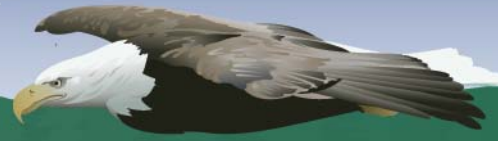


Piney-Z flyer



Summer 2006

Upcoming Events

CDD Budget Hearing Monday, July 17, at 6pm in the Lodge

- Proposed 2007 Assessments - available at pineyz.com and the Lodge
- CDD Assessment History - available at pineyz.com and the Lodge
- CDD Proposed Budget Fiscal Year 2007 - available at pineyz.com and the Lodge

HOA Annual Meeting and Election Thursday, July 27, at 6pm in the Lodge

- Notice and Proxy Vote Form - available at pineyz.com and the Lodge
- HOA Nominating Committee Questionnaire - available at pineyz.com and the Lodge

2006 General Election November 7, 2006

- Qualifying information for CDD Board election - available at pineyz.com

Update on the Eagle Preserve Conservation Easement

The Eagle Protection Area case went to trial, and the HOA, the City of Tallahassee, and the Developer all submitted Proposed Orders to Judge Bateman in accordance with his instructions at the close of trial.

The HOA emphasized that the eagles still are and have continually been present in the boundaries described by the Conservation Easement per its recorded legal description, as well as the many references to "habitat" and other "area" defining words used in the original and other relevant documents. The City emphasized that the easement doesn't make sense if you separate the use of the protected nesting area from the intent of the easement by interpreting it so that regardless of whether the eagles are using the area, a single nest falling would deprive the area of protection. Both the HOA and the City noted that the Habitat Management Plan and the other regulatory publications all discuss and provide for waiting periods after a nest falls (rebuilding the nest within 2 years, or abandoning the site for 5 years; which are the same provisions in the Conservation Easement) to see if the eagles continue to use the area before developing or substantially changing the land.

The Developer argued that the reverter clause says that they can develop half the area 2 years after the original nest (the one in the tree on the day the easement was signed) fell, regardless of whether the eagles rebuilt a nest in another tree (they did) or if they continue to occupy the habitat (they do).

The Judge will issue a ruling sometime within the next few weeks, and there probably will be an appeal following the trial court's ruling. The HOA will keep everyone advised as events occur.

City Commission Approves PUD Change

The City Commission voted to approve the PUD Change submitted by Evergreen, which has purchased the properties known as the "Village Center, Day Care Site, Church Site, and Medical Site." These sites will now be zoned for residential development.

Evergreen is working to acquire the "Well Site" from the city, so that the proposed development of the Day Care site (by the playground) can be transferred to the well site and the Day Care site can be deeded to the HOA as green space.

There are many more checkpoints the developer must pass through the City's growth management and permitting processes. He has promised to work with the HOA to keep us informed and to receive input from Piney-Z residents.

www.pineyz.com

HOA Board

Mildred Kelly
President 877-5191

Claudia Vaccaro
Vice-President 671-4339

Tonya Hightower
Secretary 671-4238

Rosemary White
Treasurer 385-3187

Susie Brierton
Committee Liaison 656-6326

Committees

Architectural Control (ACC)

John Boyle 942-0953
Dick Mergy 877-6855

Community Standards

Larry Pushor 878-7473

Appeals

Vince Del Marco 656-6155

HOA Annual Meeting

The annual meeting of the Piney-Z Homeowners Association will be held Thursday, July 27, at 6pm in the Lodge. We will elect three board members at this meeting. If you would like to run for office, forms are available online and at the Lodge. Floor nominees will also be considered. The Board of Directors would like to have all homeowners present for input and voting. If you cannot attend, you may be represented at the meeting by proxy.



2006 Pool Season

The beautiful Piney-Z pool is managed by the Community Development District (CDD) as one of the amenities provided to the Piney-Z community. According to CDD regulations, lifeguards must be present any time the pool is open. It is considered trespassing to enter the pool area any time the pool area is closed. The pool is available to Piney-Z Residents, Property Owners, and Pass Holders. The Piney-Z Amenities Key Fob is required to enter the pool area.

April 15 - May 27
 Saturdays and Sundays:
 10:00am - 8:30pm
 Closed Weekdays

May 27 - August 13
 Every Day:
 10:00am - 8:30pm

August 14 - October 22
 Weekday Afternoons: TBA
 Saturdays and Sundays: 10:00am - Dusk
 Labor Day (09/04/06): 10:00am - Dusk



Have Your Own Pool Party

You can schedule a private pool party after regular resident swim hours. For example, you could rent the pavillion for a late-afternoon cookout followed by a swim party after resident swim time ends. For more information, contact the Property Manager.

