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ANNUAL MEETING NOTICE PINEY-Z HOMEOWNERS ASSOCIATION TUESDAY, JULY 18, 2023 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. Two 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 Message

Hi Neighbors!

I hope everyone has been enjoying the Spring weather and the beauty all around us. We are blessed to live in such a beautiful neighborhood.

Part of what makes this neighborhood so special is the people. I was reminded of this while talking with folks at our recent HOA picnic. It was so good to talk with neighbors that I have never met before and learn things about them. If you haven't participated in the HOA social activities, plan to do so soon. You will not be disappointed. Another great way to meet your neighbors is by visiting the Piney-Z pool. The pool has been open since April 29 and is very relaxing, especially on hot steamy days (before the afternoon thunder storms).

Springtime is also synonymous with home repairs. You can tell by the number of homes being spruced up. As a reminder, new roofs, fences, and house colors need to be approved by the Architectural Control Committee (ACC). Since the beginning of the year, the ACC approved approximately 30 new roof requests.

At this time, I would like to congratulate all our high school and college graduates. I've seen some signs around the neighborhood and heard some familiar names called out at Lincoln's convocation ceremony on May 17th. What a special time for these young people.

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
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@lewispm.com

New Homeowners

(from the Leon County Property Appraiser's website)

David Huggins
Emma Huggins
4646 Fledgling Dr.

Krystof Kage
Rachael Kage
4778 Planters Ridge

Larry Mack
4875 Heritage Park Blvd.

Joseph Meyer
Victoria Brown
4730 Planters Ridge

Ronald Spaulding
Judith Spaulding
1004 Kingdom Dr.

Kevin Townsend
Mistie Townsend
4721 Plantation View

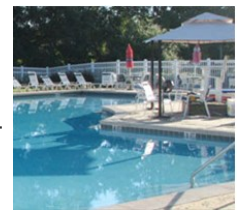
Ngoc Bao Vu
Mai Vu
605 Eagle View Circle

Catherine Wendt
4747 Planters Ridge

Welcome to the neighborhood!

The Piney-Z Pool is Open!

The pool, which has been open since April 29, is maintained and operated by the Piney-Z Community Development District. For a schedule of dates and hours of operation, please visit their website at pineyzcdd.com.



The Piney-Z HOA Annual Meeting in July will include our **HOA Board Election**. Would you consider running for a position? The time commitment is small and brings you the reward of making your Piney-Z community better. The positions are voluntary. Please contact Anne today at alpie@comcast.net to get in the race! You will be glad you did!

Rodent Prevention

You can help prevent rodent infestations by keeping birdseed and other "critter" food off the ground or patio surfaces. Making this type of food readily available invites unwanted animals into your yard.

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 9 and 23; July 7 (holiday week may delay pickup) and 21; August 4 and 18; September 1. 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

Special Meeting

Tuesday, June 6, 2023
6:30 p.m.

Tuesday, June 20, 2023
6:30 p.m.

Annual Meeting
Tuesday, July 18, 2023
7:00 p.m.

Tuesday, August 15, 2023
6:30 p.m.

Independence Day
July 4

Back-to-School Supply Drive
July—date and time
to be announced

Around Town

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

[http://visittallahassee.com/
events](http://visittallahassee.com/events)

[https://fun4tallykids.com/cale
ndar](https://fun4tallykids.com/calendar)

Annual Meeting Q & A

What is the Annual Meeting? This is the meeting at which members of the HOA Board of Directors are elected.

Who can vote? One homeowner per home is permitted to vote; tenants may not vote for the homeowner.

How many board members are there? There are five board members who are elected to staggered two-year terms; two are elected in one year and three are elected in the next year.

How many seats are up for election? Two board seats are up for election this year.

How are board positions decided? The annual meeting is simply to select new board members; at the next board meeting following the election, the board decides among themselves who will fill each position. The board positions are President, Vice-President, Secretary, Treasurer and Committee Liaison.

What does the HOA board do? The board collects assessments, approves the annual budget, oversees maintenance of the common areas, works with HOA committees to enforce the Covenants and Restrictions, responds to residents, and works to make Piney-Z a desirable community.

