

Tall Pines Hi Lites

A Deed Restricted Community

Volume 35 Issue 6, FEBRUARY 2019

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The 2019 Tall Pines Community
Saturday February 23 rd
The Tall Pines Clubhouse, 8 am—2 pm



Table/space rentals are still \$7.00 each!

Call Donna Hoey, 631-332-9814 or Rose Cassella at
727-804-0117 to rent, OR to volunteer your time!



**We need saleable donations for the
Community Tables!**

**We need donations for Themed
Raffle Baskets (Spa, Dinner, etc)**

We Need Set-up & Event Volunteers

SET-UP: Friday, Feb. 22 at NOON

Volunteers needed for set-up and on
the day of the Flea Market! Sign up
with Donna or Rose!

DONATION DROP-OFF TO:

Donna at 7612 Tolar Drive
OR

Rose at 7238 Baltusrol



DONATE!

VOLUNTEER!

SHOP!

Have FUN!

**HAPPY
VALENTINE'S
DAY!!**

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2/19



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4/19

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1/19

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9/18

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Our placement of these ads is not to be taken as an endorsement nor guarantee of the services offered.

Contacts Carl Cassella 727-804-9602 cassella3@gmail.com

or Bob Krobatsch 727-845-0950 krows38176@aol.com



**2019 Valentine's Day
Pot Luck**

Dinner Dance

Sponsored by the
Tall Pines Social Club

Saturday, February 16 th

5 pm 'til you are done Dancing!

Tickets: \$3.00 per person B Y O B
Please bring a dish to share!

Desserts provided by the Social Club
Liquid Refreshments provided by
the Men's Club

Live Music with Al March!



Tickets may be purchased from:

Rose 727-804-0117

Peggy 727-845-0950

Bud 727-848-3549

Tall Pines Board Meeting
January 24, 2019 7:00 PM

MINUTES

The meeting was called to order by the President, Dawn Horvath. Board members present: Dawn Horvath, Bob Krobatsch, Carl Cassella, Bud Johnson, Dave Antkowiak, AJ Douglas, and Kevin Van Nort. A quorum was established. Board Members absent: Jack Brandt and Connie Schweitzer. Brenda Gray from Parklane Real Estate Services was also present.

Pledge of Allegiance was observed. Notice was posted on the property and in the newsletter.

GUEST SPEAKER: Commissioner Mike Wells and his team were guests at the meeting for the first hour. His team consisted of the manager of Code Enforcement, the manager of Refuse and the manager of Streets and Roads. Topics discussed were: garbage service throughout Tall Pines, the street ownership in Hunt Ridge on Baltusrol, the pavement striping at Decubellis and Tall Pines not being completed, the Pasco sign ordinance and how it affects our entrance sign on Tall Pines Blvd., the condition of the large group mailboxes in portions of Tall Pines, the state of the WREC utility boxes and light poles. Additional questions were asked by residents and answered by Mike and his team. Some of our topics require research, and they will get back to the Board with answers. Business cards were left on the table in the entrance of the Clubhouse for residents to pick up.

MINUTES FROM PREVIOUS MEETING: Bud made a motion to approve and waive reading of the November 29, 2018 meeting minutes. Kevin seconded the motion; motion passed unanimously.

TREASURER'S REPORT: AJ Douglas presented the

Treasurer Report as of 12/31/18: Year to date income was \$156,330 expenses were \$151,992. The operating account balance was \$25,574 and total reserves of \$271,960.

CLUBHOUSE MANAGER'S REPORT: AJ Douglas reported that there are two confirmed upcoming rentals, and there were three recent rentals.

OLD BUSINESS:

Crime Watch Committee: Nothing to report

Parking Committee: AJ reminded the Board that he will not ticketing within Hunt Ridge due to the question of ownership of portions of those roads. If residents have a complaint, they should contact the Sheriff's office.

Tall Pines Directory/Survey Project: Dennis Babe reported that approximately 166 surveys and 149 Owner profiles have been received back. The owner profiles account for 48% of the homes in the community. There was discussion regarding how to gather the missing 52%. It was decided that Dennis could take the 2015 directory and merge to find the missing homeowners. Any information from 2015 would be noted within the directory. Carl made a motion to move forward with the directory printing, David seconded the motion; and the motion was passed unanimously.

Landscaping project: Approximately 15 residents of Tall Pines came out on Saturday January 12th to volunteer to lay 165 bags of mulch which were purchased by Tall Pines. The mulch was laid around the clubhouse, on the large island on LaQuinta and at the front entrance in front of the guard shack. The cost of materials was approximately \$400, and it took about 4 hours to do the job. It was estimated to have saved several hundred dollars in labor. The Board thanks all the volunteers for their time.

