

Tall Pines Hi Lites

A Deed Restricted Community

Volume 35 Issue 5, JANUARY 2019

<https://www.tallpinesnpr20.com>

<https://www.facebook.com/TallPinesatRiverRidge>

The Tall Pines Social Club Presents:

2019 PASTA DINNER

Sunday, **January 27th**, 5:30 pm

Tall Pines Clubhouse



PASTA & MEATBALLS

SALAD

DESSERT

BEVERAGES

Music by Al March

Tickets are \$10.00 each

Call for yours by Jan 20th!

Rose 727-804-0117

Connie 727-645-5515

Peggy 727-845-0950

ALL OF TALL PINES INVITED!

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YEAR!!!**

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

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

The 2019 Tall Pines Community **Flea MARKET**
 Saturday February 23 rd at
 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 are accepting donations for themed Raffle
 Baskets Spa, Dinner, and more!

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!

Golf Cart Christmas Parade 2018



Golf Cart Parade in Valley Wood



2019 Valentines 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



2019



My wish for you is that this life becomes all that you want it to. Your dreams stay big and your worries stay small. You never need to carry more than you can hold. And while you're out there getting where you're getting to. I hope you know somebody loves you and wants the same things too.

RASCAL FLATTS

2019 SUPER BOWL PARTY

Sunday Feb 3

5 pm

\$4 at the Door



Hot Dogs - Beans - Potato Salad
Bring a snack to share, beverages and BYOB.

“Let’s Play Some Games And Have Some Fun!”

Prizes will be Awarded!

ALL ARE WELCOME!

VALLEY WOOD HOA MEETING, DECEMBER 11, 2018

The meeting was called to order by President Jim DeChambeau at 7:00 PM. All board members were present and we had a quorum. Gina Samelwich from Parklane was not present. Notice was posted in the newsletter and on the property.

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

Sue presented the treasurer report as of November 30, 2018. The monthly income was \$14,048.00 and the expenses were \$11,579.00 which leaves us with a surplus for the month of \$2,469.00. Our year to date income is \$130,858.00 and year to date expenses were \$117,627.00 for a year to date surplus of \$13,231.00. The operating account has a balance of \$30,653.00 and our reserve account has a balance of \$125,461.00. We have five owners who have received late payment notices and one owner who has received a letter of demand. Ray made a motion to accept the report as read and Linda seconded it. The motion passed.

OLD BUSINESS: (1) The Daily Group Painting Company returned on November 27th to complete the painting that was on their list and will return one last time to paint a door, a pair of shutters, and a lanai that was not done. (2) There are still a number of units that have not put their street address on their sheds. A board member will compile a list and letters will be sent to these owners (3) Our ongoing eviction problem on Millriver Drive is being handled by our attorney. Parklane will keep us informed. (4) The rules violation on Millriver Drive has been resolved at this time. We will continue to monitor the situation. (5) Jim spoke with Eric from Green Thumb and we feel at this time the issues have been resolved. If a homeowner has a problem we ask them to contact Parklane to voice their complaint. (6) The lawn peninsulas at the far end of Millriver are not responding to lawn care treatments. Jim spoke to Anthony from Southern Lawn Care and it is not cinch bugs so the board voted to let the owners zero scape those areas. Any owner who wishes to do this must submit a plan to a member of the Architectural Committee for approval. (7) One of the new owners of The Links at River Ridge (formerly River Ridge Golf Club) was present at the November Tall Pines HOA meeting, and discussed some possible pool and/or club memberships. He was to meet with Bud Johnson, the following week, and the Tall Pines Board will share the outcome with the community. (7) Gina was not at the meeting, therefore we have no definitive answer to the problem with the ceilings on Millriver. We hope to have an answer for our next meeting.

NEW BUSINESS: (1) We have two volunteers for our violation rules committee, However we need one more person to volunteer . We also have one person interested in serving on the board and again we are in need of more to volunteer for this very important job. If you are interested in either serving on the violation rules committee or serving on the board just see any member of the current board and we will be sure to include you name. (2) Last month Jim asked Carmel to check on pricing to clean our roofs, she contacted two contractors and only one responded with a quote, she will contact another power washing company to get a quote to present to the board at our next meeting. (3) Ray spoke about soffit replacement cost. The board to took a vote to mandate the soffit installation. All five members agreed. The vote passed. However, a vote to determine how it should be paid for, was tabled until our budget meeting, due to the fact we are still waiting for quotes that Gina has, and she is not present tonight.

