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Executive Director Message

I just cannot believe it's March already, 2017 has been such a whirlwind! As we head into the second quarter of the year, we look forward to more change and even more improvement. We are hiring two positions and looking forward to interviewing qualified candidates for both the Fiscal Assistant and Field Manager.

You may have noticed that we are now renamed the Kloverleaf Community Newsletter. In October 2001 the Kloverleaf was first labeled a "magazine", but our intention has always been to offer our community a newsletter. We have also changed the date of the publication, as you should receive the Kloverleaf in your mailbox sometime around mid-month.

In this issue, the theme is heritage. We are proud that our association is one of the oldest in the state (established in 1996), with just over 3,700 homes, sprawling 4,000 acres, including 11 parks, 154 streets, and 181 acres of lakes! We are grateful to serve this community and welcome your input.

- Dues reminders will be sent out mid-month prior to late fees being assessed on April 1st.
- Come to the office and check out our new neighborhood maps, you can even request a copy for your reference.
- We are happy to report that 28 out of 30 units have been revitalized or preserved! We have had a successful month reaching thresholds on seven units. A special thanks to Frances Michels for her diligence with this project.
- It was decided by the Board that food will be provided by food trucks for our annual Fourth of July event.

- We are looking forward to participating in the St. Patrick's Day Parade.
- We are adding to the fence at Killarney Way Park because of the popularity of the renovation to disable parking on the swale.

I look forward to the next quarter serving you at KHA, and welcoming the changes ahead. 🍀

Every great work was believed to be impossible at one time.



President's Note

I am happy to report that we are closer to completion on the C&Rs. We only have two units left to obtain the threshold for revitalization of 30 units. I am grateful for staff and Board efforts this month.

I am also looking forward to participating in another St. Patrick's Day Parade. We will provide pictures in our April issue. 🍀



PHOTOGRAPHY CONTEST

We have an opportunity for photographers or aspiring photographers in Killearn Estates to have a chance to display their work in our 2017 Kloverleaf issues. If you have any pictures taken of Killearn Estates, we would love to feature them!

What do you need to do? Email your photograph(s) to KHA at kha@killearn.org (the higher resolution the better). We will let you know if we plan to use your work in a Kloverleaf issue!

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Board of Directors Monthly Meeting

The Killearn Homes Association Board of Directors' monthly meetings are scheduled for **the first Tuesday of the month at 7 pm in the conference room of the Association office located at 2705 Killarney Way, unless noted below****. All Killearn property owners and residents are requested and welcome to attend our monthly meeting and participate in our neighborhood's activities. The agenda for the upcoming meeting will be posted on our website and our Facebook page. Any change to the scheduled date and/or time will be posted on our website at www.killearn.org.

Scheduled dates of the Board of Directors' future meetings:

Tuesday, April 4, 2017

Tuesday, July 11, 2017

Tuesday, May 9, 2017

(2nd Tuesday due to 4th of July)