Issue with unburied wires in the backyard of 10413

Pineneedles (and neighboring properties): The cost of this item was previously approved but not performed as planned in December. The quote is not available so Chad Irrigation has been asked to come back out and give the board a written estimate on the cost to take care of the issue. The estimate will be in the last week of January and then, if it exceeds the previously approved amount, it will be presented to the Board for approval.

Board Member Resignation: The residents were reminded that there will be an opening on the Board. Residents were informed that if they are interested in joining the Board, they should submit their intent at the annual membership meeting in February or contact any Board member.

Irrigation System: Bud noted that there seems to be a large amount of rust in certain areas of the property and believes that drilling the wells deeper in those locations may assist in eliminating the rust deposits on the buildings. Gary will send Parklane the list of wells that should be drilled deeper so that Parklane can obtain bids for the Board's review.

Security System monitor: It was noted that a new monitor was connected to the security system after the old one burned out. This item is now completed.

Clubhouse Computer monitor: The monitor in the library, which is connected to the Clubhouse computer available for all residents to use, burned out. A monitor was donated by Connie Schweitzer, and was hooked up by AJ. The computer is now working again.

Floor Cleaning Machine: At the prior meeting, the board approved expenditure of up to \$300 to pur-

chase a floor cleaner for the Clubhouse. However, it was discovered that the price had risen to \$320. Carl made a motion to approve the larger amount, and Bob seconded the motion. It was passed unanimously. Dawn will order the machine and deliver to the clubhouse.

Clubhouse Supplies: The board previously approved an expenditure of \$250 to purchase supplies for Clubhouse parties. Items such as plastic table covers, paper plates, disposable cups, disposable cutlery, etc. were purchased. This item is now complete.

Status of Pool: Bud said that he had spoken to the attorney office that is handling the issues for the former River Ridge Golf Course, now known as "The Links at River Ridge". The new owner, Chris K., disclosed that they have been making repairs to the pool and will have information available regarding the packages that the residents will be offered for membership. When this information is received it will be passed along to residents.

AC Repair: The seven air conditioning units around the clubhouse received their regular servicing this month. It was learned that Unit 5 and Unit 1 both require new X13 motors, and Unit 5 requires a capacitor. Estimates were presented for both OEM parts and after market parts. Bud made a motion to approve the after-market parts and get all repairs done. Dave seconded the motion, and it was passed unanimously.

Cover for Thermostat in Hall: As discussed at prior meeting, a thermostat lockbox was purchased to prevent the unit from running continuously. The lockbox will be installed by Bud.

See page 6

NEW BUSINESS

Minors on motorized vehicles without adult supervision: There was discussion regarding several complaints received pertaining to unsupervised minors riding motorized vehicles throughout the neighborhood. It was learned that violation letters have been sent by the sub-association, and due to this the board decided to table this item and discuss if there are still complaints next month which may require action.

Maintenance Utility Vehicle: The "golf cart" which is used by Gary to work throughout the property needs to be replaced. The current cart is 9 years old and the frame is rusting where the batteries sit. The board was presented with 4 quotes for used golf/utility carts which were obtained by Kevin. A motion was made by Kevin, and seconded by AJ to purchase a used golf cart and trade in the old one. The price is not to exceed \$4500 after trade in. The motion passed unanimously.

Website Hosting Contract: Dennis renewed our contract for our Tall Pines Website. The contract is for 2 years and was a cost of \$120.

WALK ON NEW BUSINESS FROM BOARD MEMBERS:

Tall Pines Entrance Sign: The board and the sign committee has been investigating purchasing a new entrance sign, rough estimates are approximately \$15,000 for a new sign. Additionally, the two Hunt Ridge signs are in poor condition. The committee has been unable to move forward due to issues with the Pasco sign ordinance. Bob presented the board with an estimate to refurbish the existing signs. The vendor will clean and refurbish all four signs for a cost of \$2000. This will extend the life of the sign

for a few years, which will allow the sign committee and the Board to fully research and resolve issues which are preventing us from moving forward with a new sign. Bob made a motion to proceed with the refurbishment. Bud seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS:

Men's Club: The club went to the Racetrack as an outing for the January meeting and had a great time.

Social Club: Upcoming Pasta Dinner and Valentine's day party.

OPEN TO RESIDENT CONCERNS: There were no comments or questions at this time from residents, as they were all answered during the Mike Wells session at the start of the meeting.

