



Homeowners Association and
Community Development District
950 Piney-Z Plantation Road
Tallahassee, FL 32311

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Fall 2006

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Update on Village Center Area Development

As promised in the Memorandum of Understanding signed by Evergreen Communities, Inc. and the HOA Board, the Developer has purchased the "Well Site" on Conner Boulevard for development and will deed the land known as the "Daycare Site" (by the playground) to the HOA to be used as open space. This means that all of the land around the Lodge and amenities (shown as a patterned area to the right of the development site in the diagram) will be contiguous open space.



Additionally, the developer will transfer the considerable CDD fees to the well site so the HOA will have no fees to pay on the land.

The City has approved the plat for the Village Center development site providing 20 lots for single-family, detached homes. Site work will start in the first quarter of 2007. The HOA Board is monitoring the progress of the development very carefully and will make every effort to keep residents informed.

Fence Repair Update: The neighborhood fence along Conner Boulevard has been damaged by motorists in two places. The HOA Board is in the process of having the debris removed, fence repaired, and insurance claims processed. Thank you for your patience.

Holiday Decorating Contest

The HOA Board is sponsoring a holiday decorating contest for the homes in Piney-Z. A prize will be awarded to one home in each area: Eagleview, Fieldcrest, and The Gardens and carriage homes.



Judging will take place the evening of Tuesday, December 19, so you still have a little time to get in the holiday spirit. Good luck to all!

November Election Results

Congratulations to the new CDD Board members and many thanks to everyone who participated.

Piney Z CDD Seat 1

Total Votes 670
Larry M. Pushor 163 24.33%
Geraldine C. Rudd 277 41.34%
Tim Vaccaro 230 34.33%

On October 17, the HOA Board sponsored a pre-election forum with all CDD candidates participating. It was a great community event. Thanks to everyone who helped—especially our wonderful moderator, Toya O’Hora.

Piney Z CDD Seat 3

Total Votes 659
Tom Cooper 370 56.15%
Tonya Reed-Hightower 289 43.85%

Piney Z CDD Seat 5

Total Votes 604
Sam Diconcilio 297 49.17%
Richard A. Mergy 307 50.83%

Golden Age Game Afternoon

Beginning in January 2007, we are planning to hold a Golden Age game afternoon in the Lodge every 2nd Wednesday of the month from 1-4pm. This will be a great opportunity for retired residents to meet and socialize. Playing cards and games as we age helps keep the mind active, so you don’t have to feel guilty—just call it mental health therapy! If you are interested, please call Rosemary White at 385-3187 to share your ideas and expertise in certain games. We will need some table leaders (card sharks?) to mentor other players, so please consider volunteering. We are open to suggestions, and if you don’t play games just come for the experience. We’ll be happy to teach you a game, or there will probably be others who just want to visit. The event lasts from 1-4pm, but you can come and go freely during that time. See you there!

www.pineyz.com

HOA Board

- Claudia Vaccaro
President 671-4339
- Anne Parker
Vice-President 656-2224
- Rosemary White
Treasurer 385-3187
- Colleen Tice
Secretary 878-3949
- Dorinda Jeffery
Event Coordinator 321-8950

Committees

- Architectural Control (ACC)
John Boyle 942-0953
Dick Mergy 877-6855
- Community Standards
TBA
- Appeals
Vince Del Marco 656-6155

Holiday Decorations at the Entrances

In the past, the entrances to our neighborhood were decorated by hired help. This year, in an effort to save money, the HOA Board and other volunteers decorated the entrances. Thanks to everyone who helped.

We did our best to make a festive display while not over-taxing the electrical circuits. We ask that you not "embellish" the decorations due to concerns for personal safety and liability.



Key Fob Reactivation Required After February 3, 2007

Your Key Fob Will Not Work After February 3, 2007. Reactivation is Required. Fitness Center Will Be Closed February 3-9, 2007 for Maintenance.

Reactivating or Registering for Your Key Fob

To protect the exclusive use of the amenities key fobs by bona fide Piney-Z residents and property owners, a planned servicing of the key fob system is scheduled to begin February 3, 2007. All previously issued key fobs will not work after February 3 and you must have your key fob reactivated by following the directions below. Note: One free use of a key fob, which provides access to the Fitness Center and Swimming Pool during certain hours, is allowed per household. One additional key fob can be rented for \$10.00 per household. Key Fobs remain the Property of the Piney-Z Community Development District (CDD) and must be returned if the key fob holder moves. The fob should not be passed along to a new buyer or anyone else. New buyers must register for their own fob. No refunds for a rented fob.

Come to the CDD office in the Lodge on one of the following days:

- Monday, Feb. 5: 10am to 6pm
- Tuesday, Feb. 6: 10am to 7:30pm
- Wednesday, Feb. 7: 10am to 6pm
- Thursday, Feb. 8: 10am to 7:30pm
- After Feb. 8, you can register or reactivate an amenities key fob during regular CDD Office hours or make an appointment with the CDD staff.

