

Tall Pines Hi Lites

A Deed Restricted Community

Volume 37 Issue 4, DECEMBER 2020

<https://www.tallpinesnpr20.com>

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



TALL PINES EMAIL DISTRIBUTION LIST UNDER REVIEW

Just a reminder that email is a cost effective and timely way to communicate community news, events, etc. Don't miss out!

The Tall Pines email distribution list is under review by Dennis Babe. He will be sending an email asking for a reply from you.

If you don't reply in one week then a reminder will be sent. If another week goes by and he has no response, then your email address will be removed from the list.

Additionally, if you are not on the list, and want to be included or know a fellow Tall Piner who would like to be included in this list, then please email Dennis at ddebabe@wi.rr.com.

COVID 19 UPDATE: CASE NUMBERS ARE NOT GOING DOWN! As of November 27th, there were more than 100,000 cases/day for 24 straight days in the United States. The total number of cases was 12,907,333 and the death toll was 263,551.

*The state of Florida reached 961,676 cumulative cases, and has had 18,254 deaths.

*Pasco County has had 14,131 cases, and 270 people have died. New Port Richey has the highest # of cases in Pasco County.

PLEASE KEEP YOUR DISTANCE FROM NEIGHBORS WHO ARE NOT IN YOUR "BUBBLE". You don't know who may be Covid Positive. The HOA Boards cannot share medical information about residents. **REMINDER: The Pasco County Mask Order is STILL IN EFFECT, as of June 23rd.**

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WANTED: HOURLY EMPLOYEE FOR CLUBHOUSE CLEANING

IF INTERESTED, PLEASE CALL BOB KROBATSCH at 727-267-4604

NOTICE TO RESIDENTS REGARDING SECURITY PATROL WITHIN TALL PINES

It is time to stop procrastinating about re-establishing our Security Patrol. We had a great system years ago, and because of the excellent job that the residents did, crime within Tall Pines was almost nil. At that time, we worked with an agency from the Sheriff's Department called Community Policing and they reported that we had one of the safest neighborhoods in Pasco County.

Recent vandalism at the clubhouse and a few other incidents that have occurred within our neighborhood over these past months, necessitates that we become proactive in order to quell escalation. However, we need volunteers to make this work! No long hours or walking around is necessary. There is no danger to you. This system works simply because of your presence driving around and calling 911 to report the details.

Please consider getting involved. You can make your own hours and decide how long of a shift to take. It is proven this small investment of your time will make a big difference to keep us all safe. To participate, please contact A.J. Douglas at ajdouglas1985@aol.com

MOBILE LIBRARY!

Thanks to everyone who participated. The Mobile Library has been cancelled.

The Tall Pines Community is in need of volunteers to assist with parking enforcement, after 11 pm, especially in Hunt Ridge. No action is taken by Tall Pines for on-street parking or blocking driveways until 11 pm- 6 am daily.

For daytime violations, call Pasco County Code Enforcement at 727- 847- 8171. The business hours are 8:30 am - 5 pm for issuing parking tickets.

Please call AJ at (352) 442-2635 or email him at ajdouglas1985@aol.com to volunteer.

REMINDERS FOR NEW RESIDENTS: RECYCLE GUIDELINES

ACCEPTED:

- Cardboard
- Paper
- Plastic Bottles and Small Containers
- Metal Food Cans

NOT ACCEPTED:



SPRINKLER PROBLEMS

For Sprinkler Problems, call Parklane Real Estate Services at 727-232-1173.

A work order will be created for Gary, and he will contact you, if further explanation is necessary.

“IF IN DOUBT, THROW IT OUT!”

ATTN: Tall Pines speed limit is 20 MPH. Valley Wood Board has received multiple complaints of excessive speeding on MILLRIVER DRIVE. Please observe posted speed limit!!



