



Piney-Z Homeowners Association, Inc.

NEWSLETTER

Fall Issue

September 2023



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President's Message

Hi Neighbors!

It's hard to believe that my first term serving on the HOA board, and as its president, has come to an end. The experience has been eye opening, and I am excited about being given the opportunity to serve an additional two years.

As I reflect on this time, I am thankful for the board and committee members that served with me and helped lighten the load. Without them, the HOA would not have accomplished all that it has this past year. And to the Piney-Z homeowners, thank you for your cooperation as we identified and implemented areas for improvement. It is evident that everyone has Piney-Z's best interest at heart and wants to keep this community attractive and vibrant.

In the HOA planning sessions for the next year, we have identified specific areas in this 20+ year community that need our attention. Tree maintenance throughout Piney-Z is at the top of our list as well as enforcing our covenants and restrictions (C&Rs) that have become lax over the last several years. For example, the C&R regarding trash bins not being in public view has recently caused quite a stir. The fact is that this C&R has been around forever but not consistently enforced. I personally remember being notified of this violation some 20 years when the neighborhood was new. When you consider the turnover of homeowners over the years it is understandable that enforcement of some of the C&Rs may have been overlooked. Thus, the HOA issuing friendly reminder postcards. I feel most of us bought into this community because it has a strong HOA presence which helps ensure that the neighborhood stays attractive and our home values protected. This can only happen with everyone working together.

Lastly, the HOA is always open to hearing your ideas, so please let one of the board members know what is on your mind. And of course, you can always reach me at pineyzhhoa.pres@gmail.com.

Best,

Mike



HOA Board of Directors:

President

Mike Gomez

pineyzhao.pres@gmail.com

Vice-President

Mary Whelan

Secretary

Rusty Pfof

Treasurer

Bill Pfof

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

Board election—Meet the new board members

At the July annual meeting, two seats on the HOA Board of Directors were up for election. Since only two residents filed intent to run forms, they were appointed by acclamation. Mike Gomez will continue in his role as HOA President, and Mary Whelan is the new Vice-President, replacing Linda Guyas, whose term expired. Bill Pfof was appointed to fill Anne Parker's unexpired term as Treasurer (Anne resigned effective July 31). We asked the new board members to introduce themselves.

From Bill Pfof— I graduated from Florida State University in 1979 with a B.S. in Criminology and returned to FSU in 1981 to work towards a second major in accounting. Before finishing the degree requirements, I was hired as a special agent (criminal investigator) with the U.S. Department of Treasury, where I remained for 29 years. After I retired from the government, my wife Bonnie and I lived in Saudi Arabia for about six years, where I worked as an internal auditor/investigator for Saudi Aramco. My technical specialties are financial fraud, electronic surveillance, and computer forensics. Bonnie and I have been married for over 43 years. We have two daughters and nine grandchildren. Both of us are Florida natives who met at FSU in the 1970s. We returned to Tallahassee in 2021 from Sarasota, where we lived for 38 years.

I like to work in my yard, exercising and volunteering as a member of the U.S. Army Military Auxiliary Radio Service (MARS) and the Tallahassee Amateur Radio Society. We enjoy domestic and international travel, camping, and visiting family and friends.

From Mary Whelan—I was raised in the Great State of Michigan where I attended two years of college, left school and moved to Ohio. There I received my nursing degree and met the love of my life, Ken. We relocated to Port St. Lucie, Florida in 1990 and planned to retire there but our son had other plans. He attended/graduated from FSU and there met his Lindsay.

They married and settled in Tallahassee and was told by him that if we wanted to know our grandchildren we would have to move to Tally. We moved here in 2015 after I retired. Ken died of Covid in 2021. I sold our home and now live in a Fieldcrest home here in Piney Z. Hobbies include serving my church, sewing, quilting, reading, gardening, and interacting with my grandchildren. I look forward to serving on the HOA Board and serving our community.

Cash Balance Report October 2022 through July 2023

Beginning Account Balances		\$149,653
Receipts	\$133,094	
Disbursements	\$167,282	
Ending Account Balances		\$115,465

As of July 31, 2023, there were approximately 7 homes that have not paid one or more years of their HOA assessments, totaling \$1,364. Nonpayment of assessments deprives the HOA of needed revenue and incurs collection expenses for the homeowner, as well as potential foreclosure.



Calendar of Events

HOA Board Meetings At the Lodge

September 20—6:30
Special Board Meeting
(see page 6)

October 17—6:30 p.m.

