



Mar. 2017

Spring Issue

Volume 5, Issue 3

# Piney-Z Plantation Newsletter

*Piney-Z Plantation Homeowners Association, Inc.*



## Community Calendar

**HOA Board Meeting**  
Tuesday, April 18  
6 pm at the Lodge

**CDD Board Meeting**  
Monday, April 24  
3:30 pm Workshop  
6:30 pm Meeting  
Both at Lodge

**CDD Board Meeting**  
Monday, May 15  
6:30 pm at the Lodge

**HOA Board Meeting**  
Tuesday, May 16  
6 pm at the Lodge

**CDD Board Meeting**  
Monday, June 19  
6:30 pm at the Lodge

**HOA Board Meeting**  
Tuesday, June 20  
6 pm at the Lodge

## The President's Report

*by Kelly Wenum, HOA President*

Spring is just around the corner and many residents are thinking of ways to spruce up their homes. This includes the board of directors as we consider ideas for the HOA common areas. We will focus on the ornamental plants and trees at the three Piney-Z entrances as well as the sidewalks along Heritage Park Blvd from Connor Blvd to the roundabout. Our task will be to improve the appearance of our neighborhood (i.e. "first impression appeal") without exceeding our tight budget.

"Spring Cleaning" can make you some cash on *Saturday, April 8 from 7:00 a.m. to 12:00 p.m.* during our **Community Wide Garage Sale**. Just place your items out on your driveway (or garage) and sell!

We have received numerous pet and pet owner complaints from homeowners. Please keep in mind the following actions are unlawful {Tallahassee City Ordinances No. 10-O-15AA, § 1, 2-24-2010}: 1) Allowing your pet to run loose beyond the perimeters of your property (dog or cat); 2) Permitting your pet to be a nuisance to neighbors; and, 3) Leaving pet excrement on any public or private property (including your neighbors' lawns).

Over the last six months, we have worked diligently with our attorney to re-write the Piney-Z By-Laws which oversee Standards Committee procedures for issuing Covenant and Restriction (C & R) violation letters. Many Florida HOA laws have changed over the past years and our By-Laws are now in compliance with current FL law and other HOA's in FL.

If a Standards Committee member views a violation, they issue a **First Notice of Violation** letter. The committee member will notate on the letter a specific number of days to remedy the violation and return to re-check the property after those days pass. If the violation no longer exists, the issue is resolved. *First Notice Violations are wiped clean every 12 months.* If the violation is still present, the committee member will request a **Second Notice of Violation** letter be issued. This letter is issued by a board member and sent to the homeowner by certified mail. This letter indicates the violation, notes that a fine of \$100 a day may be assessed should the violation be upheld, and provides the homeowner with the date of the next **Hearing Committee Meeting**.

The homeowner must then attend the **Hearing Committee Meeting** on the date provided on the letter (held monthly at night). The Hearing Committee members

(Continued on page 2)



## HOA Board of Directors

**President**  
Kelly Wenum

**Vice-President**  
Frank Cicone

**Treasurer**  
Open

**Secretary**  
Richard Campbell

**Committee Liaison**  
Chris Duffee

## The President's Report (Continued from page 1)

then review the violation to determine if a C & R was/was not violated and review any evidence (photo, written, verbal) presented by the committee member or homeowner. The Hearing Committee's decisions are final and there is no appeals process. If a fine is levied by the committee, the HOA board of directors is notified and a **Notice of Fine** letter is issued. Fines exceeding \$1000 may be referred to the HOA attorney for lien action on the property.

### Grand Parade April 1st at 10:30am



Come out and see over 100 colorful floats, marching bands and dance groups. The parade steps off on Monroe Street just south of the intersection of Monroe Street and Brevard Street and travels south on Monroe past the Florida Capitol ending at Madison Street. The parade includes horse-drawn carriages to provide a bit of nostalgia, as well as elaborately clad characters and spectacular mechanical floats from all over the southeastern United States. Springtime Tallahassee is considered one of the biggest southeastern parades, attracting over 70,000 spectators. Afterwards visit the food and craft booths set up along the chain of parks

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## HOA Committees

### **Architectural Control Committee (ACC)**

Chair, Chris Shoemaker  
[pineyzacc@gmail.com](mailto:pineyzacc@gmail.com)

### **Standards Committee**

Chair, Ola Joyce  
[pzstandards@gmail.com](mailto:pzstandards@gmail.com)

### **Hearings Committee**

Chair, Glenna Gordon  
[pzappeals@gmail.com](mailto:pzappeals@gmail.com)

### **Neighborhood Crime Watch (NCW)**

Chair, Erick Arroyo  
[pineyzncw@gmail.com](mailto:pineyzncw@gmail.com)

### **Social Committee**

Chair, Open  
[pzsocial@gmail.com](mailto:pzsocial@gmail.com)

### **Welcome Committee**

Chair, Tricia Yates

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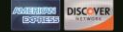
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Broker-Owner, REALTOR

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[flamingorealty.net](http://flamingorealty.net)



**CDD Board of Supervisors**

Cheryl Hudson  
Ann Pincus  
Michael Lee  
Art Kirby  
Gerry Cashin

**CDD Manager**

Melinda Parker  
Phone: 656-4007  
Fax: 656-4008

**Exercise  
At the Lodge**



**FUNctional Fitness**

Monday, Wednesday and  
Friday  
8 to 9 am  
\$5 per class  
Instructor Laura Kitchens  
[lkokitchens@gmail.com](mailto:lkokitchens@gmail.com)

**Self-Directed Zumba**

DVD Instruction  
Tuesday & Thursday  
9 to 10 am, at Lodge  
Free to all residents

**Our Fitness Center** is open  
daily from 5 am to 10 pm for  
all registered key fob holders.  
Call 656-4007 for more  
information.

