

Tall Pines Hi Lites

A Deed Restricted Community

Volume 35 Issue 7, MARCH 2019

<https://www.tallpinesnpr20.com>

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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

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Dance & Listen to AL MARCH !!

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In This Issue:

Tall Pines	4
Hunt Ridge	11 13
Ruxton Village	14
Ruxton II	15
Valley Wood	10
Activities	17
Social Club Men's Club	8
Advertisers	2
Advertisers Clubhouse Rentals Facebook	19 12
Sunshine Birthdays	12
Calendar	20
Spring Lake	16

HAPPY ST. PATTY'S
DAY!!

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

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

2019 Flea Market! Donna Hoey has sent a message of thanks to “her right hand” Rose Cassella, and all her neighbors who helped in making the 2019 Flea Market a success, once again!
 “Whether you donated items, rented a table, helped set-up, clean-up, helped on Friday or Saturday... Thank you, so very much... It takes everyone’s help to make it possible to donate to the less fortunate!”



Look at All the TALENT in Tall Pines!!



Sweet Donuts & such DEE-LICIOUS Hot Dogs!! Good Job Guys!



Thanks to you too, Donna



A bit of outdoor décor for Mattontown Lane!



Our Future Flea Market Co-Ordinator!

Tall Pines Board Meeting
February 28 , 2019 7:00 PM

MINUTES

The meeting was called to order by the President, Dawn Horvath, at 7:22 pm. Board members present: Dawn Horvath, Bob Krobatsch, Bud Johnson, Dave Antkowiak, AJ Douglas, Kevin Van Nort, and Paula Morin. Absent were: Jack Brandt and Carl Cassella. A quorum was established. Brenda Gray from Parklane Real Estate Services was also present.

Notice was posted on the property and in the newsletter.

Bud made a motion to approve and waive reading of the January 24, 2019 meeting minutes as it was published in the newsletter. Kevin seconded the motion; motion passed unanimously.

Due to having just provided reports at the Annual Meeting preceding this meeting, reading of the Treasurer's Report and Clubhouse Manager's Report were waived.

Crime Watch Committee & Parking Committee: Nothing to report

OLD BUSINESS:

Tall Pines Directory / Survey project update: The directory was printed and is currently being distributed. Extras will be available in the clubhouse after distribution is complete. Now that the directory portion of the project is complete, Dennis and Dawn will begin to concentrate on the survey portion of the project. Dennis reported 177 responses to the survey, that is approximately half of the residents.

Update on signs to be installed throughout the community: The 4 signs for Hunt Ridge are set to be installed on 3/15. Kevin will be meeting with Mary from the sign company on 3/5 to demonstrate where the signs are to be installed. At that time, Kevin will discuss with Mary that the previously installed signs throughout the neighborhood have all begun to sag or sway and that we want an estimate to have them repaired. Kevin will be obtaining one additional estimate for this work. Due to the fact that there are few companies who will perform this type of work, Bob made a motion to accept only two bids instead of the standard three for this project. Motion was seconded by Bud and passed unanimously.

Landscaping project update: Some members of the committee

met with Eric from Green Thumb to begin procuring estimates for the many common areas throughout the community which need to be enhanced or updated. Once that estimate is received, the committee will obtain two additional bids, of the exact same work and the committee will then prioritize the work so that it can be brought to the board to be voted on, and then work can be started.

Issue with unburied wires in the backyard of Pineneedles: Gary was able to install a junction box which repaired the issue in the front of the houses on Pineneedles, and allowed the unburied wire to be removed from behind all the houses on Pineneedles. The issue can be considered resolved/closed.

Irrigation-well drilling rust issues: Brenda was asked if any estimates had been garnered. She stated that she had the list of affected wells and would gather estimates to have them drilled deeper. Bob spoke up and pointed out that some of the Tall Pines wells may have been drilled on non-Tall Pines property. He asked Brenda to research and ensure that we understand which wells are not on Tall Pines property, as those may need to be moved rather than drilled deeper. She will bring that information to the next meeting.

Links@ River Ridge pool: There has been no additional information provided regarding the pool. The board assured the residents that as soon as we have any sort of offer, it will be passed along immediately via an email blast.

Maintenance Utility Cart: A deposit was put down on the cart which was voted on at the last meeting. We are waiting for the final upgrades to be completed, and will have the cart by 3/1.