To reactivate or register, you must do the following:

- **You must bring all previously issued key fobs with you.** To complete the registration and reactivation process you will have to bring all previously issued key fobs in your possession to the CDD office when you register. There is a \$10.00 replacement fee if your original fob is lost. Please bring a check or exactly \$10.00 if you have lost your fob or plan to rent one additional fob. No credits cards.
- **You must provide proof of residency or ownership.** Bring with you a valid Photo ID and something that verifies that you are a current resident or property owner. We need one of the following: (If a Resident it must include a Piney-Z address). Closing Papers, Comcast Bill, Utility Bill, Phone Bill, etc.
- **Be prepared to have your photo taken.** Whoever registers the household for a key fob will be considered the Primary Key Fob holder and representative for the household. A photo is required and will be taken to accompany the amenities key fob records. The primary key fob holder is considered the contact person if any problems arise associated with the use of the fob.
- **Complete the registration form.** All questions on the registration form must be completed. Registration Forms will be available in the Lodge when you register. It will not take long to fill out and we will strive to complete the registration procedures as quickly as possible. Rules and Regulations governing the Piney-Z CDD Amenities can be viewed on our website, pineyz.com, or you can obtain a printed copy at the CDD office. To obtain a key fob or have yours reactivated you must sign the statement that includes agreeing to all the CDD Rules and Regulations for using the amenities.

We are sorry for the inconvenience as we service the key fob system and close the Fitness Center February 3-9, 2007. However, servicing the key fob system and Fitness Center is periodically necessary. Thank you for your cooperation. If you have any questions, please contact Lance Rogers, CDD Property Manager, at 656-4007.

Piney-Z CDD

Property Manager

Lance Rogers 656-4007
lance-piney-z@comcast.net

Office Hours

Monday-Thursday 10am-6pm
Fridays 10am - (varies due to schedule)
or by appointment

Board Members

Jan Bridges, 878-8735
Tom Cooper, 216-3958
Grace Dansby, 878-2849
Dick Mergy, 877-6855
Geraldine Rudd, 893-7379

Assessment Concerns & Pay-off Information

CDD District Management
Bob Koncar 904-940-6044

Next CDD Board Meeting

Monday, January 8, 2007
1:00pm in the Lodge



Pandemic Bird Flu Presentation

Could you work from home for weeks at a time? How long could you stay home without needing to go to the grocery or drugstore? Would you be willing to wear a face mask and isolate yourself from others? What about your children?

Harvard researchers are surveying Americans on questions like these as the government wraps up work on a plan to use primitive infection-control measures to deal with a killer flu outbreak until drugs and vaccine become available.

The Red Cross and other agencies have graciously agreed to give a presentation on preparing for the pandemic and advising on many topics such as stockpiling food, water, possible in-home quarantine, medical services and other issues associated with Avian Influenza (Bird Flu). In an effort to help prepare our homes and families, they will be ready to answer questions and distribute literature. Please join your neighbors at the Lodge to hear information on this critical issue.

DATE: Tuesday, January 9, 2007
TIME: 6:30pm
LOCATION: Piney-Z Lodge

“Social disruption may be widespread. Plan for the possibility that usual services may be disrupted. These could include services provided by hospitals and other health care facilities, banks, stores, restaurants, government offices, and post offices. Being able to work may be difficult or impossible. Schools may be closed for an extended period of time. Expect disruptions in power and water.”

Source: pandemicflu.gov

Doggone It—Your Neighbors Want Consideration

We still get regular complaints from Piney-Z residents about other residents allowing their dogs to leave their droppings in their yards. No one wants dog droppings in their yard or in front of their mailbox. So, what is the proper thing to do when you walk your dog?

1. Walk your dog on a leash (that's the law in this town).
2. Take a plastic bag with you, such as a plastic grocery bag or waste disposal bags from the pet store.
3. When your dog deposits droppings on the ground, with your hand inside the bag, pick up the droppings and turn the bag inside out trapping the droppings inside.
4. Tie the bag shut. Your hands remain clean. Another option is to bring a scoop with you.
5. Finish your walk and take the bag home and throw it away in your trash.

Especially do not leave droppings on the CDD amenities grounds or in the children's playground and gazebo area.

The HOA and CDD staff, Boards, or Committees cannot be involved with concerns or actual disputes between residents over dog droppings, barking dogs, escaped pets and such. We can only advise you to discuss it with your neighbor, call animal control, or perhaps even the health department if you are tired of finding dog waste on your property.

Avian Influenza (Bird Flu) Information:

- FluTrackers.com —Harvard School of Public Health
- cdc.gov — Centers for Disease Control and Prevention
- who.int — World Health Organization
- pandemicflu.gov — U.S. Government.
- fluwikie.com

Don't forget to register at pineyz.com to receive the newsletter and other community announcements by email.

Final Plea for a Volunteer Standards Committee Chair

The HOA is in search of a volunteer to chair the Standards Committee. This committee is responsible for documenting and notifying residents of violations of the Covenants and Restrictions. It is a very important position in our community, for we all want to preserve the beauty of our community as well as our home values. If you are interested in chairing this committee, please contact a member of the HOA Board right away. For many reasons, we would strongly prefer a community volunteer for this position. However, because this position is so important, if we are unable to find a volunteer, we will have to hire either an individual or management company to fulfill these duties, which may affect HOA fees.

Please consider volunteering for this position. You may contact any HOA Board member for more information.