**Reminder.....**

The City of Tallahassee picks up bulk trash on Fridays of **BLUE** weeks. Mar. 24; Apr. 7, 21; May 5, 19; June 2, 16, 30. **Do not** put bulk trash at the curb early.



**Welcome New Homeowners  
November 1, 2016 – February 28, 2017 Sales**

Danette McBride  
1021 Park View Drive

Richard Huffman  
1024/1028 Piney-Z  
Plantation

Nirmalya Banerjee  
1030 Park View Dr

Gwendolyn Davis  
1032 Kingdom Dr

Terry Lynne Goodwin  
1036 Kingdom Dr.

Joshua Barry  
1037 Piney-Z Plantation

Nick Nguyen  
1048 Piney-Z Plantation

Jane Malin  
1052 Winter Lane

Jacqueline Scott  
1065 Landings Loop.

Xiu Zhen Li  
1072 Piney-Z Plantation

Paul Vincent  
1076 Kingdom Dr

Lin Tzu-His  
1085 Piney-Z Plantation

Alexander Gutterman  
1088 Landings Loop

Ruiguo Gao  
1099 Winter Lane

Tyrone Scorsone  
1121 High Meadow Dr

Maria Diaz  
1148 Winter Lane

Jesus Torres  
4660 Fledgling Dr

Chiragkumar Patel  
4862 Planters Ridge Dr

Alvin Hicks  
840 Eagle View Dr

Daniel Zavada  
874 Piney Village Loop

Betsy Karipis  
934 Piney Z Plantation

Wade Thomas  
967 Park View Dr

**Piney-Z Swimming Pool Opens Weekends Beginning April 22**



The Piney-Z pool opens weekends beginning April 22, from 10 am to 8:30 pm. All residents entering the pool **MUST** present a fob. Children under 14 must be accompanied by an adult. More information can be found on the CDD website at [www.pineyzcdd.com](http://www.pineyzcdd.com).



Events  
Calendar

**Springtime Tallahassee  
Music Festival on  
Kleman Plaza**  
Friday March 31 at 6 pm

**Springtime Jubilee  
in the Park**  
Saturday, April 1  
Begins at 9 am in the Chain  
of Parks - Downtown

**Springtime Grand Parade**  
Saturday, April 1  
Begins at 10:30 am  
Downtown

**Piney-Z Annual  
Spring Garage Sale**  
Saturday, April 8  
7 am to noon

**Piney-Z Pool Opens  
Weekends**  
Beginning April 22  
10 am to 8:30 pm  
**Daily**  
Beginning May 29



Please make sure your  
**house number** is posted on  
your mailbox or home!!



The Piney-Z Annual Spring Garage Sale will be held Saturday, April 8, from 7 am to noon. All residents are encouraged to clean out those closets and drawers and participate in the sale. Each homeowner / tenant will sell their items from their own garage and driveway. Feel free to add signs, eye-catching flags and balloons, whatever will bring the attention your way. The HOA will advertise the event in the Democrat both Friday and Saturday, and will put signs out at the entrances ahead of time, advertising the occasion. This is an event that many people in the community look forward to, so expect cars to be cruising the streets early that morning. In case of rain, you can decide whether to move forward with your sale, or hold your own sale at a later date.

### **What Do You Know About The Lafayette Heritage Trail Park?**

Lafayette Heritage Trail Park, along with adjacent Tom Brown Park was originally a wet prairie, much like Gainesville's Paine's Prairie, filling during heavy rains, then draining through sinkholes into the Floridan Aquifer. Over millennia, when the lakes drained, Native Americans hunted and gathered flint for tools and weapons on the lake bottom. In historic times farmers grazed cattle and planted crops in the fertile lake soil. Two dams constructed around 1950 divided the lake into three sections, Upper Lafayette continues to be a wet prairie, Piney Z Lake is a 200 acre open water lake, and Lower Lafayette resembles a cypress-covered Louisiana bayou.

The park offers visitors a place to fish, exercise, bicycle, run, walk or just sit and reflect. There are many scenic views and opportunities to view the wildlife, as well as picnic shelters, a trailhead and bike wash, a small playground, and restroom. Drinking water is provided at the trailhead and at the playground.

The largest parcel, formerly part of the Piney Z Plantation, was acquired from Grace Dansby in December 1995. A second parcel was purchased from Byron Block in June of 1996 for a total of 795.14 acres. Funding for the acquisition of the Park was provided by the City of Tallahassee and the Florida Communities Trust using Florida Forever Funds. The total cost of acquisition was \$3,562,566.90. Piney Z Lake is cooperatively managed by the City of Tallahassee and the Florida Fish and Wildlife Conservation Commission.

**Piney-Z Plantation Homeowners Association, Inc.**  
P.O. Box 12236  
Tallahassee, FL 32317-2236

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***Piney-Z Plantation  
Homeowners  
Association, Inc.***

**Mailing Address:**  
P.O. Box 12236  
Tallahassee, FL 32317

**E-Mail:**  
[pineyhoa@gmail.com](mailto:pineyhoa@gmail.com)

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



The Piney-Z Plantation 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.

HOA Board Meetings are held on the third Tuesday of every month at 6 pm (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! See [www.PineyZ.com](http://www.PineyZ.com) meeting calendar.

The *Piney-Z Plantation HOA Newsletter* is published quarterly (December, March, June, and September) by the HOA and mailed to every Piney-Z homeowner. Register at <http://pineyz.com/register.cmf> to receive important community announcements by email.

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