Tall Pines Entrance Sign Report: Bob stated that he was still working on getting the sign company access to water so that power washing can occur prior to repairs beginning. Some residents have volunteered their water; however, the board may need to reimburse those residents depending on the water usage for the projects. Bob stated that he has asked the company to start with the sign in the worst shape, before continuing to the other signs.

Clubhouse rental- Dawn presented the revised Clubhouse Rules, Clubhouse Rental Agreement and new pricing list for clubhouse rentals. These had been handed out to all board members at the November meeting so that they could review at their leisure. After some discussion, it was agreed that the game room will never be included in any rentals, and
See page 5

Tall Pines HOA Minutes, continued

should be locked prior to the clubhouse being rented. Bud made a motion to accept the Clubhouse Rules SOP document, the Clubhouse Rental Agreement form, and the Clubhouse Rental Price list. The motion was seconded by AJ and passed unanimously. These documents will all be posted on the community website for all residents to be able to access.

It was agreed that these rules will go into effect immediately, however anyone who has already put a deposit down for a rental will be grandfathered in at the old rates and rules. Additionally, Dawn mentioned that Donna Hoey has volunteered to assist AJ where possible with the Clubhouse Management duties, but stated that if anyone wanted to step up to assist the two of them, it would be helpful and to contact AJ if interested in lending a hand.

Volunteer Committee List: Dawn presented the board with a copy of the recently created Master Volunteer List. She asked that everyone take it home and review, and advise her of any misinformation so it can be corrected. The board will discuss next month, and if all agree it is complete, it will be published on the website. Street signs: Dawn asked for a status of the various signs which have been ordered. Brenda reported she was working on the Watering Variance signs. The board requested that she procure estimates for metal signs rather than wooden signs so that it won't have to keep being replaced annually. The estimates will be voted on at the next meeting.

Welcome Coffee Saturday/ Welcome Committee: Paula Morin shared that she and Donna Hoey, of the Welcoming Committee, have organized a Welcome Coffee on Saturday 3/2 and invited all residents to come out and meet their neighbors.

Welcome Letter: Bob stated that he has been taking care of the welcome letter and supplies copies to each of the welcome committee volunteers. Dawn asked he would be willing to be the official Welcome Committee/Sunshine Committee Coordinator. As Coordinator, he will make sure that the committee has the materials they need to perform their duties. Bob agreed to this position. Food Bank: A notice was published on NextDoor regarding a dire need at the Food Pantry on Moon Lake Road and this was shared with the residents who were present at the meeting. The community and Social Club are already very involved in helping out the Food Pantry; however, the board has decided to discuss in more detail at the March meeting. The board's goal will be to try to have a captain from

each village who can collect donations on a more regular basis. In the meantime, Kevin Bob, and AJ all volunteered to go collect items from neighbors to be taken to the pantry. They will pick a date and notify via email blast and signs hung on common mailboxes. They will then go collect those donations and deliver to the pantry. Residents were reminded that there is always a basket in the front entrance hall of the clubhouse which is for donations.

Social Club and Men's Club Report: Residents were reminded of the upcoming St Patrick's Day Dinner.

Resident Concerns: A Spring Lake resident asked about dead trees which are on a Spring Lake residents' property, and was wondering if Tall Pines would be willing to pay to remove them. He was advised that trees on private property are the responsibility of the homeowner, and that unfortunately, Tall Pines is not able to cover the cost unless the tree is within the common area.

Next Meeting Dates: March 14, 2019. All Tall Pines Board Meetings will be held on the 2nd Thursday of each month for the remainder of 2019.

Adjournment: Bob made a motion to adjourn the meeting at 8:35 PM. The motion was seconded by Bud; meeting adjourned.

Respectfully submitted by Brenda Gray, Community Manager

**TALL PINES COMMUNITY ASSOCIATION
Annual Members Meeting
February 28, 2019**

Meeting was called to order by the president, Dawn Horvath, at 7:05 pm. There was a quorum established. There was a very large turnout both in person and by proxy.

Proof of notice was mailed to each homeowner, as required.

The pledge of allegiance was recited by all parties present

Roll call was taken. Present were: David Antkowiak, A.J. Douglas, Dawn Horvath, Bud Johnson, Bob Krobatsch and Kevin Van Nort. Absent were: Jack Brandt, Carl Cassella, and Connie Schweitzer.

