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President's Message

Hi Neighbors!

This has been one hot summer! Hope everyone is surviving the heat and is ready for cooler weather.

Looking back over the past year, I am thankful for the HOA board and committee members who freely gave of their time to serve this community. Without them, we would not have been able to successfully operate the HOA. I am especially thankful for Rusty Pfost, past HOA secretary, that served in that role for four years. Good job, Rusty! And to the Piney-Z homeowners, thank you for your cooperation as we identified and implemented areas for improvement.

In planning for next year, we identified a few areas that will need our attention due to changes made in the 2024 Legislative Session affecting HOAs. By the end of the calendar year, the HOA will be required to provide each homeowner with a username and password and access to the protected sections of the HOA website containing its official documents. To accomplish this requirement, a homeowner information sheet will be mailed to each homeowner with the annual assessment notice. Returning the completed information sheet will enable us to capture specific homeowner information needed in developing a new community website; therefore providing access to protected information to homeowners in a secure manner. Be on the lookout for this information sheet with your assessment notice and mail it back as soon as practical.

Another change this past Legislative Session was the law governing board member education, and the execution of the education certificate continues to require completion within 90 days from election or appointment, with an automatic suspension of any director who fails to complete these obligations in a timely manner. The law also continues to provide that the board of directors may make temporary appointments until these obligations are fulfilled and that once the required education is completed, it is valid for 4 years. The law now requires directors of HOAs our size to complete at least 4 hours of continuing board education annually. Also, the board of directors or its architectural control committee is now required to adopt hurricane protection specifications for each structure or other improvement on a parcel that is governed by the HOA. More on this to come soon.

As always, the HOA is open to hearing your ideas and comments, so please let a board member know what is on your mind or, better yet, come to our meetings. And of course, you can always contact me at pineyzhua.pres@gmail.com.

Best,

Mike

HOA Assessments Due October 1! See page 5



HOA Board of Directors:

President

Mike Gomez

pineyhoa.pres@gmail.com

Vice-President

Mary Whelan

Secretary

Ed DeBardeleben

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 member

At the July annual meeting, three seats on the HOA Board of Directors were up for election. Since only three residents filed intent to run forms, they were appointed by acclamation. Eric Pratt will continue in his role as Committee Liaison, Bill Pfof will continue in his role as Treasurer and Edwin DeBardeleben is the new Secretary. Here is a little bit about Ed.

Edwin (Ed) DeBardeleben has lived in the Fieldcrest neighborhood of the Piney-Z community since 2012. A native of Auburn, Alabama, as well as a graduate from Auburn University, Ed resided within an HOA in Ormond Beach, Florida, for over 22 years before moving to Tallahassee. Ed recently retired from the State of Florida as Bureau Chief of Quality Management for the Agency for Persons with Disabilities. Ed has served on numerous advisory boards related to housing, transportation, school transition, case management, healthcare services, etc.

Ed and his dog Woody are avid walkers throughout the Piney-Z community and nearby parks. Like many of the residents of Piney-Z, he appreciates the natural beauty of the community as well as the amenities it offers. Ed believes it is important that we, the residents of Piney-Z, work actively together to promote the quality of life we enjoy whether it be through social events, architectural compliance, landscaping, and pedestrian safety.

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.

Cash Balance Report October 2023 through July 2024

Beginning Account Balances		\$155,335
Receipts	\$69,925	
Disbursements	\$113,064	
Ending Account Balances		\$112,196

As of July 31, 2024, there were approximately 12 homes that have not paid one or more years of their HOA assessments, totaling \$1,760. 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

October 15, 2024
6:30 p.m.

December 10, 2024
(due to holidays)
6:30 p.m.

February 18, 2025
6:30 p.m.

For a full list of the 2024-25
HOA meetings, please visit
www.pineyz.com

Social Events

See paragraph on this page.

Other Dates of Note

HOA Assessments Due
October 1

Time Change
November 3

Election Day
November 5

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 13 and 27, October 11 and 25, November 8 and 22, and December 6. 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.**

Social Committee News and Upcoming Events

On August 5, the first social event after the summer break was held, which was the Back-to-School supply collection drive. For the third year in a row, Piney-Z residents came through, and a huge amount of school supplies 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!!

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

Thursday, September 5 - 6 to 8 p.m.- **BINGO** at the Lodge - all ages

Friday, October 18 - 6 to 8 p.m. - **BINGO** at the Lodge - all ages

Saturday, October 19 - 8 a.m. to noon - **Piney-Z Fall Garage Sale**

Friday, November 8 - 6 to 8 p.m. - **HAPPY HOUR** Honoring Veterans - at the Lodge - adults only - BYOB

Thursday, December 5 - 6 to 8 p.m. - **BINGO** at the Lodge - all ages

Sunday, December 15 - 2 to 4 p.m. - **Christmas for Kids** at the Lodge

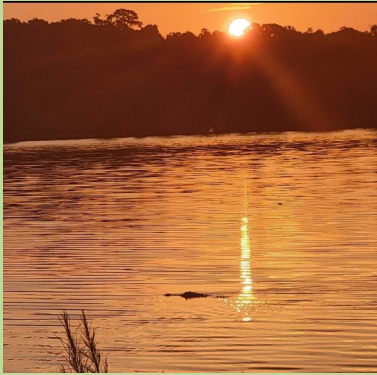
2024 General Election - Key Dates

For the general election on November 5, the deadline for registration is **October 7**. Vote-by-mail ballots must be requested by **October 24 (5 p.m.)**. Early voting is from **October 21-November 3**. Piney-Z's polling place is conveniently located at the Lodge, 950 Piney Z Plantation Road. If you need to check your registration status, or whether you are signed up for vote-by-mail, go to LeonVotes.gov and click on "Your Voter Info."

