

# Tall Pines Hi Lites

A Deed Restricted Community

Volume 37 On-Line-Only Issue 1, SEPTEMBER 2020

<https://www.tallpinesnpr20.com>

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

## Coronavirus – Still the Top Story. Hurricane season is here. Flu season runs October to May.

It's time to get your **Flu Shot**. With the pandemic here, it is highly, highly recommended for everyone to get a Flu Shot!

**There is a new 4-component high-dose vaccine recommended for people 65 years of age & older.** Remember, it takes **two weeks** for your body to produce the flu antibodies. Get your shot in time! **(You cannot get the Flu from the Flu Shot.)**

\*As of August 31, U.S. Cases = 6.01 million. The state of Florida has reached 623,471 cumulative cases, and has had 11,187 die.

\*Pasco County has had 8,048 cases, 9th highest in the state and 180 people have died.

\*New Port Richey has 1767 cases, the highest in Pasco County.

\*The situation remains serious. Continue all safety measures below!

### **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 public businesses and government buildings at all times.

### **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. Reopening news will be in an e-mail from the board via Dennis Babe. IF YOU HAVE NOT GIVEN HIM YOUR EMAIL, AND WANT TO BE ADDED TO THE LIST, PLEASE SEND IT TO: [ddbabe@wi.rr.com](mailto:ddbabe@wi.rr.com)

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## Drainage in Cluster Homes; Recent Flooding

We have many “Cluster” Homes in Tall Pines. These are the quad units with garages where the entrances all face to opposite corners of the building. These are mostly in Ruxton, Ruxton II and Spring Lake. The center of these buildings all join with a courtyard, also sometimes called an atrium, separated from their neighbors with a wall and containing a screened top to allow light in.

We have had quite a bit of rain recently, and it was reported that **several cluster homes took rain inside the home from the courtyard**. We wanted to share some information with those who own one of these types of homes and are long established here and those who may be newer to the neighborhoods. Many may be unaware of the drainage system present in these units.



Within these courtyards, there is a drain in the corner to allow the rainwater to drain out. The location of the other end of that drain (the output) varies depending on the home. The builder’s design was to drain those courtyards to a box in the middle of the lawns. However, over the years, some residents have chosen to have the drain extended to near their driveways or near the streets, where the output would be at a lower grade and allow the water to flow out more easily. In one instance we are aware of, a homeowner had a sump pump installed in their courtyard rather than having the drain rerouted. **It is the homeowner’s responsibility to keep those drains cleaned out on a regular basis to keep them free of debris, weeds, etc which would cause water to either drain slowly or not at all. If you are experiencing water not properly draining in your courtyard, you may want to have a plumber out to snake that line and perhaps reroute to the output to a lower area on your lawn.**

### NEW! MOBILE LIBRARY!

WEDNESDAY, SEPTEMBER 9TH, 12 NOON-2 PM, AT 7612 TOLAR DRIVE

(WEATHER PERMITTING)

SHARE A BOOK - BORROW A BOOK

MONTHLY EVENT UNTIL THE CLUBHOUSE OPENS

### ATTENTION: HUNT RIDGE RESIDENTS

### Irrigation System & Mailbox Issues

There seems to be some confusion on who to call when you have irrigation problems. **You need to call Parklane Real Estate Company at 727-232-1173** (management company for Tall Pines). They will generate a work order ticket for Gary, who will respond and fix your problem. Let them know if it is an emergency.

There have been instances where the management company for Hunt Ridge, Management & Associates, has given inaccurate information about how to handle irrigation problems. Hunt Ridge, Valley Wood, Spring Lake, Ruxton Village and Ruxton II, all must call Parklane for irrigation problems.

We have also had questions about who to call with **mailbox** issues. **Remember it is your mailbox and you are responsible for any repairs**. If you open the mailbox door, you will see a tag with the phone number of the manufacturer. You can order any parts through them.

## VANDALISM & THEFT IN NEW PORT RICHEY, TRINITY AREA

Residents must stay vigilant in the wake of recent vehicle thefts, tire slashing, and more. Twenty neighborhoods have recently been targeted, at times 4–6 subdivisions per night, with cars being ransacked and stolen. In Tall Pines, there has been a car theft and tire slashings recently.

