



*Piney-Z Homeowners Association, Inc.*

# NEWSLETTER

Summer Issue

June 2024



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## **ANNUAL MEETING NOTICE PINEY-Z HOMEOWNERS ASSOCIATION TUESDAY, JULY 16, 2024, 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. Three 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**

Greetings Neighbors!

I hope everyone had a safe and enjoyable Memorial Day weekend and is ready for what appears to be a very hot summer and active hurricane season. More about hurricane season can be found on page 5. I also hope everyone got through the May 10<sup>th</sup> tornadoes and storms without major damage. From the reports I received, the biggest issue was the loss of power. We have a lot to be thankful for.

I am glad to see information in this newsletter about the Architectural Control Committee (ACC) and the Covenant & Restrictions (C&Rs) reminder. As I drive around the community, I frequently come upon roofing projects that have started without ACC approval. The purpose for the preapproval is to ensure that the correct shingle type is being used and shingle colors are uniform and harmonious throughout the community. A couple of years ago, a house had to be reroofed because the homeowner did not seek approval and did not use architectural style shingles. This situation could have been easily avoided if an ACC request form had been submitted to the ACC upon signing the roofing contract. So, if anyone is planning on getting a new roof soon, please remember to have the ACC approve it. Requests are usually turned around within a few days. Additionally, the C&R reminder document on page 6 is an excellent overview of some of the most common violations. It is well worth your time to refresh yourself on your community's covenants and restrictions.

At this time, I would like to congratulate all our graduates. We celebrate your achievement and wish you the best and much success in your future endeavors. 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

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

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

Mary Whelan

### ***Secretary***

Rusty Pfost

### ***Treasurer***

Bill Pfost

### ***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)

Shea Davenport  
Kyle Davenport  
4903 Heritage Park Blvd.

Rebecca Gottfredsen  
1170 High Meadow

Maya Hakim  
1142 Landings Loop

Rodney Henrichs  
4885 Lake Park

Sylvia Hodorek  
4711 Planters Ridge

Valerie Jones  
681 Eagle View Circle

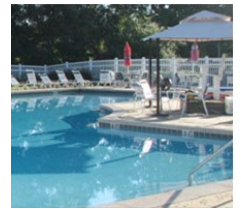
Jeremy Klimek  
Duyen Luu  
4845 Planters Ridge

Debra Whitley  
1007 Kingdom Drive

***Welcome to the neighborhood!***

## **The Piney-Z Pool is Open!**

The pool, which has been open since April 27, 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](http://pineyzcdd.com).



## **Landscape Update**

The landscape project at the Planters Ridge entrance was completed in March. These are before-and-after photos! The other two entrances will be "refreshed" when the budget permits. Thanks to Rusty Pfost and the (small) contingent of volunteers who made this happen!



## **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 7 and 21; July 5 (holiday week may delay pickup) and 19; August 2, 16, and 30; September 13. 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 the week-end before the next pickup.**



## **Calendar of Events**

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

Tuesday, June 18, 2024  
6:30 p.m.

### **Annual Meeting**

Tuesday, July 16, 2024  
7:00 p.m.

Tuesday, August 27, 2024  
(date changed due to primary)  
6:30 p.m.

### **“Celebrate America” at**

Tom Brown Park  
July 4

<https://www.talgov.com/parks/july4>

### **Primary Election**

August 20

[Leovotes.gov](https://leovotes.gov)

### **Around Town**

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

<http://visittallahassee.com/events>

<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?** Three 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 who will be attending, 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 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.

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 [pineyzcdd.com](https://pineyzcdd.com).



## **HOA Committees**

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

Chair, Karen Sutton  
[pineyzacc1@gmail.com](mailto:pineyzacc1@gmail.com)

### ***Hearings Committee***

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

### ***Landscape Committee***

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

### ***Social Committee***

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

### ***Standards Committee***

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

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

Linda Guyas  
[pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com)

## **Social Committee News**

There was quite a large turnout for the Piney-Z Barbeque/Pot Luck event on April 27. Approximately 100 residents came out for some barbeque sandwiches and an assortment of covered dishes. It was good to see so many of our neighbors!

Around 80 people attended our Ice Cream Social on May 19. It was a hot day and quite a few people took a break from their pool time to join us. A special thanks to those who helped set up and break down!

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 or there is a conflict. 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 2023 through April 2024**

Beginning Account Balances		\$155,335
Receipts	\$60,892	
Disbursements	\$75,539	
Ending Account Balances		\$140,688

As of April 30, 2024, there were approximately 38 homes owing HOA assessments and/or interest, totaling \$3,177. Nonpayment deprives the HOA of needed revenues 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 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.

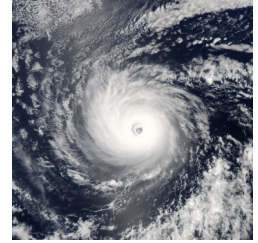
**Official communications and questions for the HOA should be addressed to the phone number or email addresses found in this news-letter or on the website.**

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 Linda Guyas (p.1) Pete Sampson (p.2), Mike Ekko (p.4) and Wade Bishop (p.5). If you have a photo of Piney-Z or around town, send it to: [pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com) and you might be the next one to get a photo credit!

## **Hurricane Season is Here**

After surviving the tornado(s) that came through Tallahassee on May 10, we now have to start thinking about hurricane season. June 1 - November 30 are the “official” start and end of hurricane season, but honestly, it 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](http://www.nhc.noaa.gov) – National Hurricane Center
- [www.spc.noaa.gov](http://www.spc.noaa.gov) – Storm Prediction Center – useful all year long
- [www.weather.gov/tae/](http://www.weather.gov/tae/) – National Weather Service office in Tallahassee
- [www.ready.gov/hurricanes](http://www.ready.gov/hurricanes) –Dept. of Homeland Security hurricane website
- [www.HaveAHurricanePlan.com](http://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 2024 hurricane names will be, they are: Alberto, Beryl, Chris, Debby, Ernesto, Francine, Gordon, Helene, Isaac, Joyce, Kirk, Leslie, Milton, Nadine, Oscar, Patty, Rafael, Sara, Tony, Valerie, and William. Hopefully we won’t have to hear very many of them!

## **2024 Elections - Key Dates**

(from the Supervisor of Elections Website)

You can find comprehensive information about the upcoming Primary and General elections at [www.leonvotes.gov](http://www.leonvotes.gov). Here is a quick rundown:



### **Primary Election - August 20**

- Deadline for registration - July 22
- Deadline to request vote-by-mail ballot - August 8 (5 p.m.)
- Early voting period - August 10 - 18

### **General Election - November 5**

- Deadline for registration - October 7
- Deadline to request vote-by-mail ballot - October 24 (5 p.m.)
- Early voting period - October 21 - November 3

For in-person voting, our Piney-Z polling place is conveniently located at the Lodge. If you need to check your registration status, or whether you are signed up for vote-by-mail, go to [LeonVotes.gov](http://LeonVotes.gov) and click “Your Voter Info.” Whether you choose to vote in person on election day or during early voting, or vote by mail, **please vote!** You can find information on all three ways to vote at the [Leonvotes.gov](http://Leonvotes.gov) website. If you prefer to get information in person, the Supervisor of Elections’ office is nearby at 2990-1 Apalachee Parkway.

## 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](http://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.”**

## Piney-Z Playground Survey Results

On April 6, 738 postcards were mailed to homeowners asking the question: “Do you want the Piney-Z CDD to build and maintain a new playground using existing resources?” Of the 215 responses received as of April 22nd, 68% indicated YES and 32% indicated NO.

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](http://www.PineyZ.com).