

# Piney-Z flyer

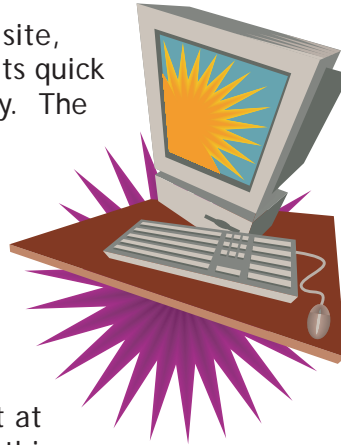


September-October 2004

## New and Improved Web Site

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

Save yourself a trip to the Lodge. The Piney-Z web site, [pineyz.com](http://pineyz.com), has been redesigned to provide residents quick and easy access to information about our community. The site is jointly sponsored by the HOA and CDD.



Some of the new features of the site include:

- Announcements such as upcoming HOA and CDD Meetings and community events.
- Information about our community, including a map with all the streets labeled, as well as the Lodge and amenities. If you are planning an event at your home or the Lodge, you may want to include this map in your invitations.
- All publications, such as the Covenants and Restrictions, and all the forms and flyers that are available at the Lodge, are now online.
- A slide show of the 4th of July Celebration, with photos courtesy of Rosemary White.
- Descriptions and contact information for the Committees, HOA Board, and CDD Board.
- Detailed information on all of the amenities, including rental information and forms.
- Information and photos of Lafayette Heritage Trail Park.
- All issues of the newsletter, which are actually in color (but you wouldn't know that from the photocopies).

One feature we hope you'll take advantage of is the ability to **register to receive the newsletter and other official announcements via email**. It's a simple web form that asks for your name and email address. Our privacy policy is clearly stated on the web site. Your information will be stored in a very secure database, which will not be shared with anyone. You can remove yourself from the mailing list at any time. If you choose not to register, the newsletter and announcements will be posted to [pineyz.com](http://pineyz.com).

Lastly, there is a section called **Community Networking**, where residents are invited to advertise their business. The annual advertising fees will offset the hosting and domain name fees we pay for the site.

We hope you will visit [pineyz.com](http://pineyz.com) and register for the mailing list. Thank you!

## HOA Board

email: [hoa@pineyz.com](mailto:hoa@pineyz.com)

Mildred Kelly  
President 877-5191

Claudia Vaccaro  
Vice-President 671-4339

Tonya Hightower  
Secretary 671-4238

Treasurer  
Vacant

Susie Brierton  
Committee Liaison 656-6326

## Committees

### Architectural Control (ACC)

Tom Cooper 216-3958  
Dick Mergy 877-6855  
S.K. Nayak 942-2298

### Community Standards

Larry Pushor 878-7473  
Ashok Jain 513-1872

### Appeals

Vince Del Marco 656-6155

### Crime Watch

Drew and Joanne Maholanyi  
877-6633

## HOA Board Meetings

Upcoming HOA Board meeting:  
Tuesday, October 12  
6:30pm in the Lodge  
Everyone is welcome!

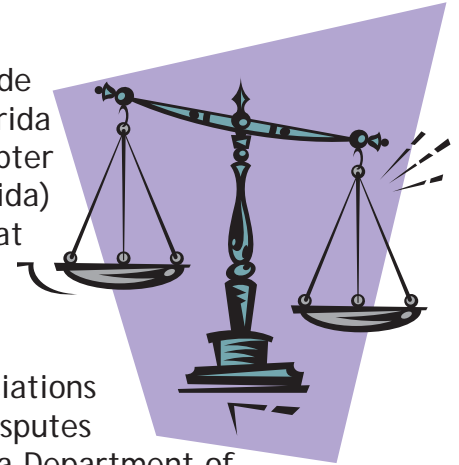
## Campaign Signs

Campaign signs in yards and common areas are a violation of the Covenants and Restrictions.



## New HOA Laws Are in Effect

HOA attorney M.B. Adelson of The Law Offices of M.B. Adelson IV, P.A. made a presentation at the last meeting of the HOA Board about changes in Florida law affecting Homeowners' Associations. Effective July 1 of this year, Chapter 720 of the Florida Statutes was amended (Chapter 2004-353, Laws of Florida) and revised. Below is a brief overview of some of the important things that are new and different under the amended statute that apply to property owners in and members of Piney-Z Plantation Homeowners' Association.