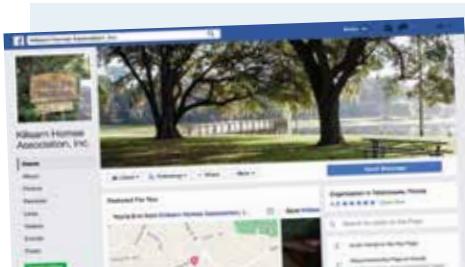
Tuesday, June 6, 2017

Tuesday, August 1, 2017

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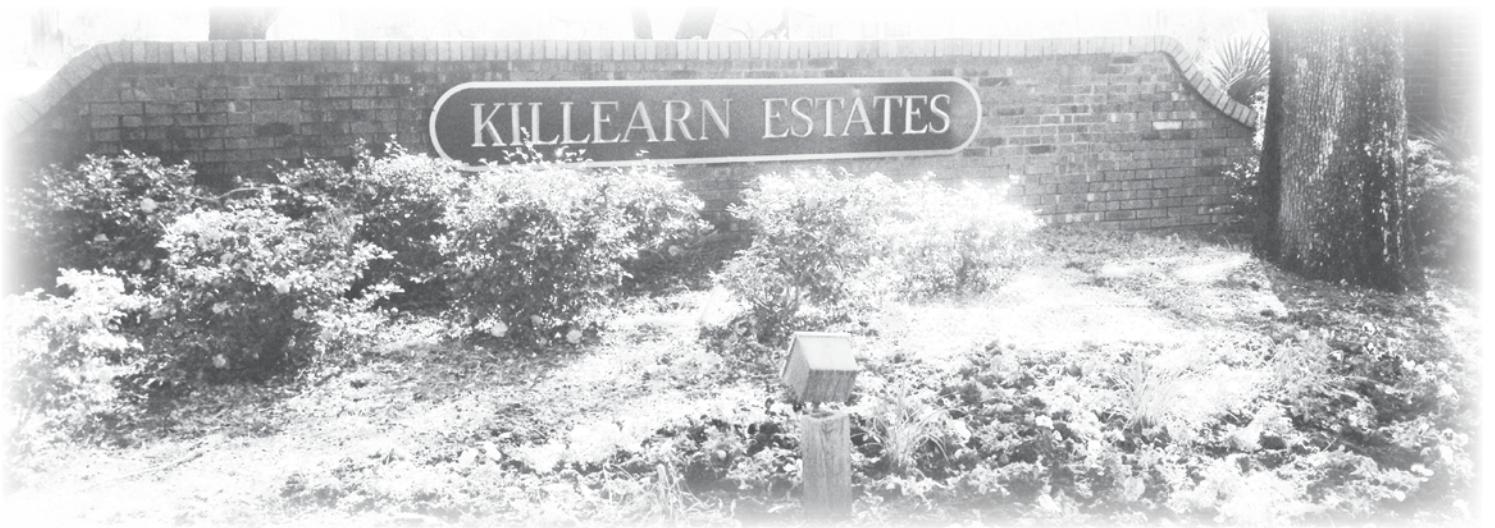
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The History of Our Neighborhood

By Annabelle Blevins

Killearn Estates is a neighborhood full of beautiful scenery and wonderful people, but have you ever wondered how it all started? What gave us this community with so many parks and lakes, bridle trails, and an endless supply of neighbors to get know? Well, it all started with J.T. Williams, Malory Horne, and Bill Cartee back in the 1960's. These men came together to acquire the land that once was Velda Dairy Farms and make it into a premier golf course neighborhood. They found a farm in Texas to take over Velda Dairy Farm and then went to work buying the farm land bit by bit. In August of 1964 they created Killearn Properties Inc.

They decided on the name Killearn as a nod to the Maclay family and his Killearn Gardens, but also as a way for people to recognize where the new neighborhood was located. Alfred

Maclay named his plantation in Tallahassee, after the small farm town in which his great grandfather was born, which was Killearn, Scotland. Part of the reason that some will give for the gardens being renamed is that when Killearn Properties Inc. decided to use a shamrock as its logo, the Maclay's did not want to be associated due to their Scottish roots, not Irish roots.

Many attribute the success of Killearn to the building of the golf course. When the golf course was completed in 1967 the number of houses sold doubled. The golf course was designed by architect Bill Amick and Tallahassee's first pro golfer Burt Yancy. Shortly after it was finished, it hosted the first of many PGA tours. The golf course was not only a place to play golf but the place to eat and relax on the weekends.

Killearn Properties became Killearn Homes Association in 1968 so that they could protect the

covenants and restrictions. The company went public in 1969 and Williams was the first president. J.T. Williams got all that he wanted before parting with the development of Killearn. He saw the golf course built, a separate swimming pool built, and a multitude of green spaces to preserve the natural beauty of the area.

Killearn was the first planned community in Tallahassee with underground utilities to preserve the beauty of the land. This has allowed for the ten parks and playgrounds, several miles of bridle trails, and all of the beautiful lakes.

Killearn Estates started out as something that could never be accomplished and was destined to fail. However, with the work of a few men and the need for outward growth in Tallahassee, Killearn has become a staple in Tallahassee that everyone knows and loves. 

