

Tall Pines Hi Lites

A Deed Restricted Community

Volume 38 Issue 3, NOVEMBER 2021

<https://www.tallpinesnpr20.com>

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

TALL PINES RESIDENTS, NEIGHBORS & FRIENDS!

Veteran's Day Program & Picnic

November 11th 2021

11:00 a.m.

At The Clubhouse Flag Pole

(Bring Flags For Retiring Ceremony)



Noontime Barbecue



Hot Dogs

Beans

Hamburgers

Potato & Macaroni Salad Drinks BYOB



\$5.00!



BUY TICKETS BY NOV. 5TH FROM:

Bob 727-845-0950 Jerry 727-807-3513

Carl 727-804-9602 Bud 727-457-9570

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PLEASE JOIN US IN CELEBRATING THE LIFE OF...

Andrea Kopp

DATE: SUNDAY, NOVEMBER 14, 2021

TIME: 12-4PM

LOCATION: TALL PINES CLUBHOUSE

10930 TALL PINES BLVD

NEW PORT RICHEY, FL 34654

STEPHANIE 727-505-8643/ERIC 727-237-6774

Andrea Kopp was a pillar of our community, serving on the Tall Pines BOD and the Valley Wood Board as President. She had a lovely disposition and a great sense of humor, making her a Tall Pines favorite.

Her children, Eric, Stephanie and Stephen invite you to this Open House style Celebration.

A light Sandwich Buffet and beverages will be served.

Tall Pines Group Adopts Needy Family for Thanksgiving

Hands For Our Homeless Mat Makers have adopted a family of five to supply a Thanksgiving Dinner with all the trimmings. The opportunity came when Tall Pines *Hands For Our Homeless* were asked to train members of the African American Club of Pasco County to make sleeping mats for the homeless. Since September 13th our mat makers have trained and assisted the AAC mat makers at their weekly mat making meetings at their Clubhouse, where we heard about five needy families needing help for Thanksgiving. So, we adopted a family!

The success of the Tall Pines mat makers has spread far and wide. Last week one mat maker received a large box of grocery bags sent from a friend in Michigan. That same week, Brian Corley, Supervisor of Elections for Pasco County, came to our Clubhouse and saw what we were doing and dropped off bags from the County Office.

Our beautiful, handmade sleeping mats are being distributed directly to the homeless who tell us our mats are the best and most useful survival piece they have. They use them for insulation, sleeping bug-free, as a cushion and cushioning, a wrapped shelter, and for a stretcher when someone is injured.


All over our Tall Pines community, our mat makers are having plann parties, movie nights, gatherings, luncheons and supporting each other personally in any and every way needed. *Hands For Our Homeless* has become *Hands For Our Community*, too! *Jeayn Fahey*



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

THE CLUBHOUSE IS OPEN. Entry must be from the back. Entry from the front is prohibited. The Clubhouse is unlocked for all TP 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 \$20. 

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, **Bob Zelenka**. 207-251-5360 The clubhouse phone # is 727-849-7790. There is a fax machine attached to this number, but there is no answering machine, so if you intend to receive a fax, you must load in the paper and be there to receive your fax.



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



PLEASE.....
DON'T LITTER!



HI LITES DEADLINE IS NOV 24 FOR THE DEC. 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

2022 Garage Sale??



The Tall Pines Board has a tentative date for a January 29 & 30, 2022 Garage Sale!

At this point **Volunteers are needed** and a **Garage Sale Committee is needed**. If you are interested, contact **Bob Zelenka** at 207-251-5360.

Let's make it happen!!

A Veteran's Story

Once upon a time, there was a young, attractive (my parents said so), blond, blue-eyed girl, who grew up along the fourth largest of the five Great Lakes in North America, Lake Erie. I was brought up in the Catholic schools, been blessed with phenomenal parents and two older brothers and two older sisters. all of us with names beginning with a "C". My handy retired Dad decided to build a boat and they named it the "5 Cs". (Hey, wait, maybe that's why I enlisted in the Navy!)

My beloved dad and numerous uncles were in the military, they did not get drafted, they all joined because they loved this country and were willing to fight during WWII for the future of their family. I guess that is why I enlisted into the Armed Forces. Here I was in my thirties when I joined the Navy! Like my recruiter said, "Travel, see the sites!" I could have stayed at home hoping to find that one special guy to share my life with. Yet, what the heck, time for an adventure!