Are board members paid? State law prohibits HOA board members from being compensated. The board members are volunteers and as such expend their time and energy, free of charge and to the best of their ability, to help maintain and improve our community.

How can I vote? If you cannot attend the Annual Meeting in person, please fill out the proxy form and assign your vote to another homeowner or someone on the board. Your vote is important!

HOA vs. CDD – what’s the difference?

All Piney-Z homeowners fall under both the HOA (Homeowners Association) and the CDD (Community Development District). Although these two organizations serve the same constituency, they are completely separate entities with different roles and responsibilities.

The CDD is a public special purpose local government agency that manages the Piney-Z amenities (lodge, swimming pool, fitness center, playground and pavilion). CDD assessments are added to each homeowner’s annual real estate tax bill as a non-ad valorem assessment. Members of the CDD Board of Supervisors are elected during the November general elections. To learn more, go to pinezcdd.com.

The HOA is a Florida non-profit corporation. The HOA Board of Directors are responsible for collecting assessments, sustaining the community design standards, maintaining HOA-owned property, and conducting HOA business in accordance with the HOA governing documents and Chapters 617 and 720 of the Florida Statutes. HOA funds are collected through annual assessments.



HOA Committees

Architectural Control Committee (ACC)

Chair, Karen Sutton
pineyzacc1@gmail.com

Hearings Committee

Chair, Holly Snyder
pzappeals@gmail.com

Social Committee

Chair, LindaMcInnis
pineyzsocial@gmail.com

Standards Committee

Chair, Mike Gomez
pineyzhoa.pres@gmail.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

Social Committee News

There was quite a large crowd for the Piney-Z Barbeque/Pot Luck event on April 29. Approximately 100 residents came out for some barbeque sandwiches and an assortment of covered dishes. Thankfully, the rain held off until later in the afternoon. It was good to see so many of our neighbors!

The next event being planned by the Social Committee is the Back-to-School Supply Drive for Title I schools in Leon County. This event was very successful last year, and we hope for the same success this year. This will be held in late July. Please watch your email for details. Information will also be posted on NextDoor, Facebook and our website as we get closer to the date.

Planning some summer projects?

Now that the warmer weather is here, we start thinking about repairs and improvements to our outdoor spaces. If you are planning **any** painting, roofing, fencing, room additions, sheds, pools or other exterior work, please remember to complete an Architectural Control Committee (ACC) Request Form. The form can be found on the website on the main page and on the "Committees" page or [here](#).

Board Meeting Information

Meetings of the Piney-Z HOA Board of Directors are held every other month (December, February, April, June, August, and October), usually on the third Tuesday of the month, unless the date falls in a holiday week. Meeting dates are posted on the website. The annual meeting is held in July, when board members are elected by the HOA membership. Agendas for upcoming meetings are posted on the website as soon as they are available, and the minutes are posted to the website as soon as possible after approval (which is usually the next board meeting). Residents are welcome and encouraged to attend all board meetings.

Cash Balance Report

October 2022 through April 2023

Beginning Account Balances		\$149,653
Receipts	\$124,025	
Disbursements	\$135,760	
Ending Account Balances		\$137,918

As of March 31, 2023, there were approximately 35 homes that have not paid one or more years of their HOA assessments, totaling \$4,802. Non-payment of assessments deprives the HOA of needed revenue and incurs collection expenses for the homeowner, as well as potential foreclosure.



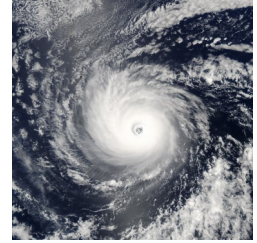
Social Media/Photos

Piney-Z has two Facebook groups and a NextDoor group. To join either/both the Facebook groups, search for “[Piney-Z, Tallahassee, FL](#)” and “[Piney-Z Residents](#)” 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 Wade Bishop (p.2), Mike Ekko (p.4) and Rosemarie Thomas (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!

Hurricane Season is Here

Hurricane season officially 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 and keep you informed in the event of a hurricane.