Bud Johnson moved that the reading of the annual meeting minutes from 2018 be waived as they were published in the Hi-Lites; David Antkowiak seconded the motion. The motion carried.

See page 6

Tall Pines Annual Meeting Minutes, continued

Financial Report: AJ Douglas presented the Treasurer report: operating account balance \$28,670, reserve account balance \$276,797 and accounts receivable \$0

Business: Work accomplished by the Tall Pines Board from throughout 2018 were highlighted:

A new fountain and light were installed in the pond near the clubhouse.

Multiple items were taken care of in or around the clubhouse:

New computer was purchased for the library

New internet service and wireless router was installed at an annual savings of \$300.

The pillar in front of the clubhouse was replaced and repaired

The seven air conditioners were serviced twice each, and repairs were completed on two of those, including replacement of blowers.

New acoustical sound proofing panels were installed.

New sound system was installed

New floor cleaner was purchased.

The mural in the ballroom was repaired, and a wooden border was installed to prevent further damage.

Many trees throughout the community were trimmed or removed, including due to storm clean up

Approximately 40 tree stumps were ground in common areas. Additionally, the same service was offered to residents for any stumps on private property at a very low cost. Approximately 15 residents took advantage of this low-cost stump grinding.

A landscaping committee was created, and all common areas were inventoried to begin updating or sprucing up of all of those areas. The committee will continue to work on this throughout 2019.

A sign committee was created. Four designs were chosen as front runner choices but due to confusion and not enough information surrounding Pasco sign ordinances, the board voted to have the current signs refurbished, which should last a few years and allow the sign committee time to properly procure all necessary information to move forward with a new sign eventually.

A Community Mulch day was held, during which many volunteers came forward and helped to lay nearly 170 bags of mulch in common areas.

A replacement maintenance/utility cart was purchased for the

community

Various signs were purchased and replaced throughout the community.

A storm drain breakage caused the blacktop in a spot on Mill-river to collapse. A repair was done to both the storm drain and the pavement.

The board worked with Pasco County to negotiate an easement related to the Water Reclamation project occurring on Decubellis. A solution was reached to have the drilling done underground, with little to no affect or disruption to our Tall Pines residents

New Business:

Election results: 2 open board positions and 2 nominees. David Antkowiak agreed to remain on the board. Paula Morin stepped forward and volunteered to fill the empty spot vacated by Connie Schweitzer. As there were two spots, and two nominees, there was no election necessary.

The organization meeting was called to order at 7:20 PM. Officers for 2019 were announced:

Dawn Horvath –President

Bud Johnson – Vice President

AJ Douglas – Treasurer

David Antkowiak – Secretary

Jack Brandt – Director

Carl Cassella – Director

Bob Krobatsch – Director

Paula Morin – Director

Kevin Van Nort – Director

Bud Johnson made a motion to adjourn at 7:21 PM; seconded by David Antkowiak. The meeting was adjourned.

The regular February board meeting immediately followed.

Respectfully submitted by:

Brenda Gray

Property Manager

NEWS FROM THE TALL PINES BOARD OF DIRECTORS

SPEEDING There have been several reports of speeding in Tall Pines Communities, especially on Millriver Drive, in the early morning and early evening hours. The community is reminded that the speed limit is 20 mph, and is advised accordingly.



PARKING REMINDER: Citations will be delivered!!
THERE IS NO ON-STREET PARKING IN TALL PINES.
THERE IS NO OVERNIGHT PARKING ON ANY STREET.
THERE IS NO PARKING ON THE GRASS.



Valley Wood HOA President & Secretary Resign

The evening of the Valley Wood Annual Meeting ended with the community expressing their thanks and appreciation to **Jim Dechambeau** for his support of the community, serving six years on the board, and to **Carmel Greer** for her many times serving on the board over a number of years!

Together, Jim and Carmel have volunteered for more than 14 years of community service.

Thank you!!

NEW CLUBHOUSE RENTAL PRICING

THE BASICS

The Tall Pines Board of Directors has a new pricing schedule for renting of the clubhouse.

The cost for the small ballroom for a 4 hour party range is \$60, and \$75 for up to 12 hours.

The cost for the large ballroom is \$125 for 4 hours, and \$150 for up to 12 hours.

The cost of both ballrooms is \$150 for 4 hours, and \$200 for up to 12 hours.

For meetings, the prices range from \$30—\$75, depending on the room.

ADD ONS: The library is available as well, for an extra \$15.

