

Hartsfield Village

www.HartsfieldVillage3.org

Mission Statement:

To be the best working-class neighborhood in Tallahassee and preserve the spirit of the American Dream for all who call Hartsfield Village home.



INSIDE THIS ISSUE

- Greetings from Your New H.O.A. President..... 1
- Did You Know?..... 2
- Welcome to the Hood!..... 2
- Neighborhood PREP 2
- Metronet Broadband Services..... 2
- This and That..... 2
- H.O.A. Bank Transition..... 3
- Neighborhood Watch..... 3
- Waste Pro Pickups 3
- It's Time to Par-Taaaaay ... 3
- Leon County Recyclables (at-a-glance chart) 4

The Board of Directors would like to wish everyone a safe, super-fun and non-quarantined Summer!

*** ATTENTION: HOMEOWNERS ***

Due to the COVID-19 pandemic, the next monthly H.O.A. Board Meeting scheduled for June 15, 2020, will take place as a virtual meeting using the Zoom app (which can be downloaded for FREE onto your tablet, laptop or smart phone or even your desktop, if you have speakers). If you are interested in participating, please email Board@HartsfieldVillage3.org and request access/connection information. (We hope to return to in-person meetings at our regular location on July 20th.)



GREETINGS FROM YOUR NEW H.O.A. PRESIDENT...

Hi, I'm Peggy Rigsby... and I am the new President of the H.O.A.'s Board of Directors. I'd like you to know more about me and my vision for 2020 in our neighborhood.

Originally from Michigan, I came to Tallahassee by way of Sarasota, taking a promotion with the State. Here I raised three sons, eventually going to work in the private sector.

I spent the last 25 years lobbying and monitoring laws and regulations for nursing homes both in Tallahassee and Washington, D.C., subsequently traveling the state conducting facility training sessions. I downsized and moved into my son's house at 2250 Nannas Loop in 2014. My oldest son manages a top-rated restaurant in Grayton Beach and my youngest is a deep sea diver in Ft. Lauderdale (his twin brother died at age 20).

My vision for Hartsfield Village does not include a hidden agenda. I am an upfront person, so what you see is what you get! I want to do whatever I can to make our Community a place where we all feel safe, secure and proud to live while respecting the different cultures and lifestyles that make up our neighborhood.

We will start by clarifying the H.O.A.'s legal authority for any actions taken by the Board pursuant to Florida Statutes, the H.O.A.'s Covenants, Conditions and Restrictions and its By-Laws. These policies will be detailed and distributed to all homeowners and tenants – some will be familiar, some may be modified, and some may be new. Next, we are rejuvenating the H.O.A. Newsletter, and, finally, changes in our financial management are under way.

I believe communication is essential to this process, and it's a two-way street. I encourage you to email me at Board@HartsfieldVillage3.org and ask any questions you may have. I look forward to meeting you.



Did You Know...?

- You can also **contribute to the H.O.A. newsletter?** (Simply forward a topic suggestion or an article you wrote to Board@HartsfieldVillage3.org which will be considered by the Board for publication.)
- The Board works diligently to be **good stewards** of H.O.A. funds? (That's why this newsletter was hand delivered to all residents!)
- You can have this newsletter and other non-legal H.O.A. communications mailed to you **electronically?** (Simply send an email to Board@HartsfieldVillage3.org using the Subject line "Authorization for Email Communications" and state that you are authorizing the Board to email all non-legal communications from the H.O.A. to you at the e-address you specify in your email.)
- Newsletters are **published on the H.O.A. website** once they have been distributed?
- Many vehicles continue to **ignore the "Stop" signs** at the main intersection of Foster Drive and Nannas Loop, thus, endangering anyone who or anything that happens to be nearby? (Only you can prevent more speed bumps by slowing down AND obeying "Stop" signs!!)

"It takes only a few people being vigilant and reporting suspicious behavior to aid in deterring illegal activity."



Welcome to the Hood!

The holidays have passed, and 2020 is nearly half over. We've adjusted to many life changes... thanks to COVID-19... but it's never too late to say "Welcome to Hartsfield Village!" Our diverse neighborhood includes: young professionals starting their careers; families with growing children... some two-legged, some four-legged; many retirees or those getting close to reaching their Golden Years. That's what makes our Community great! So we want to encourage new residents to explore the area... walk the streets... meet your neighbors.

The best way to learn about our Community is to visit our website – it looks a bit funky now, as it opens up to a temporary but important announcement about the next Board meeting on June 15th. Explore the tabs and links, complete the "New Member Registration," and check back periodically for updated information (including clarification of the current rules and regulations governing our H.O.A., as mentioned earlier by President Rigsby). In the meantime, *reach out to us anytime* and let us know what your H.O.A. Board can do for you!