**Tall Pines Community Association Board Meeting
11/5/2020**

Meeting was called to order at 7:01pm by President Dawn Horvath. Board members present were Dawn Horvath, Paula Morin, Bob Krobatsch, Carl Cassella, Jack Brandt and A. J. Douglas. A quorum was established. Bud Johnson arrived after roll was taken.

Notice of the meeting was posted on the clubhouse door, signs in the neighborhood and via a mass email blast.

Bob made a motion to approve and waive reading of the February 13, 2020 meeting minutes. Jack seconded the motion; motion carried.

Laquinta Pond- Soil stabilization estimate - At the last in-person board meeting, a resident complained that she felt the pond bank near her home on LaQuinta was eroding. The board has spent many months investigating this issue, and was presented with four different options through three different vendors ranging in price from \$5000 to \$22000 not including engineering and permitting fees. None of the three vendors provided exact bids for engineering fees and permitting fees, they are estimated to be an additional \$6000. The options were reviewed by board members prior to the meeting. Collectively, the board feels that the best of the four options is the one that offers a hybrid of GeoWeb on the lower portion of the pond slope and a soil blanket on the upper half. Carl made a motion to hire GHD Engineering at a cost of \$8500 for their "Option 3" plus up to \$6000 for engineering fees and permitting fees. Motion was seconded by Bob. Motion carried unanimously.

Board members whose terms are up in February 2021 - Terms are up in February 2021 for Bob, AJ and Dawn. Dawn has announced she will not be rerunning and asked the board to start thinking about who can take over these responsibilities so that a transition plan can be developed. Additionally, Dawn stressed to residents and the board the importance of having a full and active board as well as many volunteers in the community to assist with various items. This is what has kept our HOA fees one of the lowest in the area.

Clubhouse Reopening - Dawn stated that the clubhouse has been locked up and closed to residents since March. Now that Governor DeSantis has opened businesses and restaurants to full capacity, she asked that the board consider reopening the clubhouse.

Precautions we would need to take would be as follows: Rentals and Parties should still be on hold. Library, computer etc. would be open for use by residents.

Hand sanitizer would be located in several locations throughout the building

Sanitizing wipes or spray would be available in each room (example near computer and in game room)

A sign would be posted at the door, and inside, stating that use of the clubhouse is at their own risk and advising to exercise social distancing and wear masks.

Prior to actually opening the clubhouse, there will need to be a deep cleaning and a new cleaning employee will need to be hired

Paula suggested we explore a UV Light system within our air conditioning system. Dawn will contact our AC company and ask for an estimate.

AJ made a motion to reopen the clubhouse with the above stipulations. Bob seconded the motion. Paula, Bob, AJ and Dawn were in favor. Carl and Jack were against. Motion passed.

Cleaning Person - The board needs to hire someone to clean the clubhouse on a regular basis. We gathered 2 estimates from cleaning companies, and Bob met with another 3 that never turned in bids. A list of regular cleaning duties was provided to the board to review. The board discussed that a cleaning company will come once a week on their schedule, and would not clean up after parties. Everyone was in agreement that hiring an employee gives the board more control over what duties are performed. Carl suggested we have a committee to performing the screening and hiring. Paula, Bob, Jack and Carl volunteered to be on this committee. Sue Mac Queen will post an advertisement in the Hi Lites, Bob's cell number will be listed and he will do the initial screening before bringing the applicants to the committee. Nextdoor and the Facebook page were also mentioned as places that an advertisement can be placed. We will continue with six hours per week as was done before and a separate board meeting will be held to discuss salary. See next page

TALL PINES, page 2

Tree on Piping Rock – A tree on Piping Rock was a danger to resident vehicles in June. Two estimates were gathered, and came in at \$575 and \$750. The board agreed unanimously to accept the \$575 bid and have the tree trimmed immediately to prevent any further damage to property and to ratify the vote at the next meeting. A motion was made by Carl to ratify this vote. The motion was seconded by Jack. Motion passed.