MORE INFORMATION: For anyone interested in renting the clubhouse, there is much more information on the Tall Pines web site, www.tallpinesnpr20.com, as well as a rental form you can print and submit to Clubhouse Manager, AJ Douglas, 352-442-2635, or any Tall Pines board member.

MORE NEWS FROM THE TALL PINES BOARD OF DIRECTORS

A NEW COMMITTEE. A NEW EVENT!

There is a new division of the Tall Pines Welcome Committee. It is to be called the **Tall Pines Coffee Gathering Committee.**

While Donna Hoey and Paula Morin were at his year's Flea Market, they discovered that there were so many Tall Pines residents in attendance who did not know each other! They decided to hold a coffee gathering on March 2nd, and it was a great success. Paula estimated that over the 2 hour event, there were approximately 35 people enjoying coffee, pastry, conversation, and a lot of laughs.



Paula made some of the pastry, and bought some additional treats, not knowing how many people might attend. As it turned out several ladies attending, brought pastry to share.

The two women will Co-chair the committee. An article covering the first event will be printed in the April Hi Lites. Based on its' success, the women are proposing their first Cocktail Hour for early May!

The next Tall Pines Coffee Gathering will be on April 6th from 9—11 am.



Paula and Donna wish to thank everyone who attended, brought pastry or helped clean up!

Spread the word about this new event! See you on April 6th!!



Tall Pines H E L P L I N E

TELEPHONE REASSURANCE PROGRAM Offered by CARES at the Elfers Center, the Telephone Reassurance Program is an invaluable FREE SERVICE. It could save your life! A telephone call is made to you each weekday between 8 am to 10 am. A call to ensure you are alright. It is designed for those who live have impairments, live alone or do not have family support near by.

For an application or information, call CARES Elfers Center Management at 727-847-1290.

SOCIAL CLUB REPORT 2/28 The Flea Market was a great success! It was reported that a profit of \$1200 was made. The next meeting is March 12th at 7pm. New Members are Welcome.

MEN'S CLUB REPORT 2/28 The next event is the St. Patty's Party on 3/17. The next meetings has been moved to from March 1st to March 8th. The 8am breakfast is followed by a meeting at 8:30 am. New members are Welcome!

SPRINKLER SYSTEM PROBLEMS

Gary is in charge of the sprinkler system for all Tall Pines neighborhoods. He takes messages daily at (727) 849 - 7790, the number for the Tall Pines Clubhouse. Any sprinkler problem can be reported...i.e, buried, not functioning, need to be directed away from your home in order to avoid rust stains, etc. Gary will take care of the problem.

*****Try "The Works" from the Dollar Store or WalMart to remove rust stains easily from your white stucco. Squirt on. Wait. Rinse off.**

TREE OWNERSHIP for a tree problem

In order to determine if a particular tree belongs to you, contact Parklane Realtor Services OR for Ruxton II residents, Ameri-tech Realty Inc. See phone numbers below.

For a basic look at your lot see <https://www.acrevalue.com/plat-map/FL/Pasco> and *type in your address.*

ALL OTHER YARD PROBLEMS

With the exception of Ruxton II, all neighborhoods should report other yard problems to **Parklane Realtor Services** at (727) 232 - 1173. Ask for Brenda Gray, Community Manager

Ruxton II residents should call **Ameri-tech Realty Inc.** at (727) 726 - 8000. Ask for Eric Boland, Community Manager.

PARKING PROBLEMS

The Tall Pines Board of Directors has contracted a towing company for removal of cars that are in violation of the Tall Pines Parking Rules. Any community resident may contact AJ Douglas, at (352) 442 - 2635, with vehicle concerns.

VALLEY WOOD HOA ANNUAL MEETING

(Preceded by the Budget Meeting)

February 19, 2019 7 PM

MINUTES / BUDGET MEETING

The Annual Budget Meeting was called to order with a quorum in attendance. Board members present: Jim Dechambeau, Ray Mac Queen, Sue Mac Queen, Carmel Greer and Linda Combs. Brenda Gray from Parklane Real Estate Services was also present. Proof of notice was established. A hard copy of the fiscal 2019 budget report was made available to all in attendance. Jim asked for a motion to be made to accept the budget. Linda made a motion to accept the 2019 budget report and Sue seconded it. The motion passed unanimously. The Budget Meeting was adjourned at 7:05 pm, and the board met in the library for the appointment of officers. After returning, the Annual Board Meeting was called to order at 7:15 pm.