Residents are being warned not to approach the offenders, but to CALL 911. Residents are, however, encouraged to share information on social media, such as Nextdoor and facebook.

There are a number of cameras that can be installed. Nest, Blink, and Arlo are some. The police will view footage on these types of devices if they are called for a complaint.

**SAY SOMETHING!**

**CALL 911**

**POST ON**

facebook

**POST** on NEXTdoor

Remove your valuables. Lock your car.  
Take your keys & fobs. [#lockitorloseit](#)



**Tall Pines President Dawn Horvath is again asking for residents to volunteer for the CRIME WATCH COMMITTEE. Please consider helping out. We have had only one resident volunteer.**



**CARPORT DAMAGE AT 7611 OAKMONT LANE IN VALLEY WOOD. Information needed!**

This is at the corner of Oakmont Lane and LaQuinta Drive.

IF ANYONE HAS INFORMATION TO SHARE, PLEASE CONTACT Acting President Ray Mac Queen at [valleywoodray@gmail.com](mailto:valleywoodray@gmail.com), or TEXT to 860-967-7282.

Contractors have been at 7612 Oakmont recently, so the board must not only consider vandalism, but possible truck damage as a cause. Please say something if you saw something.

## VALLEY WOOD HOA BOARD NEWS

AUGUST 2020

### SECRETARY RESIGNATION

Valley Wood Secretary Linda Combs submitted her resignation to the Board of Directors, on August 22nd. Linda also served on our Maintenance Committee.

She is moving to a local development in New Port Richey.

The board wishes to thank her for her time and dedicated service to Valley Wood over the past three years.

### APPEAL TO OUR HOMEOWNERS

With the resignation of Linda from the Valley Wood Board effective immediately, there are now only three people on the Board, out of a possible nine.

**THE BOARD CAN NOT FUNCTION EFFECTIVELY WITH ONLY THREE MEMBERS. WE HAVE ASKED IN THE HI LITES, FOR MANY MONTHS NOW FOR VOLUNTEERS, AND HAVE NOT HAD A SINGLE RESPONSE.**

\*The President position, the Secretary position, and 4 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.

**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.**

**MONTHLY INSPECTIONS** 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 has begun 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.**

**And... we thank those owners recently taking corrective action to a received violation notice.**

# 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 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](http://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. **Indicate if it is emergent i.e. running or spraying water.** Each case will be assigned a work ticket number, and Gary will respond to them in order, **except if it is an emergency.** 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. You may not want to purchase a key, as the Clubhouse is opened for all meetings and functions. However, if you wish to use the library, computer, fax, printer, game room or play cards, you will need a key.



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.



Tall Pines at River Ridge  
Community



**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

*Tall Pines Facebook Page*  
[www.facebook.com/TallPinesatRiverRidge](http://www.facebook.com/TallPinesatRiverRidge)

If you would like anything posted on our fb page please contact Sue Mac Queen  
ssmacq22@gmail.com

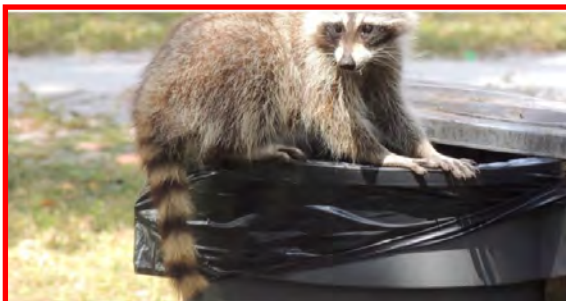
**WELCOME to Tall Pines!**

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

*Krystyna Johnson, of 7613 Oakmont Lane, in Valley Wood and*

*James and Erika Molina of 10801 Brookhaven Drive in Hunt Ridge*

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](mailto:ddbabe@wi.rr.com), or [print the one on pg. 7](#) or at [www.tallpinesnpr20.com](http://www.tallpinesnpr20.com)



**Racoons Getting into your Trash?** Since racoons are nocturnal, the best thing to do is put your trash out in the morning. However, if you tape the edges of a sponge onto the inside of your trash can and apply ammonia to it, each time, the racoon will be deterred. Also, you can pour a little ammonia into each trash bag before tying it up.