Spotlight on Giving

Making Miracles Group Home

By Kelsey McWilliams

For this month's Year of Giving Spotlight, we had to look no further than next door to Killearn Homes Association. Housed within Killearn Estates, is a grassroots nonprofit with the purpose of helping young mothers. Making Miracles Group Home was founded by Mrs. Debra Harris, a Louisiana native, in 2010. She helps young women within the community, who find themselves in need, during a pregnancy or early motherhood. A lot of the women come from a background of homelessness or abuse, so Making Miracles Group Home is a refuge for them. For both mother and child, Mrs. Harris has provided an opportunity to enter a support system that promotes success and perseverance.

Initially, expecting mothers or mothers with children under the age of one, reach out to Making Miracles Group Home (MMGH) to have a place to live while they get back on their feet. Not only are they given a place to stay in the group home, they are also given the opportunity to become self-sufficient, gaining the ability to support themselves and their families. Mrs. Harris expressed to us that the ultimate goal and mission for MMGH is to "make a difference in young women's lives." She likes to express to the women that, government assistance is not always going to be available for them, so making efforts to be independent from generational dysfunctional cycles is vital.

Currently there are 6 women and their children living at the Making Miracles Group Home. Since its establishment in 2010, MMGH has helped 60 women and their children gain their independence and financial security. MMGH was able to make this happen, primarily owing to donations from the community but also, as a result of personal funding by Mrs. Harris and her husband. They run the organization on a shoe-string budget of approximately \$30,000 a year and are in need of assistance to promote growth for MMGH.



As a Killearn resident, how can you help?

Making Miracles Group Home is looking for low income renting space, for the young women who are trying to graduate from the program and live on their own. MMGH is also looking for a larger housing facility, so the organization can accept more women and children in need. If you know of a building that could be donated for refurbishment as living space, please reach out to Making Miracles Group Home. On a day to day basis, MMGH is always appreciative of diaper and cleaning supply donations.

In regard to administration, Mrs. Harris is looking for more Board members to join her. She is looking for Christians with a passion and vision for helping people. She would like her board's members to be previously involved in the Tallahassee community. If you are a college student, she is always looking for professional and self-motivated interns to help with the day to day operations of the highly successful non-profit. MMGH has found support from some of Tallahassee's churches; however they are always looking for the opportunity to have a sponsored tea at a community church for fundraising. The meat and potatoes of the current budget are monetary sponsorships by community members.

If you have any questions about how to donate or volunteer with Making Miracles Group Home, you can reach out to Mrs. Harris at 850.727.3304 or through their website: <http://www.makingmiracles-grouphome.org/>. Connect to the Making Miracles Group Home page on Facebook so you can see all upcoming fundraising events. Let's support this organization, housed in our own backyard!

Come Celebrate Springtime Tallahassee March 31st –April 1st!



Music Festival on Kleman Plaza featuring Easton Corbin

March 31, 2017
6:00p.m. -10:30p.m.
Two stages of entertainment to kick off the Springtime Tallahassee events!

The Grand Parade

April 1, 2017
10:30 a.m. – Noon
Come see over 100 colorful units and floats, marching bands, dance groups, Springtime Krewe floats and much more!

Jubilee in the Park

April 1, 2017
9:00 a.m. – 5:00 p.m.
You can expect artists displaying original, hand-made masterpieces, and find cuisine with international flavors to ignite anyone's taste buds! 🍀

2017 DUES REMINDER

Do not forget that your annual homeowners' dues are due by March 31st. After that time a \$25 late fee will be placed on your account. Feel free to mail the payments to the PO Box found on your dues statement or mail them to Killearn Homes Association at 2705 Killarney Way 32309. For your convenience, you can also drop the payment in our mail slot on the side of the building.



Spring Garden Trends for 2017

It's that time of year again, when homeowners can finally emerge from the recesses of their homes and venture out into their lawns. Has this unseasonably warm weather pushed you to begin the annual spring cleaning of the backyard? If you are looking for some fresh ideas for your landscaping and gardening, the trends for Spring 2017 might be right up your alley.

1. Incorporating a variety of greenery

Combining greenery of various textures and shades, such as a formal hedge of green velvet boxwood, a border of green lilyturf, and dense Boston ivy-covered trellises, is just as impactful as a garden filled with a rainbow of colorful flowers," NALP notes.