ANNUAL MEETING MINUTES

MINUTES FROM PREVIOUS MEETING: Carmel Greer made a motion to waive reading the minutes from the January meeting and Sue Mac Queen seconded it. The motion passed.

TREASURER'S REPORT: Sue Mac Queen presented the treasurer report as of January 31, 2019. Monthly income was \$15,304 and the expenses were \$16,123 with a deficit in January of \$819. Our year-to-date income was \$156,911 and our year-to-date expenses were \$147,607 for a year-to-date surplus of \$9,305. Our operating account has a balance of \$26,723 and our reserve account shows a balance of \$132,501.

OLD BUSINESS:

Daily Group Paint Project: The Daily Group completed their final touch-up painting on February 19th.

Amendment Violation: Regarding the villa being used as rental property without waiting the full two years,

resolution of this issue is pending.

Roof Washing: Under Pressure, LLC has soft washed one quad of the roofs on Bayhill Court. with successful results. Cleaning of 3 quads (4 villa units per quad) per year, as needed, will be approved by the HOA board at a cost of \$100 per villa, totaling \$1,200 per year. Expenditures will be funded by the maintenance budget.

Soffit Ventilation: Home Res-Q, Inc. has been hired to replace a 12-foot section of soffit on all 92 villas. This work is necessary due to current soffit ventilation holes being painted over in years past, resulting in little or no ventilation to the attics which causes extreme heat accumulation during summer months. The project totaling \$13,248 will be funded by the general reserve budget. It will be completed approximately two week from the start date.

NEW BUSINESS:

Violation Fee Committee: At such time that the HOA Board levies fines for unresolved violations, a violation fee committee has been established to review cases for arbitration and resolution. Three residents have volunteered to form this committee: Linda Gray, Butch Shafer, and Jim Dechambeau. Linda Combs made a motion to accept these three individuals for the new violations fee committee. Sue Mac Queen seconded the motion, and the motion passed.

Retiring Board Members: Jim Dechambeau, President, and Carmel Greer, Secretary, have resigned from their positions on the board. In differing capacities, their volunteered service totals more than 14 years. While their expertise will be missed on the HOA board, they will continue to serve our community with their same unwavering dedication.

New HOA Board: Gail Sheehan and Louise Abbott were introduced as new board members. The Valley Wood HOA Board is now represented by Gail Sheehan, President; Ray Mac Queen, Vice-President; Linda Combs, Secretary; Sue Mac Queen, Treasurer; and Louise Abbott, Director.

See page 11

Valley Wood Minutes, cont.

OPEN FORUM:

Pool: There was some discussion regarding the opening of the pool. A leak was repaired, the pool is full of water, and new furniture has been bought, but no definitive response on memberships, has been forthcoming from the owner or manager.

Retirement Celebration for Jim Dechambeau and Carmel

Greer: Sue Mac Queen invited everyone to stay afterwards for cake and coffee. While their respective roles were voluntary and no payment or compensation was provided, the board presented a gift of appreciation for their continued support.

Adjournment: 7:40 PM

Next Meeting: March 19, 2019, at 7:00 PM

Respectfully Submitted by Linda Combs, Secretary

Attention Valley Wood Residents: Budget & Soffits

Any residents wishing to have the entire soffit replaced on their villa is asked to contact Ray Mac Queen at 860-967-7282, for a quote.

The HOA will pay \$144 of that quote, which is equal to units having the partial replacement.

If anyone unable to attend the board meeting and would like a copy of the **2019 fiscal budget report**, please contact Brenda Gray at Parklane Real Estate Services, 727-232-1173.

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.

HUNT RIDGE HOMEOWNERS ASSOCIATION MINUTES

February 6, 2019 SPECIAL BOARD MEETING

Call to Order

The Hunt Ridge Homeowners Association Special Board Meeting was called to order at 7:00 pm by Steve Fitts, President. Board members present: Derek Watkinson, Bob Krobatsch, Lloyd Cassidy, Kristen Van Nort, and Carl Cassella.

Current Business

The special meeting was called to discuss the price of the new mailboxes and to see if the board wanted to pick a less expense mailbox. The Board had a chance to look at the quality of other mailboxes. Kevin Van Nort was also working with a Creative Mailbox representative to get the price lowered down on the mailboxes that the board had already picked at a previous meeting. The Board decided to stay with the original Royal Palm mailbox and Kevin got the price lowered by \$5,000.00. The vote was unanimous

Adjournment

A motion was made by Bob to adjourn the meeting at 8:05 pm; seconded by Lloyd and carried by majority.