December 12 —6:30 p.m.
(due to holiday)

Social Events

September 21—6 to 8 p.m.
Happy Hour

October 20—6 to 8 p.m.
BINGO

October 28—8 a.m. to noon
Piney-Z Neighborhood
Garage Sale

November 9—6 to 8 p.m.
Happy Hour

December 10—3 to 5 p.m.
Holiday Event for Kids

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: September 1, 19 and 29; October 13 and 27; November 10 and 24 (holiday week); and December 8. 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.

Upcoming Social Events:

We hope that you can join us for these upcoming events. A complete list of tentative events with more details will be posted on the website as event dates get closer. Watch your email, as well as NextDoor and Facebook, for reminders.

Thursday, September 21—Happy Hour at the Lodge (adults only) 6:00 to 8:00 p.m. These BYOB events have been very popular. Please bring a snack to share.

Friday, October 20—BINGO at the Lodge—6:00 to 8:00. BINGO is fun for the whole family!

Saturday, October 28—Piney-Z Fall Neighborhood Garage Sale— 8:00 a.m. till noon. This date is pending approval at the special board meeting on September 20. This event will be advertised on local social media sites and with signs at the entrances in advance of the event.

Thursday, November 9—Happy Hour to honor our veterans (adults only) - 6:00 to 8:00 p.m. Again, this is bring-your-own-beverage event.

Sunday, December 10—A holiday event for children is being planned from

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 for the year 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.

**Daylight Saving Time ends November 5 —
don't forget to turn your clock back!**





HOA Committees

Architectural Control Committee (ACC)

Chair, Karen Sutton
pineyzacc1@gmail.com

Hearings Committee

Chair, Holly Snyder
pzappeals@gmail.com

Social Committee

Chair, Linda McInnis
pineyzsocial@gmail.com

Standards Committee

Chair, Mike Gomez
pineyzhoa.pres@gmail.com

Landscape Committee

Chair, Rusty Pfost
fsu77gt@juno.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

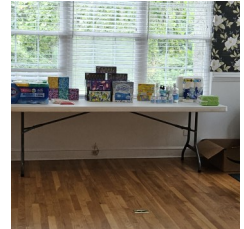
Social Committee News

On August 5, the first social event after the summer break was held, which was the Back-to-School supply collection drive. For the second year a row, Piney-Z residents came through to donate a huge amount of school supplies. These were distributed to three nearby Title 1 schools (Apalachee, Fairview, and Rickards), whose administrators and teachers were very happy to get them! Thank you to all who participated!!

You can see the schedule for upcoming social events on www.pineyz.com on the "Calendar of Events" tab.



Thank you!



New Homeowners

(from the Leon County Property Appraiser's website)

Larry Brown
 831 Piney Village Loop

Nikita Graham
 Frederick Graham, Jr.
 4729 Plantation View Dr.

Mary Anne Helton
 Joseph Helton
 837 Eagle View Dr.

Samantha Heyn
 John Heyn
 1014 High Meadow Dr.

Dorothy Kamm
 1191 Landings Loop

Brian Kurtz
 Debra Kurtz
 729 Eagle View Circle

Lee Lamb
 Diane Lamb
 4640 Heritage Park Blvd.

Chelom Leavitt
 David Leavitt
 1058 Landings Loop

Janice Little
 Charles McLane
 Yelena McLane
 1008 Landings Loop

Doreen Marquis
 1033 Piney Z Plantation

Welcome to the neighborhood!

Helpful Contact Information

Approvals for exterior modifications, paint, roofing etc.

HOA Architectural Control Committee - pineyzacc1@gmail.com

Pool, Fitness Center, Lodge, Pavilion

Piney Z CDD Manager—850-656-4007 or manager@pineyzcdd.com

Annual Assessments , Violations of C & Rs, Lawn Care

Lewis Property Management—850-668-1173 or lewis@lewispm.com

HOA Website

www.pineyz.com

CDD Website

www.pineyzcdd.com



Social Media/Photos

Piney-Z has two Facebook groups and a NextDoor group. To join either/both the Facebook groups, search for "[Piney-Z, Residents](#)" and "[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 Pete Sampson (p.1), Mike Ekko (p.2), Chris Carter (p.3), Michael Cragg (p.4) and Linda Guyas (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!