NEXT MEETING DATE: The next meeting will be February 28, 2019, 7PM. This is the annual meeting, so will require a quorum

ADJOURNMENT: Bob made a motion to adjourn the meeting at 9:05 PM. The motion was seconded by Carl; meeting adjourned.

Respectfully submitted by Brenda Gray, Community Manager

Pasco County Commissioner Mike Wells was invited to be a guest speaker at the Tall Pines Community Association January meeting. Mr. Wells was joined by the following county employees:

Micah Tharpe – Code Enforcement Manager 727-847-8171 mtharpe@pascocountyfl.net

John Power – Solid Waste Director 727-235-6189

Branford Adumuah – Public Works Director – 727-847-8143 badumuah@pascocountyfl.net

The first topic discussed was garbage service. There were several residents throughout all villages within Tall Pines who had expressed dissatisfaction with the garbage service. Garbage service is contracted through the villages, not TPCA, but Parklane previously contacted the vendor and sent letters on behalf of several of the villages with no response, so Parklane suggested inviting Mr. Wells to a TPCA meeting so that the complaints could be heard jointly. A few residents spoke up and explained the various things that they were dissatisfied with in regards to garbage service, and a few residents spoke up and said they were perfectly happy with the service being provided. Mr. Power explained that HOAs have a selection of garbage vendors to choose from and that the county limits the top end of the pricing structure to \$12.44 per home per month. Currently Tall Pines villages are paying less than that. They stated that they would speak with the vendor regarding our concerns.

The second topic discussed was the street ownership on Baltusrol, Pineneedles and Ravine. It was discovered last year that a previous property management company failed to pay the taxes on a parcel of land which was owned by Tall Pines and consists of the streets mentioned. The Tall Pines Board asked if we would be able to regain ownership of this parcel. Mr. Wells felt it was a good possibility and Mr. Adumuah will research and get back to the Board with an answer.

The striping of the pavement at Decubellis and Tall Pines was not completed correctly. Mr. Adumuah will look into it and get back to the Board with an answer.

The entrance sign was also discussed, and the issues the Board is having in meeting the Pasco County sign ordinance rules, in regards to the second sign which sits on a parcel of land not owned by Tall Pines. We may not install a new sign unless both existing signs come down. They will research and get some answers for the Board.

Many of the WREC utility boxes being in poor condition, as well as mold on the concrete light poles owned by WREC. Mr. Wells will speak with WREC and have them address this situation.

Additional topics brought up by residents were the right of way on Decubellis, and how the construction team still has equipment placed on this area, how sod was not replaced in all areas, and that there is thru-truck traffic, which is not allowed, occurring on Decubellis. Questions were asked regarding the widening of Decubellis, and Mr. Wells stated that while it is planned, he believes that it will be about ten years before it happens. A resident of Pineneedles asked about the road coming close to his property and asked if a wall would be installed at that time, and was told it would likely be the Association's responsibility to install such a wall.

Tall Pines thanks the team from Pasco County who took time out of their Thursday night to come address our concerns, and the Board thanks the many residents who attending the meeting to show they care about their community.



The Social Club provided a wonderful meal at the Pasta Dinner on Sunday, January 27th.

*This was made possible by **Connie Schweitzer** and an army of **volunteers**. The meal was finished off with several delicious cakes which were also made by Connie. We would like to thank Connie and all the other volunteers from the Social Club. who make this event possible!*

2019 SUPER BOWL PARTY

Sunday

February 3rd

5 pm

Tall Pine Clubhouse

\$4 at the Door



B Y O B



Hot Dogs - Beans - Potato Salad

Bring a snack to share & beverages.

"Lets Play Some Games & Win some Prizes"

VALLEY WOOD HOA MEETING MINUTES JANUARY 15, 2019

The meeting was called to order by President Jim DeChambeau at 7:00 PM. All board members were present and Brenda Grey from Parklane was present. Notice was posted in the newsletter and on the property. We had 37 homeowners present. Thank you to all who take the time to attend our meetings. Next month will be our annual meeting and we urged all homeowners to attend or send in their proxies. Residents will receive, in the mail, all pertinent information.

Linda made a motion to waive reading the minutes from the December meeting and Sue seconded it. The motion passed.

Sue presented the treasurer report as of December 31, 2018. Monthly income was \$10,748.00 and the expenses were \$13,856.00 for a deficit in December of \$3,108.00. Our year to date income was \$141,607.00 and our year to date expenses were \$131,483.00, for the year to date surplus of \$10,123.00. Our operating account has a balance of \$17,544.00 and our reserve account has a balance of \$129,231.00.