Respectfully submitted by Brenda Gray,

Community Manager, Parklane Realty Services

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**

New-Barbara Mullins- Thank you

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*

COMMUNITY NOTES

PASSINGS:

- Chip Morganti, of Millriver Drive
- Yvette Ellis, of Millriver Dr
- Shirley Turnage, of Upton Court



Steve Scartados Steve was originally from New York. He was a long time companion of Janet Viola of Upton Court.

MOVED:

- Ruth Butler**, a 27 yr Ruxton II resident has moved to Hunters Ridge. She is well, and thanks everyone who has asked about her.
- Joanne Chasse**, a long time active resident of Valley Wood, has moved to Regency Residency.
- Bill Daddoi** of Bloomingdale Dr has moved to Summer Tree.

MARCH OCCASIONS



- Agnes Schimmel –March 1
80 yrs
 - Jane Dechambeau - March
4th 69 years
 - Ethel Rutkowski - March 9th
 - Pat Traphagen - March 14th
- CELEBRATE your LIFE and LOVES!

Happy Anniversary !



- Bud & Maureen Johnson, March 19th, 54 years
- Bruce & Irma Brown, March 31, 63 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

Claire Tatick and Kristen Van Nort





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

Hunt Ridge Homeowners Association

Minutes, Annual Membership Meeting 2/25/2019

Call to order

The meeting was called to order at 7:08 pm by Steve Fitts, President. Board members present were Bob Krobstsch, Carl Cassella, Sam Guilliano, Lloyd Cassidy, and Derek Watkinson. Kristen Van Nort was absent. A quorum of the membership was established with 56 owners present in person or by proxy. Brenda Gray representing Parklane Real Estate services was also present.

Proof of Notice

Proof of notice was mailed to all owners of record 30 days prior to the meeting. The meeting was also posted in the newsletter and by signage on the property.

Approve Minutes—previous Annual Meeting

A motion was made by Sam Guilliano and seconded by Bob Krobstsch and unanimously approved to waive the reading of the minutes and approved them as presented.

Treasurers Report

Brenda Gray presented the treasurer report. Operating Account \$15,571, Reserve Account \$75,326, and Accounts Receivable was \$3006.

New Business

Announcement of Nominees: There was no one that wanted to take a seat on the board so the board will remain the same. Sam Guilliano motioned to accept Bob Krobstsch to remain in his position and Derek Watkinson seconded the motion. It was a unanimous vote.

Schedule First Meeting of New Board for Monday March

25, 2019: Bob Krobstsch motioned to accept and Derek Watkinson, seconded. The vote carried unanimously.

Adjournment: Sam Guilliano motion to close the membership meeting at 7:25 pm and Derek Watkinson seconded.

The vote carried unanimously. The meeting was ad-

joined.

Hunt Ridge Board Organizational Meeting 2/25/2019

Agenda

Call the meeting to order

The meeting was called to order by the president Steve Fitts.

Election of Offices:

Announcement was made by Carl Cassella to nominate Kristen Van Nort to take the position of Secretary/Treasurer. Kristen was called on the phone and asked if she would like to take over position. Kristen agreed to take the position and the Board voted unanimously for Kristen Van Nort to become Secretary/Treasurer.

Adjournment:

There was a motion to adjourn the meeting by Sam Guilliano and was seconded by Bob Krobstsch the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Brenda Gray, Community Association Manager

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 if you can help!

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

RUXTON VILLAGE HOA MEETING**FEBRUARY 20, 2019****MINUTES**

Ruxton Village Meeting was called to order by President Jack Brandt at 7:03 pm on February 20, 2019. Proof of Notice was met by a sign displayed at the entrance to Tall Pines and in the Tall Pines Hi Lites of February 2019. All Ruxton Village Board Members were present.

Jack made a motion that the Minutes of the January meeting be accepted as published in the Hi Lites of January 2019, accepted by Bud and seconded by Dave.

Following, Brenda Gray read the Treasurer's Report and concluded with the additional information that the Budget for the HOA was accepted at the January meeting and monthly dues will remain the same for members of Ruxton Village. Also, members appreciated that although the 2019 dues for Tall Pines was increased our budget is able to absorb the difference. A motion was made by Jack to accept the Treasurer's Report as read, accepted by Sharon and seconded by Bud.

