

Tall Pines Hi Lites

A Deed Restricted Community

Volume 36 On-Line-Only Issue 12, AUGUST 2020

<https://www.tallpinesnpr20.com>

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

Positive Coronavirus Cases in USA Pass 4.5 Million!

As of July 31, Florida has reached 470,386 cases since the pandemic began, and we have lost 6,843 residents. Pasco County has had 6,299 cases, 16th highest in the state. 1,457 of those are in New Port Richey.

Don't become complacent! World health experts warn of this! Be Vigilant!

Tall Pines has a large elderly population, with underlying medical problems like high blood pressure, heart problems and diabetes. This group is highly susceptible to developing very serious cases of COVID-19 caused by the Coronavirus.

Please continue to keep yourself and other Tall Pines residents safe & healthy by maintaining **6 foot social distancing**, covering your mouth and nose with a **mask** when around others and out in public, frequent **handwashing**, **surface disinfecting**, and **staying home** as much as possible. OLD NEWS, BUT IMPORTANT NEWS!

***As of June 23rd, everyone in Pasco County is required to wear masks in all public businesses and government buildings at all times.**

Food & Drug Association's NATIONAL HAND SANITIZER WARNING!

Check your hand sanitizer ingredients. If METHANOL (wood alcohol), is listed, throw it away immediately!! The FDA notes it can be absorbed through the skin and may cause nausea, vomiting, & blurred vision. It is not an acceptable ingredient for hand sanitizers.

Your hand sanitizer should contain 60% or more of the ingredient ETHANOL.

THE TALL PINES CLUB HOUSE WILL REMAIN CLOSED

A determination regarding the reopening of the clubhouse has not been made as of publishing time of this newsletter. Watch for an upcoming email blast from the board for more information.

PLEASE WATCH FOR E-MAIL BLASTS FROM the Tall Pines Board via Dennis Babe, REGARDING ANY CHANGE. IF YOU HAVE NOT GIVEN HIM YOUR EMAIL, AND WANT TO BE ADDED TO THE LIST, PLEASE SEND IT TO: **dbabe@wi.rr.com**

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Message from Tall Pines Board of Directors

As you all know, the Board has been unable to meet in person since February, due to COVID-19 restrictions. However, there has been quite a bit of activity, of which residents may not be aware, going on behind the scenes. Much of this would normally be reported at board meetings or within the minutes, so we thought we would provide you a short synopsis of some of this activity.

- *The street ownership issue within Hunt Ridge has been finalized, and the deed is now recorded in the name of TPCA. This allows us to now legally maintain those affected streets and sidewalks.
- *There have been multiple requests regarding tree issues over the past several months. Several trees have been inspected, and dead branches or dead trees were removed.
- *An issue with the pump for Well 10 was repaired by replacing a control box.
- *The issue on the curb on LaQuinta Drive where there was some erosion was repaired by the vendor.
- *The contact list on the Tall Pines website was updated by our webmaster, and a breakdown of HOA fees was added.
- *Two new stop signs were added within Valley Wood as requested by their board.
- *Concrete donuts were added to all street signs in addition to them being straightened.
- *Multiple pond water quality issues were submitted to our pond service vendor.
- *A request was submitted to WREC to address an electrical box in Valley Wood which appeared to be sliding off the platform.
- *A request was opened with the Post Office asking them to inspect several multifamily mailboxes which are in poor condition to see if they qualify for replacement by USPS.
- *A walkthrough was performed on the Ruxton II sprinkler system to assess issues reported by their board.

The above is just a sampling of some of the items that have been taken care of on behalf of the association. There are many other items which are still being addressed.

In March, we unfortunately needed to lock the clubhouse due to COVID-19 and the liability that it presented to the association. We continue to reassess this as new guidelines are released by the government, and we consult with our management company, and in some cases an attorney, for guidance. As soon as we are presented with guidelines which will allow us to safely reopen without causing a liability to the association, we will advise residents. It does appear that there will be several steps which we will be required to take that will be an additional expense to the association, including regular sanitation and adding hand sanitizer stations, etc.

However, even though the clubhouse remains closed until further notice, we have continued to have it inspected once a week by a board member to ensure that there are no leaks or issues which would cause any sort of damage.

During the time that the clubhouse has been closed, we repaired one of the toilet seals. We also have had the seven air conditioning units cleaned and serviced as we do every six months. We had some faulty dimmer switches replaced. We also had the storage building next to the clubhouse repainted and the roof repaired. We will continue to maintain the building so that it is in tip top shape when it reopens to residents.

Regards,
Dawn Horvath
Tall Pines President

Attention: HUNT RIDGE RESIDENTS

The irrigation system throughout the Tall Pines community is owned and maintained by the Tall Pines HOA. There has been some confusion recently, by Hunt Ridge owners, about the procedure for reporting IRRIGATION PROBLEMS.

THEREFORE, TO ADDRESS IRRIGATION SYSTEM ISSUES, YOU MUST CALL PARKLANE REAL ESTATE SERVICES, THE MANAGEMENT COMPANY FOR TALL PINES, AT (727) 232-1173.

