

Tall Pines Hi Lites

A Deed Restricted Community

Volume 37 Issue 7, MARCH 2021

<https://www.tallpinesnpr20.com>

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



COVID19: THE NUMBERS ARE IMPROVING! A THIRD VACCINE IS EXPECTED TO BE APPROVED 2/26/2021

There are new mutations of the Coronavirus, that spread more easily and are more virulent. The vaccines are still effective in preventing severe symptoms and hospitalizations due to these mutations. Distribution of the vaccine is improving and many owners in Tall Pines have received their 1st or 2nd dose over the past month.

Florida has gone back to using CDR MAGUIRE for getting vaccine appointments. Go to patientportalfl.com or call 844-770-8548 to create an account. Appointments open every Sunday at 2pm.

*The state of Florida reached 1,892,301 cumulative cases, and has had 31,018 deaths, as of 2/25/2021.

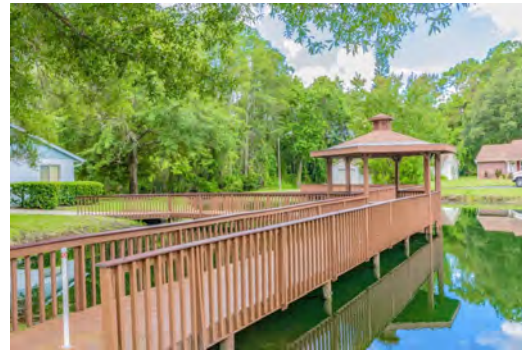
*Pasco County has had 33,035 cases, and 641 people have died. New Port Richey continues to have the highest number of cases in Pasco County.

*EVEN AFTER RECEIVING ONE OR TWO VACCINES, residents are reminded that the Pasco County Mask Order in effect requires you to wear a mask in public buildings and to keep 6 feet away from anyone who is not in your "circle" and the CDC also advises everyone to continue safety protocols. of masking, distancing, avoiding crowds and hand washing.

Mask Up.
Space Out.
Wash Hands.
Avoid Crowds.
For each other.

Directory Pages

Activities	X
Advertisers	15
Ailing Residents	14
Anniversaries	14
Birthdays	14
Calendar	16
Clubhouse & Rentals	13
Clubs	
Men's	X
Social	X
Committees:	
Sunshine	10
Welcome	10
Facebook	13
Garage Sale	12
Hunt Ridge	7
New Owners	13
Obituaries	14
Ruxton II	8
Ruxton Village	9,10
Spring Lake	X
Tall Pines	6,7
Valley Wood	10,11



WHAT'S NEW IN TALL PINES?

Don't forget the GARAGE SALE to be held in all Communities – Hunt Ridge, Ruxton Village, Ruxton II, Valley Wood and Spring Lake. The date is **March 6th, from 8am–2pm**. Use your own garage or driveway for your sale! No registration. No fees. **See page 12 for more information.**

Paula Morin is the new President of Tall Pines. Her phone # is 207-468-0656.

Her email is tpcapresident@tampabay.rr.com

Bob Zalenka is the new Clubhouse Manager. Contact him at 207-251-5360 for Clubhouse keys, fax, printer and computer issues, and Clubhouse rentals, which are on hold right now.

There are 2 new addresses for Parklane Real Estate Services, which serves as the management company for Tall Pines, Valley Wood and Ruxton Village. Dora Steed is the owner.

The main office is at 70884 W. Gulf to Lake Highway, Crystal River, FL 34429-7838 (727) 637-8282

The New Port Richey branch office is at 9851 State Rd 54 (727) 232-1173

A new fiscal year begins for these communities. If you have not received a coupon booklet for the 2021-2022 year, or if you have questions, please contact Parklane.

DOGS: Once again there are complaints about people not picking up their dog's droppings. Please be responsible and considerate of others in Tall Pines.

TALL PINES COMMUNITIES: There has been long-standing confusion about the five communities comprising Tall Pines, especially among new residents. **Dennis Babe**, our webmaster, has added a great deal of new information to www.tallpinesnpr20.com, our community website. There is information which helps to define each of the five communities in Tall Pines.

*There is a **map** of Tall Pines which outlines each community. There is a **list of addresses**, and the neighborhood to which each belongs.

*This information is very important for prospective buyers, sellers, and Real Estate Agents. Each neighborhood may have different HOA Dues, Rules & Regulations for Pets, Renting, and Landscaping for example. Please review the following pages.