No Old Business was on the agenda. New Business concerned Brenda approaching the attorney for Park Lane to request proof of insurance on the property in probate on Fiddlesticks. She will also check on the dates of renewal of contracts for Green Thumb and Control-A-Pest for our next meeting.

A discussion opened by Bud, of \$50 petty cash to be provided to the Welcome & Sunshine person, Paula Morin for expenditures, concluded with a motion made by Jack, accepted by all.

The next meeting for Ruxton Village will be held on March 20, 2019. There being no comments from the floor, Jack adjourned the meeting at

7:20pm.

Respectfully,

Paula Morin, Secretary

RUXTON VILLAGE HOA ANNUAL MEETING**FEBRUARY 20, 2019****MINUTES**

Ruxton Village Annual Meeting was called to order at 7:21 pm on February 20, 2019 by Jack Brandt, President. Proof of Notice was established by publication in the Tall Pines Hi Lites, the HOA mailing to membership, and signage. The Minutes of February 21, 2018 were read by Paula. Jack made a motion to accept the minutes as read and all were in favor.

Brenda Gray submitted the proxies returned for Election of Officers which determined a quorum. Whereas the two positions open, namely: Jack Brandt, President and Dave Antkowiak, Vice President, were uncontested, the current officers agreed to continue in their positions. Therefore, no election was required. The Yearly Budget is in good standing and was approved at a previous meeting with HOA dues remaining the same, at \$160 per month.

Next year's Annual Meeting will be held on February 19, 2020.

The Organizational Meeting was concluded at 7:30pm.

Board Members: Jack Brandt, President; Dave Antkowiak, Vice President; Bud Johnson, Treasurer; Sharon Crawley, Representative; Paula Morin, Secretary; Brenda Gray, Representative from Park Lane.

Respectfully,

Paula Morin, Secretary

RUXTON II ANNUAL HOA MEETING

February 26, 2019

Budget Meeting

President Donna Hoey called the meeting to order at 7:00 p.m. Board members present were

Donna Hoey, Connie Schweitzer, Beverly Dierking, and David Smyth. Lois Miller was absent. Erik Boland from

Ameri-Tech was present. Three residents attended the meeting.

A motion was made by Beverly to approve the annual budget, seconded by Connie. Motion to accept budget was passed.

The Budget Meeting adjourned at 7:05 p.m.

Annual Meeting

Donna called the Annual Meeting to order at 7:05 p.m. Proof of 48 hours Notice was posted as required.

Erik certified that we had enough proxies/members present to establish a quorum. Connie made a motion to waive the reading of the minutes from last year's annual meeting, seconded by David.

Two Board positions were open for candidates. Only two residents offered to fill the positions, JoAnne Romano and Beverly Dierking. As no other candidates came forward, JoAnne and Beverly were elected for a term of three years.

David made a motion to adjourn the Annual Meeting, seconded by Connie at 7:07 p.m.

Regular Meeting

At 7:08 Donna called the meeting to order. She appointed Erik to Chair this part of the meeting. The Board made the decision to keep the same officers:

- Donna Hoey President
- Connie Schweitzer Vice President
- David Smyth Treasurer
- Beverly Dierking Secretary
- JoAnne Romano Member at Large

Old Business:

The issue of problems with the paint fading after cleaning was raised. Erik had a letter from Sherwin Williams which stated that after chemical analysis they determined there was nothing

wrong with the paint. They are willing to supply some paint to do repairs. Erik will find out how much paint we can obtain. It was suggested we get the paint in gallon cans as the 5 gallon cans are too heavy for our residents to handle. Owners will have to arrange for their own unit painting for this touchup.

The problem of our sprinkler system causing rust on the units was discussed. Erik is going to obtain estimates of costs to install drip systems in the bush areas around the units.

Our attorneys are still following up on liens for two units behind in HOA fees. Erik is checking to find out if all unit owners whose name is on title are being notified even if they do not live on the property.

Erik will check on pricing for bushes on north side of Vale Loop residence and northwest corner of Roland Court.

He was asked to find out which company put in new bushes last year.

New Business:

Erik is going to check out when termite inspections will be made.

Erik is also going to send out letters to unit owners where on street parking is occurring all night long.

Residents are reminded that Tall Pines rules do not allow on street parking at night.