Security Patrol – Due to numerous vandalism actions throughout the neighborhood over the past several months, an attempt has been made to reorganize the volunteer Security Patrol which was previously handled by a group of volunteers. Bob sent an email blast but received no responses. Bob contacted the Sheriff's department and they suggested forming a community watch group. They will present the program via a ZOOM call. The board would like to have this presentation presented to not only the Tall Pines board but also the boards of Hunt Ridge, Ruxton, Ruxton II, Valley Wood and Spring Lake. Bob will work with the Sheriff's office to organize this ZOOM presentation and will advise everyone.

Clubhouse Vandalism – The clubhouse was recently vandalized with spray paint. A Sheriff's report was made and Gary put forth a great deal of effort to clean up the mess left by the vandals. Due to this, it was discovered that we have blind spots with our security system and we have no cameras in the back where the vandalism happened. Our security system has eight cameras and cannot be upgraded, and we truly need twelve cameras. Bob researched some systems and presented two options to the board. He also has a lead on two different people who can change out the system. Carl made a motion to purchase the Defender Ultra 12 camera system for \$799 plus tax. The motion was seconded by Bud. Motion passed unanimously.

Urgent Electrical Issues – Last week, it was brought to the board's attention that Withlacoochee Electric had discovered a break in our line and removed one of our meters. Bud has met with one electric who was unable to diagnose the issue. He will be meeting with a second electrician next week and will advise the board of the outcome. Until this can be resolved there are no lights functioning anywhere near the guard shack.

Irrigation System – There have been complaints from one village board regarding several items within that village's sprinkler system. The board has directed Gary to make several alterations within this area and has made numerous attempts to resolve these complaints without satisfaction. Last year, a work ticket system was set up with the management company, Parklane, so that all requests would be filtered through them and that no resident should be approaching Gary directly to request work. The board was in agreement that they want it reiterated that Gary works for Tall Pines, not the individual villages, and that the ticketing system is the only method which should be used to direct Gary in his work, with the exception of emergency situations such as a break in a line causing flooding.

Pond Water Quality – Over the past year, both Dawn and Parklane have received numerous complaints regarding the quality in a couple of the ponds, but mostly the pond on LaQuinta. We have a contract with a vendor, and each time a complaint has been received, they have come out and treated. Residents have asked the board to explore changing vendors. As of the date of the meeting, the pond was in the best shape it had been in a year after a treatment by boat two weeks ago. Additionally, a request was made to explore whether a fountain in the pond may remedy the situation. There was discussion that the pond may not be deep enough, and if that's the case the motor would burn out due to sand or sludge. It was agreed that Dawn will ask Parklane to see a copy of the contract with the pond vendor. It was also agreed to explore whether a fountain would be a possible remedy and if so, obtain an estimate. The board will discuss again when those items have been received.

2021 Budget – Dawn presented a copy of the 2020 budget to the board and advised the board that at our next meeting we will need to approve a budget for 2021. Dawn asked that the board members study the 2020 budget and advise if they have any suggestions for proposed changes or reallocations. The board agreed that we would like to refrain from raising any fees if possible. The board will discuss in further detail at the December meeting.

Parking – There have been numerous complaints regarding parking, including residents parking across other resident's driveways. Since COVID, our parking patrols

See next page

have been minimal and the board has not been enforcing. It was agreed that we should get back to enforcing. Dawn advised that we do need additional volunteers to assist with this as we currently only have one person who has volunteered.

Flea Market - Dawn received a request from Donna Hoyer, who has organized the Flea Market for the last several years, asked if the board would consider allowing a Garage Sale instead of the flea market due to COVID. This event has been a fundraiser for the Social Club, and turning it into a garage sale means it would no longer be a fundraiser. The board agreed we have time to decide since it traditionally isn't held until February. It was suggested that we check county ordinances surrounding garage sales and bring back to the December meeting to discuss further.