The Communities of Tall Pines at River Ridge

The Tall Pines Community at River Ridge has 6 governing bodies.

1. Tall Pines
2. Hunt Ridge
3. Ruxton Village
4. Ruxton II
5. Spring Lake
6. Valley Wood

Tall Pines is the “master” community and its by laws are responsible for all of the Common Areas and the Club House. The remaining five are sub-communities of Tall Pines.

Each body is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation.

Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards.

Each of the five sub-communities has their own Home Owners Association (HOA) and pay a \$52 monthly fee to Tall Pines to cover the following expenses:

Electric: street lights, irrigation pumps & clocks, HOA signs, clubhouse

Insurance: Property, General Liability, Crime, D&O (Directors & Officers)

Property Management fee & office expenses

Legal & Accountant fees

Maintenance & Janitorial Payroll

Water & Sewer

Telephone, TV & Internet

Pest Control

Monthly newsletter, Hi Lites, & website

Clubhouse repair & supplies

Common area: trees, plants, mulch

Common area lawn & shrub maintenance

Irrigation system maintenance

Pond maintenance

In addition, adequate reserves are maintained for future expenses, including clubhouse roof replacement, street sign replacement, irrigation system replacement, road paving and more. That \$52 goes a long way to keeping our community one we can be proud to call home!



Tall Pines consists of:

317 resident units

5 individual sub-communities

1. Hunt Ridge, consisting of:

139 single family dwellings

2. Ruxton Village, consisting of:

24 resident villas

6 buildings with 4 corner units

3. Ruxton II, consisting of:

48 resident villas

12 buildings with 4 corner units

4. Spring Lake, consisting of:

14 resident units

1 building with 4 side by side units

1 building with 4 corner units

1 building with 2 side by side units

4 single family dwellings

5. Valley Wood, consisting of

92 resident villas

23 buildings with 4 side by side units

A clubhouse

A website, <https://www.tallpinesnr20.com/>

A Facebook page: <https://m.facebook.com/TallPinesatRiverRidge>

Sub-community Street Names

If you are unsure of the sub-community you live in then the following chart will help:

Street Name	Street Number	Sub-community	Street Name	Street Number	Sub-community
Baltusrol Dr		Hunt Ridge	Millriver Dr	10642	Valley Wood
Bayhill Ct		Valley Wood	Millriver Dr	10643	Ruxton 2
Bloomington Dr		Valley Wood	Millriver Dr	10644	Valley Wood
Brookhaven Dr		Hunt Ridge	Millriver Dr	10646	Valley Wood
Buita Des Morts		Spring Lake	Millriver Dr	10661	Ruxton 2
Chenequa Ct		Valley Wood	Millriver Dr	10663	Ruxton 2
Fiddlesticks Ct		Ruxton Village	Millriver Dr	10701	Ruxton 2
Haig Ct		Ruxton 2	Millriver Dr	10703	Ruxton 2
LaQuinta Dr		Valley Wood	Millriver Dr	10705	Ruxton Village
Medinah Dr		Spring Lake	Millriver Dr	10707	Ruxton Village
Millriver Dr	10510	Valley Wood	Mroz Ln		Ruxton 2
Millriver Dr	10512	Valley Wood	Muttontown Ln		Valley Wood
Millriver Dr	10514	Valley Wood	Oakmont Ln		Valley Wood
Millriver Dr	10516	Valley Wood	Pineneedles Dr		Hunt Ridge
Millriver Dr	10520	Valley Wood	Piping Rock Ct		Spring Lake
Millriver Dr	10522	Valley Wood	Ravines Dr		Hunt Ridge
Millriver Dr	10524	Valley Wood	Rockville Ct		Ruxton Village
Millriver Dr	10526	Valley Wood	Roland Ct		Ruxton 2
Millriver Dr	10530	Valley Wood	Roy Ct		Ruxton 2
Millriver Dr	10532	Valley Wood	Tolar Dr		Ruxton 2
Millriver Dr	10534	Valley Wood	Upton Ct	7633	Ruxton 2
Millriver Dr	10536	Valley Wood	Upton Ct	7635	Ruxton 2
Millriver Dr	10600	Valley Wood	Upton Ct	7637	Ruxton 2
Millriver Dr	10602	Valley Wood	Upton Ct	7639	Ruxton 2
Millriver Dr	10604	Valley Wood	Upton Ct	7641	Ruxton 2
Millriver Dr	10606	Valley Wood	Upton Ct	7643	Ruxton 2
Millriver Dr	10610	Valley Wood	Upton Ct	7645	Ruxton 2
Millriver Dr	10612	Valley Wood	Upton Ct	7647	Ruxton 2
Millriver Dr	10614	Valley Wood	Upton Ct	7700	Ruxton 2
Millriver Dr	10616	Valley Wood	Upton Ct	7702	Ruxton 2
Millriver Dr	10630	Valley Wood	Upton Ct	7708	Ruxton Village
Millriver Dr	10632	Valley Wood	Upton Ct	7710	Ruxton Village
Millriver Dr	10634	Valley Wood	Vale Loop		Ruxton 2
Millriver Dr	10636	Valley Wood	Wingfoot Ct		Ruxton Village
Millriver Dr	10640	Valley Wood			