Beverly made a motion to adjourn the meeting at 7:55 p.m. Seconded by David.

The next meeting of Ruxton II will be held on **Tuesday, April 23rd, 2019, at 7:00 p.m. in the Library Room at the clubhouse.**

Respectfully submitted,



Spring Lake at Tall Pines HOA, Inc.

Board MEETING, February 27, 2019

7:00 PM – Tall Pines Clubhouse

MINUTES

The meeting was called to order by Edward Bartek. Those present were Lester Hadnott, Chris Witaszek and Edward Bartek. Absent was Robert Brunelle. Brenda Gray, Property Manager for Parklane Real Estates was present.

Lester Hadnott made a motion to approve and waive reading of the previous Board meeting minutes. The motion was seconded by Edward Bartek, the motion carried.

Brenda Gray, Property Manager, presented the Treasurer's Report: Operating Account balance as of January 31, 2019 was \$1,585 and the Reserve Account balance was \$65,490. Accounts receivable was \$360.

NEW BUSINESS:

The board had a discussion on dead Pine trees that need to be removed and how they were going to bill the residents for the removal. They asked the property manager Brenda Gray to send out letters to the home letting them know how much it would cost to remove the trees.

The board discussed how much money they had in reserves for the roofs replacements and they asked a roofing company to the meeting to determine which of the roofs that needed to be replaced first. They had enough money in the reserves to complete have the job so they decided to replace the roofs on 7621 Piping Rock Ct., 7631-7637 Piping Rock Ct. and 7633-7635 Buita Des Morts. Lester made a motion to accept those addresses and it was seconded by Chris. The motion carried.

The Board also discuss that all the home owners should carry Homeowner Insurance at current value and that every resident needed to send to the management company the declarations page once that had that all set up.

The Board requested that late fees be enforced after the 10th for all past due accounts.

The Board set up their Annual meeting for March 27, 2019.

Lester made a motion to adjourn the meeting at 8:30 PM. The motion was seconded by Chris. The meeting was adjourned.

Lester Hadnott – President

Ed Bartek – Vice President

Chris Witaszek – Secretary/Treasurer

Robert Brunelle – Director

Respectfully submitted,

Brenda Gray, Property Manager

Parklane Real Estate Services

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 25TH FOR THE
APRIL ISSUE

SEE THE ON-LINE ISSUE:
www.tallpinesnr20.com

Ladies Exercise Classes!

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work-out!

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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.

W E E K L Y A C T I V I T I E S

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

B U N K O

Friday, March 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 !!!!!



Lotsa laughs!

February Winners

Most
Bunkos

Bev Schan &
Dave Antkowiak

Wins

Bev Schan

Losses

Sandy Brenner &
Terry St. Onge

THE LINKS AT RIVER RIDGE

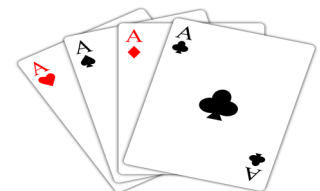
PRO SHOP 727-232-6275

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



2019 PASTA DINNER ... Everyone raved about the meal & desserts!!!



Many thanks to the talented Chef Connie Schweitzer & her kitchen team!





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10/19

**Welcome New Owners *and*
 Renters!**

Please inform one of our Hi Lites Editors of
 any new Tall Pines Residents or Renters

Kristen Van Nort
 kristenvannort@yahoo.com

Sue Mac Queen ssmacq22@gmail.com

Mid-Florida Climate Control
 Heating, Air Conditioning
 Refrigeration

Tom Hennessy
 727-232-8999

02/20

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



MARCH 2019



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	No Ruxton II Meeting in March				1 Men's Club Meeting moved to March 8th	2
3	4	5	6 Recycle	7	8 Men's Club Meets 8:00 am Bunko 6:30 pm	9
10 Daylight Savings Time Change (yea!) 	11 Hunt Ridge HOA Meeting 7 pm	12 Valley Wood Mtg 7 pm Social Club Meets 7 pm	13	14 Tall Pines HOA Meeting 7 pm HOA	15	16
17 St. Patrick's Day Party 5 pm  	18	19	20 Recycle Ruxton Village HOA Mtg 7 pm	21	22	23
24	25 HI LITES Deadline NOON	26	27 Spring Lake HOA Meets 7 pm	28	29	30 SAT 31 SUN