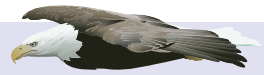


A significant change is that the law now provides that "homeowners' associations and their individual members will benefit from...presuit mediation of...disputes involving covenant enforcement", and the statute now requires the Florida Department of Business and Professional Regulation (DBPR), Division of Land Sales, Condominiums and Mobile Homes, to "hear, administer and determine these disputes as more fully set forth in this chapter" (Section 720.302, F.S.). This means that when a Notice of Violation of a neighborhood covenant or restriction is issued by the Piney-Z Association, and the violation is not resolved by the property owner within the times provided, then the Association will refer the matter to enforcement by its attorney, and the attorney will first initiate and conduct an enforcement mediation proceeding at DBPR, before filing for enforcement in the County Court if the mediation is unsuccessful and a lawsuit remains necessary.

New and substantial cost and time considerations are now part of the process of resolving violations of and non-compliance with neighborhood covenants and restrictions. Before filing a lawsuit against a property owner for a violation, the Association is required to go to mediation first as part of its enforcement effort (see Section 720.311, F.S.). The filing cost alone for an enforcement mediation is \$200.00. Of course, the enforcement situation may be resolved at mediation, instead of having to go to court, and if a property owner is found to be in violation of the covenants or restrictions, that owner still will be subject to having to pay the fine, mediation fees, and costs and attorney's fees as part of the enforcement, according to the provisions for costs and fees which are part of the recorded governing documents for Piney-Z. As always, it is far less costly to resolve any neighborhood enforcement issues with the Association before it has to be referred to our attorney for enforcement proceedings.

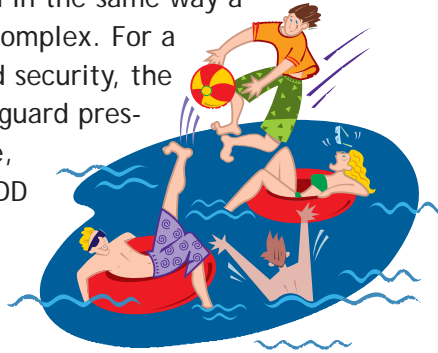
At mediation, either the property owner agrees to pay the fine, fees and costs, or the Association agrees to drop its enforcement action, or an impasse is declared. If the mediation is not successful, the case may then proceed to court for enforcement, and the costs, mediation fees and attorney's fees of the mediation are added to the costs and fees that the Association may be entitled to recover for enforcing the neighborhood provisions in court by obtaining a judgment. In other words, the enforcement process now may have two proceedings, one before a mediator, and another in court, and thus a person who is not in compliance could see their cost burden for violation of the neighborhood covenants and restrictions significantly increase.

We, of course, hope that none of this will be necessary, so everyone is encouraged to look over the official Piney-Z Covenants and Restrictions (available at [pineyz.com](http://pineyz.com) or at the Lodge) so that a Notice of Violation from the Association need never appear in your mailbox. Everyone is further encouraged to notify contractors and workers of the regulations when any work is to be done on your property so that no violations occur by their actions. And finally, if the Association should ask you to remedy a compliance issue, please consider that these regulations are for everyone's benefit, and a costly dispute should be avoided!



## How the Piney-Z Swimming Pool Schedule is Determined

We are fortunate to have such a nice pool for residents and their guests at Piney-Z. Questions regarding how the schedule is determined often arise in mid-August, when the swimming pool closes on weekdays. The current 2004 Pool Season, including the days and hours of operation, was adopted by the CDD Board of Supervisors. Determining an appropriate schedule can be a challenge. The Board tries to balance pool availability with the cost of upkeep. Since the CDD is a special purpose government, the pool and amenities cannot be managed in the same way a pool might be managed at a hotel or apartment complex. For a variety of reasons including insurance, safety, and security, the pool and deck area cannot be open without a lifeguard present. The cost of chemicals, utilities, maintenance, and lifeguard staffing are financed through the CDD assessment fees paid by Piney-Z property owners.