**Tall Pines Community Association
Board Meeting 2/11/2021**

The meeting was called to order at 7:50 pm by President Paula Morin. Board members present were Paula Morin, Bob Krobatsch, Carl Cassella, Jack Brandt, Bud Johnson, June Stanislaw, Billy Martin and David Antkowiak. Dora Steed represented Parklane Real Estate Services.

Notice of the meeting was posted in the Hi Lites, signs in the neighborhood and by US Mail.

Jack made a motion to approve and waive reading of the January meeting minutes. Bob seconded the motion; motion carried.

Old Business: LaQuinta pond - the contract was signed the beginning of December. Dawn Horvath spoke to the contractor last week. The drawings have been delayed and the contractor informed Dawn that they would not be sub-contracting the work. Part of the problem with scum on the pond is the work that was done by the County years ago. The bottom of the pond was not done correctly so it creates a scum issue and the pond does not drain during the non-rainy season.

Community Garage Sale - The banners arrived today, and the planning is progressing. The Garage Sale is scheduled for March 6th from 8 AM to 2 PM (Saturday). For table rentals call Paula or Fredi. In order to make space for their sales, participating residents can park their cars at the clubhouse on Friday March 5th, until the end of the sale on Saturday.

Mailbox work order - Paula spoke to the Postmaster. The Postmaster informed her that unless the mailboxes were falling over, they would not replace them.

New Business: Bob Zelenka volunteered for the Clubhouse Manager's position.

Jack made a motion to get a price to trim the tree at 10736 Fiddlesticks. Carl seconded the motion; motion carried.

Dennis Babe made minor changes to the website. The website usage is low. We need to make residents and Realtors aware that it is available.

The potholes on both ends of Roland will be repaired. Dawn approved the \$100 bid and the work will begin in approximately two weeks.

Bob is updating the Welcome Letter.

We need to obtain additional bids to paint the gazebo. The first bid was \$6,900. There may be some rotten wood that

needs addressed as well.

Dawn is donating a used laptop to the HOA to be used for future Zoom Meetings. The Board will need to purchase a Jabra speakerphone.

We need volunteers for the front entrance landscaping. Paula and Fredi are the contacts.

Next Meeting: March 11, 2021 at 7 PM

Adjourn: Carl made a motion to adjourn the meeting at 8:30PM. The motion was seconded by Bud; meeting adjourned.

Respectfully submitted,

Dora Steed

Parklane Real Estate Services

**Tall Pines Community Association Annual
Membership Meeting 2/11/2021
Directly following the Annual Meeting**

The meeting was called to order at 7:20 pm by President Dawn Horvath. Board members present were Dawn Horvath, Paula Morin, Bob Krobatsch, Carl Cassella, Jack Brandt, Bud Johnson and David Antkowiak. A quorum of the membership was also established by in-person, proxies and Zoom meeting attendees. Dora Steed represented Parklane Real Estate Services.

Notice of the meeting was posted in the Hi Lites, signs in the neighborhood and by US Mail.

Bud made a motion to approve and waive reading of the previous year's annual meeting minutes. Carl seconded the motion; motion carried.

Treasurer Report: The Treasurer's report was waived as the January financials were not available.

Crime Watch & Clubhouse Report: Bob Krobatsch informed the membership that the camera system was up to date and that all areas were being monitored. There were motion sensor lights also installed. The combination of the office/storage doors were changed. Cleaning of the clubhouse has become a priority and a sanitizer system was purchased as well as a new housekeeper hired; which is working out very well. There was no update on security patrol.

