



IN THIS ISSUE

Page 1: President's Message

Page 2: HOA Board of Directors
Board Meeting Info
Cash Balance Report
Eagle Preserve Reminder
Toys for Tots

Page 3: Calendar of Events
Waste Pickup Schedule
Upcoming Social Events
Fieldcrest Lawn
Maintenance Schedule

Page 4: HOA Committees
Landscape Committee
News
Standards Committee
News

Page 5: Social Media/Photos
Architectural Control
Committee News
New Homeowners
Helpful Contact Info

Page 6: Protect Yourself From
Fraud and Scams
Pet Problems

President's Message

Hi Neighbors!

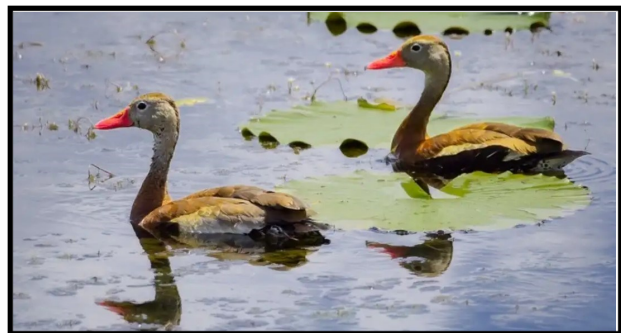
As I pen this message during Thanksgiving weekend, I am reminded of the many things I have to be thankful for. Among those things is living in this beautiful community and having you as neighbors. This past year I had the opportunity to meet more of you and have been pleasantly surprised with how friendly and engaged everyone seems to be. For example, the HOA Standards and Architectural Control Committees processed 280 notices of violation/requests for modification since January and, as a result, many times I had the opportunity to interact with the homeowner. It always turns out to be a pleasant experience and I believe it is because we share a common vision of enhancing our neighborhood and thereby protecting its property values. Also, the fact that the board has not had to levy fines to enforce violation corrections demonstrates the willingness of everyone to do the right thing.

Additionally, the HOA's financial picture for the fiscal year just ended looks healthy thanks to the board making us live within our budget. You can see this for yourselves in the latest financial report on our website (pineyz.com).

Lastly, as we head into this special time of year, I wish each of you a safe and enjoyable holiday, and a Happy New Year.

Best,

Mike





HOA Board of Directors:

President

Mike Gomez

pineyhoa.pres@gmail.com

Vice-President

Mary Whelan

Secretary

Rusty Pfost

Treasurer

Bill Pfost

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 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. Occasionally there is a need for a special meeting; these are advertised on signs at the entrances. 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 September 2023

Beginning Account Balances		\$149,653
Receipts	\$127,280	
Disbursements	\$121,598	
Ending Account Balances		\$155,335

As of September 30, there were approximately 6 homes that have not paid one or more years of their HOA assessments, totaling \$1,161. Nonpayment of assessments deprives the HOA of needed revenue and incurs collection expenses for the homeowner, as well as potential foreclosure.

Eagle Preserve Reminder:

Eagle Preserve restrictions began on October 1. If you live adjacent to the protected eagle habitat, 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."



Toys for Tots

The CDD's annual Toys For Tots drive is going on now until December 11. If you would like to contribute, there is a box in the Lodge where you can deposit your donations. This box will be available during our Christmas event on December 10.



Calendar of Events

HOA Board Meetings At the Lodge

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

February 20 - 6:30 p.m.

April 16 - 6:30 p.m.

Social Events

All of these will be held at the
Lodge

December 10 - 3 to 5 p.m.
Holiday Party with Santa

January 19 - 6 to 8 p.m.
Happy Hour

February 16 - 6 to 8 p.m.
BINGO

March 15 - 6 to 8 p.m.
St. Patrick's Day Happy Hour

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). The dates for bulk pickup in December are the 8th and 22nd. December 22 MAY be affected by the holiday. The City will publish a new red/blue calendar in January. You should get one in your utility bill, and we will post it on the website as soon as it is available. 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 list of 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.

Sunday, December 10 - A "Holiday Party with Santa" is being planned from 3:00 to 5:00 p.m. at the Lodge. Santa Claus will be there to hand out gift bags to the kids and get their wish list to take back to the North Pole. Refreshments will be served. All are welcome, whether you have little ones or not. Hope you can join us for some holiday fun.

January 19 - Happy Hour at the Lodge 6 - 8 p.m.

February 16 - BINGO at the Lodge 6 - 8 p.m.

March 15 - St. Patrick's Day Happy Hour at the Lodge 6 - 8 p.m.

Fieldcrest Lawn Maintenance Schedule

The Board recently entered into a new contract with Hurst Outdoor Services (HOS), which went into effect October 1. 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. If you would like to see the specifics of the contract, it can be found on our website under "Homeowners Association"/"Lawn Maintenance Scope of Work and Schedule." Fieldcrest landscape maintenance schedule is below (with modifications allowed due to rainfall, drought, hurricanes, etc.). "Mowing" refers to mowing, trimming, edging, etc.

November through February	One mowing each month
March, April, May	Two mowings each month
June, July, August, September	Four mowings each month
October	Two mowings each month



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 Pfof
fsu77gt@juno.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

Landscape Committee News

The landscape committee has two main priorities for the coming year. The first is continuing the fight against invasive exotic plants in our common and natural areas, and the second is refreshing our three entrance plantings (Lone Feather, Heritage Park, and Planters Ridge).