The CDD considers several factors when determining the schedule for the non-heated pool, including input from residents, legal counsel, lifeguard need and availability, estimated operational costs, lighting limitations, past pool attendance, school and college calendars, aquatics management company advice, and the schedules of other local outdoor non-heated pools.

Although the weather is still warm, pool use and lifeguard availability drop significantly once public schools resume. Residents at CDD Meetings have expressed a desire to save on assessment fees and concern that a more lengthy pool schedule could result in paying lifeguards to watch an empty pool. The assessment fees for the 2004 fiscal year pay for the current pool schedule. Increased pool availability may result in higher assessments for the next fiscal year.

If you have any questions, comments, or concerns regarding the pool schedule or any of the Piney-Z amenities, please contact the CDD Board or Property Manager, Lance Rogers. Consult the the box at the right of this page or pineyz.com for scheduled CDD Board meetings.

## The Amenities and Bad Weather

When bad weather occurs it is obvious that the Swimming Pool must be closed, but sometimes the Fitness Center and other amenities must be closed as well. The Fitness Center is prone to flooding and the electrical equipment is sensitive to power fluctuations. To protect the equipment and users, the Fitness Center may be closed and key fob access denied during certain weather conditions. Unfortunately this will occasionally delay your exercise, which can be an inconvenience. Any time the weather services issue hurricane or severe weather advisories, the amenities will likely be closed, and we urge you to stay at home.

During Tropical Storm Frances, precautions were taken to secure the amenities, however several limbs fell and a tree hit the gazebo near the playground. We appreciate your understanding when the amenities are unavailable for safety reasons.

### Piney-Z CDD

#### Property Manager

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

#### Office Hours

Monday-Thursday 10am-6pm  
Fridays 10am - mid-afternoon  
or by appointment

#### Board Members

Ed Livingston, Chair  
(850) 914-3242

Jim Ward, District Manager  
(954) 753-5841

Jan Bridges  
Grace Dansby  
Kim Murphy

#### CDD Corporate Offices

10300 NW 11 Manor  
Coral Springs, FL 33071  
(954) 753-0380

#### Upcoming CDD Board Meeting:

Monday, November 8, at  
1:00pm in the Lodge.

### Swimming Pool Hours (Weather Permitting)

August 14 - October 17:  
Open: Saturdays and Sundays  
10:00am until Dusk  
Closed: Weekdays

October 18, 2004 - April 15,  
2005:  
Pool Closed

The Fitness Center is Open  
5am-10pm daily.



## HOA Board Seeks a Treasurer

The HOA Board is in need of a Treasurer to fill the position currently held by Evelyn Schneider, who will be moving after the September 14 meeting. The HOA Treasurer pays bills, makes bank deposits, reconciles bank statements, and prepares financial reports for the Board. Accounting experience and knowledge of Quicken and Excel would be helpful, but are not necessary. If you are interested in serving as Treasurer, please contact the HOA Board.

## Tree Issues

**Approval for Planting or Removing Trees**—The Covenants and Restrictions dictate the rules and conditions related to tree planting or removal. To receive approval for tree planting or removal, contact Architectural Control Committee (ACC). Contact information is on the front page of this newsletter. The ACC is a committee of the HOA. Additional information is on our website, pineyz.com, or at the Lodge (656-4007).

**Concern about a Tree or Limbs Hanging Over Your Home or Property**—The CDD and HOA do not provide tree cutting services for Piney-Z residents or property owners who have concerns about trees or limbs. Trees in HOA Common Areas that have limbs hanging over a resident's property or home will rarely be removed. This was discussed and researched in 2003. It was determined that the owner of the tree does not bear the responsibility for trimming branches that overhang someone else's property, but the homeowner has the right to protect their property by having the tree limbs removed at their cost. Homeowners wishing to cut limbs or remove trees at their expense should consult with the ACC committee to determine if their plan complies with the Covenants and Restrictions, and to ensure that trees are not cut without cause.

CDD Board research indicates that this is consistent with Florida law and City of Tallahassee policy.

## Closest Post Office is Just Around the Corner

Nestled inside the BP station on the corner of Apalachee Parkway and Southwood Plantation Road is a satellite post office. It's definitely the most convenient post office for Piney-Z residents.

