

Killearn Estates  Community Newsletter

FIRST QUARTER 2026

KLOVERLEAF

A LOOK

Around Killearn

KHA Scheduled Holidays & Upcoming Events

4/25: Community Wide Yard Sale

5/5: Board Meeting

5/15: KHA Adult Social Night – Ology Northside **COMMUNITY EVENT**

5/25: Office Closed – Memorial Day

6/2: Board Meeting

6/5: KHA Summer Kickoff: Food Trucks + Movie Night **COMMUNITY EVENT**

Apply for tree removals, exterior alterations and report property issues

☘ **894-3085** ☘

compliancecoordinator@killearn.org

A Look Around Killearn

We're excited to introduce a new recurring feature in the Kloverleaf—"A Look Around Killearn"—a brief series dedicated to showcasing the beauty and character of our community through photos submitted by residents.

Each edition will highlight unique perspectives from around the neighborhood, whether it's nature, landscaping, wild life, or everyday moments that make Killearn special.

This quarter, we're featuring photos submitted by **Randy McMullen (Unit 25)**, capturing a special moment in his garden—a Bluebird father delivering a mealworm to his four young chicks. It's a great reminder of the small, often unnoticed moments happening right in our own backyards.

We encourage residents to participate by submitting their own photos for consideration in future editions. If you have a photo you'd like to share, please send it to kha@killearn.org.

We look forward to seeing Killearn through your lens!



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POSTMASTER: Send address changes to:

Killearn Homes Association

2705 Killamey Way

Tallahassee, FL 32309

KILLEARN ESTATES
COMMUNITY
YARD SALE

SATURDAY, APRIL 25
8 AM - 12 PM

A ONE-DAY ONLY, COMMUNITY-WIDE
 YARD SALE HAPPENING THROUGHOUT
 KILLEARN ESTATES



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Community Manager's Message

As we move further into the year, the Association continues to operate on a strong footing, with seasonal efforts now fully underway. Spring is an especially important time for us, as our team begins routine check-ups across our common areas, entrances, and parks to ensure they remain clean, functional, and well-maintained for residents to enjoy.

Over the coming weeks, residents may notice light maintenance activity throughout the neighborhood as we address landscaping touch-ups and general upkeep in these areas. We appreciate your patience as this work is completed and as we continue to keep our shared spaces looking their best.

This seasonal transition also serves as a great opportunity for homeowners to complete their own springtime maintenance. Well-maintained properties play a key role in preserving the overall appearance and value of the community. We've included a helpful spring checklist later in this newsletter for those looking for guidance.

As we move into the warmer months, we're also excited to place a renewed focus on building connections within the community. This year, we will begin hosting a series of summer social events designed to bring neighbors together and create opportunities for residents to form lasting friendships.

We're pleased to kick things off with our first KHA Adult Social Night at Ology Northside on May 15, 2026. This will be followed by our Summer Kickoff Night on June 5, 2026, featuring food trucks, a movie night, and additional family-friendly activities.

As part of these efforts, we are always looking to partner with local businesses that are interested in being involved in community events. If you are a business owner and would like to participate or collaborate with the HOA, please feel free to reach out to me directly at cmartinez@cmcjaxfla.com.

In addition, the Killam Estates Swim Club is scheduled to open for the season on May 1, 2026. We encourage residents to review the graphic and pricing information included on page 7 of this newsletter for full details on registration and access.

As always, we ask residents to remain mindful of safety throughout the community, particularly in shared spaces such as parks and roadways. Through continued awareness and cooperation, we can ensure these areas remain safe and enjoyable for everyone.

Thank you for your continued involvement and commitment to making this community a great place to live. It's through shared responsibility and engagement that we maintain the quality and character that define our neighborhood. 🍀

Sincerely,

Caleb Martinez

Caleb Martinez, LCAM
Community Manager
Killam Homes Association



Your mental fitness is our priority.

7113 Beech Ridge Trail, Suite 1
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850-567-9707

support@mytranquilhaven.org
mytranquilhaven.org



Who We Are

Tranquil Haven is a private pediatric psychiatry practice with a mission to improve the mental fitness of our clients by cultivating a non-judgmental community where mental wellness is a top priority for every client.

We accept Aetna, Cigna, Optum, CHP, UHC, Ascension and CBH.



E-Bikes, Scooters, and Golf Carts: A Growing Trend and Shared Responsibility

Over the past few years, we've seen a noticeable increase in the use of e-bikes, e-scooters, and golf carts throughout the community. It's easy to understand the appeal—these devices offer a convenient and enjoyable way to get around, especially for younger residents looking for a bit more independence.

At the same time, as their use has grown, so have the number of concerns being reported to the Association. In recent months, we've received multiple reports and have directly observed situations involving unsafe speeds, improper use of sidewalks and roadways, and general lack of awareness when navigating shared spaces. While these situations are not the norm, they are becoming frequent enough that they warrant a broader conversation.