2. Infusing "hygge"

Hygge is a Danish concept that is centered on creating an atmosphere of coziness and embracing the simple pleasures of life. "Decorating with light,

arranging seating for close-knit conversations, planting aromatic flowers, and adding water features to encourage mindfulness are a few ways to integrate hygge into landscapes, and to find more enjoyment and fulfillment in outdoor spaces," NALP notes.

3. Mainstream Sustainability

Low-maintenance gardens, drought-tolerant plants and less turf grass have become the norm in landscape design. Homeowners now assume sustainable design will be a major part of the plan — both for economic and environmental reasons.

4. Edible gardens

Blended gardens that incorporate edibles and ornamentals do double duty, giving gardeners a bountiful harvest of fruit, vegetables and herbs and an alternative to turf grass. Edible gardens also create community as urban farmers share their bounty around the neighborhood.

5. Combining materials

More landscapes are interweaving several forms of hardscape materials, such as pebble paths with stone planters or wooden decks with iron gates and railings. The pairings of different materials are creating a less formal look to landscapes, NALP notes.

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(Continued on page 11)

In the spirit of St. Patrick's Day, it is time to delve into some classic Irish cuisine. One of the best go to dishes is a nice, hearty Irish stew. Traditionally, the stew contains lamb instead of beef and only has potatoes, carrot, and onions added to it. You can serve it alone or with a nice, crusty bread. It's a great meal for cold days or if you are feeding a hungry crowd. I personally like pairing my entrees and desserts so the dessert this month is a Chocolate Orange Guinness Cake. The richness of the cake will complement the stew, but the orange will help lighten it up and leave you on a bright note. Hope you enjoy!



IRISH STEW

Ingredients

- 1 tablespoon extra virgin olive oil
- 1 1/2 to 2 pounds lamb shoulder, trimmed and cut into 1-inch pieces
- 2 to 3 medium onions, quartered and sliced
- 1 teaspoon dried leaf thyme
- 1 1/2 cups diced or sliced peeled carrots
- 1 large bay leaf
- 3 cups chicken stock or broth
- 1 1/2 pounds potatoes, cut into 1-inch chunks
- salt and pepper, to taste
- 2 tablespoons all-purpose flour
- 2 tablespoons cold water

Directions

In a large, deep pan or Dutch oven over medium-high heat, cook the lamb in the oil, stirring, for 2 minutes. Add the onion and continue cooking, stirring, until the lamb is browned and onion is tender, about 3 to 5 minutes.

Sprinkle with thyme and add the carrots, bay leaf, and stock. Bring to a simmer; reduce heat to low, cover, and simmer for about 1 hour. Add the potatoes to the pan, cover, and continue cooking for 25 minutes. Taste and add salt and pepper, as desired.

In a cup or bowl, stir flour into the cold water until the mixture is smooth. Add to the stew, stir well, and cook for a minute or two, until thickened.

Serve the lamb stew with a bread that has a nice crust to it.

Have a recipe you would like to share? Send your recipe and a photo to kha@kha.org!



CHOCOLATE ORANGE GUINNESS CAKE

Ingredients

8 ounces butter, at room temperature
8 ounces soft dark brown sugar
10 ounces self-rising flour
1 pinch salt
2 heaping tablespoons cocoa
Grated rind of 1 orange
4 large eggs
1/2 cup Guinness
For the icing: (just for between the layers and the top)
8 oz butter
16 oz Confectioners' sugar
Juice of half of one large orange, or all the juice of a small one
Grated rind of 1-2 oranges

Directions

Preheat oven to 375F. Grease 2 8-9-inch cake pans. Cream the butter and sugar until light and fluffy. Sift the flour, salt and cocoa into a bowl.

Add the orange rind to the creamed butter and beat in the eggs, one at a time, including a spoonful of the measured flour mixture with each one, and beating well between additions. Gently mix in the Guinness, a tablespoonful at a time, including another spoonful of flour with each addition. If there's any flour left over, fold it in gently to mix; blend thoroughly without over-beating.

Divide the mixture between the cake pans, smooth down, and put the cakes into the center of the preheated oven. Reduce the heat to 350F and bake for 35-40 minutes, or until you can stick a toothpick into the cakes and it comes out with just a few crumbs. Turn out and cool on a wire rack.

