



*Piney-Z Homeowners Association, Inc.*

# NEWSLETTER

Spring Issue

March 2024



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## President's Report

Hi Neighbors!

It's hard to believe that Spring is upon us! Wasn't it just New Years?

I always like Spring because it is a time of new beginnings, and everyone seems to be interested in sprucing up their property. To this end, at the back of the newsletter is general information on what you might look for to spruce up your property, and any approvals required by the Architectural Control Committee (ACC). Even the Landscaping Committee has gotten into the spirit of things by sprucing up the entrances.

In the Fall, I received some comments on the budget information that was provided with the HOA assessment notice. The 2023-24 budget showed that budgeted expenses would exceed anticipated HOA assessments. What I failed to disclose was that the deficit will be made up from our ample cash reserves. In hindsight, I should have shown a "transfer from reserves" in the income section to show a balanced budget.

I'm continuing to meet new folks in the neighborhood, which I thoroughly enjoy. A great way to meet your neighbors is participating in the social events. If you haven't yet participated in one, give it a try. A good one will be the HOA picnic on April 27<sup>th</sup>.

On a different note, you may have noticed that the streets and infrastructure are finished in Garden Oaks, the new development south of Piney-Z behind the upper part of Planters Ridge. I recently talked with the developer of the project and was told that the plan is still to build 75 single family homes of approximately 1,600 square feet. There are no plans currently for a clubhouse or pool. He is currently negotiating with construction companies, and construction could start soon.

Lastly, I'd love to hear from you. Feel free to contact me at [pineyzhao.pres@gmail.com](mailto:pineyzhao.pres@gmail.com) with what is on your mind. If I don't know the answer, I'll find someone who does.

Best,

*Mike*

Don't forget to set your clocks ahead on  
March 10!





### **HOA Board of Directors:**

#### ***President***

Mike Gomez

[pineyhoa.pres@gmail.com](mailto:pineyhoa.pres@gmail.com)

#### ***Vice-President***

Mary Whelan

#### ***Secretary***

Rusty Pfof

#### ***Treasurer***

Bill Pfof

#### ***Committee Liaison***

Eric Pratt

#### ***HOA Website:***

[www.pineyz.com](http://www.pineyz.com)

#### ***Property Management:***

Lewis Association Property  
Management

7113-2 Beech Ridge Trail

Tallahassee, FL 32312

850-668-1173

[lewis@lewispm.com](mailto:lewis@lewispm.com)

## **New Homeowners**

(from the Leon County Property Appraiser's website)

Omer Binmahfooz  
Muneera Binmahfooz  
4919 Planters Ridge

Rebecca Buchwalter  
1047 Piney-Z Plantation

Anitha Cheeneapalli  
1084 Landings Loop

Fabian Fernandez  
1047 Kingdom Drive

Bradley Vanderglas  
1128 Winter Lane

***Welcome to the neighborhood!***

## **Residential Waste Pickup Schedule**

The City of Tallahassee picks up trash and recycling every **MONDAY** (except for weeks with Monday holidays). **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 1, March 15, March 29, April 12, April 26, May 10, May 24, and June 7. To view the current Red/Blue Week Calendar, go to [www.pineyz.com](http://www.pineyz.com) and click on the "Current News" tab. To get information about holiday week pickups, go to [talgov.com](http://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).**

## **...and speaking of bulk pickup ...**

If you or someone else trims trees, shrubs, or other plants on your lot, please be sure that your "pile" for bulk pickup is on **YOUR** lot, not on a common area lot. Ideally, if a company does the trimming, they will take it with them, but if they do not, please instruct them not to put it on a common area lot.

## **Piney-Z HOA Cash Balance Report October 2023 through January 2024**

Beginning Account Balances		\$155,330
Receipts	\$87,491	
Disbursements	\$85,309	
Ending Account Balances		\$157,512

As of January 31, 2024, there were approximately 25 homes that have not paid one or more years of its HOA assessments, totaling \$6,687.



## **HOA Committees**

### ***Architectural Control Committee (ACC)***

Chair, Mike Gomez  
[pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com)

### ***Hearings Committee***

Chair, Holly Snyder  
[pzappeals@gmail.com](mailto:pzappeals@gmail.com)

### ***Landscape Committee***

Chair, Rusty Pfost  
[fsu77gt@juno.com](mailto:fsu77gt@juno.com)

### ***Social Committee***

Chair, Linda McInnis  
[pineyzsocial@gmail.com](mailto:pineyzsocial@gmail.com)

### ***Standards Committee***

Chair, Mike Gomez  
[Pineyzhwa.pres@gmail.com](mailto:Pineyzhwa.pres@gmail.com)

### ***Piney-Z Newsletter***

Linda Guyas  
[pineyznewsletter@gmail.com](mailto: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](http://pineyz.com). You may submit it by mail to the address on the top of the form or email it to [pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com). An application is required for any outdoor 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.gov](http://leonpa.gov)). C&Rs for each phase can be found on our website.

## **Landscape Committee News**

You may have noticed that the entrance at Planters Ridge is undergoing some renovations. All of the larger plantings were removed by John Hurst's crew. A few volunteers (residents) met on February 10 and 24 to dig out the smaller invasive plants that were still there. We will need volunteers to help with installing the new landscaping on either March 2 or 9, depending on when the plants are delivered. There may also be a need for some volunteers to go on a "coral ardisia berry hunt" behind the homes on the south side of Planters Ridge. If you are interested in helping, watch for an announcement on Facebook or email Rusty Pfost at [fsu77gt@juno.com](mailto:fsu77gt@juno.com).

