

Tall Pines Hi Lites

A Deed Restricted Community

Volume 38 Issue 4, DECEMBER 2021

<https://www.tallpinesnpr20.com>

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

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Christmas Dinner Party

December 17th
5:00 p.m.

Tall Pines Clubhouse



Catered Italian Cuisine



Refreshments Included
B.Y.O.B.

\$10.00

RESERVE YOUR SEAT/TABLE TODAY!

Purchase Tickets From:

Bob (727) 267-4604	Bud (727) 457-9570
Jerry (727) 807-3513	Rod (413) 330-4485

Must Purchase Tickets by Dec. 10th

Tall Pines Men's Club

We will have
our first meeting of the year,
on

Thursday, December 2nd
at the Tall Pines Clubhouse
at 7:30 am
Coffee & Danish will be served

New members are Welcome.

Consider getting involved in your Community! I hope to see you all soon!

Rod Valliere, Vice President

**HAPPY HOLIDAYS TO TALL PINES
COMMUNITY!
FROM: TALL PINES BOARD OF
DIRECTORS**

**PLEASE COME FOR COFFEE &
DONUTS AT 6:30PM, PRIOR TO THE
7PM MEETING ON DECEMBER 9TH**



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



**PLEASE.....
DON'T LITTER!**



HI LITES DEADLINE IS DEC. 26 FOR THE JAN. ISSUE

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



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 Sue Mac Queen
valleywoodsue@gmail.com

Tall Pines Community Garage Sale



Saturday February 29, 2022

8AM—2PM

Use your Garage or Driveway!

**More information to come
in the January Hi Lites!**

DECEMBER OCCASIONS

Happy Birthday!

John Schimmel, Dec 3rd, 82 years
 Raymond Terrero, Dec 3rd, 89 years
 Joan Cotugno, Dec 7th
 Beverly Dierking, Dec 10th, 79 years
 Connie Schweitzer, Dec 13th, 80 years
 Betty Spodarek, Dec 18th
 Birdie Irwin, Dec 23rd
 Maureen Johnson, Dec 23rd
 Shirley Bever, Dec 24th
 Don Edwards, Dec 28th, 61 years
 Melissa Granholm, Dec 30th

Happy GOLDEN Anniversary!

Gary & Becky Anderson
 December 27th
 50 years!



Share YOUR Joys! Contact Dennis Babe to have your Birthday or Anniversary updated in our system at tpcawebsite@tampabay.rr.com, or (262) 786-1076



Thinking of You & Wishing You Well



Mickey Hebert
 Ethel Rutkowski
 John & Bernie Schimmel



WELCOME COMMITTEE

- *Ruxton Village - Paula Morin (207) 468-0656
- *Ruxton II - Donna Hoey (631) 332-9814
- *Valley Wood - 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

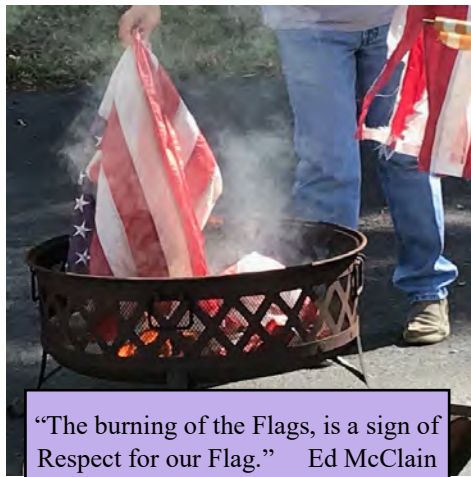
- *Ruxton Village — Paula Morin (207) 468-0656
- *Ruxton II — Donna Hoey (631) 332-9814
- *Valley Wood — Sue Mac Queen (860) 967-5788 or valleywoodsue@gmail.com
- *Hunt Ridge- Brookhaven..... Volunteer Needed *Hunt Ridge-Baltusrol, Pineneedles & Ravines..... Volunteer Needed

HUNT RIDGE RESIDENTS-- PLEASE NOTIFY SUE MAC QUEEN by email, IF ANY NEIGHBORS SHOULD BE ON THE PRAYER LIST

VETERAN'S DAY CELEBRATION AND PICNIC



Paula Morin, Tall Pines President and the Color Guard.



"The burning of the Flags, is a sign of Respect for our Flag." Ed McClain



Our Grill-Masters!



RUXTON II HOA MEETING MINUTES

November 2, 2021

President Donna Hoey called the meeting to order at 7:00 p.m. Board members present were Donna, Beverly Dierking and Gary Anderson. David Smyth and Connie Schweitzer were absent. Keith Phillips from Ameri-Tech was present.

Proof of Notice was posted as required. Reading of the minutes was waived as they were published in May Hi-Lites. Motion made by Gary and seconded by Beverly.