Maintenance Issues: Bob Krobatsch informed the membership that the boards at the gazebo were inspected. New lights, were

Tall Pines, continued

landscaping, trees, etc. The front electrical lights have been repaired

2021 Board of Directors: There were 4 openings and 4 nominations received.

- Bob Krobatsch – elected for 3 years
- Dora Hahn – elected for 3 years
- Billy Marin – elected for 1 year
- June Stanislaw – elected for 3 years

OFFICERS:

- Paula Morin, President
- Jack Brandt, Vice President
- Dave Antkowiak, Secretary
- Billy Martin, Treasurer
- June Stanislaw, Director
- Bob Krobatsch, Director
- Carl Cassella, Director
- Dora Hahn, Director
- Bud Johnson, Director

Men’s Club/Social Committee: Jack Brandt stated that the Men’s Club have not met this year due to the pandemic. There was no Social Committee report.

Motion to adjourn: A motion to adjourn was made by Bud at 7:45 pm. Bob seconded the motion; meeting adjourned.

Respectfully Submitted,
Dora Steed
Parklane Real Estate Services

**HUNT RIDGE HOMEOWNERS
ASSOCIATION ANNUAL MEMBER
MEETING MINUTES
February 18, 2021**

Call to Order

The annual meeting was called to order at 6:02 PM by Fay Suber from Management & Associates: a quorum was not established. The meeting was cancelled because there were not enough members present or enough proxies collected. There were two open seats on the board and two members running, therefore no election was needed. The meeting will not be rescheduled.

Submitted by
Susan Gavin, Secretary

**HUNT RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES, February 18, 2021**

Call to Order

The board meeting was called to order at 6:12 PM by Steve Fitts - President. Board members present Derek Watkinson, Susan Gavin, Bob Krobatsch, Carl Cassella, Mark Lennon, Sam Guiliano: a quorum was established.

Meeting notices were posted and sent by mail.

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 Mark; motion carried.

Treasurer’s Report

Susan presented the Treasurer’s report. Total Operating Account & Reserves: \$18,493; YTD income: \$202,025; YTD expenses: \$201,813; YTD surplus: \$213; Accounts Receivable: \$6,524

Old Business

No old business

New Business

- Review violation collection procedure with property manager to explore all legal options available to the board to ensure compliance. We currently have 14 past due violations. If you have received a letter and have taken action, please call the property manager at 813-433-2000 to let them know. In addition, if there are extenuating circumstances preventing compliance, the property manager needs to know that at well. The violation review committee will work with you to sort it out.

Officers remain the same: Steve Fitts – president, Derek Watkinson – Vice President, Susan Gavin – Treasurer/ Secretary

Next Meeting Date

The next board meeting is scheduled for Monday, March 15 at 7 PM at the Tall Pines Club House.

Adjournment

A motion was made by Sam to adjourn the meeting at 6:39 PM; seconded by Mark: motion carried.

Submitted by
Susan Gavin, Secretary

RUXTON II ANNUAL HOA MEETING

February 2, 2021

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, David Smyth and Gary Anderson. April Hueter 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.

Gary made a motion to adjourn Budget Meeting at 7:05 p.m., seconded by Dave.

Annual Meeting

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

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

One Board position was open for candidates. The only candidate was Donna who will retain her seat on the Board.

David made a motion, seconded by Connie, to have officers maintain their same positions. The officers are:

Donna Hoey	President
Connie Schweitzer	Vice President
David Smyth	Treasurer
Beverly Dierking	Secretary
Gary Anderson	Member at Large

Old Business:

A resident brought up the issue of two pine trees on Upton Court that she thought were supposed to be removed by Tall Pines.

Dave made a motion, seconded by Gary, to get estimates on what it would cost to get the trees removed. Gary is also going to research previous Tall Pines discussion on the subject.

Discussion ensued on planting bushes on the border of Ruxton II along Decubellis where area was cleaned out last year. Connie made a motion, seconded by Dave, to get estimates for this work. Tall Pines will need to install sprinkler heads along the line of proposed bushes.

New Business:

A resident raised a question about HOA fees increasing due to Tall Pines increase to unit owners. Ruxton II is not raising fees this year.

Dave mentioned that everyone should be careful driving thru Tall Pines as some teenagers are speeding thru the area in a golf cart while talking on cell phones.

April mentioned that the new coupon books for HOA fees will be mailed to unit owners shortly.

Dave made a motion to adjourn the meeting at 7:26 p.m. Seconded by Connie.