Hot Water Heater - Dawn was advised that the hot water heater needing to be drained was causing the issue we have been experiencing with the smell in the kitchen drain in the clubhouse. She asked if we need to bring a plumber in to handle this. Bud advised that he took care of draining the hot water heater earlier in the week. Carl and Bud stated that they do this periodically as needed.

Roads - In February, Parklane provided the board with several paving and resurfacing bids for the roads and parking lots throughout the community. Dawn stressed to the board members that they should pull those packets out and study them prior to the next meeting because some of the roads and parking areas are starting to degrade and will need to be done soon. Dawn stated that if any board members need a new copy of these bids, to advise her and she will scan and email to them. Sue and Ray MacQueen said that many Valley Wood residents who have blacktop driveways would like to find out if they can pay to have their driveways done at the time Tall Pines does the roads, as it may be more cost efficient to the homeowners. We will need to ask the vendor this once we choose one and will advise the Valley Wood board.

Topics for next month - Dawn provided the board a list of items, including the roads mentioned above, that will need to be discussed next month.

Resident Concerns -

It was mentioned that the tree at Oakmont and Mill-river which was damaged in the storm needs to come down. Parklane is working on getting an estimate for this.

Sue MacQueen asked if we could resume printing of the Hi Lites. Dawn asked Jerry and Rosemary to check with their delivery volunteers to ensure we have enough delivery people. Fredi Prager and Bob Krosbatch offered to assist as needed. Everyone agreed we could resume printing the newsletter.

Fredi Prager pointed out that she discovered in the Assessors website that somehow several of the street parcel addresses got changed to the new Hunt Ridge management firms address. Fredi will email those parcels to Dawn and Dawn will ask Parklane to get the addresses changed back, as well as to notify the other management company that those are not under Hunt Ridge ownership.

Next meeting - Next meeting is scheduled for December 10th

Motion to adjourn was made by Carl and seconded by Bob.

Submitted by Dawn Horvath

TO ALL TALL PINES RESIDENTS!

Merry Christmas

Happy Hanukkah

Happy New Year



RUXTON VILLAGE HOA MEETING
NOVEMBER 18, 2020

Ruxton Village Meeting was called to order by President Jack Brandt at 3PM on Wednesday the 18th of November. Present for the board meeting were Bud Johnson, Representative, Cindy Woods, Parklane R. S. Representative, Paula Morin, Secretary, and Jack Brandt, President.

Proof of Notice was met by the sign at the entrance to Tall Pines and in the Tall Pines Hi Lites of October available online to residents.

The Secretary's Minutes of the last Ruxton Village meeting were accepted as published in the Hi Lites.

Treasurer's Report was read by Cindy Woods that as of October 31, 2020:

Monthly Income \$4226, Monthly Expenses \$3407, Net Surplus \$819,

Year to Date Income \$32,565, Year to Date Expenses \$30,196,

Year to Date Surplus \$2,572, Accounts Receivable \$338,

Checking Account \$29,859, Reserve Account \$75,899, Total Operating & Reserves \$105,858.

The Board discussed that fortunately for Ruxton Village we have not had to increase our budget. In anticipation of our budget for 2021 Jack will check on our contract for Green Thumb and Control-A-Pest.

The property at 10718 Fiddlesticks is still in probate and currently up to date on dues. Cindy will check on the status of the proof of insurance on the property.

A motion was made by Bud to accept the Treasurer's Report as read and it was seconded by Jack.

Old Business on the agenda concerned reviewing a letter to be sent to Homeowners in reference to correcting the language found in Section 3 of Article V of the Declaration of Covenants for Ruxton Village. The Amendment is to correct and clarify the language used pertaining to the roofs. By your Vote or Proxy Vote of Approval, the Association will continue to replace the roofs, as currently budgeted, when normal wear and tear is the sole cause of the roof condition. The gutters, fascia and soffits will remain the owner's obligation. The letter is to be mailed to each homeowner for the purpose of filing the amendment and insuring our continued commitment to the residents of Ruxton Village. The mailing will require your response and return of your vote by December 11, 2020. All board members were in favor of Parklane mailing this Notice of Amendment out as soon as possible to the residents.

