



Huntington Estates
Homeowners Association
Neighborhood Newsletter
January 18, 2024



As we start the new year, we want to thank everyone who participated in the Fall Recreation Events. Casey Wiley and her family continue to lead these well-supported and welcomed community events. Starting from the Dog Parade to celebrate Daniel Menendez's 44th birthday by showing off to him our best friends. We had about 8 pooches with their proud owners in the parade. Our Halloween celebration was attended by 60 individuals. We toasted smores, had pumpkin painting and carved pumpkin contests, and a hanging-doughnut eating contest – using no hands! We ended the year by having an outdoor movie night. About 26 neighbors watched “The Grinch” on a chilly night. Fifty hot cocoa packets were consumed as well as a continuous line for the delicious fresh popcorn. There are some pictures of these events on our [Facebook](#) page.

Tennis Court update

We are currently pressure washing the tennis court, and will be filling cracks prior to adding lines to mark a **new Pickle Ball court area**. The target is to have this completed before this Spring. **We need help** in digging a 2”x 6” channel around the tennis court to improve the drainage, since currently the grass is higher than the court and it impedes water from draining. Please contact Carlos, at 850-676-1625 to volunteer to make the channel or mark the court. We will assign a section of the court so each volunteer to dig when they have time, or as a team on Saturday, February 10, starting at 9 a.m.– weather permitting.

Welcome New Neighbors:

1. Debra and Patrick Gore are upgrading their new home at 3624 Westmoreland Drive (previously owned by Mariane Lister). They enjoy biking and tennis. Debra is a native of Chicago and a graduate of the University of Wisconsin. She has been a Realtor with Weichert Realtors in Boca Raton and most recently in Clermont. Patrick has a degree in Chemistry from Northern Illinois, and a business degree from DePaul University. He is in generator sales, having worked for TAW Power Systems of Tampa for the past 13 years. They have 4 daughters and 8 grandchildren. One of their daughters owns the Quarter Moon Imports Gift Shop at 1641 N. Monroe Street.

2. The Leonides', Rocio and Jose “Miguel” moved into their new home at 3732 Dorset Way (previously owned by Lesta Mami), with their 3 children: Manuel (age 5), Mariza (3), and Belen (1). She is native to Tallahassee having graduated from Florida High, Florida State University, and obtained her Physician Assistant degree from the University of Florida. She currently works at HCA Florida Capital Hospital – specializing in Emergency Medicine. Miguel is from Guerrero, Mexico, and has been working the past 20 years in La Union Concrete Company – specializing in home foundations, driveways, and sidewalks. They enjoy swimming.

Water pipes upgrade

\$1.5 million project to replace about 9,300 feet of pipe with larger diameter DR-9 hi-density pipes, that can last 75-100 years. They added 12 more fire hydrants to the existing 3, to improve the coverage. Our community got priority over others because we were planning to repave the roads, and all of us wanted to avoid having to patch a newly paved road. Our repaving will not affect the warranty of the City contract.

Repaving project

In page 3 of this newsletter is a summary table comparing quotes for the repaving, which we would like to be ready to start in June 2024. The full quotes are in our website – click [here to view](#). We would like your feedback as to which company to use and which funding gap option to use. See the Survey attached. There was also discussion in the 1/9/2024 [quarterly meeting minutes](#), of the County’s 2/3 Program, which describes how we would pay the county to take over our roads. The Board concluded that we will not pursue this option. In page 5, we want your feedback about which paving option and which funding option to use. Please be sure to mail back your feedback.

From the Treasurer

The \$475 HOA Assessment for 2024 is due not later than March 1, 2024.

Please mail your checks to PO Box 180398, Tallahassee, FL 32318 or drop of at the front door of 3542 Carrington Dr., where our Treasurer, “Sam” Marshall, has set-up a plastic box for your convenience.

By-Laws Update

Our By-laws updates were recorded by the county in December. The major change approved by the homeowners was the restriction of 6-month or less rentals. Other changes included the required tracking of renter and their emergency contact information by the association’s secretary, and the flexibility to not requiring a CPA to audit our financial books – as allowed by Florida HOA law for HOAs of our size.

HEHA Meetings

Our next Quarterly BoD meeting will be Tuesday February 13, 2024 at 6 p.m., via Zoom. Mark your calendar. A reminder email will be sent with the Zoom access password. NOTE: The [HEHA Web Page](#) contains the recommended contractor list, previous newsletters, meeting minutes, financial reports, governing documents, a map with lot owners names, and other useful information. We encourage you to familiarize yourself with the site’s information.

Architectural Control Committee (ACC) Reviews

The Board requests your support in submitting [ACC review requests](#) for any tree service, structure, pool or fence added to your property. The reviews are done quickly by the ACC, and usually are approved with minor adjustments that ensure County Codes and community [Covenant & Restrictions](#) (C&R) are met prior to implementation. These can be a win-win added value action, so please follow the [ACC requests instructions](#).