New HOA Resolutions

At the August 15 meeting, the HOA Board of Directors passed three new resolutions. Resolutions are created to track board decisions on issues that are not necessarily found in State law, the Declarations and Amendments, or our Bylaws.

Resolution 2023-6—Flying Flags, states that "a homeowner may fly one portable, removable flag of their choosing that is not larger than 3 feet by 5 feet. For the purposes of this resolution, a flag is defined as material that hangs freely from its edge from a pole. The flag must be on a pole mounted on a flag holder permanently attached to the house. Small garden flags (12" x 18") are also acceptable. However, free-standing banners in the yard or banners draped over garage doors or flags mounted on trees are not acceptable." PLEASE NOTE: this resolution is **in addition** to Section 720.304 of the Florida Statutes, which states that "any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag." You can find the statute here for more details: [Chapter 720 Section 304 - 2023 Florida Statutes - The Florida Senate \(flsenate.gov\)](https://www.flsenate.gov/legislation/chapter720/section304). Basically, you can have one American (or Florida) flag, one Army flag (for example) and one flag of your choosing as long as they are displayed as outlined above.

Resolution 2023-7—Security System Signs, states "as authorized by Section 720.304 (6), Florida Statutes, a homeowner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home."

Resolution 2023-8—Landscape Committee reestablishes the Landscape Committee with Rusty Pfof as acting chair and Cindy Saginario, Dee Orgaz and Mary Whelan as members.

To see the full list of resolutions that have been passed by the board, please look on the website on the "Bylaws and Resolutions" page.

HOA Assessments Due October 1

Annual assessments will be due on October 1, and are late if paid after October 31. Please don't ignore the invoice when it comes. What starts out as a small thing can easily turn into a big thing. Once your assessment is 30 days late, it begins to accrue interest and is turned over to our board attorney for collection. Every action that the attorney has to take costs money, which is then passed along to the homeowner. So a \$75 assessment can turn into a \$1000 debt if it is not taken care of as quickly as possible. **If you have not received an invoice by September 16**, please contact Lewis Association Property Management at 850-668-1173 or lewis@lewispmp.com.

Eagle Preserve Reminder:

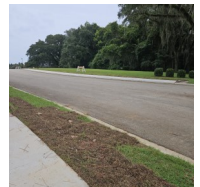
Eagle Preserve restrictions begin on October 1. If you live adjacent to the protected eagle habitat and are planning any outdoor work that might be noisy, **please arrange to have it done prior to October 1.** Please refer to the C & Rs for your lot regarding restrictions on loud activities that might impact the nesting season of the eagles. Among these restrictions are exterior renovations, driveway construction, pool construction, roofing, framing, exterior finish work, deck work, exterior carpentry, accessory structure construction, construction delivery trucks, loud lawnmowers (lawnmowers with proper mufflers are allowed), chain saws or other loud activities that might impact the nesting season of the eagles. These restrictions are in place from **October 1 through May 15** of each year. All federal, state and local laws regarding the preservation of eagles allow for quite large financial penalties if the laws are broken. If you need to locate the C & Rs for your residence, they are on the website under "Homeowners Association"/"Declarations and Amendments."

Did you know . . .

the City of Tallahassee has **94** city parks? Their goal is to have 100 parks by 2024. The newest park is Four Oaks Park, located at the corner of Tram Road and Four Oaks Boulevard in Southwood. It contains Tallahassee's first cricket pitch (!) as well as a playground, multi-purpose fields, basketball, beach volleyball and pickleball courts. We are fortunate to be in such close proximity to two city parks: Lafayette Heritage Trail Park and Tom Brown Park. If you get a chance to check out Four Oaks, you will be pleasantly surprised.

New Sidewalks!

A big shout out to the City of Tallahassee for the additional sidewalks on Planters Ridge near the roundabout at Heritage Park. This project connects a sidewalk to the trail near the lodge, adds a crosswalk, and adds a sidewalk on the opposite side of Planters Ridge.



Special Board Meeting September 20

A Special HOA Meeting has been scheduled for **Wednesday**, September 20th, at 6:30 p.m. at the Lodge. There will be a brief business meeting upfront for any business that needs to be conducted, but the main focus of the meeting is a presentation by the City of Tallahassee on PREP (the City's hurricane preparedness program).

And on that note . . .

Hurricane Season is Here

As of this writing, Tropical Storm Idalia is forming in the Gulf and should be gone by the time this is published. The following links might help you stay safe and informed through the rest of the hurricane season.

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

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.