Golf Carts and Local Regulations

We have also received questions regarding the use of golf carts within the community. While the City of Tallahassee does allow for golf cart use on certain designated roadways where communities have formally adopted rules permitting their operation, **Killeam is not one of those communities.**

As a result, golf carts are **not permitted for general roadway use within Killeam**, and their operation on public roads within the neighborhood is not allowed under current rules. This is an important distinction, as assumptions are often made based on what is allowed in other nearby communities.

Understanding E-Bike Classifications and Requirements

Under Florida law, e-bikes are divided into three primary classes based on how they operate and the speeds they are capable of reaching:

- ☘ **Class 1:** Pedal-assist only, with a maximum assisted speed of 20 MPH
- ☘ **Class 2:** Throttle-assisted, with a maximum speed of 20 MPH
- ☘ **Class 3:** Pedal-assist, with a maximum speed of 28 MPH

These classifications are intended to allow e-bikes to function similarly to traditional bicycles when used within their limits.

However, once a bicycle is modified or capable of exceeding 30 MPH, it begins to function more like a motor vehicle. At that point, it is expected to be operated in the roadway and meet basic road-use requirements, including proper lighting and visibility. We have observed several instances within the community of e-bikes traveling at or above these speeds—sometimes on sidewalks or pedestrian paths—which presents a clear safety concern.

Safety Concerns Within the Community

Many of the concerns we've seen are less about the devices themselves and more about how they are being

used. There have been multiple instances of riders traveling at high speeds through residential areas, weaving between pedestrians, or operating unpredictably in ways that make it difficult for others to react safely.

These situations are often associated with younger riders who may not yet fully understand traffic patterns, right-of-way, or how quickly situations can change when higher speeds are involved. Unfortunately, similar incidents involving e-bikes and scooters have led to serious injuries in Tallahassee and across the state in recent years. Our goal is to prevent those types of outcomes before they ever become a possibility here.

Parental Awareness

As with many aspects of community living, this is an area where awareness at home makes a meaningful difference. Taking the time to talk through expectations—such as safe speeds, yielding to pedestrians, and where these devices can be used—goes a long way in preventing issues before they arise.

We have also seen instances where these vehicles have been used in ways that go beyond simple transportation, including riding through restricted areas or onto private property. In some cases, this has resulted in damage to community-maintained spaces and nearby properties, which ultimately impacts the community as a whole.

A Broader Issue and Ongoing Enforcement

The challenges associated with e-bikes, scooters, and similar devices are not unique to our neighborhood. Communities across Florida are dealing with the same concerns, and there have been increasing discussions around more stringent regulations as their use continues to grow.

Locally, when situations involve unsafe operation, property damage, or behavior that puts others at risk, those matters are being referred to the Tallahassee Police Department for follow-up as needed. This is not intended to be punitive, but rather to ensure that situations are addressed appropriately and do not continue unchecked.

Moving Forward as a Community

E-bikes, scooters, and similar devices can absolutely remain a positive part of the community when used responsibly. With a greater emphasis on awareness, communication, and accountability—particularly with younger riders—we can help ensure that these devices are used in a way that keeps everyone safe.

We appreciate residents taking the time to have these conversations at home and remaining mindful of how these devices are operated throughout the neighborhood. A little added awareness now can prevent much larger issues down the road. ☘

Briefs

Fresh Season, Fresh Spaces

Spring Refresh: Getting Your Home and Yard Ready for the Season

As temperatures begin to rise and we move into the spring season in our community, it's a great time to take a step back and give your home a seasonal refresh. Spring upkeep not only improves curb appeal, but also helps prevent larger maintenance issues as we head into the hotter and wetter months.

This time of year is particularly important in Killeam, where a combination of humidity, pollen, and fast-growing vegetation can quickly impact the appearance and condition of a property if left unchecked.

Exterior Cleaning and Pressure Washing

The cooler months tend to leave behind a layer of dirt, mildew, and pollen on exterior surfaces. A thorough cleaning can make a noticeable difference almost immediately.

Focus on areas such as:

- ☘ Driveways and sidewalks
- ☘ Home siding and brick surfaces
- ☘ Fences and mailboxes

In our neighborhood, mildew and algae buildup are especially common, and spring is one of the best times to address it before the summer heat sets in.

Landscaping and Lawn Care

Spring is the growing season, which means lawns and landscaping will begin to fill in quickly. Regular upkeep during this time helps keep everything looking clean and intentional.

Key areas to keep an eye on include:

- ☘ Edging along driveways and walkways
- ☘ Trimming shrubs and low-hanging branches
- ☘ Refreshing mulch in planting beds
- ☘ Removing weeds before they spread

Consistent lawn maintenance goes a long way toward maintaining the overall appearance of the neighborhood and reducing the need for larger corrections later in the year.