Make the icing. Cream the softened butter and confectioner's sugar together very thoroughly, then blend in the grated orange rind and enough juice to make an icing that is soft enough to spread. It is very important to use fresh squeezed orange juice, do not use store bought orange juice. When the cakes are cold, use half the icing to sandwich them together, and spread the rest on top. If you want to frost the sides of the cake as well, increase the icing recipe by half.

Garden Trends

(Continued from page 9)

6. Adding pollinator gardens

"Increased attention on the importance of pollinators to our ecosystem has inspired homeowners to develop gardens that specifically attract vital honeybees, hummingbirds, and butterflies," NALP notes. "More homeowners are asking landscape professionals how to select native plantings that are abundant, year-round nectar sources throughout their yards, and the best ways to maintain these natural havens."

7. Creating smart lawns

Landscape professionals have made advancements in developing cultivated grass varieties, called cultivars, which are known as being a form of smart grass. "They can better withstand the elements while still delivering an aesthetically beautiful and healthy lawn, making them especially desirable in drought-prone areas," NALP notes.

8. Golden Gardens

Gold is back in the spotlight, and its popularity in home décor, fashion and in the garden is expected to last a decade. When used outdoors, pops of gold warm up spaces and create the feeling of outdoor rooms. Plus, the reflective accent helps move light and make the garden "glitter." 

Source: National Association of Landscape Professionals, Garden Media Group, HGTV

Home & Garden

Next Month's Garden

April is a busy month in the garden. If you have the time, energy and inclination, there is plenty to do.

Planting: Begin planting warm season annuals and perennials. It's especially important to prepare the soil so that you have good drainage. You're hoping these plants will last for many years to come, so the extra effort now will be well worth the trouble.

Perennials which perform well in our area to plant now include agapanthus, Philippine violet, Shasta daisy, coreopsis, crocosmia, verbena, plumbago, daylilies and Louisiana iris. As a rule of thumb, plant in groups of three, five or more. Daylilies and other perennials may be divided now, if needed, but do it soon.

Annuals to seed directly into the landscape include zinnias, marigolds, sunflowers, cleome and nasturtiums. Annuals to transplant in full sun include ageratum, celosia, gomphrena, nicotiana, salvia and many more now available in garden centers. For shadier areas plant impatiens, begonias, coleus, Blue Daze, pentas, and torenia.

Lawn care: April is the time to fertilize. Use a 15-0-15 fertilizer with 7.5% water-insoluble or slow-release nitrogen at a rate of no more than 6 pounds of fertilizer per 1000 square feet. Centipede grass should do well with half that amount.

Vegetable garden: If you haven't already done so, plant tomatoes, eggplant, peppers, squash, cucumbers, pole beans, okra and sweet potatoes. They will need one to one and one-half inches of water per week during the growing season. To prevent the development of fungus and plant diseases, water in the mornings so that plants can dry out before evening. This is also a good time to plant basil, dill, chives and rosemary.

Trees and shrubs: If trees and shrubs seem healthy and vigorous, they probably don't need fertilizing. If needed, fertilize spring-blooming trees and shrubs after the blossoms fade. Use a 15-0-15 fertilizer with 7.5% water-insoluble or slow-release nitrogen. Fertilize the rooting zone at the rate of no more than three tablespoons per 10 square feet. If you fertilize your lawn with a weed-and-feed fertilizer, be sure none of it gets into the rooting zone of your trees and shrubs. Keep them well mulched, with the mulch pulled back from the stems or trunks.

Live oak leaves are falling now and they make very good mulch. Rake them into your beds or if your neighbor has been kind enough to rake his leaves, bag them and place them at the curb, then use those.

The old mulch under roses, camellias, and azaleas should be raked out and disposed of. Fungus can hide there and re-infect your plants' flowers. In Spring the older leaves on camellias, magnolias and other evergreens start to yellow and fall. They will be followed by new growth.

House plants: Repot them now and place outside under trees or in a shady spot to rejuvenate them. ☘

For more local gardening information, visit the UF-IFAS Extension website for Leon County at <http://leon.ifas.ufl.edu> Reprinted with the permission of the University of Florida IFAS Extension in Leon County.