OLD BUSINESS:

- (1) The Daily Group will be returning to do some touch-up painting. Anyone who still has an issue with work to be completed, was advised to contact Parklane.
- (2) A list has been compiled and homeowners who have not put numbers on their sheds will be notified to do so. This issue is so EMS units and the Fire department can find your home in case of an emergency. **THIS MUST BE DONE.**
- (3) We are still dealing with the eviction problem on Millriver, nothing new to report at this time, Parklane will keep us informed of the situation.
- (4) We have tabled the issue of the ceilings on Millriver at this time. Jim will talk to Parklane about this. We hope to have an answer at the next meeting.
- (5) Linda has spoken to a landscape specialist concerning the replacement of the lawns with zero scape on Millriver Drive. next meeting. She should have some ideas to present at the next meeting.
- (6) We now have 3 volunteers for the violation fee committee. They are, Jim DiChambeau,

Linda Grey and Butch Shafer. This committee cannot levy fines however they will review cases for arbitration after the board has issued the fine.

NEW BUSINESS:

- (1) A motion was made by Jim to wash the roof of one building. A vote was taken and the motion passed, four to one. It will be decided which building to use as a test and if the results are good we will do two more this year. Under Pressure LLC will be contacted to do the work for us.
- (2) We voted last month to replace sections of old clogged soffits. A motion was made to cover the entire cost of \$13,248.00 out of the general reserve account. All board members were in favor and the motion passed.
- (3) The HOA board has reviewed the annual budget for 2019 and because of the increases in trash pick-up and Tall Pines dues, the board voted to increase the Valley Wood dues by \$5.00 per month to a figure of \$155.00 per month. All board members were in favor.
- (4) Two residents have agreed to serve on the board, they are Louise Abbott and Gail Kelly Sheehan. Article IV of our By Laws state we can have a minimum of three or a maximum of nine. If any resident would like to join our board please submit your name to any current board member.

OPEN FORUM QUESTIONS:

- (1) Would the new partial replacement **soffits** match the old? Color should be close, however it would look different due to visible holes in the new soffits. Inside units will have partial replacement in the front and back while most end units will only be replaced in the back.
- (2) **Rust** on the buildings caused by sprinklers? Please call Gary at 727-849-7790 and leave your name and number.
- (3) **Pool?** We have no additional information at this time.
- (4) **Monthly deficit?** We have increased Attorney fees due to our ongoing problem on Millriver.
- (5) Reason for the **monthly HOA increase?** Tall Pines has raised their fee to us by \$4.00 per month per unit or \$4416 per year, and trash pick-up has increased their fee by \$258 per month, or \$3096 per year. This accounts for an

Valley Wood Minutes, continued

increase of \$7512 this year, or \$6.80 per villa. The board felt it could absorb the \$1.80 per month per unit but, could not absorb the entire amount and continue to fully fund the reserve accounts.

(6) Gutter cleaning? The once-a-year cleaning will be done in March or April and paid for by the Maintenance Fund.

The meeting was adjourned at 8:15

Our next meeting will be our Annual Meeting on February 19, 2019 at the Clubhouse at

7:00 PM. It is very important that you attend or send in your proxies, because if we do not have a majority we must reschedule the meeting at additional cost to the association.

Respectfully submitted by Carmel Greer,
Secretary

VALLEY WOOD REMINDER:

IF YOU PURCHASE OR SELL A VALLEY WOOD VILLA, BE AWARE THAT IT CAN NOT BE LEASED OR RENTED FOR TWO YEARS. ONLY AN OWNER CAN LIVE IN THE UNIT FOR THE FIRST TWO YEARS.

VALLY WOOD PAINT COLORS. Please CUT & SAVE!!

Stucco White Resilience Exterior Acrylic Latex Satin Extra White **for Masonry** Product # K43W00051
Custom Color L-10-L-10 Body L10 (5 gal formula = N1-6+01)

Stucco White Product A41W01251 **for Steel Doors** Custom Color L-10-L10 Body L10

Realist Beige Resilience Exterior Acrylic Latex Satin Extra White for Masonry Product K43W00051
Color: SW6078

Tidewater Blue Resilience Exterior Acrylic Latex Satin Extra White for Masonry Product K43W00051
Color: SW6477

Mint Condition Resilience Exterior Acrylic Latex Satin Extra White for Masonry Product K43W00051
Color: SW6743

Peach Blossom Resilience Exterior Acrylic Latex Satin Extra White for Masonry Product K43W00051
Color: SW6624

The Daily Group ordered paint for the from the **Sherwin Williams store in Hudson, 727-863-1573**, for the Tall Pines Valley Wood Project. Order #'s are OE0123849Q2007

OE0124011A2007

OE0123551Q2007

You can go to any Sherwin Williams store to get the type of paint and color you need. The Hudson store can be contacted if necessary.