Anyway, little did we all know at the time, in the early 90s, there was a force out there waiting to inflict harm on our country. I, at first, did basic training, lots of it, or whatever I needed to do to support the Navy. In 2001, I moved to Florida and was able to enlist with the Seabees, a Naval Mobile Construction Battalion, more suited to what I wanted to do in the military. Then, an Information Systems Technician (my initial military occupational specialty simply because I typed really fast). If you know me, I still have a flip-phone...technology is not my favorite. I would prefer to take a long walk or tackle all the weeds in my garden. Old-school to the core holding onto the values learned from my mother and father and trusting in God to help me do the right thing. Home is in the USA but being in the Seabees did allow me to experience a lot in this world with orders that took me to, or through, the UK, Iceland, Greenland, Guam, South Korea, Japan, Hawaii, Puerto Rico, Ireland, and Iran...we were always there behind the scenes to endorse the needs of others, especially the Marines and the surrounding community.

In 2004, we were ordered to Iraq. I cannot remember exactly how many days we were in the desert, it was only a few, when two of our men, our friends, were killed while in a convoy on their way to build a school; the following day, a rocket struck our battalion killing five more as they stood in formation after securing the area for the Commander. We were there to help, to build, none of us were not supposed to come home! We met and mourned the loss of our comrades, we continued on, we completed our mission, but some came home severely disabled from those fretful days, and yet, most of us came home with scars in our minds and our hearts.

I currently am a government employee at the U.S. Special Operations Command, MacDill Air Force Base, in Tampa, something I am very passionate about with the thought I, in my small way, support the Special Operations Forces; however, I cannot wait to retire. Too much is occurring in this world, in the military, that I cannot affect a change for the better. Time to let the younger generation, hopefully, forge a path toward keeping this country great.

As a Veteran and highly-opinionated citizen of this hard fought land, over the past several years things have ultimately changed. We can all see it. We can feel it. We are experiencing an altering of this country like we NEVER thought we would. Take a moment to hug a friend or family member, or say hello to someone who lives in this neighborhood. We might not be here to do what we wanted to do yesterday. Take a moment to thank a Veteran, or anyone for that matter, just because it might make their day! A smile is worth more than we know.

Take care. Stay healthy. Be safe. Keep smilin'!
Hunt Ridge at Tall Pines resident since 2003, Connie Rupp

Connie,

Thank You for sharing your story, and

Thank You for your service!

The Tall Pines Community



Scouting out the area in Iraq...I picked a Date from one of those trees, ate it, and thought afterwards it was a bad idea even though it was the best Date I ever had (pun intended). I brought the seed back with me, planted it in my yard on Brookhaven, it grew to about 4 feet tall, the landscapers thought it was a "sucker" plant from a nearby Palm, so they cut it, sprayed, and it died. Go figure!



*Give Thanks for Good Health
Family**Friendship
Your Home**Your Pets**Your Safety
Happy Thanksgiving !*

VALLEY WOOD NOTICES

OUR NEXT HOA MEETING WILL BE ON NOVEMBER 16 ,6PM.

Owners are reminded that the President, Vice President and Secretary positions need to be filled before our February Annual Meeting.

**TO VOLUNTEER OR NOMINATE
SOMEONE, CONTACT
RAY MAC QUEEN AT
valleywoodray@gmail.com**

**To: Valley Wood Property Owners
From: Valley Wood Architectural Committee**

Subject: Please check before you make changes!

Please be reminded that no exterior changes or modifications of any type shall be made to any Villa or Lot until the plans have been submitted to and approved in writing by, 1st the Architectural Committee, and 2nd, the Valley Wood HOA board. ***This includes any and all changes to the outside of your Villa, i.e. windows, additions to your Lanai, or your carport, patios, front and rear storm doors, painting of sidewalks, driveways, and landscaping work.*** In addition to acquiring a Valley Wood Architectural Permit, the homeowner is also responsible for all local building permits/ supplying contractor insurance info.

Architectural Permit Forms should be acquired from a Committee member, or downloaded from Tall Pines Web page, filled out and submitted with a hand drawing and any other pertinent/ relevant information for pending construction/ modifications.

The current Architectural Committee members and contact numbers are listed below:

Jerry Jaskierny, Senior Member (727) 807-3153
Jill Bell (518) 725-6407

**RIVER RIDGE WOMEN'S CLUB
CHRISTMAS DINNER DANCE**

December 4th, 6 – 10PM

at The Spartan Manor

6121 Massachusetts Avenue



Dinner choice is Sliced Roast Beef or Chicken Florentine with salad & bread rolls, roasted potatoes and vegetables, vanilla cake, iced tea, coffee & water.

Music and entertainment by Les Weiss.

Ticket price is \$35.00.

Tickets are very limited and will be available after our November 2nd meeting.

Please purchase yours early to avoid disappointment!

Some of the members have already booked Uber SUV's as transport.

