



Goose Creek Homeowners Association

3972 N. Monroe St. ~ Tallahassee, FL 32303
Phone: (850) 562-8708 ~ Fax: (850) 364-8628

managed by Kirby Management Group

Greetings Goose Creek Neighbors,

July 2020

Did you know that the median price of homes currently listed in 32317 is \$294,900.00? For many of us this is a substantial increase from our original purchase price. While this is wonderful news, let's keep in mind that our side of town is flooded with new home construction. Low inventory will no longer be driving value, which means we need to take a close look at our neighborhood if we hope to avoid substantial depreciation.

Falling and rotting fences, rusted/broken mailboxes, overgrown yards, peeling paint, vehicles parked in yards, construction waste left in the common areas, mattresses and yard waste left curbside for weeks on end... these are all current realities of Goose Creek that are destroying the value of our homes. Even if your property is perfect, your neighbor may be knocking as much as \$40,000 off the price of their home and yours.

We are currently in danger of becoming a distressed neighborhood if we do not begin making immediate improvements. As such, the Goose Creek Homeowner Association has established a committee to address the following initial neighborhood issues requiring immediate attention:

- Broken and distressed fences
- Rusted and damaged mailboxes
- Overgrown grass, shrubs and distressed yards
- Homes requiring stucco repair, paint, pressure washing and general maintenance
- Yard waste and debris placed in HOA Common Areas

Please be a polite neighbor and place your trash and recycle containers at the curb on your collection day and return them to the side of your house after pickup.

A loss of \$40,000 per home is simply too large a price to pay for a majority of us who live in and care about our beautiful Goose Creek family neighborhood. In an effort to protect our property values the Board has authorized our management company to address this issue. Beginning Sept 1, 2020, property owners will receive written notices for unresolved violations. Those neglecting to take action on these notices will be subject to fines and fees, as well as potential court costs and attorney fees.

We thank each of you for being a valued member of this community and appreciate your support and collaboration in maintaining a Goose Creek we are proud to call home.

Sincerely,
Jim Taylor
HOA President

This packet contains important information pertaining to Goose Creek. Please save this information for future reference. Violations will be enforced and noticed beginning Sept 1, 2020. Enclosed please find:

- Letter from President
- Two Important Motions Approved at May 18, 2020 HOA meeting
- Preferred Vendors
- Common CCR violations
- Common City of Tallahassee Code Guidelines
- Where/How NOT to Park
- Miscellaneous Driving Restrictions
- Important Contact Information
- City of Tallahassee Waste Management Information
- Bylaws
- Covenants, Conditions & Restrictions (CCRs)

Two Important Motions Approved at the May 18, 2020 HOA Meeting

Fences:

The following motion was adopted based upon what violations the HOA can legally pursue after considering legal counsel interpretation:

1. *Provide a clean slate letter throughout neighborhood, grandfathering in fencing as it exists to remain as it is from this day forward. (Giving us authority to enforce requirements going forward.)*
2. *Continue to require all homes backing up to green way to maintain and meet fencing requirements as defined in the covenants.*
 1. *Excluding 121 and 125 Northcutt Terrace where fences were removed more than 5 yrs ago. Also excluded is 162 Goose Creek Trail which has had a wrought iron fence for more than 5 yrs. Should these homes later add or replace fences they would be required to meet covenant guidelines.*
3. *Enforce covenant design requirements for all other fencing in Goose Creek.*
 1. *Excluding homes where fences were modified prior to 2015. Should these homes modify their fences at any time they would be required to meet covenants guidelines.*

Correspondence by Residents:

Some residents have been using improper channels of communication about neighborhood business and have been contacting HOA Board Members excessively by using their personal contact info instead of directing concerns to management first. The management company should be the first point of contact. The web site has management contact info along with ACC and Maintenance forms which should be used for neighborhood business.

