogyc.com.

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

Best,

Mike

Don't forget to set your
clocks ahead March 12!





HOA Board of Directors:

President

Mike Gomez

pineyhoa.pres@gmail.com

Vice-President

Linda Guyas

Secretary

Rusty Pfof

Treasurer

Anne Parker

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@lewisp.com

New Homeowners

(from the Leon County Property Appraiser's website)

Scott Cannard
Kathleen Cannard
1046 Piney Z Plantation

Homer Davis
Kira Leasure
1174 High Meadow Dr.

Jack Fifer
Ruth Fifer
1072 Kingdom Dr.

Yue Gao
1008 Landings Loop

Nhi Hoang
Minh Hoang
1133 High Meadow Dr.

Dileep Kalijavadu
Anitha Cheeneapalli
1112 Landings Loop

Denis Kosarev
Iuliia Kosarev
844 Eagle View Dr.

Ha Le
1183 Landings Loop

Nicholas Mora
1024 Kingdom Drive

Jose Rodriguez
1080 Landings Loop

Welcome to the neighborhood!

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. Pickup dates for this quarter are: March 3, March 17, March 31, April 14, April 28, May 12, May 26, and June 9. 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 8 days before the next pickup (the weekend BEFORE the pickup).**

Piney-Z HOA Cash Balance Report October 2022 through January 2023

Beginning Account Balances		\$149,653
Receipts	\$54,736	
Disbursements	\$44,913	
Ending Account Balances		\$159,476

As of January 31, 2023, there were approximately 34 homes that have not paid one or more years of its HOA assessments, totaling \$6,188.



HOA Committees

Architectural Control Committee (ACC)

Chair, Mike Gomez (Temporarily)
pineyzacc1@gmail.com

Standards Committee

Lewis Association Property Mgmt.
lewis@lewispm.com
lewis@lewispm.com

Hearings Committee

Chair, Holly Snyder
pzappeals@gmail.com

Social Committee

Chair, Linda McInnis
pineyzsocial@gmail.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

Architectural Control Committee Reminders:

As we get into the warmer weather, we start thinking about repairs and improvements to our outdoor spaces. Remember, don't start your project before getting it approved ahead of time. The ACC application is available on pineyz.com. You may submit it by mail to the address on the top of the form or email it to pineyzacc1@gmail.com. An application is required for any home construction projects including, but not limited to, room additions, pools, sheds, fences, exterior paint, drainage and grading changes, driveways, patios and patio enclosures.

Getting the application approved ahead of time may save you money and time so you don't have to pay to have a project removed that you just paid to have installed. Don't start work without it! Re-read the C&Rs for your phase* to see what restrictions are in place before you start planning your project. Also, check the City code for permit and set-back requirements. Some examples: fences may not extend toward the street beyond the back corner of the house, paired homes in Fieldcrest should have roof shingles as close as possible in color, and sheds must be set back from the property line at least five feet.



Also, **if your lot backs up to the Eagle Preserve**, please see the article on page 5 about what restrictions are in place until May 15.

*If you are unsure which "phase" you are in, check on the Property Appraiser's website (leonpa.org). C&Rs for each phase can be found on our website.

Scouting for Food Update

We are happy to report that the scouts of Pack 118 and Troop 118 collected approximately 1300 pounds of food for donation to the Second Harvest Food Bank during the recent "Scouting for Food" project. Thank you to all who participated in this worthwhile project!

See Something? Say Something!

Some residents have asked how to go about reporting situations that may violate our C&Rs or general concerns about HOA matters. Please contact our Management Company, Lewis Association Property Management by phone (850-668-1173), email (lewis@lewispm.com), or mail (7113-2 Beech Ridge Trail, Tallahassee 32312).

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.

HOA Board Meetings are held on the third Tuesday of every other month 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.



Calendar of Events

Regular HOA Board Meetings

At the Lodge

April 18 - 6:30 p.m.

June 20 - 6:30 p.m.

Daylight Savings Time

March 12

Set your clocks ahead!

St. Patrick's Day Social Event

March 17

6:00 - 8:00 p.m.

Neighborhood Yard Sale

April 22 - 8:00 a.m. to noon

Pot Luck Social Event

April 29 - details coming

Memorial Day

May 29

Please check our website for updates and info on the above events.

Around Town

Springtime Tallahassee

April 1

Downtown

Chain of Parks Art Festival

April 15-16

Downtown

For more great event listings, go to
<http://visittallahassee.com/events>
and
Fun4tallykids.com

Social Committee News

The Social Committee has been working hard to plan events for Piney-Z residents. The following events have been planned for the next quarter. Please watch your email, Facebook, or NextDoor for updated information on these events, or check on our website under "Calendar of Events" (www.pineyz.com).

March 17—St. Patrick's Day Happy Hour

Join us for happy hour from 6:00- 8:00 p.m. This is an adults-only event. Musical entertainment will be provided by local Celtic band Róisín Mo Chroí. Please bring your own favorite happy hour beverage and snacks.