NOTICE OF BOARD OPENINGS! Attend your meeting to volunteer or send in a notice by proxy if interested!

<u>Tall Pines HOA Board</u>	1 opening	Annual Meeting Feb 28th
<u>Ruxton Village Board</u>	2 openings	Annual Meeting Feb 20th
<u>Ruxton II HOA Board</u>	2 openings	Annual Meeting Feb 26th
<u>Valley Wood Board</u>	4 openings	Annual Meeting Feb 19th

Please consider joining your HOA Board of Directors!

VOLUNTEERS NEEDED FOR ST. PATRICK'S DAY PARTY

The Men's Club is looking for volunteers again this year, to cook corned beef.

If you would like to help out, the corned beef can be **picked up on Friday 3/15, from 9 am to noon** at the Tall Pines Clubhouse, and **it must be returned Sunday morning by 10 am, with the juice.**

Volunteers are also needed on Sunday morning for cooking and peeling vegetables, and cutting extra cabbage. Please arrive around 9 am.

Please contact Jack Brandt at jackieb1950@aol.com to volunteer.



FEB 23rd 8am—2 pm

There are still Tables left

Items for Raffle Baskets are Needed

Volunteers are needed for Set up 2/22 & for the event on Feb 23

Contact Donna Hoey at 631-332-9814

See front cover for more information

RUXTON II HOA MEETING

JANUARY 22, 2019

President Donna Hoey called the meeting to order at 7:00 p.m. Board members present were Donna Hoey, Connie Schweitzer, David Smyth, Beverly Dierking and Lois Miller, Erik Boland from Ameri-Tech was present. One resident attended the meeting.

Proof of 48 hours Notice was posted as required.

Old Business:

Donna did a walk through with Phil from Ameri-Tech to review the issues with the paint on our buildings.

The paint representative was ill and unable to make it to the meeting. Erik will check with Phil to see where we stand on this problem. Perhaps we can get some additional paint supplies.

A lien has been placed on the unit where the monthly fees are very late. A foreclosure notice has been sent to the owner by the mortgage holder. A second unit with late payments has been turned over to our lawyers. Erik will check to make sure that all of the owners, those who live on the premises and those who live elsewhere, are getting copies of all legal notices.

Donna will look at the line of bushes along Decubellis by Vale Loop to see if we need additional bushes planted.

Questions were raised again about stains on our walls from the sprinkler system and why we can not tap into the reclaimed water. Tall Pines needs to put in a deeper well for Ruxton II and is not willing to get reclaimed water.

New Business:

Erik was given two addresses, one on Roy Court and one on Haig Court, where the roofs are leaking.

Innovative Roofing needs to be notified to check out these roofs.

Erik was also asked to look into why two units have

late fees listed on the Financial Reports but who are current on their fee payments.

Two Board positions are up for election. Unit owners can apply to fill these positions or be nominated at the annual meeting.

The meeting adjourned at 7:54 p.m.

The next meeting of Ruxton II will be the annual meeting on Tuesday, February 26, at 7:00 p.m. at the clubhouse. Unit owners should be at the meeting or return the proxy that will be arriving in the mail. The 2019-2020 budget will be approved and the election of two Board Members.

Respectfully submitted,

Beverly Dierking, Secretary



**YOU KNOW IT'S TRUE LOVE, WHEN
YOU FEEL FREE
AND AT HOME, AT THE SAME TIME
HAPPY VALENTINE'S DAY!**

The March Hi Lites will not be delivered by the first of the month due to late February Annual HOA meetings.

Please do not miss early March events:

**Men's Club Meeting on March 1
Bunko on March 8th**



2019 St. Patrick's Party

Sunday **March 17th** - 5 pm - Tall Pines Clubhouse
Sponsored by the Men's Club

\$10 per person / \$12 after cut-off date

Enjoy: Corned Beef & Cabbage with
Boiled Potatoes

Beverages by the Men's Club

B Y O B



Dance & Listen to AL MARCH !!



Please buy your tickets early!

Only 110 available!

CUT-OFF Date is Thursday March 14th

Buy your tickets from:

Rose & Carl 727-804-9602

Bud 727-848-3549

Peg & Bob 727-845-0950

Jack 727-236-7078

Please bring a Dessert or an Irish Soda Bread to share!