**Hours:** Monday-Friday 8am-6pm, Saturday 8am-3pm

**Collection:** Monday-Friday at 4pm, Saturday at 10am

**Payment:** Cash and Check only, ATM available

**Services:**

- Expressmail
- Domestic/International Mail
- Insured Mail
- Certified/Registered Mail
- Return Receipt
- COD
- Money Orders
- Stamps and packing supplies available for purchase

### Vote at the Lodge

The Piney-Z Lodge is now the official polling place for all Piney-Z residents. The Lodge may be unavailable for other uses during elections. For voter information, contact the Leon County Supervisor of Elections Office: 488-1350  
<http://www.leonfl.org/elect>.

### Holidays and Events

- September 6—Labor Day Observed
- September 11—Patriot Day
- September 15-16—Rosh Hashanah
- September 24-25—Yom Kippur
- October 11—Columbus Day
- October 16—National Boss Day
- October 24—United Nations Day
- October 31—Halloween
- October 31—Daylight Savings Time Ends

### Join a Committee

One of the best ways to enjoy your community is to get involved in a HOA committee. Please consider lending your talent to one of the committees below. Committee contacts are on the front page of this newsletter.

- Architectural Control (ACC)
- Community Standards
- Appeals
- Crime Watch
- Social Events



## Fall in the Tallahassee Garden

For southern gardeners, September brings the same feelings of joy and renewal that our northern counterparts feel in the spring. Its time to get out in the garden again and begin getting our gardens in order and planting.

**Shrubs and Trees:** Container-grown trees and shrubs can be planted now or later in the season. Some natives that have lovely fall foliage include American beech, hickory, sassafras, Florida red maple, oakleaf hydrangea, and Elliott blueberry. Of course we often have to wait until December for the peak of fall color and even then the extent and depth of color depends on the amount of rain and cold weather we have before then. For colorful berries, plant American beautyberry, yaupon holly, or American holly. If you plan to transplant trees and shrubs this winter, while they are dormant, you should root prune them now.

**Flowers:** Plant paperwhite narcissus, snowflakes (*Leucojum vernum*), Easter lilies, Madonna lilies, amaryllis bulbs, and Louisiana irises. Divide and replant overgrown clumps of perennials that have finished blooming. Lift and divide daylilies. To separate irises, dig, cut the foliage back to three inches, and allow the rhizomes to air dry for a few days before replanting. Plant petunias and dianthus.

Try something new when choosing perennials for planting this fall. Some fall-blooming perennials which have done well in the Leon County Extension Demonstration Garden include: lion's ear (*Leonotis leonurus*), which has bright orange flowers; cigar flower, (*Cuphea micropetala*), which has orange flowers shaped like tiny cigars, tipped with yellow; Phillipine violet (*Barleria cristata*) which blooms with a profusion of dark lavender flowers; and firespike, (*Odontonema strictum*), a four to five foot plant topped with tubular red flowers. Ornamental grasses are also lovely additions to the fall garden. They combine beautifully with fall-flowering perennials in the landscape. Muhly grass, *Muhlenbergia capillaris*, is a native, with pinkish-purple flower heads.

**Vegetables:** Pull up and throw away summer vegetable plants that have finished producing. Don't till them into the soil. You could end up spreading diseases. Vegetables need fertile, well cultivated soil. Till as deeply as possible before planting. Add organic soil amendments such as compost or well-chopped leaves. Anything you add should be well-composted and thoroughly mixed into the soil.

Plant fall vegetables now, including broccoli, cabbage, carrots, collards, endive, escarole, leeks, turnips, radishes, mustard, beets, kale and green onions. If you plant early in the month, you can still plant tomatoes, squash, beans, and cucumbers. Plant herbs such as chives, oregano, parsley, sage, rosemary and tarragon. Wait until next month to plant strawberries.

**Lawn care:** If your lawn needs fertilizing again before winter, do it before the end of September. If you haven't fertilized since spring, an application of a low-nitrogen, high potash (potassium) winterize fertilizer, such as 5-0-15 or 5-0-20 could help now. Avoid high-nitrogen types of fertilizer.

If your lawn is developing areas that yellow and then turn brown, and you cannot find any sign of insect pests, then the problem may be a fungus disease, particularly if you have been receiving very frequent rains or if you have been over-watering. Closely examine the grass blades to see if they appear to be rotting off where they're attached to the stem. If so, a fungus disease is a good possibility.