New Business involved nominating June Stanislaw as a Board Representative by Paula. This vacancy needed to be filled in the loss of Dave Antkowiak who sold his home in Ruxton Village. She accepted the position and we take pleasure in welcoming June Stanislaw of Rockville Ct to fill the position of Board Representative.

There will not be an HOA Meeting in December except for the Board to affirm the votes for the Amendment as due by December 11, 2020 for ratification and filing. The next meeting for Ruxton Village will be on January 20, 2021 at 3PM at Tall Pines Clubhouse.

There being no comments from the floor, Jack adjourned the meeting at 3:40PM.

Respectfully submitted, Paula Morin

ATTENTION RUXTON VILLAGE RESIDENTS

Post Minutes Information Re: **Roof Amendment Vote** from HOA President Jack Brandt, submitted to Hi Lites on 11/23/2020.

What you are voting on is a clarification of the document pertaining to who is responsible for what. Nothing changes. Everything stays the same. (The) homeowner is responsible for gutters fascia and soffit. They are also responsible for acts of nature, (such as) wind, hail storm damage or other damage to roof not considered normal maintenance. The HOA is still responsible for normal maintenance and replacement of the roofs when necessary. Nothing changes. This is how it is now. You are only voting on clarifying the documents. Everything remains as it was. As always the Board tries to keep our costs down and tries to clarify antiquated documents that were written in the 1980s. If you have any questions please feel free to call me at 727- 236- 7078.

Thank you,

Jack Brandt, President, Ruxton Village

VALLEY WOOD HOA MEETING MINUTES November

17, 2020 3 pm Outdoor, with distancing and mask requirement, & verbal sign-in.

CALL to ORDER: 3 pm by Ray Mac Queen

POSTING: Posted on site and in the Hi Lites

PLEDGE OF ALLEGIANCE was observed

ROLL CALL: Present were Vice President Ray Mac

Queen, Treasurer Sue Mac Queen, Jill Bell, Cathy

Westerman, and Dora Steed from Parklane Real Estate Services.

INTRODUCTIONS: Dora Steed was introduced.

SECRETARY REPORT: Sue Mac Queen made a motion to accept the Minutes of the 10/14/2020 meeting as published in the November Hi Lites. Second by Jill. All were in favor.

TREASURER REPORT: Sue Mac Queen gave the Financial Report for October 2020. Monthly income was \$15,548 with expenses of \$13,283 for a surplus of \$2,265. Fiscal Year-to-Date income was \$118,263, with expenses of \$106,534, and a

surplus of \$11,729. Accounts Receivable were \$994. Checking account balance was \$40,638. Reserve Accounts were: Roof-\$88,094, Painting-\$31,748, General-\$71,360, Paving-\$3,593 for a Reserves total of \$194,795. Total Assets were \$235,527.

COMMITTEES

ARC COMMITTEE:

Approvals- 1. Bronze storm door approval on Bloomingdale 2. Removal of owner's tree approved due to ant infestation-Per Bud Johnson, this tree does not have to be replaced.

Issues- 1. Jill Bell reported approval of patio & sod placement at 10642 Millriver Dr. had not been started. It will start within 7-10 days. 2. Bushes in front of 10644 Millriver Dr. were removed a few weeks ago without permission. Jill notes the male owner is now in a nursing facility. His wife apparently can not handle a project. The ARC will look into having bushes, mulch & sod installed at the owners expense. 3. Two violation letters re: large cacti at 10630 Millriver Dr. are unanswered. Sue Mac Queen will check into this.

MAINTENANCE COMMITTEE: Ray Mac Queen stated that the annual cleaning of the villa and carport gutters and downspouts will be done in late April or early May depending on the leave situation.

WELCOME COMMITTEE: Jill reported new owners moving in on Bloomingdale Dr. and Oakmont Lane.