The following rule will be added to GC documents and will be posted on the website:

Correspondence to the Board is to be sent to the community manager. The primary reason is that too often the contact information is misused by residents who will call, text and email directors regardless of time; or go so far as to visit their homes with complaints and suggestions. Association business should be conducted at board meetings and through the management company.

Preferred Vendors

Mr. Mailbox - chris@mrmmailbox.com, (850) 544-9207 (Repairs or Replacements). Sample: Imperial C2-5125 Mailbox plus standard post: <https://mrmmailbox.com/shop/imperial-c2-5125-mailbox-and-post/>

Primetime Fencing and More, LLC. - Daniel/Owner - primetimefencing@gmail.com, 850-544-0326

All fence and mailbox improvements and replacements require ACC form and approval.

Goose Creek Homeowner Reference Guide

Please note below are requirements set forth by the existing GC "Covenants, Conditions and Restrictions" agreed to by every GC resident prior to purchase of their home. These requirements/restrictions were not created by this board or management company. Your board and management company are required by law to enforce these rules. Enforcement will begin September 1, 2020

IMPORTANT COVENANT, CONDITIONS AND RESTRICTIONS (CCR) Requirements

- **IMPROVEMENTS** -ALL exterior projects MUST have approval of the Architectural Control Committee including: ALL exterior PAINT colors (doors, walls & trim), ALL mailboxes, ALL fences, ALL outbuildings, porches, decks and pools. See Goose Creek website info below for ACC Form.
- **LANDSCAPING** -ALL landscaping, including trees, shrubs, and grass, within the boundaries of each lot, shall be maintained. Maintenance includes edging along driveways, curbs and sidewalks. Grass may not exceed 12" in height.
- **EXTERIOR MAINTENANCE** - Home exteriors are to be clean and maintained in a good state of repair. Yards, porches, and driveways are to be free from clutter. Garage doors are to remain closed when not in use.
- **ALLEYWAYS** -NO PARKING is permitted in alleyways. No resident or guest shall impede the use of the alley way.
- **RECREATION VEHICLES** - No boat, trailer, motorcycle, motor home, camper, plane, recreational vehicle, or commercial van or truck may be parked or stored on any street, any common area or lot except within an enclosed garage

City of Tallahassee Common Code Guidelines

- Open storage of things that would not be used outdoors may not be stored outdoors
- Fences must be kept in good repair
- Junk, trash, debris may not be left in the yard and must be properly disposed
- Siding, shingles and other exterior parts of the residence must be maintained in good repair
- Building address numbers must be plainly visible
- Vehicles must have current tags, be equipped with all parts required to legally and safely operate and under its own power
- Landscaping - any untended growth over 12' is not permitted

Where/How NOT to Park

- In alleys
- In or on any common HOA area or park
- On crosswalks
- On sidewalks
- On roadway side of another vehicle (Double Parking)
- With 15 ft of a fire hydrant
- Within 20 feet of an intersection
- Within 30 feet of a stop sign
- Anywhere that blocks another vehicle or creates a hazard
- With a for sale sign
- Without a current tag
- Any abandoned or junked vehicle except within an enclosed garage
- With left side of vehicle against curb (facing wrong way) -right side of vehicle MUST be against curb and not more than 12" away

Miscellaneous Driving Restrictions

- Golf carts MAY NOT be operated on any street within Goose Creek
- No unauthorized vehicles may be driven in the green space, pipeline area or HOA common areas.