YOUR HOA'S MANAGEMENT COMPANY FOR ALL OTHER HUNT RIDGE ISSUES IS MANAGEMENT AND ASSOCIATES AT (813) 433-2000.

PARKLANE WILL DOCUMENT ALL PERTINENT INFORMATION AND GENERATE A WORK ORDER TICKET WHICH WILL BE SENT TO GARY. HE RESPONDS TO GENERATED TICKETS IN THE ORDER RECEIVED.

VALLEY WOOD HOA BOARD NEWS

COMPLAINTS: NEW!! PLEASE CALL IN ALL COMPLAINTS TO OUR COMMUNITY MANAGERS AT PARKLANE REAL ESTATE SERVICES (727)232-1173. PARKLANE WILL THEN DOCUMENT THE ISSUE AND NOTIFY THE BOARD. Please do not contact board members directly.

HOA BOARD AND COMMITTEE VACANCIES –Volunteers needed

- *The President position, and 3 Director positions are vacant.
- *Vice President Ray Mac Queen temporarily has become Acting President.
- *Jill Bell has volunteered for the Architectural Review Committee, but we need another volunteer.
- *The Fines Committee is short by one person.

VIOLATIONS : The Board wishes to thank those residents that have recently corrected issues in violation notices they have received.

Parklane Real Estate Services is conducting monthly inspections for violations. Please tend to your property so as to avoid violation notices. Please remember that board members are volunteering their time. All violations unnecessarily take up their personal time, as well add to our monthly Parklane Real Estate Services cost for “consumables” for letters, mailing, and attorney fees.

Due to continuing non-compliance, the board will begin utilizing the Fines Committee. After non-compliance notices, and a hearing, our documents allow successive daily fines up to a maximum of \$1000.

We thank the vast majority of Valley Wood villa owners for abiding by the rules and regulations, maintaining beautiful lots, keeping our property values up, and taking great pride in our neighborhood.

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.

DO YOU NEED A LICENSED CONTRACTOR??

Find out before you hire!

Call (850) 487-1395 or go to www.myfloridacontractor.com

SPRINKLER SYSTEM PROBLEMS

Gary is in charge of the **sprinkler system** for all Tall Pines neighborhoods. **YOU MUST CALL PARKLANE REALTY SERVICES** at 727-232-1173 to report the issue. Each case will be assigned a work ticket number, and Gary will respond to them in order. Any sprinkler problem can be reported...i.e, buried, not functioning, needing 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 Tree or WalMart to remove rust stains easily from your white stucco. Squirt on. Wait. Rinse off.**

ALL OTHER YARD PROBLEMS

With the exception of Ruxton II, and Hunt Ridge, all neighborhoods should report other yard problems to **Parklane Realtor Services** at (727) 232 - 1173. Ask for Dora Steed.

Ruxton II residents should call **Ameri-tech Realty Inc.** at (727) 726 - 8000.

Hunt Ridge residents should contact **Management & Associates** at (813) 433-2000

CRIME WATCH

If you see something of concern, don't approach any person suspected of criminal activity. Take visual notes and call 911. Please do not intervene yourself.

TREE OWNERSHIP

If you feel that there is an issue with a particular tree near your home, the ownership of the tree needs to be determined to know whether the responsibility would lie with the homeowner or the association. In order to determine if a particular tree belongs to you or Tall Pines, contact Parklane Realty Services to document your concern. Parklane will then contact the Tall Pines board.

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

NEW 2020 CLUBHOUSE KEY

Once the Clubhouse is open again, contact AJ Douglas at (352) 442 - 2635. There is no charge to exchange your key for the new one. If you do not have an old one, there is a \$10 charge.

Tall Pines HOA, Hunt Ridge HOA, Ruxton Village HOA, Valley Wood HOA, and Ruxton II HOA July 2019 meetings were cancelled due to advised social restrictions during the Coronavirus pandemic.

NO RENTALS AT THIS TIME
Tall Pines Clubhouse Rentals

Birthdays * Weddings**
Retirements * Anniversaries**
Showers * Bar Mitzvahs**
Christmas and New Years Parties
Meetings

Available to all property owners in Tall Pines for a reasonable price. Call AJ Douglas, Clubhouse Manager at 352-442-2635

HOAs PAY for WEEKLY RECYCLE PICK-UP! YOUR HOA FEE FOR IT IS WASTED IF YOU DON'T RECYCLE!

ACCEPTED ITEMS:

- Aluminum Cans
- Metal Food Cans
- Paper & Boxboard
- Plastic Bottles
- Small Plastic Containers
- Cardboard

NO GLASS



Tall Pines at River Ridge
Community



Tall Pines Facebook Page
www.facebook.com/TallPinesatRiverRidge

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

WELCOME to Tall Pines

From the Tall Pines Board of Directors & Residents, Congratulations on ownership of your new property!