Reminder: Homeowners may not display political signs in the community.

Daylight Saving Time ends November 3 —
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, Danny Burnett
pineyzhoa.pres@gmail.com

Landscaping Committee

Chair, Rusty Pfof
fsu77gt@juno.com

Piney-Z Newsletter

Linda Guyas
pineyznewsletter@gmail.com

New Homeowners

(from the Leon County Property Appraiser's website)

Janet Berry
1076 Kingdom Dr.

Sarah Dawson
Jeremy Hudak
4890 Planters Ridge

Sonya Dudley
4907 Heritage Park Blvd.

Wang Jie
Rong Ke
1126 High Meadow

Fengjiao Liu
Lingjiong Zhu
1024 Piney Z Plantation

Tara Miller
1057 Landings Loop

Kimberly Moore
4923 Heritage Park Blvd.

Tram Nguyen
Son Vu
621 Eagle View Circle

William Perry III
Kathy Perry
907 Park View

Ian Plummer
Svetlana Plummer
1148 Winter Lane

Thomas Trimble
Beth Caswell
1046 High Meadow

Welcome to the neighborhood!

New Board Resolutions

At its August 27 meeting, the Piney-Z HOA Board passed four new resolutions. A brief description of each is below. You can see the full resolutions on the website under "Bylaws and Resolutions."

- ◆ **Retention of Official Records - Resolution 2024-01**
 - Outlines the HOA Board's records retention policy, as well as indicating which of these items must be posted on HOA the website by January 1, 2025.
- ◆ **Continuing Education for Directors - Resolution 2024-2**
 - Outlines educational requirements for board members due to new legislation.
- ◆ **Hurricane Protection Specifications - Resolution 2024-3**
 - Outlines the HOA's compliance with new legislation regarding hurricane protection specifications for structures.
- ◆ **Duration of Holiday Decorations and Lights - Resolution 2024-04**
 - Holiday decorations and lights shall not remain on homes for more than 45 days.

Fieldcrest Lawn Care

There have been some issues reported with fenced back yards not being mowed. If you have a fenced yard, please be sure to leave your gate unlocked on mowing days and check to see that there are no objects or dog droppings in the yard.



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 month’s photos are courtesy of Mike Ekko (p. 2), Kris Carter (p.3), Pete Sampson (p.4) and Wade Bishop (p.5). If you have a “newsletter-worthy” photo that you would like to share, please send it to pineyznewsletter@gmail.com.

Helpful Contact Information

From time to time, there is confusion about where to go or who to ask for information in the neighborhood. It is important to remember that if you have a question about an HOA rule or a CDD concern, please don’t rely on information you solicit on Facebook or NextDoor. Sometimes you will get a correct answer, and sometimes you will not. Unless the response is from someone on one of these boards, please check with the responsible board or committee. Here is some helpful contact information:

For questions about:	Contact:
Approvals for exterior painting, re-roofing, fences, and other exterior modifications	HOA Architectural Control Committee pineyzacc1@gmail.com
Pool, fitness center, lodge, pavilion CDD Annual Assessments	CDD Manager 850-656-4007 cddmanager@pineyzcdd.com
HOA Annual Assessments Violations of Covenants & Restrictions Estoppel Fee Certificates Landscaping and Lawn Care	Lewis Property Management 850-668-1173 manager@lewispmp.com
HOA Standards Committee	Pineyzhoa.pres@gmail.com
HOA Social Committee	Pineyzsocial@gmail.com
HOA Appeals Committee	pzhearing@gmail.com
HOA Newsletter	pineyznewsletter@gmail.com
HOA Website, with meeting dates	www.pineyz.com
CDD Website, with meeting dates	www.pineyzcdd.com

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 the HOA 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 15**, please contact Lewis Association Property Management at 850-668-1173 or manager@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." If you are not sure which phase you are in, you can look your property up on the Property Appraiser's website (www.leonpa.gov) and click on "Parcel ID."

Top Five Covenant & Restriction Violations (in case you were wondering)

- ⇒ Parking other than in the garage or on the driveway
- ⇒ Trash bins in public view
- ⇒ Reroofs without Architectural Control Committee (ACC) approval
- ⇒ New/replacement fencing without ACC approval
- ⇒ Yards not maintained

Hurricane Season is Here

We survived the tornado in May and, more recently, Hurricane Debby. Hurricane season will not be over for a few more months. 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

Residents who need extra assistance during a disaster can register for a confidential special needs registry. Anyone who has physical, mental, cognitive, or sensory disabilities AND will need evacuation and/or sheltering assistance may register at <https://snr.flhealthresponse.com/>.

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.