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Business Maintenance Committee Report

by Gloria M. Arias
Maintenance Committee chair



Killarney Way Park can use your assistance. The areas away from the playground are taking a beating. Will you help the cast iron plants get established? They are tender and trying to take root. If you can assist our monitoring by encouraging others to run and play away from that pavilion wall, and out of the rain garden, the plants will have a chance to grow.

Rain barrels: These collect water as an economical means to water the plants and grass. They are NOT trash barrels. The faucet has been ripped off one. Politely show anyone abusing them where the trash bins are nearby. A committee member installed zip ties to hold the lids down, but some are trying to pry them open.

The broken concrete (rip rap) cemented in the

drainage flume is a necessary part of the drainage system. It is not a play area. I have observed children move them and stack them in the drainage ditch, preventing stormwater flow. This is destructive to private and city property.

When our committee sees this activity, we try to educate children and adults about the eco sensitive measures we've integrated into this park. Your assistance to respect and protect all of our investment is greatly appreciated.

Also, overflow parking is available on Westford, a side street just around the corner of park.

It's delightful weather and we are happy you are enjoying the outdoors.

Please visit our other playgrounds at Shamrock South Park and Clifden. Check out our park locations at www.killearn.org.

Shamrock South road work: Construction will begin mobilization Monday, March 20, 2017. The drainage and roadway improvements is a 90 calendar day project.

The milling and resurfacing of Shamrock South will follow once the drainage and roadway improvements are complete. ☘

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A Progress Update

We are approaching the home-stretch of the Covenants & Restrictions (C & R) revitalization of Killearn Estates. Below, are the steps involved with revitalization, and an update on where each of the 30 units is in the process.

Only 3 units have not reached the 50% + 1 revitalization threshold:

- Unit 10 – (Lifford Circle and Court, Leane Drive, and parts of Shamrock N and Shamrock S)
- Unit 23 - (Merrigan Place and Ryan Place)
- Unit 33 - (Morse Court, primarily)

The revitalization documentation and affidavits have been submitted, and these units are undergoing, or soon to undergo, the 60-day Florida Department of Economic Opportunity (DEO) review: 3, 4, 5, 6, 7, 9, 11, 12, 14, 15, 16, 17, 18, 20, 22, and 51.

DEO has approved the units listed in the last two steps (no units have been rejected).

These above units have had their revitalized C & Rs and governing documents recorded and indexed at the Leon County Clerk of Courts: 1, 29-32-35, and 50.

By Frances Michels

Announcements of the C & R revitalization have been sent to all homeowners in these units: 2, 8, 19, 21, 26, 28, 53, and 54. 



Are you Veteran in our community?

The Killearn Homes Association is looking for veterans in our community to spotlight in our May Kloverleaf issue. If you would like to nominate yourself, or a veteran that lives within Killearn Estates, please call our office at 850.893.3468 or email us at kha@killearn.org.

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Become a Care and Comfort Volunteer!

It's the simple things that mean so much to a resident in a nursing home (NH) or an assisted living facility (ALF). That is why Big Bend Hospice encourages people in their community to become Care and Comfort volunteers. This team is responsible for all of our hospice patients who live in a NH or ALF.

Volunteering at a NH or ALF has many advantages, not only for the residents, but also for the volunteers. Residents receive extra one-on-one attention when a volunteer visits with them. Volunteers can read, reminisce, or even help patients participate in facility-led activities such as BINGO. Volunteers can take a patient outside when the weather is nice or assist them with crafts. The patients' families appreciate knowing there is someone available to visit with their loved ones, especially if they live out of town.

BBH volunteers can be assigned to a specific NH or ALF, preferably one that is closest to their home or

work. They have the convenience of going to assist at lunch time or make a visit on their way home after work. If the facility is close to their home, it's easier to volunteer on the weekends which tend to be the loneliest for many residents. By going to a designated NH/ALF, the volunteer also gets to know the staff who appreciates "the extra set of hands."

Nursing homes and assisted living facilities are filled with stories. Many of the residents are veterans, former teachers, homemakers, and social workers. As one BBH volunteer shared, "you learn so much from those you visit and you are fascinated by all the things they've done. It's a rewarding experience on so many levels."