Tell your seller which one !



Hunt Ridge at Tall Pines Homeowners Association, Inc.

SPECIAL MEMBERS MEETING

January 21, 2019

7:00 PM

The meeting was called to order at 7:05 PM by President Steve Fitts. Also present were Derek Watkinson, Lloyd Cassidy, Carl Cassella, Sam Guiliano, Kristen Van Nort, and Bob Krobatsch. Brenda Gray represented Parklane Real Estate Services.

Notice of the meeting was posted on both sides of the community, and in the Hi Lites.

Carl made a motion to approve and waive reading the previous board meeting minutes. The motion was seconded by Kristen; motion carried.

Brenda presented the Treasurer report: The operating account balance was \$14,490. and the reserve account balance \$ 75,185. The accounts receivable was \$2,383.

BUSINESS:

MEMBER VOTE ON MAILBOX AMENDMENT

The member vote on the mailbox amendment passed with two-thirds of the community voting in favor of the amendment.

Kevin Van Nort and Barbara Mullen have counted the mailboxes three time and have come up with an exact count of 109 single mailboxes and 16 double mailboxes to be ordered.

Carl Casella asked for a motion to add that the crooked signs within the community to be added to the contract for the mailboxes due to the fact that they are the same company that installed the street signs a couple of years ago. Sam Guiliano seconded the motion and all in favor the motion passed unanimously.

The next board meeting (ANNUAL MEETING) will be held on Monday, February 25, 2019.

Carl Cassella made a motion to adjourn the meeting at 7:40PM. The motion was seconded by Sam, meeting adjourned.

Respectfully submitted Brenda Gray, Parklane Real Estate Services



4 hours of work, and 30+ plants later, ...a beautiful island garden on Baltrusol Drive



THANK YOU, FREDI PRAGER

SOCIAL CLUB:
 Upcoming Events:
 Valentines Day Party Feb 16
 Flea Market February 23
 St. Patricks Day Party
 March 17
The next meeting is
February 12th at 7pm.

New Members are Welcome

MEN'S CLUB: The Men's club had a meeting scheduled for January 4th. A day trip was taken to the races. The next meetings are February 1st and March 1st. The 8am breakfast is followed by a meeting at 8:30. am. New members are Welcome.

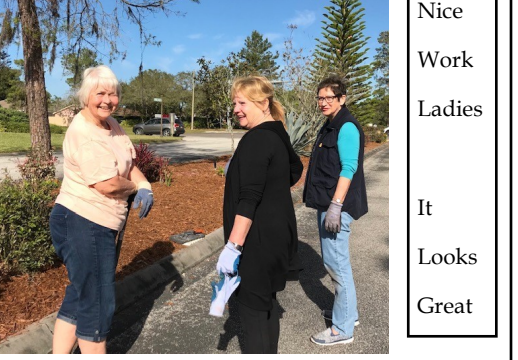
Tall Pines Mulch Landscaping Project!....Thank you Volunteers!
 A HUGE thank you to the volunteers who came out on Saturday January 12th to help us lay mulch. They managed to place 165 bags of mulch in a matter of a couple hours!



Looks like Bud is in charge!



THANKS EVERYONE !



Nice
 Work
 Ladies
 It
 Looks
 Great



Locations done:
 All areas around the Clubhouse
 Large LaQuinta Island
 The Guard Shack island



New Name/New telephone #
 River Ridge Country Club is now called: **The Links at River Ridge**
Call the Pro Shop at 727-232-6275

WELCOME to Tall Pines! From the Tall Pines Board of Directors and Residents, *Congratulations* on ownership of your new property!
 Carol & Lloyd Schneider of 7612 Roland Ct
 Jacques Renaud of 10429 Pineneedles Dr

Welcome New Neighbors!
 Congratulations on your new RENTAL!
 Vern & Cheryl Hamrick of 7624Muttontown Road

Hi Lites

Please send Minutes and Articles to Co-Editors Kristen Van Nort at kristenlvannort@yahoo.com and Sue Mac Queen at ssmacq22@gmail.com

HI LITES DEADLINE:
MARCH 2ND FOR THE
MARCH ISSUE

SEE THE ON-LINE ISSUE:
www.tallpinesnpr20.com

**Hi Lites Delivery Help
Still Needed**

Our dedicated volunteers need help!!

We need people to **back up our volunteers, for all neighborhoods**, just in case they can not make it.