April 22—Piney-Z Neighborhood Garage Sale

Time to clean out those closets and cupboards!! Piney-Z's spring garage sale will be held from 8 a.m. to noon on Saturday, April 22. It will be advertised on NextDoor and various Facebook garage sale sites, and signs will be posted at the entrances. Please feel free to advertise your own sale. You may put up signs the evening before or on the day of the sale directing buyers to your sale.



April 29—Piney-Z Pot Luck Event/Pool Opening

A potluck picnic at the pavilion is in the planning stages. More information will be provided closer to the event. Residents will be asked to bring food to share; the HOA will provide paper products and drinks. This event is in conjunction with the scheduled Piney-Z pool opening on the same day.

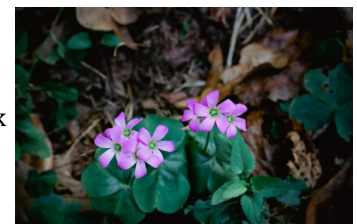
We will be asking you to sign up online for this event and indicate what you can bring. In early April, we will be emailing residents a link to "SignUpGenius," or you can go to our website and look under "Calendar of Events" for the link. Alternatively, you can send your RSVP to pineyzsocial@gmail.com.



We look forward to seeing you at these events!

Photo Credits

This newsletter's photos are courtesy of Wade Bishop (p.1), Rosemarie Thomas (p.2) and Kris Carter (p. 3 & 4). The photo of the eagle is a stock photo. 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!



Facebook and NextDoor

NextDoor is an app for your phone or computer. Piney-Z has a NextDoor group that you can join if you wish. Please note if you want a NextDoor post to go out to ONLY Piney-Z members, you can select “**my neighborhood only**” when you post.

Piney-Z has two Facebook Groups—“Piney Z Residents” and “Piney-Z, Tallahassee, FL.” Residents may choose to join one or both of these groups, or none. You can find them on Facebook at: [Piney Z Residents | Facebook](#) and [Piney-Z, Tallahassee, FL. | Groups | Facebook](#). The “Piney Z Residents” group is ONLY open to owners and residents of Piney-Z and you will be asked your address when you join. The HOA board will continue to post news and events in both of these groups.

Neither of these groups is sponsored or administered by the HOA board. Please note that **if you have an official question or concern that needs to be addressed by the HOA board**, those should be directed to our management company, Lewis Association Property Management, 7113-2 Beech Ridge Trail, Tallahassee, FL 32312; phone 850-668-1173 or email lewis@lewispm.com

Eagle Preserve restrictions remain in effect*

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.** 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. If you are not sure what phase or lot you are in, you can find that information on the Property Appraiser's website at www.leonpa.org.

Tallahassee Farmers' Markets

Spring is coming, and that means farmers' markets will be open (some are open year-round). The Southwood Street Market opened for the season on February 26, and the Downtown Market should be opening in March. Check out the websites of these farmers' markets in the area.

Tallahassee Farmers' Market—tallahasseefarmersmarket.com

K & K Farms Market at Tallahassee Orthopedic Clinic—www.facebook.com/100041814589841

Tallahassee Downtown Market—Tlhdowntown.com/downtownmarket

Southwood Street Market—[STREET MARKET \(southwoodtowncenter.com\)](http://STREET MARKET (southwoodtowncenter.com))

Tallahassee Flea Market—[Home | Flea Market Tallahassee \(lmcsct.wixsite.com\)](http://Home | Flea Market Tallahassee (lmcsct.wixsite.com))

Red Hills Online Farmers Market—[Red Hills Online Farmers Market \(rhomarket.com\)](http://Red Hills Online Farmers Market (rhomarket.com)).

Spring is right around the corner!

This is a great time to check your property and house exterior for areas needing clean-up or repair to keep Piney-Z looking beautiful.



- ◆ Check fencing and gates for broken/missing/cupped boards—does it need to be replaced or repaired, painted, stained, or pressure washed? Are there branches sticking through?
- ◆ Check your driveway and walkway to your house for cracks—small ones can be patched. Does it need pressure washed?
- ◆ Does your landscaping need to be refreshed? New mulch? Trees/shrubs trimmed or replaced?
- ◆ Does your mailbox need to be cleaned, painted, repaired or replaced? Is it overgrown with vines or shrubs? Are the house numbers visible?
- ◆ Check your house exterior—how is its curb appeal? Are small repairs needed? Does it need pressure washing? Is your exterior lighting working?

If you are planning home improvement projects for your property or home exterior, please remember that the following must have Piney-Z ACC (Architectural Control Committee) approval:

- ◆ any addition or building project that adds square footage to your home
- ◆ garden sheds, detached garages, she-sheds, man caves, or any type of auxiliary structure
- ◆ adding or removing a pool
- ◆ replacing the roof on your house
- ◆ exterior repainting
- ◆ adding screen rooms, sunrooms, porches, and pool enclosures
- ◆ tree removal (only applies to trees protected by local city and county ordinances)
- ◆ adding/replacing fencing
- ◆ drainage projects
- ◆ driveway alterations

The **Architectural Control Committee Request** form is available at www.pineyz.com (look on the “Homeowners Association” tab under “Committees” or on the home page under “Modification Request Form.” **If you are not sure if your project needs ACC approval, it is better to check to make sure.**