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

Ed Livingston, Chair
 (850) 914-3242

Jim Ward, District Manager
 (954) 753-5841

Jan Bridges
 Grace Dansby
 Kim Murphy
 Sam Diconcillio

CDD Corporate Offices

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

Next CDD Board Meeting:

Budget Hearing
 Monday, July 17, at 6pm
 in the Lodge

Proposed 2007 Assessments

Piney Z Community Development District
 2006 Annual Special Assessments Worksheet

| Lot Size | TYPE | No. | CDD DEBT(1997A) | Amenity Debt (2002) | CDD ADMIN | CDD MAINT&AMENITY | SUB-TOTAL | Add: 4% COLLS. | Total Assessed Add: 4% DISCS. |
|----------------|------|-----|-----------------|---------------------|-----------|-------------------|-------------|----------------|-------------------------------|
| 36 | | 28 | \$ 246.60 | \$ 60.40 | \$ 50.44 | \$ 255.36 | \$ 612.80 | \$ 638.33 | \$ 664.93 |
| 40 | | 104 | \$ 274.00 | \$ 67.11 | \$ 56.04 | \$ 283.73 | \$ 680.88 | \$ 709.25 | \$ 738.81 |
| 50 | | 291 | \$ 376.00 | \$ 83.88 | \$ 70.05 | \$ 354.67 | \$ 884.60 | \$ 921.46 | \$ 959.86 |
| 60 | | 62 | \$ 376.00 | \$ 100.66 | \$ 84.06 | \$ 425.60 | \$ 986.32 | \$ 1,027.42 | \$ 1,070.23 |
| 75 | | 183 | \$ 513.75 | \$ 125.82 | \$ 105.08 | \$ 532.00 | \$ 1,276.65 | \$ 1,329.85 | \$ 1,385.26 |
| 90 | | 67 | \$ 616.50 | \$ 150.98 | \$ 126.10 | \$ 638.40 | \$ 1,531.98 | \$ 1,595.81 | \$ 1,662.31 |
| 154495 SQ. FT. | | 735 | \$ 0.16 | \$ 0.0043 | \$ 0.17 | \$ 0.21 | \$ 0.55 | \$ 0.57 | \$ 0.59 |

*Based on Max Annl Assmt.

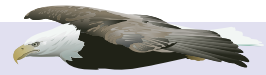
CDD Maintenance Assessments Methodology:

| Lot Size | TYPE | No.Units | ADMIN. FFT's | MAINT. FFT's | CDD ADMIN RATE | 2006-7 ADMIN | ADMIN \$/Unit | ADMIN \$/Month | CDD Maintenance: Total Maint.&Amenity | Maint.& Amen \$/Un. |
|------------------|------|-------------------------|--------------|--------------|----------------|---------------------|---------------|----------------|---------------------------------------|---------------------|
| 36 | | 28 | 1,008 | 1,008 | \$1.4011 | \$ 1,412.29 | \$ 50.44 | \$ 4.20 | \$ 7,150.08 | \$ 255.36 |
| 40 | | 104 | 4,160 | 4,160 | \$1.4011 | \$ 5,828.49 | \$ 56.04 | \$ 4.67 | \$ 29,508.28 | \$ 283.73 |
| 50 | | 291 | 14,550 | 14,550 | \$1.4011 | \$ 20,385.71 | \$ 70.05 | \$ 5.84 | \$ 103,208.04 | \$ 354.67 |
| 60 | | 62 | 3,720 | 3,720 | \$1.4011 | \$ 5,212.02 | \$ 84.06 | \$ 7.01 | \$ 26,387.21 | \$ 425.60 |
| 75 | | 183 | 13,725 | 13,725 | \$1.4011 | \$ 19,229.82 | \$ 105.08 | \$ 8.76 | \$ 97,356.03 | \$ 532.00 |
| 90 | | 67 | 6,030 | 6,030 | \$1.4011 | \$ 8,448.51 | \$ 126.10 | \$ 10.51 | \$ 42,772.81 | \$ 638.40 |
| 154495 SQ. FT.** | | 308.99 | 18,539 | 4,635 | \$1.4011 | \$ 25,975.17 | \$ 0.17 | \$ 0.01 | \$ 32,876.55 | \$ 0.21 |
| | | 735 | 61,732 | 47,828 | | \$ 86,492.00 | | | \$ 339,259.00 | |
| | | Assessment per sq. ft.: | | | | \$ 1.40 | | | \$ 7.09 | |

** Commercial Admin. Assessment Units equate to 2 units per 1,000 sq. ft of commercial x the average lot front feet of 60'.

** Commercial Maint. Assessment Units equate to the Admin. Assmt. Units x .25, due to their limited benefit from the facilities being maintained.

\$ 339,259.00



Keeping It Beautiful

Fertilizer can be a good thing, because it contains nutrients that plants need to grow; but excess fertilizer can be a bad thing when it gets into our lakes. Many fertilizers supply more phosphorus than we need. Many of our Florida soils already have adequate phosphorus available to plants. If we apply excess phosphorus, it can run off into our stormwater and on into our lakes. There it stimulates excessive algae and plant growth and can result in fish kills. So the excess fertilizer we apply in our yards becomes a water-pollution problem.

Unless you have had a soil test that tells you that you need to add phosphorus, a 15-0-15 fertilizer is a good general-purpose landscape fertilizer to use. It has no phosphorus. And if you select a 15-0-15 fertilizer with 7.5% slow-release nitrogen, you reduce the amount of nitrogen that can leach into groundwater or run into lakes, too. The slow-release characteristic will also lengthen the amount of time that the plant will be able to utilize the nitrogen from the fertilizer.