Gutters, Drainage, and Storm Preparation

With the rainy season approaching, now is the time to make sure your home is ready to handle increased rainfall.

Take a few moments to:

- ☘ Clear out gutters and downspouts
- ☘ Check for any pooling water around the home
- ☘ Ensure drainage paths are clear of debris

30-Minute Spring Refresh Checklist



Short on time? A quick reset can go a long way. Set aside 30 minutes and knock out a few of these items to instantly improve your home's appearance:

- ☘ Blow off your driveway, sidewalk, and front entry
- ☘ Edge along walkways and driveway lines
- ☘ Pull visible weeds from flower beds and lawn edges
- ☘ Rinse off your mailbox and front-facing surfaces
- ☘ Pick up sticks, leaves, and yard debris
- ☘ Trim back any overgrown shrubs near windows or walkways
- ☘ Straighten outdoor furniture and tidy your entry area
- ☘ Check for any obvious exterior issues (loose boards, minor damage, etc.)

Even small efforts like these help keep Killeam looking clean, consistent, and well cared for.

Proper drainage helps protect your home's foundation and prevents unnecessary wear during heavy seasonal storms.

Rooflines, Fences, and General Maintenance

Spring is also a good time to do a quick visual inspection of your property for any minor issues that may have developed over time.

Look for:

- ☘ Loose or damaged fence boards
- ☘ Missing shingles or roof wear
- ☘ Areas of peeling paint or discoloration

Catching these items early can help avoid more costly repairs down the line.

A Quick Seasonal Reset

Even small efforts—like blowing off driveways, removing yard debris, or tidying up landscaping—can make a significant difference in how your property looks and feels. When these efforts are consistent across Killeam, they contribute to a cleaner, more cohesive community overall.

As always, we appreciate residents taking pride in their homes and doing their part to maintain the appearance and value of the neighborhood. Spring is the perfect time to reset, refresh, and get a head of the busy season ahead. ☘

KILLEARN HOMES ASSOCIATION 2026 SWIM CLUB SEASON

POOL SEASON STARTS: FRIDAY, MAY 1ST TO SUNDAY, OCTOBER 4TH

POOL OPEN MONDAY - SUNDAY - 9 AM - 9 PM

2026 RATES:

RESIDENTS:		NON-RESIDENTS:	
MAY 1ST - OCTOBER 4TH	\$500	MAY 1ST - OCTOBER 4TH	\$550
JUNE 1ST - OCTOBER 4TH	\$475	JUNE 1ST - OCTOBER 4TH	\$525
JULY 1ST - OCTOBER 4TH	\$425	JULY 1ST - OCTOBER 4TH	\$475
AUGUST 1ST - OCTOBER 4TH	\$350	AUGUST 1ST - OCTOBER 4TH	\$400
SEPTEMBER 1ST - OCTOBER 4TH	\$300	SEPTEMBER 1ST - OCTOBER 4TH	\$350



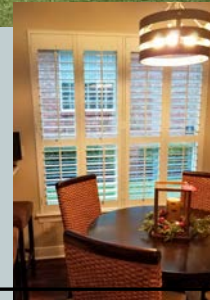
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Lakes Update

April 2026: Ongoing Efforts Toward a Long-Term Solution

The Lakes Committee has continued its work in pursuing a long-term solution to the ongoing wet and dry cycles that impact our lakes system. While these fluctuations are not new, recent conditions have made their effects more noticeable throughout the community.

Since approximately August 2025, our area has experienced extended periods of below-average rainfall. Based on regional reporting, rainfall totals have been well below seasonal norms—estimated at 30–50% less than average over several consecutive months. These conditions have contributed to what is widely considered a significant drought period, affecting not only our lakes, but water bodies throughout the surrounding area.

At this time, our lakes remain entirely dependent on natural rainfall and stormwater runoff. As a result, when drought conditions occur, water levels decline accordingly. This is consistent with what has been observed in nearby lakes and retention systems throughout the region.

Impacts of Wet/Dry Cycles

While fluctuating water levels are a natural process, repeated and prolonged wet/dry cycles can create a number of challenges for the lakes system over time.

These cycles can:

- Disrupt the balance of the local ecosystem and aquatic life
- Encourage the growth of undesirable vegetation when water levels recede
- Impact the visual and recreational value of the lakes
- Lead to long-term environmental changes that are more difficult to correct

Maintaining a more consistent water level is a key step toward reducing these effects and improving the long-term health and usability of our lakes.

Progress Toward a Water Use Permit

To address this, the Lakes Committee has been actively pursuing a Consumptive Use Permit through the Northwest Florida Water Management District. This permit would allow the Association to supplement lake levels through controlled water use, helping to stabilize conditions once water has returned to the system.