FINES COMMITTEE: No new fines assessed. The fine assessed to a Millriver Drive owner has been paid, but the violations have not been corrected. This remains in the hands of the HOA's attorney.

OLD BUSINESS

1. The 2020 Architectural and Landscaping Document is complete after taking consideration of a few community suggestions. Jill Bell made a motion to

approve and publish the document. Second by Sue Mac Queen. All were in favor. Dennis Babe will publish it to the Valley Wood tab of the Tall Pines Website.

2. POND EROSION The Tall Pines Board voted at their November meeting to accept a proposal from a Senior Drainage Engineer, at GHD for erosion mitigation of the pond at the west end of LaQuinta Drive.

3. Asphalt Driveways: Dawn Horvath, Tall Pines HOA President, has been made aware that Valley Wood owners with asphalt driveways would like to receive quotes on driveways needing paving when the Tall Pines roads are paved, possibly in 2021. It is thought that the price would be better than the quote for one driveway.

4. PET FORMS: Owners were reminded that Valley Wood Pet Forms and Pasco County Pet Licenses for DOGS AND CATS are due with the Annual Meeting Mailer return in January. If you submitted yours since March of 2019, you do not need to re-submit

5. INSURANCE DECLARATION PAGE: Owners were reminded our documents require that our management company has a copy of your paid villa insurance policy's declaration page every year. Please plan to return this with the Annual Meeting Mailer.

NEW BUSINESS:

Diana Zenchuk emailed notice of her resignation from the Board. Resignation was accepted by all.

NEXT MEETING: There is no December meeting scheduled. **The next meeting will be January 19, 2020 at 6 PM.**

ADJOURNMENT: Sue made a motion to adjourn at 3:38 PM. Second by Jill. All in favor.

Respectfully submitted,
Sue Mac Queen, Treasurer

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

WANTED: HOURLY EMPLOYEE FOR CLUBHOUSE CLEANING. IF INTERESTED, PLEASE CALL BOARD MEMBER BOB KROBATSCH AT 727-267-4604

**HI LITES DEADLINE IS NOON,
DECEMBER 23RD FOR THE
JANUARY 2021 ISSUE.**

Please send Minutes and Articles to Editor Sue Mac Queen at valleywoodsue@gmail.com

last night sitting on the couch with my husband I said, "I love you." he asked, "is that you or the wine talking?" I said "it's me....talking to the wine."



CLUBHOUSE WILL OPEN IN DECEMBER!

The Tall Pines Board voted at the November meeting to reopen the Clubhouse. After it has had a cleaning, Dennis Babe will send a Tall Pines email blast notification announcing a date. If he does not have your email address, send it to ddbabe@wi.rr.com to be included.

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. 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.

WELCOME to Tall Pines!

Nicolina Patterson of 7631
Bloomingdale Drive, in Valley Wood
Robert Dube of 10524 Millriver Drive
in Valley Wood
From the Tall Pines Board of Directors &
Residents, Congratulations on ownership
of your new property!

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 the one at www.tallpinesnpr20.com on the Valley Wood tab.

DECEMBER OCCASIONS

WELCOME COMMITTEE

- *Ruxton Village - Paula Morin (207) 468-0656
- *Ruxton II - Donna Hoey (631) 332-9814
- *Valley Wood - NEW! Jill & Terry Bell 518-725-6407 and Miranda Buckley 607-382-3904
- *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



- Robert McDonald, December 1st
- Bill Gibbons, December 3rd, 85 years
- John Schimmel, December 3rd, 81 years
- Raymond Terrero, December 3rd, 88 years
- Joan Cotugno, December 7th
- Beverly Dierking, December 10th, 78 years
- Connie Schweitzer, December 13th, 79 years
- Betty Spodarek, December 18th
- Birdie Irwin, December 23rd
- Maureen Johnson, December 23rd
- Shirley Bever, December 24th
- Melissa Granholm, December 30th



Thinking of You & Wishing You Well

Maria Cid

Dorothy Roberts Mickey Hebert

Happy Anniversary!