The next meeting of Ruxton II will be held on **Tuesday, April 6th, at 7:00 p.m. in the Library Room at the clubhouse.**

Respectfully submitted,

Beverly Dierking, Secretary

RUXTON VILLAGE ANNUAL MEETING
FEBRUARY 17, 2021

Call to Order

On February 17, 2021 at 3:04 pm the Ruxton Village Annual Meeting took place at Tall Pines Club House. Due to Covid 19 the meeting was also made available to Ruxton Village via phone and access code as announced in the January HOA notes in the Hi-Lites. Roll Call included those present: Jack Brandt, President, Bud Johnson, VP, Paula Morin, Sect., June Stanislaw, Treasurer; absent was Mike Manto, Representative. Cindy Woods, Parklane HOA Representative was attending online. Jack noted that Proof of Notice was mailed to all members, it was posted in the Tall Pines Hi-Lites and sign at Tall Pines road entrance. Cindy confirmed that the proxies in hand satisfied the quorum necessary to hold the Annual Meeting.

Treasurer's Report

Treasurer's Report was read by Cindy Woods, Parklane Rep. It was also mailed to all members of Ruxton Village along with Proxy Form and a Nomination Form. Year to Date Income \$44,601. Year to Date Expenses \$41,993. Total Operating & Reserves for our maintenance, future painting of condo/quads and roof replacement is \$109,380. There was an increase in our monthly dues to Tall Pines for 2021, however our monthly balance allows for this increase to be covered by our dues. Therefore, Ruxton Village HOA membership dues will remain stable at \$169.00 a month. Jack made a motion to accept the Treasurer's Report as read, accepted by Paula and seconded by Bud.

Secretary's Report

The Annual Meeting of February 2020 was posted in the Tall Pines Hi-Lites and rather than being read, Jack made a motion to accept the notes as posted, accepted by Bud, seconded by June.

Old Business

Jack refreshed the board that our Roof Amendment had been recorded by our attorney with our Ruxton Village By-Laws in Pasco County Registry, confirmed by Cindy Woods

No election was required as the position for Vice President was accepted by Bud Johnson, Treasurer accepted by June Stanislaw and Mike Manto remaining as Representative.

New Business

No new Business to discuss, Jack announced the Annual Meeting for next year to be scheduled for the third Wednesday of the month which is February 16, 2022.

Adjournment

Prior to closing, Jack welcomed Claire Hopstaddter for coming to our Annual Meeting. No comments from the floor. The Annual Meeting closed at 3:19 pm.

PLEASE NOTE THAT RUXTON VILLAGE BOARD MEETS ON THE THIRD WEDNESDAY OF THE MONTH AT TALL PINES CLUB HOUSE AT 3PM.

RUXTON VILLAGE BOARD: JACK BRANDT, PRESIDENT, BUD JOHNSON, VICE PRESIDENT, PAULA MORIN, SECRETARY, JUNE STANISLAW, TREASURER, MIKE MANTO, REPRESENTATIVE.

Respectfully submitted,
Paula Morin, Secretary

RUXTON VILLAGE HOA
MONTHLY MEETING MINUTES
FEBRUARY 17, 2021

Call to Order

Ruxton Village HOA monthly meeting of February 17, 2021 was held at Tall Pines Club House at 3pm at 3:20pm preceded by our Annual Meeting. The Roll Call consistent with the Annual Meeting, members present: Jack Brandt, pres., Bud Johnson, VP, Paula Morin, Sect., June Stanislaw, Treas.; absent was Mike Manto, Parklane Management Services Representative, Cindy Woods reiterated that our meeting was also open to callers by access code due to Covid 19. All future meetings will be accessible by Zoom due to Covid 19. Instructions for "Zoom" as posted in the Tall Pines Meeting Notes for February in the Hi-Lites for All Members.

Proof of Notice

Proof of Notice was established by signage at Tall Pines entrance and posting in the Tall Pines Hi-Lites to all members.

Treasurer's Report

The Treasurer's Report was waived as having been read and accepted at the Annual Meeting. Again to be noted is that our monthly dues will remain the same at \$169/mo.

Secretary's Report

Jack made a motion to accept the minutes of the Ruxton Village HOA January Meeting as posted in the Hi-Lites, accepted by Bud, seconded by June.