For information on appropriate treatment consult David Marshall's article "Late Summer and Fall Lawn Problems" on the University of Florida/IFAS Leon County Extension web site at [http://leon.ifas.ufl.edu/late\\_summer\\_lawn\\_problems.htm](http://leon.ifas.ufl.edu/late_summer_lawn_problems.htm).

*Katherine LaRosa is a Master Gardener Volunteer with the University of Florida/IFAS Leon County Extension. <http://leon.ifas.ufl.edu>*

### Many Thanks!

Lance Rogers and the CDD would like to express their gratitude to the following residents for their gifts to the CDD Amenities this past fiscal year.

- Bill Groover, Groover Realty—Five commercial grade chairs for the pool area that match the existing green and white lounge chairs.
- William Rothas—heavy duty bar and bar stools which have been put to good use in the Lodge and enjoyed by many party groups.
- The Wenum—A nice covered swing which we plan to use in the pool area.

If you have a high quality item to donate to the amenities, please contact the Property Manager. He will determine if it is something the CDD can accept and put to use.

### Canine Courtesy

Please clean up your dog's messes.

### SPEED LIMIT 25

The speed limit within Piney-Z is 25 unless otherwise posted. Report speeders to TPD at 891-4200.

### Newsletter Suggestions

Tell us how you like the newsletter and what you'd like to see included in future issues. Contact Board VP Claudia Vaccaro at 671-4339 or email [hoa@pineyz.com](mailto:hoa@pineyz.com).



## Saturday Morning Pilates at the Lodge

The Piney-Z CDD and Diane Arnold of LEAP Training Systems are working together to provide Pilates class on Saturday mornings from 9am to 10am in the Lodge. The price is \$9 per class when paid a month in advance or \$12 per individual class.

Below is a brief survey to help us determine your satisfaction with the current class and other fitness classes you may be interested in having within our community. As an incentive to fill out the survey, LEAP and the CDD are offering one complimentary Pilates class for first time participants. For those survey participants who are currently attending the Saturday morning class, the per class fee will be reduced to \$8 when you pay for the month in advance. All responses to the survey must be completed and submitted by October 30, 2004 in order to receive the special offer.



### Survey

On a scale from 1 to 5 with 1= strongly disagree, 2= disagree, 3=neutral, 4=agree, and 5= strongly agree, please indicate your answer below. For questions that do not apply to you, please mark N/A.

1. The day and time that the Pilates class is held currently, agrees with my schedule and preferred time to exercise. \_\_\_\_\_
2. I wish there was another Pilates class on a different day and time. \_\_\_\_\_  
If this is the case, please suggest alternative days and times you would like to attend an exercise class \_\_\_\_\_.
3. Based on my prior knowledge and experience with Pilates, the class does not meet my expectations. \_\_\_\_\_  
If this is the case, please comment briefly on your expectations/perceptions, i.e., it doesn't fit my age or fitness level, the pace of the class is too slow or too fast, I'm not knowledgeable about Pilates, etc.  
\_\_\_\_\_.
4. Regarding the instructors:
  - a. They communicate instructions well. \_\_\_\_\_
  - b. They are courteous and willing to assist me and answer my questions. \_\_\_\_\_
5. Please list other types of group exercise classes you would be interested in attending, i.e., body conditioning through resistance and aerobic activities, Yoga, kickboxing, flexibility training, etc.  
\_\_\_\_\_.
6. Please indicate all that apply and/or add your comments at the end.
  - a. What motivates you to exercise: to feel better, tone, strengthen, improved flexibility, overall health improvement, weight loss? \_\_\_\_\_
  - b. What prohibits you from exercising: family, health issues, cost per class? \_\_\_\_\_

Additional Comments: \_\_\_\_\_

You may submit your response by email to [leapts@nettally.com](mailto:leapts@nettally.com). In the Subject box of your email response, please type "PINEY Z SURVEY". Within the email, number your answers 1-6 and/or type your comment. You may also drop your response in the drop box at the Piney Z Lodge. **Please include your name on the survey to receive your complimentary class or your price reduction.** For more information, contact Diane Arnold of LEAP Training Systems at 566-9155.