Since our last update, the Committee has established a direct line of communication with leadership at NFWMD. This has provided a clearer understanding of the steps required to move forward with the permitting process.

One of the primary requirements identified is the need to address any features within the lakes system that may contribute to water loss.

Sinkhole Evaluation and Next Steps

As part of this review, a historic sinkhole, first documented in the early 2000s, was identified as a potential concern. Over time, this feature appears to have naturally filled in, but its current condition remains unverified.

To move forward, the Association is working to identify a cost-effective method of investigation to confirm whether the sinkhole has sealed over time. Completing this evaluation is a critical step in addressing NFWMD's immediate concerns and advancing the permitting process.

Once this report is finalized, the Association will be in a position to move forward with the next phase of planning, which includes:

- Evaluating well rehabilitation options
- Reviewing potential pumping costs
- Incorporating these elements into the Association's long-term capital planning

Ongoing Maintenance and Monitoring

In the meantime, the Association has taken steps to ensure that the community continues to present well, even under challenging environmental conditions. Maintenance budgets for common areas, parks, and lakes have been adjusted to support increased upkeep where needed.

As we move further into the year, all three lake systems are being closely monitored for vegetation growth and changing conditions, allowing staff and vendors to respond with appropriate maintenance strategies as needed.

Stay Involved

We understand that the lakes are an important feature of the community, and we remain committed to finding a sustainable, long-term solution.

Residents who would like to learn more about the project or discuss any common area maintenance concerns are encouraged to contact the HOA office at 850-893-3468 or via email at kha@killeam.org.

We appreciate your continued patience and support as we work through these environmental challenges and towards a more stable future for our lakes system. 🍀

Bulk Pickup Reminder: Proper Staging and Timing

As we move further into the season, we'd like to remind residents of the proper procedures for bulk pickup within the community. Following City of Tallahassee guidelines helps ensure that these items are collected efficiently while also maintaining the overall appearance of our neighborhood.

Bulk items should be properly staged and placed no earlier than 48 hours prior to your scheduled pickup date. This timing is important in preventing unnecessary clutter and maintaining a clean streetscape throughout the community.

When placing items for pickup, residents should ensure that:

- 🍀 Items are neatly organized and do not obstruct sidewalks, roadways, or drainage areas
- 🍀 Materials are separated appropriately (for example, yard waste vs. household bulk items, where applicable)
- 🍀 Loose debris is secured to prevent it from spreading due to wind or weather
- 🍀 Piles are kept within City guidelines, generally no larger than approximately 6 feet long, 6 feet wide, and 4 feet high









Keeping piles within these dimensions helps ensure they can be safely and efficiently collected without delay.

One of the more common issues we see occurs when a pickup window is missed and items are placed out immediately afterward. In these cases, bulk debris can remain at the curb for up to two weeks until the next scheduled collection cycle. This not only creates an ongoing visual concern, but can also attract additional debris and contribute to an overall unkempt appearance in the surrounding area.

To help address this, the HOA has begun issuing courtesy reminders when items are observed out too early or staged improperly. These notices are intended to be proactive and help residents correct the issue before it becomes a larger concern.

We appreciate everyone's cooperation in following these guidelines. Small efforts like proper timing and staging go a long way in keeping Killeam clean, orderly, and enjoyable for all residents. 🍀

811 Flag Color Codes *What do they mean?*

	ELECTRIC CABLE & CONDUIT		DRINKABLE WATER
	GAS, OIL, OR PETROLEUM		SEWERS AND DRAINAGE
	COMMUNICATIONS & TELECOMM		PROPOSED EXCAVATION SITE
	IRRIGATION OR RECLAIMED WATER		TEMPORARY SURVEY MARKS



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Beneath the ground, there are miles of underground utility service lines, like natural gas, water, electricity, and stormwater, that play a vital role in our everyday life. Protect yourself and others from unintentionally hitting underground utility lines by calling **811** before you dig.

Safe digging is everyone's responsibility. Sunshine 811's customer service call center is available weekdays from 7 a.m. to 5 p.m. at 1-800-432-4770. Sunshine 811 also offers safety guidelines at Sunshine811.com.