Old Business

Jack mentioned that some residents of Ruxton Village have asked to get a price for sealing or black topping their driveways when the Tall Pines roads are contracted. The subject was approached to the Tall Pines Board by Jack as well as others. This issue will be brought up to the contracting road company and pricing made available to the community in their Tall Pines. Next, the board discussed that there has been the matter of
See next page

RUXTON VILLAGE, continued

"Unfinished Old Business" of trimming the encroaching limbs of trees overhanging 10736 Fiddlesticks Court. The discussion concluded with Jack & Bud in agreement to get it completed as soon as possible.

New Business

Paula brought up to the board that Ellen Mancuso of Wingfoot Court asked if she could plant a raised bed vegetable garden on common ground abutting her property. As representative for the Architectural Committee for Ruxton and Tall Pines, Bud found no problem with her request. It is recommended that she submit her plan to Bud. It is also to be understood, that under no condition or circumstance will Tall Pines or Ruxton Village maintain sustain it.

Next Meeting

Jack and the board agreed to postpone the March Ruxton Village Board Meeting to Wednesday, April 21, 2021 at 3PM at Tall Pines Club House. Virtual Meeting for Ruxton Village to be posted in the Hi-Lites by Zoom in the March 2021 Issue.

Adjournment

No comments from the floor, Jack adjourned the monthly meeting at 3:29PM.

Cancelled: Ruxton Village HOA March Mtg. Next Meeting: Wednesday, April 21, 2021 at 3PM at TPCH.

Respectfully submitted,
Paula Morin, Secretary

VALLEY WOOD ANNUAL MEMBERS

MEETING FEBRUARY 16, 2021

6 PM via ZOOM

Dora Steed of Parklane Real Estate Services took attendance and determined that a Quorum was reached. There was no election this year. Proxies returned were used for Quorum.

CALL TO ORDER: 6:05 by Ray Mac Queen

POSTING: Accomplished on site, by e-mail and in Hi Lites

ROLL CALL: Present: Ray and Sue Mac Queen, Jill Bell.

Cathy Westerman arrived after roll call was taken

PLEDGE OF ALLEGIANCE: Conducted

SECRETARY REPORT: Sue MacQueen wrote the January Minutes and made a motion to accept them as published in the Hi Lites. Second by Bob Henkes. Motion Passed.

TREASURER REPORT: Jill Bell gave the report for January

2021. Monthly income was \$14,816, expenses 15,205 for a deficit of \$389. (It was noted that our yearly Insurance policy of \$2,298. was paid) Year to date income was \$161,559, expenses \$148,981 for surplus of \$12,578. Owner owed Balance was \$1,116. Checking account balance was \$38,994. Reserve funds: Roof \$92,201. Painting \$38,811. General \$75,860. Paving \$3,671. Total Operating and Reserve funds were \$244,638.

COMMITTEES

ARCHITECTURAL: Removal and replanting of shrubs on LaQuinta Dr approved. Currently working to approve a plan for shrub removal, patio blocks and replanting on Millriver Dr.

MAINTENANCE: Gutter and downspout cleaning to be done by the HOA in late April or early May.

FINES COMMITTEE: No new fines. A Millriver Drive unit owner previously fined \$1,000, was referred to our Attorney for non-compliance.

VIOLATIONS

A list of Violations was included in the Annual Meeting Mailing. Residents were informed that they have until March 1st to comply. A follow-up walk through Valley Wood will be done then. The board notes and thanks residents who have already complied.

OLD BUSINESS:

1. Repair of erosion of the pond edges on LaQuinta Drive was approved in November by the Tall Pines Board. A survey was recently conducted, and preparations for the job are moving along.

2. Parklane received 4 Pet Forms from Owners in response to the Annual Mailing. The board will compare forms on file to the recent Pet Census taken to insure compliance.

3. Parklane received 17 insurance declaration pages from owners. OWNERS WERE REMINDED THAT THEY ARE REQUIRED BY OUR DOCUMENTS TO SEND A COPY OF THEIR CURRENT PAID INSURANCE POLICY DECLARATION PAGE TO PARKLANE. Dora noted that all 17 villas were properly insured as dwellings, and not condominiums.

NEW BUSINESS

1. The board took a spontaneous text vote to have Under Pressure, LLC power wash the 4 cement mailbox plat-forms See next pg

VALLEY WOOD, continued

for \$100 while Tyler was on-site. Sue made a motion to ratify the expense. Second by Bob Henkes. Motion passed.