Please Help!! Contact
Rosemary Jaskierny
rmpjaskierny@gmail.com

or

727-807-3513

IN THE LIBRARY

We have a computer, printer, and e-mail address:

tpcaclubhouse@tampabay.rr.com

This e-mail address is intended for anything related to clubhouse business. i.e., community meeting scheduling, clubhouse key requests, private parties, etc., and is monitored by the Clubhouse Manager, AJ Douglas.

The clubhouse phone # is **(727) 849-7790**

There is a fax machine attached to this number.

WEEKLY ACTIVITIES

All residents of Tall Pines are encouraged to join our parties and activities!

WOMEN'S EXERCISE at the Tall Pines Clubhouse at 9:00 a.m. on Monday, Wednesday, and Friday. Call Bev at 727-844-0971

BUNKO

Friday, February 8th

Starts promptly at 6:30 pm.

Cost \$3.00 - Everyone attending is asked to bring a dessert or snack to share.

Coffee, water and soda provided.

Prizes for "most bunkos," "most wins" and "most losses"

Come join the fun !!!!! EVERYONE is WELCOME !



Lotsa laughs!

January Winners

Most Bunkos

Marilyn Griffis

Wins

Dawn Horvath

Losses

Rosemary Perveiler

THE LINKS AT RIVER RIDGE

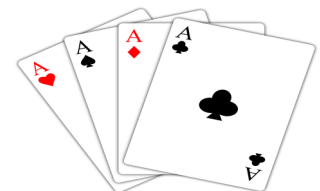
PRO SHOP 727-232-6275

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Golf	Men's	Women's	Tall Pines Golf	Golf
Scramble	Golf	9 or 18 Holes	7:50 am	Scramble
Cancelled	7 am	9 am	Call Lloyd at 727-848-1190	12:30 pm Call Pro Shop

For Corrections contact Co-Editor Sue Mac Queen at ssmacq22@gmail.com

**CARD GAMES AT TALL PINES
CLUBHOUSE**

MONDAY 7 PM Mixed Bridge
WEDNESDAY 6:30 PM Men's Poker



WELCOMING COMMITTEE

- ***Ruxton Village** - Paula Morin (207) 468-0656
- ***Ruxton II** - Donna Hoey (631) 332-9814
- ***Valley Wood** - Sue Mac Queen (860) 967- 5788
- ***Hunt Ridge - Brookhaven-** Peggy Krobatsch (727) 845-0950
- ***Hunt Ridge-Baltrusol, Pineneedles and Ravines**

Volunteer Needed

SUNSHINE COMMITTEE

- ***Ruxton Village** - Paula Morin (207) 468-0656
- ***Ruxton II** Donna Hoey (631) 332-9814
- ***Valley Wood** .. Elizabeth Crowley(727)645-6806
- ***Hunt Ridge- Brookhaven.....****Volunteer Needed**
- ***Hunt Ridge-Baltusrol, Pineneedles & Ravines** **Volunteer Needed**

Please contact Dawn Horvath to help out!
630-373-6363 or dmhorvath23@gmail.com

**** Please notify **THE EDITORS**, with news of those who are not well.



Thank you
for keeping our
community safe!!



Tall Pines Facebook Page

[https://www.facebook.com/](https://www.facebook.com/TallPinesatRiverRidge)

TallPinesatRiverRidge

If you would like anything posted on our fb page please contact Kristen Van Nort at kristenlvannort@yahoo.com

FEBRUARY OCCASIONS



- Bud Johnson, February 2nd
- Mickey Hebert, February 3rd
- Cheryl Sallah, February 6th, 49 years
- Ed Battis, February 7th
- Russell Christy, February 11th, 72 years
- Robert Yoekum, February 13th, 84 years
- Kevin Van Nort, February 15th, 62 years
- Donna Valliere, February 16th
- Harriet Prager, February 20th
- Chip Morganti, February 25, 72 years
- Have a FABULOUS year!

There is Nothing
Greater than
a Life
Well Loved

Happy Anniversary !



Mary Ellen & Vic Bowling
February 3rd...40 years

Bill & Carmel Greer... February 7th...60 years

Please contact **Dennis Babe** to have your Birthday or Anniversary updated in our system by e-mail, ddbabe@wi.rr.com, or phone, (262) 786-1076



Thinking of You & Wishing You Well

Peggy Hutton

Kristen Van Nort



RUXTON VILLAGE MEETING MINUTES OF JANUARY 16, 2019

The Ruxton Village Meeting was called to order by Pres. Jack Brandt at the Tall Pines Club House on January 16, 2019 at 7:03pm. Meeting announcement was posted in the T.P. Hi-Lites and the sign was at the entrance to Tall Pines today serving sufficient notice to the community.