Gary & Becky Anderson
December 27th, 49 years



Our thoughts of sympathy go to Mike Manto who lost his wife Linda, to Covid 19 in Wisconsin on November 19, 2020. At this time, a graveside service is planned in the Spring for immediate family. Condolences may be sent to Mike at:

W354 N5381 Coastal Ave., Oconomowoc, WI 53066

The Hi Lites has been informed that Ruxton II resident Ron Wagstaff, Sr. of Tolar Drive, passed away on November 25. Our sympathy goes out to friends and family.

BE SAFE. BE CAREFUL. STAY WELL.

HUNT RIDGE HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

November 23, 2020

Call to Order

The board meeting was called to order at 2:32 PM by Steve Fitts - President. Board members present: Derek Watkinson - Vice President, Susan Gavin - Treasurer/Secretary, Bob Krobatsch - Director, Sam Guiliano - Director, Carl Cassella - Director: a quorum was established.

Meeting notice appeared in the Hi-Lites.

Approve Minutes - Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as recorded in the Hi-Lites, was made by Sam, seconded by Derek; motion carried.

Treasurer's Report

Susan presented the Treasurer's report. Total Operating Account & Reserves: \$13,664. YTD income: \$149,862; YTD expenses: \$147,295; YTD surplus: \$2,570; Accounts Receivable: \$5,747

Old Business

Derek presented each board member with a packet of information containing multiple bids for landscaping services. A decision will be made at the next board meeting.

New Business

The board appointed Mark Lennon to fill the board position left vacant when Kristen Van Nort resigned. A motion was made by Sam, seconded by Carl; motion carried.

Meeting dates were established for the budget meeting in January and the annual member meeting in February. Mailings will be sent to each homeowner with all the details, by Management & Associates. There are two director

positions which will need to be filled at the annual meeting. In anticipation of the clubhouse remaining closed, the meetings will be held outside in the afternoon.

Next Meeting Date

The next board meeting is scheduled for Monday, December 7 at 1:00 PM outside the Tall Pines Club House.

Adjournment

A motion was made by Sam to adjourn the meeting at 2:47 PM; seconded by Bob: motion carried.

Respectfully Submitted,

Susan Gavin, Secretary

Hunt Ridge Residents Landscaping Note

This note is to let all HR homeowners know that if you have a screen room or lanai with screens that go all the way down to the grass line you have a few options moving forward.

You can either put landscaping rocks, patio blocks or flower beds along the screen perimeter. The alternative is that the landscapers will trim 6" away from the screen.

There have been too many incidents of owners claiming cut screens and it is impossible to cut up to the screen without accidents. We appreciate your understanding to alleviate these incidents.

Bob

JUST A

Remove your valuables. Lock your car.
Take your keys & fobs. #lockitorloseit

REMINDER!

REMEMBER TO

LOCK YOUR CAR!



GTU, LLC DBA

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Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com



9/21



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Realtor®

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2/1/21

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or Bob Krobatsch 727-845-0950
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Do you know a contractor who provides a great service?

Share that information with Carl or Bob....maybe they'll

advertise with us!!

11

DECEMBER 2020



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1 RUXTON II HOA NO DECEMBER MEETING	2 Recycle	3	4 MEN'S CLUB CANCELLED	5
6	7 Hunt Ridge HOA meets at 1 PM	8 SOCIAL CLUB MEETING CANCELLED	9 Recycle	10 Tall Pines HOA meeting 7 pm	11 BUNCO CANCELLED 	12 COFFEE & CAKE CANCELLED 
13	14	15 Valley Wood NO DECEMBER MEETING	16 Ruxton Village NO DECEMBER MEETING Recycle	17	18	19
20	21	22	23 Recycle HI LITES Deadline 12 NOON	24	25 Merry Christmas 	26
27	28	29	30 Recycle	31 		