## **Florida's Keystone Plants**

From the University of Florida IFAS (contributed by a resident):

If you are in the mood to add some new plantings to your yard this spring, consider planting "keystone" plants. Native plants are a valuable addition to the landscape. However, there is a category of native plants that is most crucial: keystone plants. These are the native plants that are deemed essential for upholding the food web. Look for keystone plants at nurseries that carry native plants. By incorporating some of these plants into your landscape, you can do your part in sustaining our declining insect and bird populations. Plus, you'll get to enjoy the beauty of Florida's native flora. Read more about it [here](#).



### **Calendar of Events**

#### **Regular HOA Board Meetings At the Lodge**

April 16 - 6:30 p.m.

June 18 - 6:30 p.m.

#### **Daylight Savings Time**

March 10

Set your clocks ahead!

#### **Happy Hour at the Lodge**

March 15 - 6:00 - 8:00 p.m.

#### **Neighborhood Yard Sale**

April 20 - 8:00 a.m. to noon

#### **HOA Picnic (Pavilion)**

April 27 - 11:30 a.m. - 1:30 p.m.

#### **Ice Cream Social (Pavilion)**

May 19 - 3:00 - 5:00 p.m.

#### **Memorial Day**

May 27

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

#### **Around Town**

##### **Springtime Tallahassee**

April 5-6 - Downtown

[www.sprintimetallahassee.com](http://www.sprintimetallahassee.com)

##### **Chain of Parks Art Festival**

April 20-21 - Downtown

[www.chainofparks.org](http://www.chainofparks.org)

##### **TallyFest**

June 1 - Cascades Park

[www.tallyfest.com](http://www.tallyfest.com)

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

## **Social Committee News**

The Social Committee has been working hard planning the following events for the next quarter. Please watch your email, Facebook, and/or NextDoor for updated information on these events, or check on our website under "Calendar of Events" ([www.pineyz.com](http://www.pineyz.com)).

### **Friday, March 15 - St. Patrick's Day Happy Hour at the Lodge**

Join us for happy hour from 6:00- 8:00 p.m. This is an adults-only event. Celtic musical entertainment will be provided by HOA Board member Rusty Pfof and his bandmates - Róisín Mo Chroí. You don't have to be Irish to celebrate! Please bring your own favorite happy hour beverage and snacks to share.

### **April 20 - 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 20. It will be advertised on NextDoor and in the Tallahassee Democrat classifieds ONLY. Signs will be posted at the entrances. You are strongly encouraged to advertise your individual sale. You may put up signs the evening before or on the day of the sale directing buyers to your sale.



### **April 27 - Piney-Z Picnic - 11:30 to 1:30 at the Pavilion**

This event is still in the planning stages, but it will be similar to last year's picnic. The HOA will provide barbeque sandwiches, paper products, iced tea and lemonade, and attendees will bring a dessert or side dish. Residents must sign up for this event. More information will be provided closer to the event. Watch your email, Facebook and/or NextDoor for details in April



### **May 19 - Ice Cream Social - 3:00 to 5:00 p.m. at the Pavilion**

This event is still in the planning stages, but the plan is to provide ice cream, toppings, and lemonade to those attending.

**We look forward to seeing you at these events!**

## **Piney-Z Playground**

Due to the condition of the Piney-Z playground equipment, the Community Development District at its February 26, 2024, board meeting approved the demolition of the playground. More to come regarding surveys and plans on replacing the playground.

## **Tallahassee's Bicentennial!**

Throughout 2024, Tallahassee will be celebrating 200 years of being Florida's capital. The Historical Society has already planned many events for the rest of the year. Check out [www.tallahasseeleoncounty200.com](http://www.tallahasseeleoncounty200.com). This website has a list of events, as well as fun facts about Tallahassee's past and present. Especially look at the "Blog" page; lots of interesting things to learn about our city.





### **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. 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. 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.**

NextDoor is an app for your smartphone or computer. If you want a NextDoor post to ONLY go to Piney-Z members, you can select "my neighborhood only" when you create the post.

This newsletter's photos are courtesy of: Wade Bishop (p.1), Pete Sampson (p.2), Reiner Kirsten (p.3), and Mike Ekko (p.5). If you have a photo of Piney-Z or around town, send it to [pineynewsletter@gmail.com](mailto:pineynewsletter@gmail.com) and you might be the next one to get a photo credit!

## **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.

## **Fraud Alert**

You may have heard about property deed fraud and scams. By filing fake deeds, scammers can appear to own property and attempt to sell or rent it without the owner's knowledge. Consider protecting your property by signing up for the **Property Fraud Alert** through the Leon County Property Appraiser. This free service, provided by the Leon County Clerk of Court, can notify you if a deed has been recorded in another party's name. Property Fraud Alert sends email notifications within 24 hours to registered users. To sign up, go to [www.leonpa.gov](http://www.leonpa.gov) and click on the "Fraud Alert" tab.

## **Scouting for Food Update**

We received this message from the Scoutmaster of Troop 118: *"We were able to donate 1,417 pounds of food to the Second Harvest of the Big Bend. We really appreciate everyone who assisted this morning and last weekend, and we are very thankful for all the Piney-Z residents who contributed!"*

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](http://www.PineyZ.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](http://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, you can inquire at [pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com) .**