Board Members were present for the opening of the meeting with exception of Sharon Crowley who anxiously arrived mid-meeting. Our newly appointed Park Lane Representative is Brenda Gray and cordial introductions were exchanged.

Jack made a motion that the Minutes of the December 2018 meeting be accepted as posted in the Hi-Lites. The motion was accepted without changes by Bud and seconded by Dave.

The Treasurer's Report was read by Brenda Gray, Rep. Park Lane. Our Year to Date Income is \$40,733 with Year to Date Expenses \$35,438 leaving a surplus of \$5,295. Ruxton's checking account at \$22,243 & reserve account at \$50,218 gives us total operating & reserves a sum of \$72,480. Taking a 5% inflation factor, the reserves would be fully funded for this year's budget. Therefore, Jack made a motion that the budget be accepted as read and is to remain the same, accepted by Bud and seconded by Paula.

There was No Old Business as the imminent sale of the property at 7707 Rockville Court will clear HOA payments due on closing. Park Lane has been notified of the sale.

New Business dealt with the fact that the HOA's Attorney has moved to notify the Estate of the property at 10718 Fiddlesticks Court of dues in arrears. The property is in probate court at this time and this will be sufficient notice towards eventual collection of payments. The Budget for the 2019 is approved as submitted leaving homeowners in Ruxton Village with no increase in their monthly dues of \$160.

Members are urged to attend the upcoming Tall Pines Board Mtg at the Club House on January 24th at 7pm with Guest: Commissioner Mike Wells. Please be sure to send in your proxies if you are unable to attend the yearly meeting at Tall Pines.

We do encourage our Ruxton Village members to attend the February Meeting as the Board President and Vice President positions are open. Should there be interest from a homeowner for either of these positions, this is the meeting to attend and give notice. Otherwise, the current officers are willing to continue and no election is required.

With no further new business, Jack announced the next meeting to take place for Ruxton Village will be on Wednesday, February 20, 2019 at 7PM at the Tall Pines Club House.

Questions from the Floor: This was addressed by Denis Mulligan. His question concerned inquiring about any current update on the pool. Jack responded that the new owner of The Links at River Ridge will be offering various memberships in the near future.

Meeting was adjourned at 7:30pm.

Ruxton Village HOA Board: Jack Brandt, President, Dave Antkowiak, Vice President, Bud Johnson, Director, Sharon Crowley, Director, Paula Morin, Secretary, Brenda Gray, Representative from Parklane Real Estate Services.

Respectfully,
Paula Morin, Secretary

DOG WALKING According to Tall Pines Documents, you must carry a plastic bag to take your dog's dropping with you. Please do not leave it on someone's lawn, and please do not throw a filled bag on someone's lawn!

PARENTS...if your children walk your dog, it is your responsibility to make sure they abide by the rules. Please send them with plastic bags!

Please respect our community!



UNDER PRESSURE LLC
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 tyler@upcfl.com

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 Owner

5/19

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 Home Exterior - Siding

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Green Thumb Unlimited
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9/18

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10/18

Tall Pines Clubhouse Rentals

Birthdays * Weddings *** Retirements**

Anniversaries * Bar Mitzvahs *** Showers**

Meetings * Christmas Parties *** New Years Parties**

Available to all property owners
 in Tall Pines for a reasonable price.

Call AJ Douglas, Clubhouse Manager at 352-442-2635



Welcome New Owners *and* Renters!



Please inform one of our Hi Lites Editors of any new Tall Pines Neighbors!

Kristen Van Nort kristenlvannort@yahoo.com

Sue Mac Queen ssmacq22@gmail.com



FEBRUARY 2019

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1 Men's Club Meeting 8:00 am	2
3 SUPER BOWL party 5 pm	4	4	6 Recycle	7	8  Bunko 6:30 pm	9
10	11	12 Social Club Meeting 7 pm	13	14 	15	16 Valentine's Party 5 pm 
17	18	19 Valley Wood ANNUAL HOA Meeting 7 pm	20 Recycle Ruxton Village ANNUAL HOA Mtg 7 pm	21	22	23 FLEA MARKET 8AM – 2 PM
24	25 Hunt Ridge HOA ANNUAL Meeting 7 pm	26 Ruxton II ANNUAL HOA Meeting 7 pm	27	28 Tall Pines ANNUAL HOA Meeting 7 pm	March 1 MEN'S Club 8 am Breakfast 8:30 am Meeting	March 2 Hi Lites Deadline NOON