



Huntington Estates  
Homeowners Association  
*Neighborhood Newsletter*  
July 31, 2021



PO Box 180398, Tallahassee, FL 32318

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Hello neighbors!

It has been a wonderful and wet Summer, with lots of changes in Huntington Estates...

To start with, we have some great new neighbors:

1. Tyler and Jane Johnson moved into 3518 Carrington Dr., previously home to Jason Newlin. They both are from Tallahassee, having attended Leon and Chiles H.S., respectively. Tyler works at the First Commerce Credit Union and Jane works at the Avant Houston Financial Group. They share their lovely home with two dogs (Cooper a boxer mix, and Winston a yorkie/dachshund) and two cats (Scout and Lillie). In addition, they have family nearby, and enjoy hosting their nephews at the pool. They also enjoy kayaking and boating in their gheeno.
2. Another young couple are Rebecca Andrews and Andrew Byrd who moved into 3604 Westmoreland Dr., previously home to Duane Alberti. Rebecca is a Physician Assistant and Andrew is in the insurance business... something that came in handy when they were awoken the sound of a tree falling into their yard at 2:30 a.m., shortly after moving in. That event happened the week before Hurricane Elsa was due to pass through. A quick inspection of other trees in their property identified a half-dozen that were threatening their home. Rapid removal, with HOA ACC approval, was accomplished before the hurricane. Here's hoping for a less stressful 2021.
3. Our newest and youngest neighbor, Nathaniel Jacob Ellis, was born to Tabitha and Andrew on 6/25/21, at home - 3525 Carrington Dr.- weighing 8 lb. 2 oz. His older siblings Josiah, Lily, and Madelyn are thrilled in having a baby brother. Congratulations to the Ellis family!

#### **Finances.**

- We expect to meet the budget goals for maintenance and other expected expenses.
- As of 7/27/21, six homeowners have not paid their \$475 HOA dues for 2021, which were due 3/1/21. These homeowners were mailed a final notice, payable by August 30, after which we will refer them to our attorney. Two of these homeowners owe more than this year's dues, with no resolution plan proposed in the past year.
- Our Treasurer, Edson Maners, has resigned due to obligations at work. As a result, our VP Clay Whittiker, is now Acting as Treasurer, and Pres. John Kellerman is now the Architectural Control Committee (ACC) Chair. If you can assist with some Treasurer and ACC activities, please contact one of the Board members listed at the end of this newsletter.

**Updates for 2021.** The Board has been working on several projects for which membership feedback will be needed to make the best decisions for the neighborhood. Please stay in touch and respond when requested.

These are the major projects:

1. The **Covenant & Restrictions (C&R) Revision.** Seven homeowners consolidated and finalized the updates to the C&Rs in April. The aim was to tailor the C&Rs to match the maturity and desires of the current homeowners, rather than maintain the C&Rs published by the Developer nearly 40 years ago. We have also drafted a ballot and proxy vote form, to enable all homeowners to vote on each C&R Article. We know that there are one or two Articles that are particularly important to a homeowner, but these are different depending on your lot location, family or hobbies. Our attorney is to provide his feedback in early August. Soon thereafter, we will be mailing the C&Rs for voting. If the need arises, we will have neighbors visit those homeowners that do not respond, so everyone is

given the opportunity to have their vote on the proposed changes. The goal is to have the approved changes made before the year ends.

2. We requested quotes from three professional **HOA Management Companies**, to determine if the cost-benefit trade-off was beneficial for our members. Our HOA President, John Kellerman, published a report with the details. The report was attached to the last Quarterly Meeting notice, and with a meeting reminder e-mail. His recommendation was not to pursue the HOA Management Company option due to the increased costs while still requiring essentially the same amount of effort from the volunteer Board of Directors. In the previous Quarterly Meeting, the majority of homeowners felt that a volunteer Board of Directors, with a little support from the membership would continue to do a very good job. Once the new C&Rs reflect the desires of the current owners, the job would be even better. The Board agreed and voted to accept the recommendation of the report to not to pursue a professional HOA management company solution.

3. **Road re-paving** coordination has begun, led by VP Clay Whittaker. Three engineering companies are being assessed to develop scope of work and bid to supervise the resurfacing the roads. The scope of work includes improving the storm grate surface levels and water drainage. And different resurfacing strategies will be done depending on the current surfaces in the neighborhood. The repaving will be done in synch with the city's planned water pipe upgrades that are expected to occur in 2022. The scope of work will allow us to get bids from paving companies based on the same criteria.

**Residential Bulk & Yard Waste.**

- Remember that there are two types of trucks used by Waste Pro, one for yard waste and another for household waste; therefore, **ask for two work orders** to be written when you have both types of waste. Also remember to keep these waste piles separate from one another.
- Should you need assistance in making wood / waste piles 6 x 4 x4 ft. for normal weekly pickup, please call Carlos 850-676-1625 for chainsaw/labor assistance. This is a free service from a neighbor 😊

**Homeowner and Emergency Contact database update.** Attached is a form that will allow us to have a more specific database for HEHA business. In addition, we are requesting a bit more personal information to assist the Recreation Committee plan events, do selected wellness checks and possibly publish a neighborhood directory, as in the past. This is completely optional. Please return this form to [HEHASecretary@gmail.com](mailto:HEHASecretary@gmail.com) this week.

**HEHA Meetings.** Our next Quarterly meeting will be Tuesday October 12, 2021 at 7 p.m., via Zoom. Mark your calendar. M A reminder notice will be posted in the [HEHA Web Page](#) and sent via e-mail with an access password. NOTE: The website also contains previous meeting minutes, recorded meetings, financial reports, governing documents, a map with lot owners names, and other useful information.

Wishing you a fantastic end of summer,

**Your 2021 Elected-Volunteer HEHA Board of Directors**

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| John Kellerman – President & ACC Chair, 850-459-9553        |   |
| Clay Whitaker – VP & Acting Treasurer 352-258-6985          | Lois Davis – Recreation Chair, 850-562-3660 |
| Carlos Amado – Secretary, Maint. Chai, 850-676-1625         | Grant Kimball ACC, 716-939-8759             |
| Terry Maier – Nominations Chair, Maint. & ACC, 850-566-4000 |   |