Neighborhood PREP

On May 19, President Peggy Rigsby participated in a City-sponsored webinar for community leaders on the Neighborhood PREP. A free webinar will be available for individuals on June 11 at 5:30 p.m. (go to <https://www.talgov.com/neighborhoodservices/prep.aspx> and select "PREP (Plan for Readiness and Emergency Preparedness) program" to register). The City's Neighborhood Affairs Department has developed a four-module guide for communities on how to prepare for an emergency which the Board will be reviewing soon. Most importantly, however, all persons needing help during disaster situations should complete a registration on the Tallahassee special needs registry. Call (850) 606-3700 for more information or to sign up; and you can also visit www.floridadisaster.org.

METRONET Broadband Services

On April 3, the Board signed an agreement with Metro FiberNet for broadband services in our Community. The Tallahassee County Commission approved this opportunity back in October 2019, and the company has begun laying the groundwork for providing high-speed fiber internet, telephone and television. Because we are a private community, a separate agreement was necessary; once lines are placed in our Community, Homeowners will have an option to sign up for these services. You may be visited by a representative; also, to read more about this service, go to <https://www.tallahassee.com/story/news/money/2019/10/17/metronet-brings-its-fiber-optic-network-tallahassee/4007205002>.

This and That... Your new H.O.A. Board has a list of projects to undertake for 2020 and will be looking for volunteers! Watch for updates via the newsletter or check us out on the website at www.HartsfieldVillage3.org.



Respecting each other will continue to reinforce your good relationship with your neighbors.



H.O.A. Bank Transition

In October 2019 by a unanimous vote, the Board passed a motion to outsource the financial operations of the H.O.A. in order to provide more services to Homeowners and, especially, financial continuity as new Board members are elected. At that time, the Board moved the H.O.A.'s bank account from Capital City Bank to Centennial Bank for the following reasons:

1. Centennial Bank provides services that allow Homeowners to make annual H.O.A. dues payments via credit card, debit card, eCheck, or automatic debit from their checking account; these are all service which Homeowners have been requesting.
2. Centennial Bank provides a service which invoices annual H.O.A. dues (which the H.O.A. commenced the use of in December 2019). This service includes issuance of a payment coupon which reflects the amount a Homeowner owes, as well as a self-addressed return envelope; additionally, seven (7) pages of H.O.A. information can be included when invoices are mailed to Homeowners.
3. Centennial Bank pays interest on all accounts; therefore, the H.O.A.'s money grows!

In April 2020, the Board signed a contract with Lewis Association Property Management ("LAPM") to manage all H.O.A. financial business; accordingly, LAPM will now provide the following services to the H.O.A. and its Members:

- A. Invoicing of annual H.O.A. dues and fees using Centennial Bank's system.
- B. Invoicing of fines for H.O.A. violations.
- C. Collection of current and back H.O.A. dues and fees.
- D. Contract attorneys for collection of delinquent H.O.A. dues and fees.
- E. Payment of all invoices sent to the H.O.A.
- F. Provision of monthly financial reports to the Board.
- G. Responding to financial inquiries of Homeowners.

The outsourcing transition for H.O.A. financial business was completed May 1, 2020. LAPM contact information is as follows:

Sue Barlow, CAM, Operations Manager
 Lewis Association Property Management, LLC
 7113 Beech Ridge Trail, Suite 2
 Tallahassee, FL 32312

Office: (850) 668-1173
 Fax: (850) 765-4353
 Email: Manager@lewisp.com (Sue Barlow)

As always, if you have questions regarding this or any other action taken by the Board, please send an email to Board@HartsfieldVillage3.org or call the H.O.A. voice mail line at (850) 296-0688.

Board of Directors



President:
Peggy Rigsby



Vice President:
Danessa Hayes



Treasurer:
Alan Peltz



Secretary:
Joan Avery-Sutton



Member-At-Large:
Sterling Arms

Neighborhood Watch

Have you noticed any unusual or suspicious individuals or activity in the neighborhood, especially during the evening? Some of our homeowners and residents *have* noticed and suggested that the Community form a Neighborhood Watch. Homeowner Chad Sullivan has volunteered to spearhead this endeavour.

Chad believes it would take only a couple of people walking the neighborhood two or three times a week... the idea being to report any witnessed, suspicious behavior to the Tallahassee Police Department non-emergency hotline at (850) 606-5800 as we must keep our distance from any suspicious person(s) – REPORT the activity... **but DON'T engage!** It takes only a few people being vigilant and reporting suspicious behavior to aid in deterring illegal activity.

Chad told us, "My wife and I already walked the neighborhood. We will gladly begin this process on our own – not associated with the H.O.A., but as concerned residents of our neighborhood." If you are interested in helping, please contact Chad by email at Lord_elemere@yahoo.com.



Waste Pro Pickups

Just a friendly reminder... the City of Tallahassee has contracted with Waste Pro to handle garbage and recycling collection. In April, Waste Pro instituted a no-touch policy for items not in containers. Only items that are *inside* your garbage and recycling containers will be picked up on our Tuesday collection day. If you have a bulky item that won't fit, you can leave it by the curb with your yard waste for our Friday bi-weekly, bulk-item pickup by the City. For other options or questions, please visit www.talgov.com.