Market Update

Home values are soaring in Killearn Estates ... Dec. 2025–Feb. 2026

24 RESIDENTIAL SALES 91 AVERAGE DAYS ON MARKET \$203.95 AVERAGE PRICE PER SQFT \$387.06 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
DECEMBER	12/1/2025	2959 Bay Shore Drive	1455	3	2	\$317,000	\$217.87	38
	12/10/2025	2672 Bantry Bay Drive	2715	4	3	\$590,000	\$217.31	63
	12/11/2025	2935 Bayshore Drive	1252	3	2	\$300,000	\$239.62	63
	12/12/2025	4834 Ballygar Drive	1890	3	2	\$407,000	\$215.34	77
	12/15/2025	3747 Longchamp Circle	1755	3	2	\$305,000	\$173.79	102
	12/17/2025	3179 Ferns Glen Drive	3737	5	4	\$675,000	\$180.63	40
	12/17/2025	3724 Donovan Drive	1032	2	3	\$196,000	\$189.92	139
	12/18/2025	2728 Oakleigh Court	1566	3	2	\$325,000	\$207.54	30
	12/19/2025	4431 Sierra Court	1511	3	2	\$335,000	\$221.71	85
	12/29/2025	4125 Tralee Rd	1531	3	2	\$325,000	\$212.28	86
JANUARY	1/14/2026	2613 Nantucket Lane	1314	3	2	\$310,000	\$235.92	66
	1/14/2026	2822 Yarmouth Court	1672	2	2	\$310,000	\$185.41	39
	1/27/2026	3109 Shamrock Street	2046	4	2	\$432,500	\$211.39	56
	1/29/2026	3178 E Shamrock	2560	4	3	\$485,000	\$189.45	41
	1/30/2026	4028 Ardara Drive	2325	4	3	\$460,000	\$197.85	102

WHAT'S YOUR HOME'S CURRENT MARKET VALUE?

READY TO BUY OR SELL? CALL SUSAN ICE AT 850.545.7015



FEBRUARY

Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
2/2/2026	8467 Hannary Drive	1312	3	2	\$321,000	\$244.66	189
2/3/2026	2805 Tipperary Drive	1700	4	2	\$265,000	\$155.88	207
2/4/2026	2632 Nantucket Lane	1385	3	2	\$307,500	\$222.02	248
2/17/2026	3708 Longchamp Circle	2251	4	2	\$387,000	\$171.92	117
2/18/2026	3525 Clifden Drive	2177	4	3	\$474,500	\$217.96	61
2/20/2026	3135 N Shannon Lakes Dr	1956	4	2	\$315,000	\$161.04	75
2/20/2026	3486 Colonnade Drive	2174	3	2	\$435,000	\$200.09	203
2/20/2026	3042 Fermanagh Drive	3397	4	4	\$680,000	\$200.18	38
2/26/2026	3884 Paddrick Drive	1476	3	2	\$332,000	\$224.93	24

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TO BUY OR SELL?**

DRAINAGE SOLUTIONS



Architectural Control Committee Actions for Quarter 1 2026

The Committee meets every 2nd and 4th Tuesday at 10 A.M. in the Killearn Homes Association Board Room

January ACC Decisions			
STREET	CITATION	PROJECT	ACTIONS
1/13/2025 Shamrock St. North	XXXIV	Tree Removal	APPROVED
Tipperary Ct.	XXII	Storage Shed Installation	TABLED
Lifford Cir.	XXII	Shed Replacement	APPROVED
Shamrock St. West	XXXIV	Tree Removal	APPROVED
Shamrock St. North	XXXIV	Tree Removal	APPROVED
Tralee Road	XXXIV	Tree Removal	APPROVED
Dundalk Drive	XXXIV	Tree Removal	APPROVED
Dundalk Drive	XXXIV	Tree Removal	APPROVED
Ballygar Drive	XXII	Fence Replacement	APPROVED
Roscrea Court	XXXIV	Fence Painting	APPROVED
Tory Sound Lane	XXII	Fence Installation	APPROVED
Storrington Drive	XXII	Fence Installation	APPROVED
Kilmartin Drive	XXII	Pool Installation	APPROVED
Gallagher Drive	XXXIV	Tree Removal	APPROVED
Longford Drive	XXII	Home Addition	APPROVED
Kilkenny Drive East	XXXIV	Tree Removal	APPROVED
Kilmartin Drive	XXXIV	Tree Removal	APPROVED
1/27/2026 Dunganvar Drive	XXXIV	Tree Removal	APPROVED
Cameron Chase Drive	XXXIV	Window Replacement	APPROVED
Cameron Chase Drive	XXXIV	Exterior Lighting Replacement	APPROVED
Clifden Drive	XXXIV	Tree Removal	APPROVED
Roscrea Drive	XXII	Fence Replacement	APPROVED
Roscrea Drive	XXXIV	Exterior Painting	APPROVED
Bantry Bay Drive	XXXIV	Tree Removal	APPROVED
Tory Sound Lane	XXII	Fence Installation	APPROVED
McLaughlin Drive	XXII	Fence Replacement	APPROVED
Padrick Drive	XXXIV	Tree Removal	APPROVED
Gardenview Way	XXXIV	Roof Replacement	APPROVED
Tipperary Ct.	XXII	Shed Installation	APPROVED