The fight against exotic plants (primarily coral ardisia but also including nandina, camphor tree, Japanese climbing fern, Chinese privet, and silverthorn) will renew in December and last into early March. Efforts from the last couple of years will hopefully result in less chemical spraying and more physical uprooting of these exotics. Residents can help by showing up for a couple of hours work on announced exotic removal work days, as well as removing any of these exotics that might be in yards. Announcements for work days will be on Facebook and Nextdoor.

The refresh of our three entrance plantings is in the planning stages. Planters Ridge will be first, followed by Heritage Park and Lone Feather. Removal of existing plants will start this winter and new plants are expected to be installed this spring. The new plantings will emphasize low maintenance, interest at all times of the year (blooms, bark, color, pollinators, etc.), not hiding our neighborhood signs, and adding something to the environment.

Landscape committee meetings are normally held in the hour before regular HOA board meetings - all are welcome. If anyone has ideas or concerns, please email Rusty Pfof at fsu77gt@juno.com.

Standards Committee News

The Standards Committee is authorized in the Piney-Z Bylaws. It is made up of at least three homeowners who volunteer their time for a two-year term. The purpose of the Standards Committee is to ensure the Bylaws and Covenants & Restrictions (C&Rs) are upheld equally throughout the community. The Standards Committee performs periodic drive arounds to identify violations and refers such violations to Lewis Property Management for communication with the homeowner. If any homeowner wishes to report a violation that they are aware of, they can directly contact Lewis Property Management or pineyzhoa.pres@gmail.com.

During 2023, the Standards Committee identified 165 violations as follows:

- Trash bins in public view - 56
- Security service signs - 50
- Parking on street/grass - 21
- Signs in yard - 7
- AC in windows - 6
- Other - 17

Homeowners have done an excellent job of resolving the violations once identified, although it may have taken a couple of notices. As a result, no fines needed to be assessed this year.



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: Mike Ekko (p.1), Reiner Kirsten (p.2), Pete Sampson (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!

Architectural Control Committee News

The Architectural Control Committee (ACC) is authorized by Florida Statutes and Piney-Z Bylaws. It is made up of at least three homeowners who volunteer their time for a two-year term. The purpose of the ACC is to help preserve the harmonious design standards in our community by approving new building plans and external improvements such as new roofs, fences, and house colors. All requests for ACC approval should be made using the ACC Request Form on our website and emailing or mailing it to the address on the form.

During 2023, the ACC received 115 ACC Request Forms broken down as follows:

- Roof - 75
- Fence - 14
- House Color - 9
- Other - 17

The required forms were generally approved by the ACC within 5 days of receipt.

New Homeowners

(from the Leon County Property Appraiser's website)

Cynthia Benton
4878 Planters Ridge

Chantel Hancock
1179 Landings Loop

Robin Jauert
1004 Kingdom Dr.

Jean Love
1076 Kingdom Dr.

John Marsey
Kelly Marsey
1121 High Meadow Dr.

Karen Roberts
1105 High Meadow Dr.

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 cddmanager@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

Don't be a victim of fraud, cons, or scams!

It seems like every day you hear of someone who was cheated out of large sums of money because they fell for a scam. Most of us think we are too smart to be taken, or that it only happens to older people, but anyone can be a victim.

You can protect yourself in several ways. The best and most effective way to protect yourself from phone scams is to not answer calls from numbers you do not recognize. If it is important or legitimate, the caller will leave a message (make sure your voicemail is set up!). Scammers usually don't leave messages. If you are not sure about the number and answer it anyway, hang up as soon as you realize that it is a scam.

If you receive a letter (sometimes containing a real-looking check) saying you have won a huge prize, but you must call a number to collect it, it is almost always a scam (especially if you never entered the contest!).

Be cautious of emails that appear to be from your bank, credit card company, or other companies that you do business with. Check the "from" line to see if it looks legitimate. Many scam emails contain typos and poor grammar. If in doubt, call the company directly or go to their website (don't click the link in the email). The same is true for texts; don't click on links in texts from people that you don't know.



Never give personal information over the phone, unless you have initiated the call. **Never call a 900 number to claim a prize.** 900 numbers require you to pay for the call. **If a scammer calls you with alarming news** ("your Social Security account has been locked," "you didn't show up for jury duty") **don't freak out!** Take your time before making decisions, don't give out personal information, hang up and call the business supposedly calling you.

Don't be embarrassed if it happens to you - **REPORT IT!** To report suspected fraud, the following websites/ phone numbers can help. These sites also have lots of tips on what to watch out for.

Federal Trade Commission - <https://consumer.ftc.gov> or <https://reportfraud.ftc.gov/#/>

National Fraud Information Center - 800-876-7060 or www.fraud.org

AARP - 877-908-3360 or www.aarp.org/fraudwatchnetwork

We all love pets, but....

Remember that dogs need to be on leashes while out of your yard. We are seeing many reports of particular dogs running loose, coming into other folks' yards, and leaving little presents for others to clean up. Be sure to pick up after your dog when you are walking. We are also hearing complaints about dogs that are barking for extended periods of time. Please be courteous and respectful of your neighbors, and if Rover or Fifi is barking for more than a few minutes, please bring them indoors.



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.