If you would like to learn more about becoming a hospice volunteer at your local nursing home or assisted living facility, please call the Volunteer Department at 850-878-5310 or sharon@bigbend-hospice.org.



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One Blood Bus at Killearn United Methodist Church

Stop by and donate blood on Sunday April 30th in the parking lot across the street from Killearn United Methodist Church from 9 AM to 1:30 PM. Blood donations profoundly affect the lives of patients in our community. In many cases one donation could impact or even save the lives of three people. Generally, healthy people age 17 or older who weigh at least 110 pounds can donate blood; identification is required prior to donation.

To make an appointment go online to www.oneblooddonor.org and use sponsor code #G0211, or email Melanie at callawaymelanie@gmail.com. Drop-ins are welcome.

Business

Renew or Join Now for Savings!

Beat the Heat at the Killearn Estates Swim Club

The Swim Club will officially open on Saturday, April 29th at 11:00 am and will remain open until October 1st. Join now and pay a reduced rate of \$400.00 for the entire season for Killearn Estates residents, if you pay in full by April 1st. There are limited memberships available this year, so please join early, after April 1st the rates will increase. Please complete the form and mail or drop your payment at our office located at 2705 Killarney Way.



Name: _____ Email: _____

Address: _____ Home Phone: _____

Daytime Phone/Cell: _____ Employer: _____

Names and ages of Children:

_____ Age: _____ _____ Age: _____
_____ Age: _____ _____ Age: _____

I/we understand that our membership is seasonal for swimming. The membership fees are due and payable regardless of weather conditions or pool usage. I/we agree to abide by all of the rules and regulations of the Killearn Swim Club and further agree to not hold the Killearn Swim Club employees, representatives, membership or board members responsible for accidental injury.

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Killearn Homes Association, Inc.
Profit & Loss Budget vs. Actual
January through February 2017

	Jan - Feb 17	Budget
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	367,276.08	552,000.00
6013 · INCOME-LATE FEES	138.75	7,000.00
6015 · INCOME-PRIOR DUES	0.00	4,500.00
6017 · ESTOPPEL	3,450.00	22,000.00
6020 · DELINQUENT ACCT-Maintenance	10.00	100.00
6021 · DELINQUENT ACCT-INTER.	0.00	200.00
6022 · COLL. FEES-LEGAL	664.46	12,000.00
6024 · ADMIN. NOTICING COST	40.54	600.00
6030 · INCOME-OTHER	828.37	2,600.00
6033 · INCOME-ADVERTISING	4,243.25	48,000.00
6055 · CENTURYLINK COMMISSION	7,367.75	60,000.00
6057 · KILLEARN ESTATES SWIM CLUB	475.00	29,000.00
6830 · INCOME-INTEREST	0.00	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	89,000.00
Total Income	384,494.20	827,500.00
Gross Profit	384,494.20	827,500.00
Expense		
6052 · LICENSES & FEES	0.00	300.00
6560 · PAYROLL TAXES	2,104.33	16,000.00
6950 · MAINTENANCE	1,350.00	7,000.00
7050 · LAKES	0.00	40,000.00
7060 · LANDSCAPE IMPROVEMENTS	0.00	20,000.00
7100 · GROUNDS	12,308.80	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	3,325.00	25,000.00
7120 · REPAIRS/MISC MAINTENANCE	75.00	5,200.00
7251 · COVENANT REVITAL/ PRESERVATION	16,753.66	75,000.00
7270 · UTILITIES-COMMON AREAS	1,340.99	5,000.00
7271 · ASSN. CENTER - UTILITIES	766.09	5,000.00
7272 · CLEANING SERVICE	750.00	3,600.00
7325 · KE SWIM CLUB - SUPPLIES	0.00	5,000.00
7335 · KE SWIM CLUB - UTILITIES	373.92	5,000.00
7610 · PLAYGROUND/PARK IMPROVEMENTS	58,291.06	90,000.00
8050 · NEWSLETTER	9,393.31	60,000.00
8110 · ANNUAL ASSOC. MEETING	100.00	800.00
8170 · OTHER	30.84	5,000.00
8290 · FURNITURE & EQUIPMENT	0.00	2,500.00
8295 · OFFICE IMPROVEMENTS	50.00	10,000.00
8410 · MEMBERS STATEMENT	0.00	5,900.00
8411 · ANNUAL ELECTIONS	0.00	3,000.00
8420 · LEGAL & PROF. FEES	8,403.26	50,000.00
8425 · LEGAL FEES COLLECTIONS	2,345.33	
8580 · PAYROLL-SALARIES	22,880.98	165,500.00
8640 · ACCOUNTING/AUDITING	0.00	7,000.00
8645 · WEBSITE	175.00	7,000.00
8680 · AUTO EXPENSES-GENERAL	276.66	3,300.00
8710 · BANK CHARGES	3.00	
8730 · MISC. ADMIN. EXPENSE	2,279.39	8,000.00
8750 · EVENTS	290.40	18,500.00
8780 · INSURANCE-LIABILITY/ D&O/PROPER	0.00	21,000.00
8781 · INSURANCE - UMBRELLA POLICY	0.00	5,000.00
8782 · INSURANCE - WORKER'S COMP	800.00	3,400.00
8786 · INSURANCE - AGENCY FEES	0.00	1,500.00
8850 · POSTAGE	1,843.62	5,000.00
8860 · PRINTING	431.25	2,000.00
8870 · COPY MACHINE	788.43	3,000.00
8940 · SUPPLIES-OFFICE	298.78	3,000.00
9500 · TELEPHONE	387.63	4,000.00
9880 · FEDERAL INCOME TAX	0.00	21,000.00
9945 · BAD DEBT	7,440.12	25,000.00
Total Expense	155,656.85	827,500.00
Net Ordinary Income	228,837.35	0.00
Net Income	228,837.35	0.00

