Piney-Z flyer

Winter 2008

Neighborhood Crime Watch

The Piney-Z Neighborhood Crime Watch Program is well underway with many willing volunteers who will assist in collecting phone numbers for the entire neighborhood. The "phone trees" will be used to contact neighbors in the event that suspicious activity is identified in the neighborhood, and to notify the proper authorities. In addition, the program will be responsive to natural disaster type situations such as severe storms, power outages, etc. to insure that our neighbors are looked after and their individual needs are met.

The most important aspect of this effort is communication. Get to know your neighbors so you will know if an activity you observe is suspicious. In the next few weeks, block captains will be canvassing the neighborhood to complete neighborhood questionnaires so the phone trees can be prepared and distributed. Block Captains will present official Piney-Z business cards when they come to your home. Please help our block captains by providing the requested information to enable contact in the event of an emergency.

Notice of suspicious activity should be called to the Tallahassee Police Department at 891-4200. If a crime in progress is seen, a call to 911 should provide as many details to the dispatcher as possible. Instincts should not be second-guessed; if the activity seen is considered suspicious, it probably is, and the police should be called. The Tallahassee Police Department is working closely with Piney-Z by providing additional patrols in both marked and unmarked cars. These efforts are appreciated in the deterrence of crime.

More volunteers are needed so please feel free to contact Laurie Apgar by email at luckyflgirl@aol.com or call Dr. Patrick Gray at 656-8836 to get information about becoming a block captain. The time requirement of block captains is minimal, but it is vital to the safety of our neighborhood. Significant progress has been made since the inception of the new program and all of the community is encouraged to participate. Together we will make Piney-Z Neighborhood Crime Watch a model for the entire City of Tallahassee. Sincere appreciation is extended to those who have already volunteered, and everyone is encouraged to support this important venture.

Several safety brochures from the Tallahassee Police Department and other resources are available at pineyz.com and at the Lodge. Also, be sure to sign up via our website to receive community announcements by email.

www.pineyz.com

HOA Board

Dr. Patrick Gray
President 656-8836

Richard Steele
Committee Liaison 878-2799

Vacant
Secretary

Claudia Vaccaro
Vice-President 671-4339

Rosemary White
Treasurer 385-3187

Meetings

HOA Board Meetings are held on the second Tuesday of every month at 6:30pm in the Lodge. Everyone is welcome.

Committees

Architectural Control (ACC)
Dick Mergy 877-6855
Seeking Members!

Community Standards
Please report any violations to the Standards Hotline:
567-0573

Welcoming Committee
If you would like to join the committee, or know of new homeowners, please contact Anne Parker 656-2224

Spring Yard Sale

Saturday, April 12, from 7:30am until noon at homes throughout the neighborhood. The HOA will advertise in the paper, and residents have yard sales at their homes.

2008 CDD Budget

The 2008 Fiscal year runs from October 1, 2007 until September 30 2008. The entire CDD Adopted Budget for Fiscal Year 2008 is available on our website, pineyz.com. The CDD assessments, which also fund the Piney-Z Homeowner's Association, are added to the property taxes of Piney-Z property owners. Contact the Leon County Tax Collector's Office to determine if your property taxes have been paid.

Piney-Z CDD Per Unit Assessments
(Added to your property taxes)

Lot Size	FY 2008 10/1/2007-9/30/2008	FY 2007 10/1/2006-9/30/2007	FY 2006 10/1/2005-9/30/2006
36	$945.75	$664.93	$623.94
40	$1,017.91	$738.81	$693.26
50	$938.09	$959.86	$902.92
60	$1,044.85	$1,070.23	$1001.91
75	$1,353.10	$1,385.26	$1299.85
90	$1,623.72	$1,662.31	$1559.82

Fieldcrest Paired Homes residents pay an additional fee for lawn care. The amount for the 2008 fiscal year is $275.51.

Bond Refunding

At their last meeting the Board of Supervisors of the Piney-Z Plantation voted to move forward with a refunding of Bond Series 1997A, with a current outstanding balance of $2,125,000. The refunding of this bond series is similar to the refinancing for a home mortgage. The current interest rate on the bonds is 7.25%. Depending upon market conditions at the date of closing the new rate could be significantly lower, thus producing a savings in the overall annual debt service costs.

Annual assessments for the Piney-Z Plantation residents are composed of an annual debt service payment (to repay bonds taken out for the District) and operating and maintenance expenses (for maintaining the District and its property).

The Board specifically instructed the finance team to take all savings generated from the refinancing and reduce the debt service payments to the residents. Depending upon the actual interest rate at the time of closing, the annual debt service savings per unit could be $71.00 up to $78.00.

This is a significant move by the Board of Supervisors designed to save the residents of Piney-Z Plantation money through a reduction in their annual debt service assessment. Please note that the reduction in the debt service payments, if the bond is refinanced, will appear on your assessment in the fall of the 2008. Also please keep in mind that this reduction affects debt service payments only and does not affect operation and maintenance expenses for the District.