2. Sue Mac Queen noted that there is new information on the Tall Pines website comprised by Dennis Babe. This information helps to clarify which addresses are in which neighborhood. Sue contacted Dawn Horvath and Dennis because it was clear that many Valley Wood residents did not know they lived in Valley Wood & therefore did not know the Rules & Regulations and benefits that applied there. Dawn Horvath responded that it was a community wide problem.

3. The Board wishes to thank Mary Sue Taylor and Santine Cuccio for volunteering and conducting a Pet & Renter survey of Valley Wood. Director Jill Bell provided some assistance to them.

OPEN FORUM

1. Bob Henkes noted that insurance companies are starting to insure roofs for only 15 years.
2. Bob Henkes said he thinks the soffits on his villa did not receive the new air vents that were installed in the community. Ray Mac Queen will check into this.
3. Dennis Babe brought up the Pet Registration forms, noting that there are no dates of compliance in our documents. The Board requested owner submit current forms along with Proxy forms this year.

4. Dennis Babe noted that aspects of our documents are very much outdated. For example Valley Wood common areas are included, and Valley Wood has no Common Areas. All Common Areas in Valley Wood belong to the Tall Pines Master Association. All agreed that a lot of work lies ahead to look into this issue. Sue noted that Former President Gail Sheehan attempted to form a committee to look into this, but had no volunteers.

NEXT MEETING: March 16, 2021 at 3 PM

ADJOURNMENT: Motion by Jill Bell. Second by Sue Mac Queen. Motion passed. Meeting adjourned at 7:05 PM.

Board of Director 2021 Organization 2/16/21 7:05 PM

Ray Mac Queen will continue as Vice President/Acting President

Sue Mac Queen will be the new Secretary

Jill Bell will be the new Treasurer

Cathy Westerman will continue as a Director .

Motion to Adjourn by Bob Henkes Second by Sue Mac Queen. Adjournment at 7:05

*Respectfully submitted,
Sue Mac Queen, Secretary*

There are five positions vacant on our Board of Directors. Please consider volunteering!

VALLEY WOOD HOA INFORMATION

- *Your March 1st HOA Dues payment should be for \$161 due to the \$4 increase in our HOA fee.
- * Our management company, Parklane Real Estate Services has 2 new addresses:
The main office is at 70884 W. Gulf to Lake Highway, Crystal River, FL 34429-7838 (727) 637-8282
The New Port Richey branch office is at 9851 State Rd 54 (727) 232-1173
- Valley Wood has had a large number of sales over the past 2 years. The Board has come to realize that many new owners do not know that Valley Wood is one of five neighborhoods in Tall Pines. The others are Hunt Ridge, Ruxton II, Ruxton Village and Spring Lake. Each neighborhood has their own HOA under the Master HOA, Tall Pines. Each neighborhood has their own Rules & Regulations. i.e: One may allow dogs, another may not.
- On the Tall Pines website, www.tallpinesnpr20.com , Dennis Babe has added a map showing the neighborhoods in Tall Pines, and a list of all Tall Pines street addresses and the corresponding neighborhood. It has been printed here on pages 2-5 for those who do not go on-line.
- Valley Wood has a large volume of information on the website on the Valley Wood tab. PLEASE TAKE A LOOK AT THIS VALUABLE, BUT UNDERUTILIZED SITE. WE GUARANTEE YOU WILL LEARN A LOT!

TALL PINES COMMUNITY



SATURDAY, MARCH 6th 8am-2pm

IN YOUR GARAGE OR DRIVEWAY!

- 1. SELLERS MAY PARK A CAR AT THE CLUBHOUSE ON FRIDAY & PICK IT UP ANYTIME OVER THE WEEKEND**
- 2. GET TABLES FOR YOUR GARAGE SALE FROM THE CLUBHOUSE BY CALLING ANYONE ON THE TEAM BELOW**
- 3. AN AMVETS TRUCK WILL BE PARKED AT THE CLUBHOUSE ALL DAY, TO RECEIVE ANY DONATIONS.**
- 4. HOMEOWNERS PLEASE HELP OUR COMMUNITY! CARS ARE TO PARK ON RIGHT SIDE OF STREET**
- 5. RAIN DATE: SUNDAY, MARCH 7th, 8AM-2PM.**

GARAGE SALE TEAM

PAULA 207-468-0656
BARBARA 248-672-2834
FREDI 727-847-7754
DONNA 631-332-9814
ELIZABETH 914-293-7644

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 Bob Zelenka, Clubhouse Manager
at 207-251-5360



Got stuff you don't need? See page 12



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

CLUBHOUSE IS OPEN. Do you need a key?

