

## Tall Pines Welcome Letter

Tall Pines welcomes you to our community. This letter will inform you of our community amenities and rules and why we feel it's such a wonderful place to live. We have a community that holds events of all kinds in our clubhouse. We have a monthly newsletter called the HiLites that will be delivered to every home and can also be found online at <http://tallpinesnpr.com>. This newsletter lists all association news, functions and meetings. Tall Pines Master Association, as well as your sub community, has monthly HOA meetings. You are encouraged to attend these meeting to keep up to date on what is happening in your community as well as voice any concerns or opinions at the end of the meeting. You can find the dates for these meetings in the HiLites and signs will be posted at neighborhood entrances. We have a large beautiful clubhouse that is constantly being updated and modernized. We have a full modern kitchen to host our parties. The clubhouse is available to rent for a modest cost to all owners. For clubhouse rentals or keys please contact Patrycja Zajac phone-773-827-6849. If you have an old key from a prior owner, you may exchange it for no cost. If you have not received a key from the previous owner, the cost is \$20.

The Links at River Ridge Golf Course and Clubhouse is closed indefinitely. It has been sold and we have no information as to when it will reopen. The pool is only open to the Seal Swim School at this time. Renovations are in progress and if the business opens, we will update the community. However, please keep in mind that Tall Pines has no affiliation with The Links at River Ridge.

We have a phone directory that is updated every few years with owner's addresses and local emergency numbers. You must grant permission for your information to be published in this directory. You should have received a copy of the Tall Pines Deed Restrictions, as well as a copy of the phone directory, from the previous owner. If you did not get a copy of the deed restrictions you can view them on our website: <https://tallpinesnpr.com>. We have an additional way of alerting you to important news concerning our neighborhood via email blasts. The way to get on the email distribution list to receive these emails is to fill out the owner profile form found on the Documents section of the website. This will keep you up to date with all the news and events.

**Pets:** Dogs must be on a leash at all times and you must pick up after your dog. Please refer to your property manager or President of your community, as pets are not allowed in some of our sub communities. Cats are not permitted to run loose -- if they do, they will be considered strays and will be dealt with accordingly.

**Parking:** On street parking is prohibited overnight. Commercial vehicles are not permitted to park in driveways unless work is being done on the premises. Parking is only allowed on a paved driveway on your property which means no lawn parking. If you are having overnight company and they need a place to park -- please call any Tall Pines board member for a permit that will allow them to park at our clubhouse for a limited time. Cars parked on our streets overnight will result in the vehicle being towed to impound. No boats, trailers, mobile home parking or car repairs are permitted. This rule is strictly enforced.

**Architectural Committee:** Each sub division has its own architectural committee that oversees any exterior changes, to include but not limited, to roofs, painting of homes and or driveways, extensions, new roofs, changes to flower beds and taking down trees. The architectural committee must be contacted before any of the above work is started and a form must be filled out for approval. You can find the form to fill out on the Tall Pines website, or contact the architectural representative for your neighborhood. Check the last page of this letter where each association is listed for the architectural committee members contact information. It is the owner's responsibility to keep their residence in good repair, we have property managers doing periodic walk throughs to ensure these rules are being adhered to. Athletic or gym equipment of any kind is not permitted on any lot. We also do not allow sheds/storage buildings or fences. Garage or moving sales are only allowed in the confines of your garage or home. No items are permitted to be on your lawn or driveway.

**Garbage Pick-Up:** Our garbage collection company is Waste Connections and the pick-up days are Monday and Thursday. Recyclables are picked up on Wednesday. You can put your recyclables out in any container, no plastic bags allowed. If you need a special pick-up, for bulk items the phone number to call is 727- 847-9100. Keep your trash cans/recycling containers out of sight until collection day. You can put the cans out the in the evening the day before pick-up and get them back in as soon as possible. For any questions or issues please contact your property manager.

**Landscape Maintenance:** Each sub community has its own landscaping contractors that handle mowing-edging-weeding-detailing and fertilization. All properties are watered by our community wells. If you have any questions or problems with your property, contact your property manager. Our entire Tall Pines irrigation system is handled by Rain Right. To report a problem or have your system checked out please go to the Tall Pines website ([tpnpr.com](http://tpnpr.com)) look under contact and detail your problem and address. If you don't have a computer please call Andrew George at Ameritech at 727-726-8000 Ext. 301 and follow up with an email at [andrewg@ameritechmail.com](mailto:andrewg@ameritechmail.com). Andrew has asked that to prevent duplicate service calls, owner's call about their own property. If you are calling for a neighbor who is out of town, please notify that owner that you have reported the problem to Andrew.

This is not intended to be a complete or concise list of our rules, please refer to [tallpinesnpr.com](http://tallpinesnpr.com) for your community's complete list. We have a beautiful and safe community and it's up to all of us to keep it that way. We hope you join us in this effort. You may still have many questions and you will find a list of contacts on the following page who can provide answers for you.



<b>TALL PINES MASTER ASSOCIATION -</b>	President - Dawn Horvath	630-373-6363
	Ameri-Tech Community Management	727-726-8000
<b>HUNT RIDGE-</b>	President - Nick Vavoulis	727-234-3743
	Ameri-Tech Community Management	727-726-8000
	Architectural Committee - Peg Krobatsch	727-845-0950
	Marty Giles	727-842-6530
	Ann McQuade	917-306-2079
<b>RUXTON VILLAGE-</b>	President - Dawn Horvath	630-373-6363
	Parklane Real Estate Services	727-232-1173
	Architectural Committee - Maureen Johnson	727-534-9136
<b>RUXTON 2-</b>	President - Donna Hoey	631-332-9814
	Ameri-Tech Community Management	727-726-8000
	Architectural Committee - Donna Hoey	631-332-9814
	Beverly Dierking	727-844-0971
<b>VALLEY WOOD-</b>	President-Jill Bell	
	Parklane Real Estate Services	727-232-1173
	Architectural Committee – Jerry Jaskierny	727-807-3513
	Jill Bell	518-725-6407
<b>SPRING LAKE-</b>	President - Mary Hadnott	727-236-6639
	Parklane Real Estate Services	727-232-1173
	Architectural Committee - Mary Hadnott	727-236-6630