February ACC Decisions			
STREET	CITATION	PROJECT	ACTIONS
2/10/2026 Killarney Way	XXXIV	Tree Removal	APPROVED
Kilkenny Drive East	XXII	Shed Installation + Garage Conversion	APPROVED
Waterford Drive	XXXIV	Roof Installation	APPROVED
Bundoran Way	XXXIV	Roof Replacement	APPROVED
Bantry Bay Drive	XXXIV	Tree Removal	APPROVED
Cranleigh Drive	XXXIV	Tree Removal	TABLED
Ferns Glen Drive	XXXIV	Dock Replacement	DISAPPROVED
Moriarity Court	XXII	Driveway Replacement	APPROVED
Kilmartin Drive	XXXIV	Tree Removal	APPROVED
Harwich Circle	XXXIV	Roof Replacement	APPROVED
Ohara Drive	XXII	Shed Installation	APPROVED
Hyde Park Way	XXXIV	Tree Removal	APPROVED
2/24/2026 Killarney Way	XXII	Shed Installation	TABLED
Tyron Circle	XXII; XXXIV	New Home Construction	APPROVED
Cameron Chase Drive	XXII	Fence Installation	APPROVED
Cameron Chase Drive	XXXIV	Solar Panel Installation	APPROVED
Cameron Chase Drive	XXXIV	Exterior Painting	TABLED
Broad Haven Lane	XXII	Fence Installation	APPROVED
Tallow Point Road	XXII	Deck Installation	TABLED
Springfield Drive	XXXIV	Tree Removal	APPROVED
Gardenview Way	XXII	Driveway Replacement	APPROVED
Leighton Hall Court	XXXIV	Exterior Painting	TABLED
Whittington Drive	XXII	Shed Installation	DISAPPROVED
Gardenview Way	XXII	Shed Installation	APPROVED

March ACC Decisions			
STREET	CITATION	PROJECT	ACTIONS
3/10/2026 McLaughlin Drive	XXXIV	Tree Removal	APPROVED
Killarney Way	XXXIV	Shutter + Mailbox Replacement	APPROVED
Killarney Way	XXII	Shed Installation	APPROVED
Limerick Road	XXXIV	Home Renovation	APPROVED
Roscommon Drive	XXII	Shed Installation	APPROVED
Ardara Drive	XXII	Fence Replacement	APPROVED
Cameron Chase Drive	XXXIV	Exterior Painting	APPROVED
Clifden Drive	XXXIV	Landscaping Installation	APPROVED
Bay Shore Drive	XXII	Fence Replacement	APPROVED
Donovan Drive	XXII	Fence Replacement	APPROVED
Ohara Drive	XXII	Fence Installation	APPROVED
Whittington Drive	XXII	Shed Installation	APPROVED
Leighton Hall Court	XXXIV	Front Door Painting	APPROVED
Tralee Road	XXXIV	Tree Removal	APPROVED
Harwich Circle	XXXIV	Tree Removal	APPROVED
Clancy Ct.	XXXIV	Window Replacement	APPROVED
3/24/2026 Leane Drive	XXXIV	Tree Removal	APPROVED
Clifden Drive	XXXIV	Tree Removal	APPROVED
Roscrea Drive	XXXIV	Roof Replacement	APPROVED
Cranleigh Drive	XXXIV	Tree Removal	APPROVED
Yarmouth Lane	XXXIV	Front Door + Exterior Painting	APPROVED
Dry Creek Drive	XXII	Fence Installation	APPROVED
Gallagher Drive	XXXIV	Landscaping Installation	APPROVED
Gardenview Way	XXII	Sunroom Addition	APPROVED
Giverny Circle	XXII	Fence Replacement	APPROVED
Leane Drive	XXXIV	Roof Replacement	APPROVED
Dunleer Court	XXXIV	Driveway Addition + Landscaping Installation	APPROVED
Obrien Drive	XXXIV	Tree Removal	APPROVED
Shamrock St. North	XXXIV	Tree Removal	APPROVED

ACC Committee: Susan Dickerson, Vicki Long, Winston Lee

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

Violations Report for January 2026

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
3	Foley Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	DEBRIS VISIBLE FROM ROAD
3	Killarney Plaza Court	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD
4	Fermanagh Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT
4	Roscommon Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes West	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Circle	DEBRIS VISIBLE FROM ROAD
10	Roscrea Drive	TRAILER/RV/OTHER IN SIGHT	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
11	Arklow Drive	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
11	Delvin Drive	UNAPPROVED EXTERIOR MODIFICATION	38	Springfield Drive	UNAUTHORIZED SIGN IN YARD
11	Dungarvan Drive	UNAUTHORIZED SIGN IN YARD	42	Aqua Ridge Way	UNAUTHORIZED SIGN IN YARD
11	Dungarvan Drive	UNAUTHORIZED SIGN IN YARD	51	Clancy Court	UNAPPROVED EXTERIOR MODIFICATION
11	Shamrock St. West	UNAUTHORIZED SIGN IN YARD	51	McLaughlin Drive	UNAUTHORIZED SIGN IN YARD
12	Dundalk Drive	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. East	UNAUTHORIZED SIGN IN YARD
16	Cranleigh Drive	UNAUTHORIZED SIGN IN YARD	51	Shamrock St. North	UNAUTHORIZED SIGN IN YARD
17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT			