Stephen & Katherine Moylan,
of

10644 Millriver Drive

in Valley Wood

If you would like to be included in the next **Tall Pines Directory**, and receive important e-mails from the Tall Pines HOA Board, contact **Dennis Babe** for an Owner Profile Form at ddbabe@wi.rr.com, or print one at www.tallpinesnr20.com

HI LITES DEADLINE IS NOON, AUGUST 27TH FOR THE SEPTEMBER ISSUE.

Please send Minutes and Articles to Editor Sue Mac Queen at ssmacq22@gmail.com and please SEE THE ALL COLOR ON-LINE ISSUE: at www.tallpinesnpr20.com

Tall Pines Community Association

Owner Profile

Help us keep you informed of the community events, news and activities by providing the below information and returning it to:

- 1.) your Welcoming Committee representative or,
- 2.) email to Dennis Babe at ddbabe@wi.rr.com or,
- 3.) mail to Dennis Babe, 10606 Millriver Dr, New Port Richey, FL 34654

Tall Pines Owner Information

Tall Pines Owner Name(s)

Tall Pines Owner Address New Port Richey FL 34654
City State Zip

Mailing Address (if different) City State Zip

Phone Alt Phone

Email Alt Email

Please add my e-mail(s) to the private Tall Pines distribution list for the monthly Hi Lites newsletter and other communications from the Association. This list is only used by the Tall Pines website manager and is not shared with others.

Occupant Information

This information will help us better understand how many and when residents are in the community in order to plan for printing volumes, like the HiLites and/or other activity flyers.

	Yes	No	Full-time	Part-time	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Owner Occupied?	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
Renter Occupied?	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]

Birthdays and Anniversaries

List any birthdays and/or anniversaries you'd like featured in the Hi Lites: (If you include year, we will calculate age/years.)

Signature

Date

WELCOME 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-Baltusrol, Pineneedles and Ravines
Barbara Mullins (248) 672-2834

SUNSHINE 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.....Volunteer Needed
- *Hunt Ridge-Baltusrol, Pineneedles & Ravines
..... *Volunteer Needed*

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

AUGUST OCCASIONS



Adele Egbert, August 5th, 78 years
Terri Martin, August 10th, 60 years
Dora Hahn, August 12th, 89 years
Laura Babe, August 16th, 64 years
Kaitlyn Ferguson, August 22nd
Mia Fritz, August 28th, 56 years
Marty Giles, August 28th
Larry Combs, August 31st
Justin Granholm, August 31st



Thinking of You & Wishing You Well

Bob Zelenda
Dennis Mulligan
Bernie Schimmel
Julie Desiante
Mickey Hebert
Dorothy Roberts

Happy Anniversary!



Do YOU have an August Anniversary? Let us know!

BE SAFE. BE CAREFUL. BE WELL

WEEKLY ACTIVITIES

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

B U N C O C A N C E L L E D

f o r

A U G U S T 1 4 t h , 6 : 3 0 p m

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

Coffee, water and soda provided.

Prizes for "most buncos," "most wins" and "most losses."

Come join the fun !



Good Snacks!
Lotsa laughs!

Win
Some
CASH!

July WINNERS

July
Bunco was
cancelled

THE LINKS AT RIVER RIDGE

PRO SHOP 727-232-6275

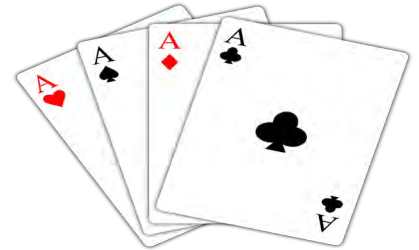
●	●	●	●	●
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Golf	Men's	Women's	Tall Pines Golf	Golf
Scramble	Golf	8:45 am 18 Holes	7:50 am	Scramble
Cancelled pm	7 am	9 am 9 Holes	Call Lloyd at 727-848-1190	12:30 Call Pro Shop

18 Holes are OPEN!

CARD GAMES at TALL PINES

CLUBHOUSE CANCELLED

MONDAY	7 PM	Mixed Bridge
WEDNESDAY	6:30 PM	Men's Poker
THURSDAY	6:30 PM	Hand & Foot



ADULT WATER AEROBICS at The Links at River Ridge POOL PERMANENTLY CANCELLED

contact Bev: 727-844-0971

IN THE LIBRARY

CLUBHOUSE CLOSED AT PRINT TIME

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. The printer is intended for personal low volume printing, 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.

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

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

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AUGUST 2020



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
						1
2	3	4 RUXTON II HOA MEETING CANCELLED UNTIL OCTO- BER	5 Recycle	6	7 MEN'S CLUB CANCELLED UNTIL OCTOBER	8
9	10	11 SOCIAL CLUB MEETING CANCELLED	12 Recycle	13 TALL PINES HOA MEETING CANCELLED	14 BUNCO CANCELLED 	15 COFFEE & CAKE CAN- CELLED 
16	17	18 VALLEY WOOD HOA MEETING CANCELLED	19 RUXTON VILLAGE HOA MEETING CANCELLED Recycle	20	21	22
23	24	25 HI LITES Deadline	26 Recycle	27	28	29
30 _____	31st _____					