Old Business:

Donna reported that hedges were planted on Upton Court and one that died was replaced.

Donna also reported that we had five unit owners pass away since our last meeting in April. Five units have also been sold to new owners.

Gary asked if a packet of information had been put together for Realtors and new owners. Keith said this has been done. Beverly also mentioned that a synopsis of our rules had been prepared and sent to Web Master for inclusion in the Ruxton II web information.

Gary again raised a question about the tax parcels listed in the last amendment. Keith will check this out.

New Business:

Tall Pines has hired Ameri-Tech to be their association manger. Keith introduced Andrew George who will be the manager.

Donna asked about unit owners providing Ameri-Tech their homeowners insurance information. Keith said a letter requesting this information would go out to unit owners in January.

A letter will also go out in January reminding unit owners who have not cleaned their driveways and walkways that this needs to be done.

Donna has a requested a bid to clean up the north end of Roland Court. This will be discussed further when bid is in and discussion will also be held regarding the planting of bushes in this area.

Keith mentioned that our finances are looking good. He also prepared a preliminary budget for 2021-2022. The only unknown at this time is whether Tall Pines will raise fees for next year. At this time the Board feels that we can maintain our current monthly fees unless Tall Pines does increase the fees.

Ameri-Tech will be raising their fees next fiscal year. The new amount will not change for 3 years.

Beverly made a motion to adjourn the meeting at 7:35 p.m. Seconded by Gary.

The next meeting date for the Ruxton II HOA will be **Tuesday, December 7th at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

VALLEY WOOD HOA MEETING MINUTES

11/16/21 @ Clubhouse & by ZOOM 6 PM

CALL TO ORDER 6 PM by Ray Mac Queen

POSTING as on site and by e-mail

ROLL CALL Present Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell & Director Cathy Westerman. Craig Kirby from Parklane Real Estate Services present. Paula Morin from the Tall Pines Board and Andrew George from Ameritech

QUORUM reached

PLEDGE OF ALLEGIANCE conducted

SECRETARY REPORT Accurate October Minutes were published in the Hi Lites. Motion to waive reading and accept as published by Jill Bell. 2nd by Sue Mac Queen. All in favor 4/4.

TREASURER REPORT Presented by Jill Bell
Oct Income = \$14,851, Expenses \$12,879* for Surplus of \$1973.

Year to Date Income = \$118,204, Expenses = \$116,594 for Surplus of \$1611

Owner owed HOA Fee Balances = \$1405

Checking Account Balance = \$48,227

Reserve Funds Total = \$239,449. \$Roof \$106,339, Painting \$40,003 General \$89,400, Paving \$3,697 - no longer funded

Retained Earnings (yearly surpluses) = \$48,227

Total Operating and Reserve \$287,676

*Sue corrected to this figure from \$14,598 after the report was given.

COMMITTEES

Architectural No activity reported by Jill

Maintenance Per Ray, No activity due until Spring gutter cleaning

Fines No activity per Ray

Welcome Per Jill, 4 units in process or sold

VIOLATIONS The Board will do a walk-through Valley Wood in January. Ray noted many owners need to power-wash driveways, sidewalks, patios, and their entry way columns and ceilings

OLD BUSINESS

LaQuinta Pond Sue Mac Queen relayed an email message from Tall Pines President Paula Morin that Andrew George of their management company, has been in touch with Sam, of Pristine Ponds, who noted that there is no rush for aquatic plants as they are best planted in the Spring. *The Tall Pines Board has not approved the expenditure at this point.*

Board Resignations

It was again noted that Ray and Sue Mac Queen are resigning as of the Annual Meeting in Febru-

ary. Ray asked for any volunteers or Nominations. Cathy Westerman introduced 4 owners, who have volunteered and shared their career histories and talents. They are Marian Pope, Lynda Leonard, Diana Zenchuk and Daisy Vasquez.

Law Suit

A law suit filed against an owner has been formally concluded. Parklane copied the final legal documents to the Board.

NEW BUSINESS

3 ROOF LEAKS One on Bayhill repaired recently. Now on 11/8, a new roof leak was reported at 10814 LaQuinta near a dome light. *Ray noted that since the fall of 2020, sky lights and dome lights are no longer allowed in Valley Wood.*

On 11/11, a ceiling leak was reported at 10700 LaQuinta. Craig was asked to explain how leaks are investigated. This prompted concerns that Roof Reserve Fund may not adequately funded.

LIMITING THE # OF RENTAL UNITS IN VALLEY WOOD

Sue noted that banks generally do not favor lending when there is 18% of units in a HOA that are rented. Renters do not care for property as well as owners do. Valley Wood has had significant non-compliance issues with renters. The Board is looking to be proactive in this regard. Sue made a motion to start the process. 2nd by Jill. All in favor 4/4.