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

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

Assessment Concerns & Pay-off Information

CDD District Management
Bob Koncar (904) 940-6044

CDD Board Meetings

All meetings are at 6:30pm in the Lodge. Residents are encouraged to attend.

March 10, 2008
May 12, 2008
July 14, 2008
September 8, 2008

Golden Agers Social and Games

This popular seniors group meets the 2nd and 4th Wednesdays of the month at 1:30pm in the Lodge. Join your neighbors for fun, games, refreshments and door prizes. If you are interested in learning to play a game, others will gladly teach you; or just come to socialize. Please call Rosemary White at 385-3187 for more information.

HOA Board Vacancy

The Homeowners Association Secretary position is now vacant. The position will be filled by appointment by the remaining board members. The term will expire at the annual meeting in July, when two positions will be filled by election of the members. Anyone interested in filling the current Board vacancy should contact an HOA Board member listed on the front page as soon as possible.

CDD Board Vacancy to be Filled in March

A Piney-Z Community Development District (CDD) Board member has resigned. The vacancy on the Board will be filled in accordance with Florida Statutes (Chapter 190) which allows for the remaining CDD Board members to fill the vacancy by appointment. The Board intends to make an appointment at a meeting of the Piney-Z CDD Board on Monday, March 10, 2008. The person selected will complete the term of the Board member that resigned. The term ends in November.

Note: The election of two positions on the Board will take place later in the year through the regular election process. Those interested in details and filing to be a candidate should contact the Leon County Supervisor of Elections Office. For more details you can also contact Tom Cooper, CDD Board Chairman, at 216-3958.

Piney-Z Community Development District
Candidate Appointment Interest Form
RETURN FORM NO LATER THAN FEB. 25, 2008

Anyone interested in being considered to fill the vacancy can submit their name, contact and experience information by using the form below. Board members must own property, reside, and be registered to vote in the Piney-Z Community Development District. Please plan to be present at the meeting March 10, to be considered. The website www.pineyz.com includes much information about the Piney-Z CDD and you may wish to refer to Chapter 190 of the Florida Statutes for information.

Name: _____

Piney-Z Address: _____

Phone Numbers: Home _____ Work _____Cell _____

List any experience you have that you think would be valuable if you are selected as a Piney-Z CDD Board Member. You may attach pages or a resume if necessary.

_____

_____

_____

Mail the completed form to: CDD Board, 950 Piney-Z Plantation Road, Tallahassee, FL 32311. You may also bring the form in person during office hours or leave it in the drop box by the front door of the Lodge when the office is closed.

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

Be Part of the Solution

Are you concerned about issues in our neighborhood? Have you observed violations of the Covenants and Restrictions? Don't just complain about them, be part of the solution! The HOA Board and committee members are volunteers who do our best for the community, but **we simply need more help**. The Architectural Control Committee (ACC) is in desperate need of members, as are the Standards, Social, and other committees. Please consider this great opportunity to serve your community by volunteering. If you are interested, please contact a Board Member listed on the front page.

Children's Play Group

MaryAnne Marchese is interested in organizing a neighbornood parent-baby walking group or play group for small children. Please call 656-1070 for more information.

Piney-Z PLANTATION

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

PRSRT STD
U.S. POSTAGE
PAID
TALLAHASSEE, FL
MODERN MAILERS

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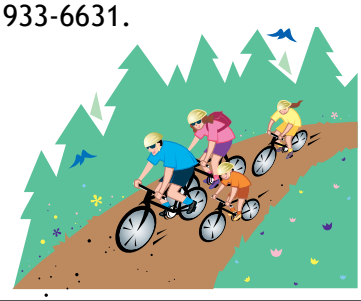
Do You Know?

Most violations of the Covenants and Restrictions (C&Rs) occur simply because residents are unfamiliar with the requirements. C&Rs for all phases of our neighborhood are available on pineyz.com and they apply to all homeowners, residents, and guests. Some of the most frequently violated provisions include:

- **Parking of vehicles**. No vehicles shall be parked in front of any lot except on the driveway or in a garage.
- **Trash Receptacles.** No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or the common area except in sanitary, covered containers located in appropriate areas concealed from public view.
- **Garages.** All garage doors shall be kept closed except when opened for entering or exiting the garage.
- **No signs.** no sign of any kind shall be displayed to public view on a lot or the common area without the prior written consent of the association, except one sign advertising the property for sale or rent of not more than five (5) square feet, or signs used by the builder to advertise the property during the construction and sales period.
- **Basketball goals.** No basketball goals shall be permanently erected or maintained on any lot except that same be located in the rear yard of the dwelling structure.

The C&Rs serve to ensure the beauty and integrity of our neighborhood and help protect our home values.

Lafayette Heritage Trail Park Railroad Bridge

The City of Tallahassee Parks and Recreation Department will hold an Open House on March 4 from 7:00-8:00pm at the Lodge to discuss their intention to build a bridge over the railroad tracks that currently separate Lafayette Heritage Trail Park from the Alford Greenway. This is an opportunity for residents to share ideas with the project team. For more information, please contact Chuck Goodheart at 933-6631.