We are happy to revive our Annual Christmas Dinner Dance! Please come and join us as we make this Christmas one to celebrate!

Tickets can be purchased by Marlene Scherb 727-505-0460 and Sue Compher 727-643-7513

ATTENTION RUXTON II RESIDENTS:

Your next HOA meeting is on November 2nd at 7 PM

“PLEASE KEEP YOUR DOG OFF OF YOUR NEIGHBOR'S PROPERTY!”

HOA President Donna Hoey once again is asking residents walking their dogs to keep the dog at the edge of the road and not up onto a neighbors lot.

“PLEASE STOP PARKING ON THE STREET” Despite repeat notices some residents are still parking on the street overnight.

This is a Tall Pines Master Association RULE, and it is posted in the entry area. **Please follow the rules.**

BEWARE! DO NOT FEED THE Alligators!

Sam Mento, Manager of Pristine Ponds spoke at the October 14th Tall Pines HOA Meeting. He said with certainty, that there are alligators in our ponds that are being fed by humans.

Alligators are dangerous and known to eat another alligator or **anything** in site. Having been fed by a human, they are easily led to attack their feeder who is human! Also, it is illegal! Florida state law makes it a crime to harass or feed an alligator. Anyone caught is subject to a **\$500 fine and/or 60 days in jail for feeding or harassing one.**

TALL PINES HOA MEETING MINUTES OF OCTOBER 14, 2021

Call to Order at 7:03pm by Paula Morin, President who announced:

Zoom Members and all, this meeting is being recorded on call.

Comments (3 minutes) from the floor or zoom callers are acceptable.

Pledge of Allegiance followed

Roll Call: Dave Antkowiak (zoom), Lonnie Buresh, Bob Krobatsch, Bill Martin, Bud Johnson, June Stanislaw, Paula Morin, present; Carl Cassella, absent. Jack Brandt has moved from Tall Pines and his position vacated as Vice President. Craig Kirby, Parklane Representative absent.

Notification of Meeting by posting in the Hi-Lites and signs at entrances.

Secretary's Report was published in the Hi-Lites for September 9,2021. Motion made by Lonnie to approve the Minutes of the September TP HOA as published in the Hi-Lites, seconded by Billy and accepted by all.

Craig Kirby of Parklane had problems in getting onto Zoom but was welcomed at this meeting.

Treasurer's Report was given by Billy Martin who advised that we take a good look at our expenses for electricity in our budget review for 2022. The report was accepted by June, seconded by Bud, accepted by all.

Clubhouse Manager's Report by Bob Zelenka. He stated that the Clubhouse was rented for a 75th Birthday Party and there were spectacular mentions of our clubhouse by those attending! They had a wonderful time!

The Election Board Manager, Roger Corley was at this meeting to answer questions on Zoom. Simply, they are insured for the election and have a "hold harmless" policy for this. They do not require voting equipment locked down for days ahead. Equipment is delivered and placed in any area of our choice and is self contained until election. If delivered earlier than the actual rental date, the clubhouse can be used. They will rent for the usual amount not to exceed \$200. They do want to use our clubhouse repeatedly for future elections in this district. Following a brief discussion and that being said, a motion was made by Lonnie to accept the contract from the Pasco Election Board, seconded by Billy and accepted by all.

Agenda:

1. A motion was made to trim the umbrella of trees in a previous Tall Pines meeting that needs to be rescinded. General consensus is not to do it at this time. Motion made by Bud to rescind motion of previous meeting to trim the umbrella of trees. It was seconded by Bob, and accepted by all.
2. Repairs completed: Portico repair was completed by Signature Construction and lock restored in the entrance by Tri-County Locksmiths. The maintenance of the clubhouse posts under the porch roofs has been completed by Mark Lennon.
3. The sidewalk repair under the rear side porch roof is still waiting. The company contacted is too busy for a minor repair. Craig said he looking into other vendors. Bob offered to call them again on our behalf as they had done so much in Hunt Ridge. He will let Craig know of his response.