## 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

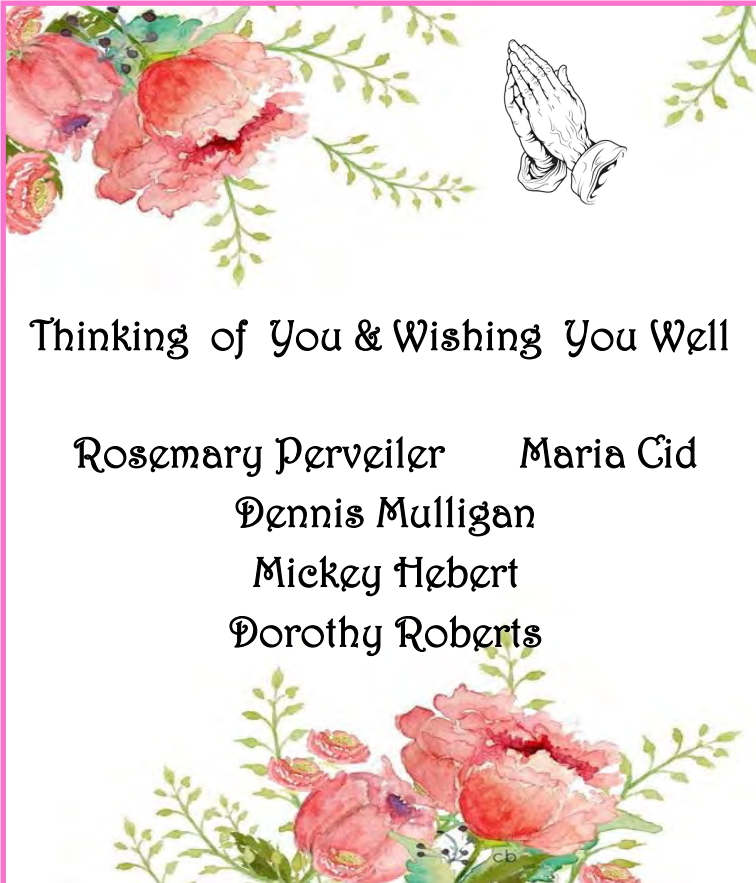
- \*Ruxton Village — Paula Morin (207) 468-0656
- \*Ruxton II — Donna Hoey (631) 332-9814
- \*Valley Wood — Sue Mac Queen (860) 967-5788
- \*Hunt Ridge- Brookhaven.....*Volunteer Needed*
- \*Hunt Ridge-Baltusrol, Pineneedles & Ravines  
..... *Volunteer Needed*

Please contact Dawn Horvath to help out.  
**630-373-6363** or [dmhorvath23@gmail.com](mailto:dmhorvath23@gmail.com)

## SEPTEMBER OCCASIONS



Jerry Colpitts, Sept 8th, 81 years  
Betty Herz, Sept 10th  
Carmella Kice, Sept 12th  
Jack Brandt, Sept 16th  
Janet Viola, Sept 19th, 82 years  
Darren Ferguson, Sept 21st  
Dawn Horvath, Sept 23rd  
Mary Ellen Bowling, Sept 24th  
Fran Brandt, Sept 25th  
Marilyn Griffis, Sept 29th



Thinking of You & Wishing You Well

Rosemary Pervziler      Maria Cid  
Dennis Mulligan  
Mickey Hebert  
Dorothy Roberts

*Happy Anniversary!*



Chris & Dawn Horvath, Sept 5th,  
33 years  
Kevin & Linda Van Nort, Sept 6th,  
46 years  
Adolph & Celeste Iaderosa,  
Sept 11th, 39 years

**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  
**S E P T E M B E R 1 1 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!

August WINNERS

August  
 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](mailto: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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**727-457-3460**

[eric@greenthumbunlimited.com](mailto:eric@greenthumbunlimited.com)

[greenthumbunlimited.com](http://greenthumbunlimited.com)



9/20



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Realtor®

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[NickVavoulis@gmail.com](mailto:NickVavoulis@gmail.com)

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2/1/21

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Cell (727) 919-3586

## Space is Available!

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

Contacts Carl Cassella 727-804-9602  
[cassella3@gmail.com](mailto:cassella3@gmail.com)

or Bob Krobatsch 727-845-0950  
[krows38176@aol.com](mailto:krows38176@aol.com)

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# SEPTEMBER 2020



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