Finally, don't apply too much fertilizer. Six pounds of the 15-0-15 fertilizer (with slow-release nitrogen) per 1,000 square feet is the proper rate. Cut that rate in half if there is less slow-release nitrogen in the fertilizer.

Contributed by David Marshall, Agriculture/Natural Resources Program Leader, University of Florida IFAS Extension in Leon County

Crime

If you know about or suspect criminal activity in our neighborhood, please call the Tallahassee Police Department directly. The HOA or CDD members cannot report the crime because they do not have first-hand knowledge. If it is an emergency, please call 911, otherwise, call 891-4200.

Mail theft is a federal crime. If you believe your mail has been tampered with or stolen, please contact the Postal Inspector at (850) 216-4334.

Tree and Limb 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 committee page. The ACC is a committee of the HOA.

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.

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

Welcome New Residents

On behalf of the Homeowners Association (HOA) and the Property Manager for the Community Development District (CDD) we welcome you to the neighborhood. Although we are rarely notified when new residents move to Piney-Z, we are glad you have joined our community.

The office of the CDD Property Manager is located in the Lodge. Please visit the Lodge so he can register you to use the amenities and issue you a key fob for the Fitness Center and Pool.

All residents are welcome to attend the HOA Board meetings on the second Tuesday of each month. If you have any questions or concerns, we are happy to help. The HOA Board handles all issues related to the Covenants and Restrictions, additions or changes to homes and landscaping, and social events for the neighborhood. The CDD is a separate Board that handles issues related to the amenities and the CDD assessments that are added to your property taxes for services provided. The Property Manager rents the amenities for private functions for additional fees.

We encourage you to visit our web site at www.pineyz.com for a complete orientation to our community. Contact information and phone numbers for the HOA and CDD are provided on the web site and on the bulletin boards located at the front of the Lodge.



Help Your Landscape Plants through Mid-Summer Stress

Heat and humidity are inevitable in July. We may not enjoy it, but over time we learn to cope with it. Some of our plants, though, may have a difficult time, especially those that are newly planted this season. It's their first year in the ground. Even some older plants can have a difficult time during this most stressful of periods.

Make life easier for you and your plants by gardening in the early morning or late afternoon hours. Sprays containing insecticides or fungicides should be applied only during early morning hours. If sprayed on leaves during mid-day, spray droplets can burn foliage. Plants are also less likely to be damaged by handling, pruning or other gardening activities early in the morning before they begin to wilt. By irrigating in the morning less water is lost to evaporation and leaves and stems dry faster.

Trees and Shrubs: If azaleas, camellias or other evergreen shrubs have pale green leaves with darker green veins they may be suffering from iron chlorosis. Copperas or iron chelate is used to correct this iron deficiency. Mid-summer is a good time to work on poison ivy control in landscape beds. Glyphosate herbicides (such as Round-up) work well on poison ivy. Don't spray when rain is expected within six hours. Be careful to keep the spray off desirable plants. Make a list of plants you would like to move or transplant but wait to do so until fall when heat stress will not be a problem.



Annuals and Perennials: Keep spent blooms on roses, cannas, and butterfly bushes cut. For late summer color plant annuals that can tolerate the heat, such as blue daze, melampodium, purslane, salvia, or zinnias. Or for colorful burgundy foliage, plant a *Cordyline australis*. It makes an excellent container plant, but can be planted in the ground, too, in sun or in partial shade. In the shade also plant coleus, gingers, jacobinia, shrimp plant, caladiums, or Persian shield. For fall color sow seeds of marigolds, zinnias, periwinkle, cosmos, portulaca and ageratum. Finish pinching-back fall blooming mums and other perennials.

Bulbs, Rhizomes, Corms and Tubers: Caladiums are hot weather plants and should last for another couple of months if properly cared for. Irrigation will be required in the absence of sufficient rainfall. Avoid daily watering however, because constantly wet soil leads to tuber rot.

Lawn Care: Spittlebug damage may develop in centipede lawns this month. Spittlebugs are small dark brown to black insects with two orange stripes across their back. A small population of spittlebugs does little damage. But when spittlebug numbers are excessive, damage shows as yellow or reddish streaks down the grass blades. The blades eventually turn brown, and the whole lawn takes on a brownish cast. St. Augustine lawns don't get spittlebug problems, but they can have problems with chinch bugs in sunny spots. Apply an insecticide only if damage becomes extensive. Insecticides also kill beneficial predators, making further pest problems more likely. If you do spray, follow pesticide label directions and precautions carefully. The presence of pennywort or dollarweed in the lawn may be a sign of over-irrigation. Lawns should be irrigated only when they begin to show signs of extensive wilt.

Vegetables, Fruits and Herbs: Plant eggplant, peppers and heat tolerant tomatoes late in the month. Do not plant where they grew earlier this summer. Also plant okra, southern peas, lima beans, pumpkins, squash and melons. Begin seeding cauliflower, cabbage, and broccoli for transplanting later into the fall garden. Fertilize blueberries. Start basil seedlings for a fall herb garden.

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