Architectural Control Committee Actions for February, 2017

The Committee meets every Wednesday at 10 am in the Kilearn Homes Association conference room.

DATE	UNIT	PROJECT	ACTION/CONDITIONS
2/1/2017	07	Remove 1 dying Oak tree	Approved
	12	Remove 1 dead Pine tree, & 2 diseased Pine tree	Approved
	25	Install 99' of aluminum fence	Approved
	12	Add 2 Palm trees to front yard	Approved
	0	Remove 5 dead/dying trees	Approved
	16	Remove 4 pine trees, trim back one Live Oak	Approved
	11	Roof replacement (gray shingles)	Approved
	14	Paint exterior 1st floor dark gray, siding Light gray. Clean up property, remove scrub trees	Approved
2/8/2017		NO MEETING	
2/15/2017	06	Repaint house (Divine White)	Approved
	17	Replace existing chainlink fence (rear/side of house) with 5' vinyl (white) for easy maintenance	Approved
	37	Remove 1 large Pine Tree in front yard	Approved
	41	2'-3' retaining wall on side of house to stop excess flow of water on neighbor's property	Approved
	2	Remove 1 large tree in back yard	Approved
	37	Screen in back deck (no change in footprint)	Postpone until next week
	35	Replace roof (Weathered Wood)	Approved
	17	Shed	Postpone until next week
	18	Install 16'x16' deck	Approved
	40	Replace existing chainlink fence on back property line w/6'PVC fence(beige)	Postpone until next week
	18	Replace roof (black shingles)	Approved
	17	Install 6' wood privacy fence/gate on side of house to hide trailer	Approved
	19	Replace deck boards, repair wood rot on house paint (Colonial Gray), trim (white). Paint front door (Wythe Blue), replace damaged garage door	Approved
	29	Add a 10x14 screenroom on left rear of house	Postpone until next week
	17	Asphalt driveway(no change in footprint)	Postpone until next week
2/22/2017	40	Tree removal	Postpone until site visit
	29	10x14 Screen room	Postpone until Pebble Creek approval
	40	Replace existing back fence w/6' PVC	Waiting for new color
	17	Shed	Postpone until site visit
	35	Replace roof (Weathered Wood)	Approved
	35	Replace roof (Weathered Wood)	Approved
	35	Replace roof (Oxford Grey)	Approved
	35	Replace roof (Shadow Grey)	Approved
	35	Replace roof (Shadow Grey)	Approved
	42	Remove 2 small Oak trees	Approved
	1	Replace existing garage door	Approved
	14	Install fence in backyard	Postpone until site visit

ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.

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