IT'S TIME TO PAR-TAAAAAY WITH A SUMMER COOKOUT!

ARE YOU TIRED OF BEING IN COVID-19 QUARANTINE?!?!? Then let's break out the F-U-N.....!! Hamburgers, hot dogs, BBQ, inflatable pools, horseshoes, cornhole..... and whatever other fun stuff you have on hand. We'll get together on Saturday, August 1, 2020 (location to be determined). GRILLED MEATS, LEMONADE, WATER AND PAPER GOODS WILL BE PROVIDED! So just bring your neighbor, lawn chairs, a side dish and/or dessert. See upcoming flyer for more details..... the H.O.A. website will also have updates!



>>> Save this chart for easy reference to ensure proper recycling. <<<

<p>LEON COUNTY RECYCLABLES</p>	<p>(www.LeonCountyFL.gov/Recycling)</p>
<p>***ACCEPTED***</p>	<p>***NOT ACCEPTED***</p>
<p style="text-align: center;"><u>Glass</u></p> <ul style="list-style-type: none"> • Bottles/jars of any color (lids can be left on) <p style="text-align: center;"><u>Metal</u></p> <ul style="list-style-type: none"> • Aluminum foil – clean pie tins/balled-up foil • Empty aluminum, tin, and steel cans/containers – cans for coffee, soda, soup, pet food, vegetables, etc. <p style="text-align: center;"><u>Paper and Cardboard</u></p> <ul style="list-style-type: none"> • Boxes – shoe boxes, shipping boxes, cereal boxes, frozen food boxes • Cardboard paper towel/toilet paper rolls • Cardboard egg crates • Detergent, shampoo and cleaning bottles – including bathroom, kitchen and laundry products • Mail/envelopes (even the ones with plastic windows), flyers, postcards, greeting cards, catalogs • Newspaper, magazines, books (paperback/phone book) • Paper – plain/colored paper, wrapping paper, sticky notes, shredded paper (place inside a paper bag and staple shut) • Paper with staples or tape (these are removed during the paper recycling process) • Pizza/donut boxes (just no food waste) <p style="text-align: center;"><u>Plastic</u></p> <ul style="list-style-type: none"> • Bottles/cups – including clear plastic disposable cups • Detergent, shampoo and cleaning bottles – including bathroom, kitchen and laundry products • Jugs – milk/juice (caps/lids left on) • Tubs/containers – yogurt, butter/margarine tubs, plastic takeout containers, plastic frozen food trays 	<p style="text-align: center;"><u>Glass</u></p> <ul style="list-style-type: none"> • Broken glass • Ceramics • Light bulbs* <p style="text-align: center;"><u>Metal</u></p> <ul style="list-style-type: none"> • Aerosol cans* • Clothes hangers (plastic or metal) • Electronics* • Extension cords • Holiday lights or strings of lights* • Kitchen items, such as pots/pans or metal utensils (knives, forks, spatulas, etc.) • Metal objects and parts such as mower blades, electric motors, brake rotors, vehicle parts, etc. • Small propane cylinders* • Wire clothes hangers <p style="text-align: center;"><u>Paper and Cardboard</u></p> <ul style="list-style-type: none"> • Milk/juice cartons • Napkins, paper towels, tissues • Paper plates/cups (including coffee cups) • Tissue paper (used for presents) <p style="text-align: center;"><u>Plastic</u></p> <ul style="list-style-type: none"> • Biodegradable/compostable plastics (all) • Clothes hangers (plastic or metal) • Plastic bags (certain grocery stores may accept plastic bags for recycling) • Plastic buckets/pails • Plastic cat litter buckets • Plastic plant pots/trays • Plastic storage bins or laundry hampers (large) • Plastic utensils (forks/spoons/knives) • Polystyrene/foam (certain grocery stores may accept clean polystyrene for recycling) • Straws • Syringes
<p style="text-align: center;">When in doubt, throw it out!</p> <p style="text-align: center;"><u>*Accepted at:</u></p> <p>LEON COUNTY HOUSEHOLD HAZARDOUS WASTE CENTER 7550 Apalachee Pkwy Tallahassee, FL 32311</p> <p style="text-align: center;"><u>Hours:</u></p> <p>MON-SAT = 08:00am-05:00pm SUNDAY = Closed</p> <p style="text-align: center;">For more information, visit: www.LeonCountyFL.gov/HHW.</p> <p><i>(Place garbage and recycling bins 3 feet apart at the curb, away from mailboxes and power lines. Make sure the wheels and handle are closest to your house.)</i></p>	<p style="text-align: center;">***Miscellaneous***</p> <ul style="list-style-type: none"> • Appliances (microwave, vacuum cleaners, etc.) • Campaign or yard signs • Clothes or bedding/blankets • Medical waste • Rope • VHS tapes* • Water/lawn hoses