The Clubhouse is unlocked for all meetings and events. If you wish to use it at other times, and do not have a key, contact **Bob Zelenka** at 207-251-5360. If you have an "old key", you can trade it in. If you do not, the price is \$10.



IN THE LIBRARY

We have a computer, printer, and e-mail address:

tpcaweb@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, **Bob Zelenka**. The clubhouse phone # is 727-849-7790. There is a fax machine attached to this number.

HI LITES DEADLINE IS MARCH 26TH FOR THE APRIL ISSUE. Please send Minutes and Articles to Editor Sue Mac Queen at valleywoodsue@gmail.com

WELCOME to Tall Pines!

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

Douglas & Maribel Heidenreich,
of 7614 Oakmont Lane in Valley Wood

William Martin, of 7640 Wingfoot Court
in Ruxton Village

Sabrina Pollard of 7633 Bloomingdale Dr.
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 the one at www.tallpinesnr20.com, on the **Home Page > Forms > Owner Profile Form**

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 the Tall Pines President Paula Morin at 207-468-0656 to help out!

MARCH OCCASIONS



Agnes Schimmel, March 1st, 82 years
Ethel Rutkowski, March 9th
James Molina, March 17th, 38 years
Joyce Garry, March 20th

Happy Anniversary!



Bud & Maureen Johnson,
March 19th

Bruce & Irma Brown,
March 31st, 65 years

Thinking of You & Wishing You Well



Extra Prayers are requested this month for Tall Pines Board Member Kevin Van Nort

Mickey Hebert
Dorothy Roberts

Maria Cid, 57, of 10616 Millriver Drive in Ruxton II passed away on February 14th, after fighting illness. She lived there with her husband Fernando where they were frequently visited by their children & grandchildren.

The Tall Pines Community sends sincere sympathy to Fernando and their family.

Take care of yourself.
Good health is everyone's greatest wealth.
Without it,
happiness is almost impossible.

Lloyd Shearer, 1989

Dan Byrd, 38, a Tall Pines renter, was well known as an exceptional golfer to the many who played in the Friday Scrambles.

Dan passed away on January 31, in a St. Petersburg hospice after a long battle with cancer.

GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com



9/21



Re/Max Marketing Specialists

Nick Vavoulis
Realtor®

Mobile: 727-234-3743

Office: 727-853-7801

NickVavoulis@gmail.com

www.LocalTampaBayRealtor.com



2/1/21

Butler Plumbing Services

Let The Butler Do It!

Water Heaters • Toilets & Faucets
Electric Sewer & Drain Cleaning
Small Job Specialist



05/21

Christian Owned & Operated

Psalm 90:17

License # CDC1428963

Tom Butler 727-236-2452

Jeff Butler 727-236-2257

Committed To Excellence

3/1/21



EXCEL

Heating & Air Conditioning

DBA Modern Air Systems LLC • Lic. #RA13067425

Sales • Service • Installation

David Koerner

5309 Lime St.

New Port Richey, FL 34652

Office (727) 841-0057

Cell (727) 919-3586

**TIRED OF FIGHTING UNWANTED
ANTS OR ROACHES?**



CALL THE PROS WHO KNOW!

1 YEAR GUARANTEED SERVICE



VILLAS...\$179.00/ YEAR

HOMES...\$209.00/ YEAR

PET AND GRANDCHILDREN FRIENDLY!

NATURAL CHOICE PEST CONTROL

BY TRINITY INC.

727-375-2981

01/21

LICENSED AND INSURED- SERVING PASCO FOR OVER 10 YEARS

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

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

Do you know a contractor who provides a great service?

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

advertise with us!!

11

MARCH 2021



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2 No Ruxton II HOA meeting Next Meeting is April 6th	3 Recycle	4	5 Men's Club Meeting CANCELLED	6
7	8	9 Social Club Meeting CANCELLED	10 Recycle	11 Tall Pines HOA meeting at 7 pm	12 BUNCO CANCELLED 	13 COFFEE & CAKE CANCELLED 
14 Daylight Savings Time Begins 	15 Hunt Ridge HOA meets at 7 PM	16 Valley Wood HOA Meets at Clubhouse 3 PM	17 Recycle No Ruxton Village Mtg. Next Mtg is April 21 st St. Patrick's Day	18	19	20 
21	22	23 HI LITES Deadline	24 Recycle	25	26	27
28						