Violations Report for February 2026

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
2	Shamrock St. East	UNAPPROVED EXTERIOR MODIFICATION	14	Tory Sound Lane	UNAPPROVED EXTERIOR MODIFICATION
2	Shamrock St. East	UNAUTHORIZED SIGN IN YARD	15	Brandon Hill Drive	DEBRIS VISIBLE FROM ROAD
2	Westford Drive	UNAUTHORIZED SIGN IN YARD	15	Brandon Hill Drive	DEBRIS VISIBLE FROM ROAD
3	Killarney Drive	UNAPPROVED EXTERIOR MODIFICATION	15	Dunleer Court	DEBRIS VISIBLE FROM ROAD
3	Longford Drive	UNAUTHORIZED SIGN IN YARD	15	Dunleer Court	PARKING ON GRASS
3	Shamrock St. South	TEMPORARY STRUCTURE	16	Beaumont Drive	DEBRIS VISIBLE FROM ROAD
3	Tyron Circle	UNAUTHORIZED SIGN IN YARD	16	Beaumont Drive	EXTERIOR IMPROVEMENT MAINTENANCE
3	Tyron Circle	UNAPPROVED EXTERIOR MODIFICATION	16	Beaumont Drive	UNAUTHORIZED SIGN IN YARD
3	Tyron Circle	TEMPORARY STRUCTURE	16	Storrington Drive	PARKING ON GRASS
4	Kilkenny East Drive	UNAUTHORIZED SIGN IN YARD	17	Ferns Glen Drive	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	TRAILER/RV/OTHER IN SIGHT	17	Ferns Glen Drive	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	DEBRIS VISIBLE FROM ROAD	17	Shannon Lakes North	TRAILER/RV/OTHER IN SIGHT
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	DEBRIS VISIBLE FROM ROAD
4	Limerick Drive	TEMPORARY STRUCTURE	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD
4	Louth Court	UNAUTHORIZED SIGN IN YARD	18	Bay Shore Drive	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	VEHICLE IN SIGHT UNAPPROVED	19	Kilkierane Drive	BOAT VISIBLE FROM ROAD
7	Corrib Drive	TRAILER/RV/OTHER IN SIGHT	19	Kilkierane Drive	DEBRIS VISIBLE FROM ROAD
7	Corrib Drive	UNAPPROVED EXTERIOR MODIFICATION	19	Kilkierane Drive	DEBRIS VISIBLE FROM ROAD
7	Corrib Drive	DEBRIS VISIBLE FROM ROAD	22	Fogarty Drive	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	DEBRIS VISIBLE FROM ROAD	22	Fogarty Drive	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	DEBRIS VISIBLE FROM ROAD	22	Mahoney Drive	DEBRIS VISIBLE FROM ROAD
7	Tipperary Drive	PARKING ON GRASS	23	Merrigan Place	TRAILER/RV/OTHER IN SIGHT
7	Tipperary Drive	PARKING ON GRASS	23	Merrigan Place	YARD MAINTENANCE
7	Tipperary Drive	FENCE MAINTENANCE	23	Merrigan Place	FENCE MAINTENANCE
10	Lifford Circle	DEBRIS VISIBLE FROM ROAD	28	Yarmouth Lane	DEBRIS VISIBLE FROM ROAD
11	Arklow Drive	UNAUTHORIZED SIGN IN YARD	36	Newmarket Circle	SIDING MAINTENANCE
11	Dungarvan Drive	BOAT VISIBLE FROM ROAD	37	AJ Henry Park Drive	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	PARKING ON GRASS	37	AJ Henry Park Drive	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	PARKING ON GRASS	38	Giverny Circle	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	UNAUTHORIZED SIGN IN YARD	39	Hyde Park Way	UNAUTHORIZED SIGN IN YARD
11	Tralee Road	UNAUTHORIZED SIGN IN YARD	39	Hyde Park Way	TRAILER/RV/OTHER IN SIGHT
11	Tralee Road	UNAPPROVED EXTERIOR MODIFICATION	39	Welwyn Way	UNAUTHORIZED SIGN IN YARD
12	Clifden Drive	UNAPPROVED EXTERIOR MODIFICATION	40	Obrien Drive	UNAUTHORIZED SIGN IN YARD
12	Clifden Drive	DEBRIS VISIBLE FROM ROAD	41	Whittington Drive	UNAPPROVED EXTERIOR MODIFICATION
12	Dundalk Drive	BOAT VISIBLE FROM ROAD	41	Whittington Drive	TRAILER/RV/OTHER IN SIGHT
12	Dundalk Drive	DEBRIS VISIBLE FROM ROAD	41	Whittington Drive	DEBRIS VISIBLE FROM ROAD
12	Dundalk Drive	UNAUTHORIZED SIGN IN YARD	41	Whittington Drive	UNAUTHORIZED SIGN IN YARD
14	Tory Sound Lane	DEBRIS VISIBLE FROM ROAD	42	Aqua Ridge Way	DEBRIS VISIBLE FROM ROAD