We had twelve people plus all board members present. Thanks to all who show up for these meetings. There were no questions during the open forum. **Our next meeting will be January 15, 2019.** Please plan to show up if possible. The meeting was adjourned at 7:43pm.

Respectfully submitted by Carmel Greer, Secretary

NOTICE: Valley Wood Board of Director Positions Open

The HOA Board of Directors is allowed 7 positions. Jim Dechambeau, President, and Carmel Greer, Secretary, are resigning as of February 2019. Director Linda Combs has kindly volunteered to assume the Secretary position and one person has expressed interest in a Director position. This leaves the President position and 2 Director positions vacant. Please consider volunteering.

The Board also needs one additional volunteer for the new Fining Committee to be established.

The next HOA meeting is on January 15, 2019. Please make every effort to attend!

Hunt Ridge HOA Meeting 12/17/2018, Continuation of the November 26, 2018 Meeting

The meeting was continued on December 17, 2018, 7pm at the Tall Pines Clubhouse and called to order by President Steve Fitts.

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

A mailbox committee will be formed, headed by Kevin Van Nort and Barbara Mullen, to review the mailbox sites and determine if any should be relocated and follow up with the USPS for approval.

Carl Casella asked for a motion to create a \$5,000 mailbox reserve to repair any mailboxes in the future. The motion was discussed and it was pointed out that homeowners are responsible for their own repairs and therefore a reserve is not needed. The motion did not pass.

The next board meeting will be held on Monday, January 21, 2019.

Steve Fitts made a motion to adjourn the meeting at 7:25PM. The motion was seconded by Sam, meeting adjourned.

Respectfully submitted, Cindy Woods, Parklane Real Estate Services

RUXTON VILLAGE HOA MTG NOTES FOR DECEMBER 2018

Ruxton Village held it's HOA Meeting at the Tall Pines Club House on Dec. 19th.

President Jack Brandt called the meeting to order at 7:02pm. Notice of the meeting was posted in the Tall Pines Newsletter. Noting that all Board Members were present, Jack continued on to request approval of the Minutes of the last meeting, October 17th as posted in the Tall Pines Newsletter which the Board accepted unanimously. Likewise, the Treasurer's Report was unanimously accepted by the Board as having been reviewed by the Board by email.

Old Business referred to the current lien placed on a Fiddlesticks Court property, for overdue monthly fees to the HOA by the HOA's Attorney, John K. Renee III.

New Business involved sending a letter requesting past due payments HOA dues to an owner of a Rockville Ct. property.

Next meeting will be held on January 16th at 7PM at the Tall Pines Club House.

No Homeowners of Ruxton Village were present for questions or comments.

Jack proposed that the meeting be adjourned, accepted by Bud and seconded by Dave. The meeting was closed at 7:25pm.

Ruxton Village Board: Jack Brandt, Pres., Dave Antkoviak, VP, Bud Johnson, Treas., Sharon Crowley, Rep., Paula Morin, Sect, Susan Gavin, Park Lane Rep.

Submitted by: Paula Morin, Sect.

Attention: RUXTON II, VALLEY WOOD AND HUNT RIDGE

The communities noted above, have passed the "First Two Years Owner Occupied Rule".

This means that when a property is purchased, only the owner(s) on the deed may live in that property for the FIRST TWO YEARS. A non-owner can not be let to live there rent free, and the owner may not rent the property until two years after the purchase date.

It is felt that owner occupied properties are more attentively cared for, as opposed to many rented properties, and bring value to Tall Pines.

If you notice a For-Sale sign has gone up in your community, please notify Dora, the Parklane Real Estate Services owner, at 727-232-1173, Extension 101. Dora will contact the Listing Agent, ensuring that he or she is aware of this rule. For full disclosure, agents should also be made aware that the swimming pool is closed.

At best, this rule is difficult to enforce, but with all of us monitoring our communities, it will make a difference.

Thank you in advance, for your help!