TALL PINES NEW BUDGET

If the Tall Pines Board increases their dues, the Valley Wood dues may go up accordingly. We have covered the Tall Pines increases before, At this time each owner pays \$52.40 to Tall Pines. This leaves only \$108.60 per villa to Valley Wood for expenses.

GREEN THUMB 2022-2023 CONTRACT

Sue noted and heard complaints that the grass and weeds get quite high in October when mowing is every other week. A change increase will be considered in the next contract.

OPEN FORUM Several complaints were made about the poor condition of some of our mailboxes. Inconsistent performance, including edging by Green Thumb was brought up as well. Sue referred owners to the 20 page handout which has a copy of the contract, & that edging is done every-other-time. Concerns over "white spots" on the lawns was mentioned. Craig will follow up on these issues, including contacting Southern Lawn. There was positive feedback on limiting the % of rentals.

See next page

VALLEY WOOD MEETING MINUTES 11/16/21, CONT

NEXT MEETING: December 14, 2021 at 6 PM

ADJOURNMENT Motion by Cathy Westerman, 2nd by Jill Bell. All in Favor 4/4. Meeting adjourned at 6:55 PM.

Respectfully Submitted by
Susan Mac Queen, Secretary

WHO CAN ATTEND OUR HOA MEETINGS?

**A Valley Wood Board of Directors
NOTICE**

Only members of an association are allowed to attend meetings of an association. Renters, non-members, etc. are not allowed to participate in HOA meetings in FLORIDA.

Please note:

Unless invited by a majority of the Board, only **members** of the Valley Wood Homeowners Association are allowed to attend the private Valley Wood HOA meetings. You must be a deeded property owner obligated to pay dues to the Valley Wood HOA in order to attend.

Thank you for your co-operation.

VALLEY WOOD ANNUAL MEETING

FEBRUARY 15, 2022

NOTICE

In January, owners will receive in the US Mail, a packet containing:

- * Our 2022-2023 **Budget** *
- ***Nomination Forms** for our 2022-23 Board of Directors—Nominate yourself or someone else! * An
- *Amendment for rentals will be included. Each owner must **Vote on Limiting the Number of Rented Units in Valley Wood, and return it to Parklane.**
- *A notice for **a copy of your current Home Owners Insurance Declaration page to be sent to Parklane**
- *A **List of Violations** from our annual January Walk through Valley Wood. If your address is on the list, please correct your violations ASAP.

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

October 11, 2021

Call to Order

The board meeting was called to order at 7:03 PM by Steve Fitts - President. Board members present: Mark Lennon, Derek Watkinson, Carl Cassella, Sam Guiliano, Susan Gavin; absent: Bob Krobatsch: a quorum was established.

Meeting notice was posted

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

Total Operating Account & Reserves: \$25,930 YTD income: \$161,991; YTD expenses: \$147,633; YTD surplus: \$14,358; Accounts Receivable: \$4,830

Old Business

Amendment vote status: the majority of proxies received were in favor of the amendment, but we still don't have the 2/3 required for it to pass. We have a 90-day window to collect the remaining votes needed.

New Business

None

Next Meeting Date

The next meeting is scheduled for Monday, January 17, 2022, at 7 PM, Tall Pines Clubhouse. This will be our budget meeting.

Adjournment

A motion was made by Sam to adjourn the meeting at 7:15 PM; seconded by Derek; motion carried.

Submitted by

Susan Gavin, Secretary

Ruxton Village at Tall Pines HOA, Inc.

Board of Director's Meeting Minutes

November 17, 2021, 3:00 PM

In Person Attendance Tall Pines Club House

Call to order - 3:00 PM Board members present Bud and Paula. Not Present June and Mike. Quorum Not Reached

Also Present - Craig (Parklane)

Proof of Notice - Posted in Hi Lites and Sign in front of community

Previous meeting minutes - Will need to be read into the record at next meeting with a quorum

Treasurer/Finance Report - Read by Craig (Parklane)

Old Business - The Paint on Fiddlesticks was not cleaned up by vendor or homeowner Red Brick Developments Inc. The house has been sold. Parklane will file a complaint with the Better Business Bureau and has contacted a vendor to give a clean up bid to the board.

New Business -

Discussion on if Ruxton Village is to allow dogs. Discussed by Paula and Bud on size and if some breeds will not be allowed. All dogs must be kept on a leash. Will continue at next meeting

Discussion on keeping Air B&B's from operating in Ruxton Village. Parklane will contact attorney to draft language for an amendment to the bylaws. To include all leases must be for a minimum of 1 year, will require a background check to be paid by the renter or homeowner (\$100 min for up to 2 adults \$50 per adult after 2) and all must have the approval of the board before moving in date. Requires a 66% of membership approval.