IMPORTANT CONTACT INFORMATION

Kirby Management (Danny Hayes)

KirbyManager@gmail.com (please add to address book)

3972 N. Monroe Street, Tallahassee 32030

Office 850-562-8708

Next Door Network

<https://nextdoor.com/> (Please join)

Minutes, Documents, ACC Forms, Maintenance

Requests <https://www.goosecreekhomeowners.org/>

City of Tallahassee Waste Management Guide

	Residential Recycling	Residential Garbage	Yard Debris and Bulk Waste
Pick up Day	Monday	Monday	Blue Friday - every other week
Size of container	64 gallon green rolling cart	96 gallon black rolling garbage cart	None
What will be picked up	<p>Plastic (shampoo bottles, yogurt containers, soda bottles, milk cartons, peanut butter jars)</p> <p>Glass (beverage bottles, sauce jars)</p> <p>Paper /Cardboard (newspapers, magazines, paper bags, cereal boxes)</p> <p>Metal (soup/beverage cans, aluminum soda cans)</p>	Household items that cannot be recycled and are non-hazardous	<p>Yard debris - see below</p> <p>Bulk items - too large to fit in garbage container. May include appliances, furniture, mattresses, lamps, bikes, chairs, tables, grills etc.</p>
When to place out and bring in	<p>Place curbside by 6:30 a.m. on day of service (<u>NO EARLIER THAN DAY BEFORE</u>) and return to the appropriate storage location* near your home <u>NO LATER THAN the DAY FOLLOWING your service day per county ordinance.</u></p> <p>*In Goose Creek: within the garage or behind the half wall at side of house</p> <p>Customers who choose to violate ordinance will receive notice. On third violation within 12 months customers will be placed on MANDATORY Premium Service, which comes with additional cost for one year.</p>	<p>Place curbside by 6:30 a.m. on day of service (<u>NO EARLIER THAN DAY BEFORE</u>) and return to the appropriate storage location* near your home <u>NO LATER THAN the DAY FOLLOWING your service day per county ordinance.</u></p> <p>*In Goose Creek: within the garage or behind the half wall at side of house</p> <p>Customers who choose to violate ordinance will receive notice. On third violation within 12 months customers will be placed on MANDATORY Premium Service, which comes with additional cost for one year.</p>	Place yard debris and bulk items by the curb on designated BLUE WEEK ONLY by 6:30 a.m. on day of service.
Where or how to place	<ul style="list-style-type: none"> * Above the curb * Off the sidewalk * Out of the street 	<ul style="list-style-type: none"> * Above the curb * Off the sidewalk * Out of the street 	<p>Yard debris: place in bags, boxes or piles next to curb at least 3 ft away from obstacles like mailboxes, fences, utility poles etc.</p> <p>Limbs: must be smaller than 4" diameter, less than 6' long. Each pile must be smaller than 6' long, 4' wide and 4' high.</p>
Special Instructions	<p>All recyclable items may be comingled in cart.</p> <p>Do not place non-recyclable or contaminants in container or it may taint whole load.</p> <p>Flatten all boxes and place them in or next to cart. Boxes larger than 18 x 24 should be cut up</p>	<p>All household garbage must be placed <u>INSIDE</u> the city issued container.</p> <p>Non-issued containers placed at curb are assumed to be garbage and may be damaged or disposed of</p> <p>Maximum weight is 100 lbs</p>	<p>Bulk items <u>MUST</u> be separated from yard debris. Bulk piles cannot be larger than 6' long, 4' wide and 4' high.</p> <p>Tree contractors must remove generated waste.</p> <p><u>Items not placed properly will NOT be collected.</u></p>
What will NOT be picked up	<p>Plastic bags, egg cartons,</p> <p>Tires, styrofoam, packing material, hoses, shrink wrap, car batteries, clothing, ammunition, cooking oil, wooden pallets</p>	<p><u>Extra bags or waste put beside containers will not be picked up</u></p> <p>Construction debris, yard waste, fireplace ashes. Contractors are responsible for removing their own waste.</p>	<u>NO HAZARDOUS WASTE</u> such as oven cleaner, ammonia, floor care products, gasoline, oils, insecticides, automotive parts, batteries, tires, used oil, paint, chemicals, fluorescent lights, CFL bulbs, electronic waste etc.
Missed pick up	Use DigiTally app or Call 850 891-4968	<u>DO NOT PLACE ANY WASTE ON HOA COMMON AREAS!</u>	