HOA Board of Directors

The following elected HOA Directors volunteered and were elected to serve in these capacities in 2024:

- | | | | | | |
|---|----------------|--------------|---------------|----------------------|--------------|
| 1. President: | John Kellerman | 850-459-9553 | 3. Secretary: | Carlos Amado | 850-676-1625 |
| 2. Vice President: | Clay Whittaker | 352-258-6985 | 4. Treasurer: | Julie “Sam” Marshall | 850-562-7563 |
| 5. Director: | Terry Maier | 850-566-4000 | 6. Director: | Marisol Roberts | 850-294-3863 |
| 7. Architectural Control Committee Chair: | Sarah Kinel | | | 772-633-3495 | |
| 8. Nominations Committee Chair: | Lois Davis | | | 850-745-4523 | |
| 9. Recreation Committee Chair: | Casey Wiley | | | 850-251-7785 | |

Board of Director (BoD) Addresses:

	PO Box 180398, Tallahassee, FL 32318
President	hehapresident@gmail.com
Vice President	hehvicepresident@gmail.com
Treasurer	hehatreasurer@gmail.com
Secretary	hehasecretary@gmail.com

2024 Repaving Update and Survey

Dear Huntington Estates Lot Owner,

The HOA Directors would like to share the latest info about repaving the Huntington Estates roads, and get your opinion about how to fund the remaining cost from the quotes listed below.

Here are some facts:

1. We expect the paving project to begin around June 2024, as recommended by the City to eliminate risk of more road patching. June is also when our current Road Fund CDs mature.
2. Our Road Fund CDs will add about \$15,000 to the current value of \$335,000. This plus the funds from 2024 Assessments will total approximately \$375,000.
3. Below is a summary table of the Repaving Quotes. Click: [here to view](#) the full quotes.

Repaving Contractor:	N. FL A	Peavy	CW R	Capital I	Capital II
Item / Option	1	2	3	4	5
Mill (remove) 1.5" of all roads 24' wide	No	66,525	No	No	90,622
First pass Ashphalt (1.5") 24' wide	No	No	No	No	330,000
Total Ashphalt Thickbness	1.25"	1.50"	1.00"	1.25"	1.75"
Top SP9.5 Mix Asphalt	Yes	387,000	323,960	379,500	379,500
Mobilization	Yes	6,500	80,000	35,000	55,000
Traffic Control	Yes	Yes	Yes	15,000	20,000
Root Repair	Yes	Yes	48,600	9,435	9,435
Base Repair as needed (aligator cracks)	Yes			21,250	21,250
Pooling Area Improvement	Yes		20,700	18,000	18,000
Speed bump remove/replace	Yes	Yes	32,000	45,000	45,000
Drainage Inlets adjust/modify	Yes	52,000	37,800	120,000	120,000
Manhole adjustment	Yes	10,000		6,000	6,000
Water Valve adjustment	Yes			32,000	32,000
Edge Milling at Entrances	Yes	Yes	Yes	7,500	7,500
Edge Milling at Driveways	Yes	Yes	64,417	Yes	Yes
Cul de Sac regrade as needed			22,190	5,000	6,000
Paint stop bars - Option	3,500	No	No	2,750	2,750
Paint speed bumps - Option		No	No	No	No
Total	\$423,300	\$522,025	\$629,667	\$696,435	\$1,143,057
Blanks = Discussed but but not mentioned in the quote. Significant repair will likely be added cost					

4. As summarized in the 1/9/24 [quarterly meeting minutes](#), we concluded that having the County take over the road is not going to be pursued, mainly because it requires 100% of the lot owners to deed the road and easement portion of their lot. Several owners already said no do this idea. Therefore, we will need to continue to build-up that Road Fund from the annual assessments in order to have enough funds for the next repaving in 20 years or so.

5. Our roads have been paved twice: During the original community construction in 1973, and repaved in 1997. So, we expect to repave in 20 years or so. Therefore, the road fund will need to be continually built up from annual assessments to be ready then. We add ~\$25,000 annually plus interest earned.

6. **The Directors are recommending** N. Florida Asphalt (column 1), because this smaller company has the capability to deliver good results, at the lowest cost. In this survey, we are asking your feedback on which asphalt company to go with.

7. To fund the current gap between the road-fund value and the paving quote if we go with the lowest bid. We have the following funding options:

- a. Pay a special assessment lump sum in 2024 – Minimum \$556 per lot
- b. Obtain a personal loan - Minimum \$50,000 @ 5-8%
- c. Obtain a \$375,000 CD-backed loan – Minimum \$375,000 @ 8%, 25 yr. with b. above.

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2024 Repaving Survey Response

Please circle or write in your preference for the following two decisions

- I. Paving Co. Option (1, 2, 3, 4, or 5):
- II. Gap Funding Option (A, B, or C):

Paving Co. Option	1	2	3	4	5
Total Cost Quoted	\$423,300	\$522,025	\$629,667	\$696,435	\$1,143,057

Gap Funding	A	B	C
Option	Special Assessment	HEHA Loan	CD-backed Loan
Examples	You pay \$556 in 2024	\$50,000 @ 5-8%, 3 yrs.	\$375,000 @5-8%, (investigating)

You can provide other suggestions for funding the current gap here:

Please Email your response to HEHAsecretary@gmail.com or
 Mail back to Huntington Estates HOA, PO Box 180398, Tallahassee, FL 32318-0004

Thank you for your participation,

Carlos Amado
HEHAsecretary@gmail.com
 (850) 676-1625