Violations Report for March 2026

UNIT	STREET	VIOLATION	UNIT	STREET	VIOLATION
1	Killarney Way	DEBRIS VISIBLE FROM ROAD	16	Cranleigh Drive	UNAUTHORIZED SIGN IN YARD
1	Killarney Way	DEBRIS VISIBLE FROM ROAD	16	Cranleigh Drive	UNAUTHORIZED SIGN IN YARD
2	Westford Drive	UNAUTHORIZED SIGN IN YARD	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD
3	Shamrock St. South	YARD MAINTENANCE	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	DEBRIS VISIBLE FROM ROAD	17	Shannon Lakes North	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	19	Kilkierane Drive	DEBRIS VISIBLE FROM ROAD
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	19	Kilkierane Drive	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	19	Kilkierane Drive	UNAUTHORIZED SIGN IN YARD
4	Limerick Drive	UNAUTHORIZED SIGN IN YARD	20	Donovan Drive	UNAUTHORIZED SIGN IN YARD
4	Meath Drive	UNAUTHORIZED SIGN IN YARD	20	Donovan Drive	UNAPPROVED EXTERIOR MODIFICATION
4	Meath Drive	UNAUTHORIZED SIGN IN YARD	26	Kilmartin Drive	TRAILER/RV/OTHER IN SIGHT
6	Carlow Circle	UNAUTHORIZED SIGN IN YARD	26	Kilmartin Drive	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	UNAPPROVED EXTERIOR MODIFICATION	26	Moriarty Court	UNAPPROVED EXTERIOR MODIFICATION
7	Corrib Drive	UNAPPROVED EXTERIOR MODIFICATION	28	Cotuit Lane	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	UNAPPROVED EXTERIOR MODIFICATION	28	Nantucket Lane	UNAUTHORIZED SIGN IN YARD
7	Corrib Drive	LIVESTOCK OR POULTRY - UNAUTHORIZED	28	Nantucket Lane	UNAUTHORIZED SIGN IN YARD
7	Tipperary Drive	UNAPPROVED EXTERIOR MODIFICATION	28	Yarmouth Lane	DEBRIS VISIBLE FROM ROAD
7	Tipperary Drive	UNAPPROVED EXTERIOR MODIFICATION	31	Gallagher Drive	UNAPPROVED EXTERIOR MODIFICATION
10	Leane Drive	UNAUTHORIZED SIGN IN YARD	32	Paddrick Drive	TRAILER/RV/OTHER IN SIGHT
10	Leane Drive	UNAUTHORIZED SIGN IN YARD	37	AJ Henry Park Drive	UNAUTHORIZED SIGN IN YARD
10	Leane Drive	UNAUTHORIZED SIGN IN YARD	38	Gardenview Way	UNAUTHORIZED SIGN IN YARD
10	Leane Drive	UNAPPROVED EXTERIOR MODIFICATION	39	Hyde Park Way	TRAILER/RV/OTHER IN SIGHT
10	Leane Drive	UNAPPROVED EXTERIOR MODIFICATION	40	Obrien Drive	UNAUTHORIZED SIGN IN YARD
10	Lifford Circle	COMMERCIAL LAND USE - UNAUTHORIZED	40	Obrien Drive	UNAUTHORIZED SIGN IN YARD
10	Ree Drive	UNAPPROVED EXTERIOR MODIFICATION	41	Whittington Drive	DEBRIS VISIBLE FROM ROAD
11	Arklow Drive	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	DEBRIS VISIBLE FROM ROAD
14	Shannon Lakes West	TRAILER/RV/OTHER IN SIGHT	42	Aqua Ridge Way	DEBRIS VISIBLE FROM ROAD
14	Shannon Lakes West	UNAUTHORIZED SIGN IN YARD	42	Cameron Chase Drive	PARKING ON GRASS
14	Tory Sound Lane	UNAPPROVED EXTERIOR MODIFICATION	51	Chelmsford Road	UNAUTHORIZED SIGN IN YARD
16	Cranleigh Drive	UNAUTHORIZED SIGN IN YARD	51	McLaughlin Drive	COMMERCIAL LAND USE - UNAUTHORIZED

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