



# Huntington Estates

## Homeowners Association

P.O. Box 180398, Tallahassee, FL 32318



Broadcast email or mailing to: All HEHA Members

Date: February 2, 2025

Subject: Huntington Estates News

Dear Neighbors,

We just want to highlight two topics: Annual Dues Reduction and Gas Lines Feasibility Survey.

1. As of this year, we are **reducing the annual HOA dues** from \$475 to **\$425 annually**. These are **due March 1, 2025**. As you know, we have them due a couple of months into the year to reduce the impact on your budgets after the holidays. Invoices will be emailed and mailed in the next week or so, but you do not need to wait for the invoice.

**Payments** may be (a) mailed to Huntington Estates HOA ,P.O. Box 180398, Tallahassee, FL 32318-0004. (b) paid using Zelle bank transfers to the [HEHAtreasurer@gmail.com](mailto:HEHAtreasurer@gmail.com) address, or (c) dropped off any time between now and March 30 at the HOA dropbox located in the front porch of 3542 Carrington Dr., the home of Sam Marshal, or treasurer.

**Late Fees:** For the rare cases when payments are late - made after March 30, 2025 - there will be a \$25 administrative late fee assessed to cover the extra costs of tracking and mailing certified notification letters. In addition, the dues will bear interest from the due date until paid at the rate of !8%. This is new, per the updated Covenants & Restrictions Article 33, Section 7, passed in 2021 by this community, and in keeping with Florida Statute Chapter 320.308 (3).

2. **Natural Gas Lines.** Please take a moment to review the attached information regarding the potential installation of natural gas lines in our neighborhood. As you know, our community currently relies on propane or electric, both of which are significantly more expensive than natural gas. The City of Tallahassee has indicated that they would be willing to invest in the necessary infrastructure to bring natural gas to our neighborhood, but only if there is sufficient interest from residents.

If you are interested in this possibility, please fill out this very brief survey by using this link: <https://www.talgov.com/you/gas-feasibility>

This will allow the City of Tallahassee to determine whether there is enough community support to justify the project. Several of our neighbors have already converted to natural gas and are realizing significant savings. Thank you for your time and consideration. I hope that we can generate enough support to make this a reality for our neighborhood.

Sincerely,  
Sarah Kinel/ ACC Chair/ Volunteer

Electric & Gas Utility | 2602 Jackson Bluff Road | Tallahassee | FL | 32304 | 850-891-4968

We've been asked by friends on your street to survey your interest in **Natural Gas**.

Natural gas can be made available to your home **if we can justify the expense of a main extension**. When you switch to or add natural gas, you will immediately enjoy the benefit of uninterrupted service. Plus, you'll experience the unsurpassed performance of gas appliances.

With natural gas appliances, you'll see reductions in your utility budget as natural gas is about 65% less than propane and less than electricity. According to the American Gas Association, using natural gas appliances for water heating, home heating, cooking and clothes drying can save the average homeowner \$840 per year over electric appliances.

Ultimately, your natural gas appliances will help the market value of your home (by about 6% according to the National Association of Home Builders) because demand just keeps increasing. Keep in mind the following:

- ✓ Generous gas rebates are available through the City of Tallahassee
- ✓ Free extension and free gas connection with meter if the survey passes. The current monthly service fee of \$10.37 plus the cost for the natural gas used will be billed.

**We urge you to do these things:**

- 1. Get no-obligation quotes for in-home piping or appliance conversion. I've enclosed a list of installers, any one of who will be happy to give you a quote. We recommend getting three quotes.**
- 2. Talk to friends or family who are already enjoying the natural gas lifestyle.**
- 3. Then complete the survey by using your smartphone camera to scan the QR Code below or by visiting [www.talgov.com/GasSurvey](http://www.talgov.com/GasSurvey) . If you prefer, please complete the enclosed card, and return by mail.**

The survey is to establish the cost feasibility of an extension by weighing construction, rebate, and other expenses against customer monthly usage over a 7-year period. I'll let everyone know survey results as soon as possible after it ends. In the meantime, if you've got questions, email or call me right away – I'm looking forward to working with you.

Sincerely,

Larisa Kuleshova  
City of Tallahassee  
Electric & Gas Utility  
850-891-2380