Comments - We need board members. Ms. Ringewald has shown interest and can be assigned at the next meeting with a quorum. Parklane will send out request to all homeowners to see if we have any more volunteers.

Next Meeting - Wednesday January 20, 2022

Adjournment - 3:44 PM

Respectfully submitted,

Craig Kirby, agent

THE HI-LITES IS IN NEED OF AN EDITOR!

SUE MAC QUEEN IS RETIRING FROM HER LONG YEARS OF SERVICE WITH OUR COMMUNITY PAPER. WE DO THANK HER FOR HER DEDICATION! TALL PINES APPRECIATES HER TIME IN GETTING OUR NEWSLETTER PUBLISHED MONTHLY!

IF YOU ARE INTERESTED IN TAKING ON THIS POSITION AS EDITOR, PLEASE LET ME KNOW AT YOUR EARLIEST CONVENIENCE. APPLICANT MUST HAVE KNOWLEDGE OF MICROSOFT 365.

ON BEHALF OF TALL PINES COMMUNITY,

**PAULA MORIN
TPCA, PRESIDENT**

Tall Pines Clubhouse Rentals are available!

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

**Available to all property owners
in Tall Pines for a reasonable price.
Call Bob Zelenka, Clubhouse Manager
at 207-251-5360**

Andrea Kopp....A Celebration of Life

Family and friends recently gathered in honor of a former Tall Pines HOA Director and Valley Wood President. Andrea's son Eric, and Andrea's close friends spoke about her, drawing tears and laughter from those attending. Those who would like to make a donation in Andrea's memory are asked to donate to Gulfside Hospice who provided extraordinary care to her, especially during her last days at home.



Tall Pines has a New Hi Lites Delivery Team!

From Valley Wood - Santine Cuccio, Linda Gray, Jeayn Fahey, Mary Taylor, Cathy Westerman and Sheryl Wolfe
From Hunt Ridge - Dale Johnston, Barbara De Simone and Mary Westfall
From Ruxton II - Beverly Dierking and Donna Hoey
From Spring Lake - Chris Witazek
Back-Up Team - Ray and Sue Mac Queen
Pick-Up and Supply to Deliverers - Jerry and Rosemary Jaskierny
Dennis Babe - Website Publication

The Tall Pines Board of Directors sends it sincere thanks and appreciation to these owners for their volunteerism and dedication to Tall Pines.

Coffee 'n Cake

October 30, 2021

9:30 AM at the Clubhouse

What a surprise to have the pleasure of seeing everyone out for a break from the usual to an extraordinary time at the clubhouse. With Halloween around the corner, so was the life-sized animated Wicked Witch of the North from the Wizard of Oz waiting to greet us! Nothing could be better than seeing the sheer smiles shared among the 48 attendees! That really made our day! Especially Ted Spodarek who is 96 years young recalled playing golf with Donna Hoey's dad. Glad you came to welcome neighbors!

A special "Thank You!" to Celeste Iaderosa for sharing unique Halloween props with us. Not to mention her outstanding peanut butter spider cookies with chocolate peanut butter filled reeses cups. Other specialties included Krystynas luscious Polish Angel cookies, and yummy coconut flavored washboard cookies from Rose Antonacci. Donna Hoey's sweet sugar cookies, Ellen Mancuso's variety of muffins & banana bread; Ann Marie's cheesecake filled cookies. Coffee was even better with donuts, German chocolate cupcakes, egg salad finger rolls. Back to dieting in 2022!

From setting up to cleaning up the Coffee 'n Cake team says
"YOU ARE WELCOME!"

WE LOOK FORWARD TO SEEING YOU AT Coffee 'n Cake!"

Krystyna, Paula, Sherrie, Donna, Celeste, Ellen, Santine, Ann Marie, & Rose A.



GTU, LLC DBA

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Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com



9/1/22



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4/1/22

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

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or krows38176@aol.com

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DECEMBER 2021

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2	1 Mat Makers 10 am Recycle	2 Men's Club Meeting 7:30 AM	3	4
5	6	7 Ruxton II HOA meeting cancelled Social Club Meeting CANCELLED	8 Recycle Mat Makers 10 am	9 TALL PINES HOA Meeting 7 PM	10 BUNCO CANCELLED 	11
12	13 Next Hunt Ridge HOA Mtg is on Jan 17th	14 Valley Wood HOA Mtg at 6 PM Club-house & Zoom	15 Recycle Mat Makers 10 am Next Ruxton Village Meeting is on Jan 20th	16	17 Men's Club Christmas Party 5PM @ Clubhouse	18
19	20	21	22 Recycle Mat Makers 10 am	23 HI LITES DEADLINE	24	25 Merry Christmas 
26	27	28	29 Recycle Mat Makers 10 am	30	31 New Year's Eve Cheers! 	