- 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/>

In case you’re wondering what the 2023 hurricane names will be, they are: Arlene, Bret, Cindy, Don, Emily, Franklin, Gert, Harold, Idalia, Jose, Katia, Lee, Margot, Nigel, Ophelia, Philippe, Rina, Sean, Tammy, Vince and Whitney. Hopefully we won’t have to hear very many of them!

Leon County EMS Vial of LIFE Program



If you have to call an ambulance for yourself or a loved one, do you know where that all-important medical information is? In times of crisis, we often don’t have time (or our wits) to gather those important papers. The Leon County Emergency Medical Services has implemented the Vial of LIFE (Lifesaving Information For Emergencies) program in order to provide prompt and efficient emergency medical treatment to residents of Leon County. The Vial of LIFE kit consists of an information form, baggie and magnet. Briefly, the form has spaces for the medical information that EMS might need if you have a medical emergency—insurance information, medications, allergies, existing medical conditions, etc. This is put into the baggie, along with any other items you might find pertinent, and attached to your refrigerator with the magnet. EMS personnel will check your refrigerator door and retrieve the completed information.

You can find the instructions and form at www.leoncountyfl.gov/LCEMS or you can get them from the EMS Headquarters, 911 Easterwood Drive (850-606-2100).

Covenants and Restrictions Reminders:

Below are a few of the items that are frequently cited by the Standards Committee as violations of our Covenants and Restrictions (C&Rs). These items are included in the C&Rs for all phases, which you can find on our website. If you are not sure which phase you are in, you can check the Leon County Property Appraisers website (leonpa.org).

“No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or the common areas except in sanitary, covered containers located in appropriate areas concealed from public view.”

The majority of violations that are cited by the Standards Committee have to do with trash/recycling containers and bulk pickup. These violations fall into four general categories. The first is residents putting **bulk pickup items on HOA common areas**. You must leave these items on your lot until pickup day. The second is putting **bulk pickup items out too soon**. According to the city, “Bulky items and yard waste should be placed at the curb no sooner than the weekend before your pick up date,” Since Piney-Z’s bulk pick is normally Friday, bulk items should be put out **NO EARLIER** than the Saturday before the pickup. We frequently see items put out the day after the pickup, which means they are there for nearly two weeks. The third (and most prevalent) violation has to do with **trash/recycling bins not being “out of public view.”** If you do not have room for your containers in your garage, you must store them in an area not visible from the street; either behind a partition/enclosure of some sort, behind your fence if you have one, or behind your home. The fourth is putting **trash/recycling bins out too early or retrieving them too late**. They should not be put out more than 24 hours before pickup and retrieved within 24 hours of pickup.

“No vehicles shall be parked in front of any lot except on the driveway or in a garage.” The board recognizes that parking on the street is inevitable when you have a service person at your home or are entertaining guests. However, the street is not to be used as a regular or customary parking space by residents. Parking on the grass is also prohibited. In addition, it is a violation of City Code Sec. 20-86. to park vehicles blocking the sidewalk. While this is not addressed in our C&Rs, you could be issued a citation by the city for parking on the sidewalk.

“No sign of any kind shall be displayed to public view on a lot or common area without the prior written consent of the association, except one sign advertising the property for sale or rent.” This includes advertisements for roofing, lawn maintenance, power washing and political signs of any type. It is the homeowner’s responsibility to advise those wishing to advertise in this way that it is not permitted, and to advise companies (especially realtors) that signs are not permitted on HOA common areas.

“No boats, campers, trucks larger than one ton pickups, trailers, motor homes, or recreational vehicles shall be parked, kept or stored on any lot, except same shall be enclosed within a six foot high privacy fence in the rear of the residence.”

“No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot or the common area. However, dogs, cats and other household pets may be kept on lotsso long as they are not kept, bred, or maintained for commercial purposes, and are not permitted to run free.” In addition to these restrictions in our C&Rs, City of Tallahassee Animal Ordinance 10-0-15AA holds pet owners legally responsible for the actions and care of their pets. In part, this ordinance states that “the owner of any animal shall be responsible for the removal of any excreta deposited by his/her animal on public walks, recreation areas, public streets, or private property other than the premises of the owner of the animal.”

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.