New Name/New telephone # River Ridge Country Club is now called:

The Links at River Ridge Call the Pro Shop at 727-232-6275

SOCIAL CLUB: The Pasta Dinner is on Sun, Jan 27th. The Valentines Day Party is on Sat, Feb 16th. The Flea Market is on Sat, Feb 23rd. The St. Patricks Day Party is Sun, March 17th. The next meeting is Jan 8th at 7 pm.

MEN'S CLUB: The next event is the Super Bowl Party on Febuary 3rd. The next Men's Club meeting is on January 4th. Breakfast is at 8 am and the meeting begins at 8:30.

THANK YOU to our 2018 Hi Lites Team!!

Fredi Prager, Beverly Dierking, Connie Schweitzer, Donna Hoey, Barbara De Simone, Ceil Witt, Mary Westfall, Jerry Colpitts, Chris Witazek, Birdie Irwin Marilyn Beacham, Linda Combs, Mary Taylor, Carl Cassella, Bud Johnson, Proofer Dawn Horvath, Dennis Babe, Jerry and Rosemary Jaskierney, and Printer Greg D'Armond
from Editors Kristen Van Nort & Sue Mac Queen

REMINDER: Commissioner Mike Wells will be a guest at the January 24th, 7 pm Tall Pines HOA Board Meeting.

He will address the complaints many Tall Pines residents have with Waste Connections trash pick-up.

Residents may ask him about other Pasco County issues they may have as well.

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: JANUARY 28TH FOR THE FEBRUARY 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 new 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, January 11th

Starts promptly at 6:30 pm.

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

Coffee and soda provided.

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

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



Lotsa laughs!

December Winners

Most Bunkos	Lisa St. Onge, Jerry Jaskierny & Rosemary Perveiler
Wins	Dawn Horvath
Losses	Jerry Jaskierny

THE LINKS AT RIVER RIDGE

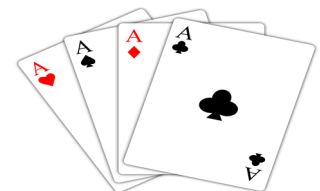
PRO SHOP 727-847-4762

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





Oh what fun.....!!!



CHRISTMAS PARTY!



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. See page 8 for contact information.

“Thank You” to those who recently answered the call for volunteers:
Linda Combs- Hi Lites Delivery
Paula Morin - Sunshine & Welcoming Committees
Donna Hoey - Crime Watch, Parking, Welcoming and Sunshine Committees



Tall Pines Facebook Page
<https://www.facebook.com/TallPinesatRiverRidge>
 If you would like anything posted on our fb page please contact Kristen Van Nort at kristenlvannort@yahoo.com

JANUARY OCCASIONS



- Ray Terrero, January 3rd
- Chris Witaszek, January 6th
- Ceil Witt, January 10th
- Chris Sassi, January 10th
- Becky Anderson, January 15th
- 69 years
- Edward Spodarek, January 20th
- Celebrate!!!

Happy Anniversary !!

Do you have a January Anniversary?
We'd love to list it!



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

COMMUNITY NOTE

Mary Hoffencamp passed away peacefully at her home, on December 11th. She and her husband Norman, who predeceased her, loved golfing, and enjoyed decades here socializing with friends and neighbors. Thoughts are with her family & friends.



Thinking of You & Wishing You Well

Kristen Van Nort





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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



JANUARY 2019

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1 Happy New Year !	2 Recycle	3	4 Men's Club Meeting 8:00 am	5
6	7	8 Social Club Meeting 7 pm	9	10	11  Bunko 6:30 pm	12 Tall Pines Landscaping Project. To volunteer watch for email blast!
13	14	15 Valley Wood HOA Meeting 7 pm	16 Recycle Ruxton Village HOA Mtg 7 pm	17	18	19
20	21 Hunt Ridge HOA Meeting 7 pm	22 Ruxton II HOA Meeting 7 pm	23	24 Tall Pines 7 pm HOA meeting with Guest, Commissioner Mike Wells	25	26
27 PASTA DINNER 5:30 pm	28 Hi Lites Deadline NOON	29	30	31	Feb 1st Men's Club Meeting 8 am	Sunday Feb 3rd Super Bowl Party 5pm