See next page

4. The homeowner of the twin pines overhanging Tall Pines Blvd. is seeking bids from tree companies to have them taken care of. He will keep in touch with Tall Pines.
 5. There is a diseased tree overhanging the corner of Wingfoot & Millriver Drive that needs removal. It is on Tall Pines common ground. Proposal from Green Thumb to remove tree \$375 and hauling away debris of 15 inch trunk \$100, Total \$475. Motion made by Bob to remove the tree and accept the proposal, seconded by Lonnie, all in favor.
 6. It's that time of the year when our fall cleanup takes place for entrances maintained by Green Thumb. We have a proposal for mulching both signs, guard station and improving the area at the flagpole, Total \$1282.00 Breakdown: Mulch both signs, guard station & TPC, 3 pallets: \$907.00 Remove dead junipers by flagpole, install 1/2 pallet floratam \$375.00.
- Discussion concerning the need to form a committee for future changes to our entrances regarding their maintenance and appeal followed. Bill Martin offered to power wash the curbing at the guard shack entrance. Motion was made by Bob to accept the proposal by Green Thumb for the improvements of the entrances, seconded by Billy and all in favor.
7. Paula said that at our last meeting, the board stated that anyone may call a board member to park in the clubhouse parking lot if needed. **Violators will be towed if obstructing a service/county emergency vehicle. Pasco Ordinance does not allow parking on the streets of Pasco between 11pm and 6 am.** Does anyone on the board have any further comments, suggestions, or concerns about parking violations? There were no problems reported.
 8. Concerning the LaQuinta Retention Pond, Paula called on **Mr. Sam Mento, Manager of Pristine Ponds** to guide us through a briefing on his experience with the LaQuinta Retention Pond. Sam has been involved in the environmental services of our retention ponds for many years. He spoke to the group about the problems addressed. Basically, the pond is a flood retention pond. It is managed by the Water Conservation for Florida by SWFTMD. A present homeowner opted to mention that he worked for the Army Corps of Engineers in his career and that Sam was very honest in stating that SWFTMD does not make changes to their water conservation projects. The fluctuation in the pond does cause concern to the abutters as it goes from a pond to a foot deep in most areas as the water is allowed to flow into conservation areas, streams and rivers. There is nothing we can do to prevent it. The lateral shelf doesn't allow much for plant growth to enhance the bankings. The erosion is minimal in his perception of maintaining the ponds and controlling the algae growth. He can improve algae bloom control by coming in twice a month during July and August, the rainy season. He will provide us with recommendations for plantings that will help the esthetics as well as maintain the soil along the banks. We were pleased to have Sam at our meeting. Motion was made by Billy to upgrade servicing of the ponds to twice a month to treat algae in July and August by Pristine Ponds, seconded by Lonnie and approved by all.
 9. Special request to mention that the Coffee 'n Cake will be held on Saturday October 30th at 9:30-11:30 at the picnic tables in the rear of the Tall Pines Clubhouse. Halloween is on the scene! Please come and invite others to this opportunity to welcome neighbors and friends! It's up to us to express our interests and start things we would like to do in Tall Pines.
 10. Veterans Day is Thursday, November 11, 2021. Paula asked if someone on the board would please chair or recommend someone for this yearly commemorative day for our community at the entrance to our clubhouse? It is usually observed at 11am at the flagpole. Old tattered flags are generally submitted for retirement on site. After general discussion about how wonderful it was to have a ceremony at the clubhouse portico in the past and followed by a BBQ also. Bob Krobatsch and Paula Morin opted to work to form a group to hold a Veteran's Day Program and BBQ at the clubhouse. Final program announcements will come through the November Hi-Lites with a need for homeowners to make a reservation.
 11. The Family of Andrea Kopp invites homeowners of Tall Pines to attend a Community Reception in her memory on Sunday, November 14th. The children respectfully wish to take this time to express their gratitude to the community. More details for the time of celebration to follow in the November Hi-Lites.

Paula asked if there were any further comments from homeowners to be heard.

There will not be an HOA Meeting of Tall Pines HOA in November. The next Tall Pines HOA meeting will be on December 9, 2021 at 7pm.

Meeting Adjourned at 8pm.

Notes Submitted by,

Lonnie Buresh, TP Director & Craig Kirby, Parklane Rep.

VALLEY WOOD HOA MEETING MINUTES

October 19, 2021 6PM by Zoom, and in Person

CALL TO ORDER at 6PM by Ray Mac Queen

POSTING Meeting was posted on site, in Hi Lites and by email

ROLL CALL Present: Ray & Sue Mac Queen, Jill Bell, Cathy Westerman, and Craig Kirby of Parklane RES.

QUORUM: reached

PLEDGE of ALLEGIANCE: conducted

SECRETARY REPORT: Motion to accept Minutes of March 2021 made by Jill , 2nd by Cathy. Motion passed

TREASURER REPORT for September 30, 2021 from Jill

Income \$14,362 Expenses \$14,648 Deficit \$285

Year to Date Income \$103,353 Expenses \$103,715 Year to Date Deficit \$362

Owners Owe \$1,242 in delinquent payments

Checking Account Balance \$46,677

Reserve Accounts Roof=\$104,755 Painting =\$49,315

General=\$87,895 Paving = \$3,697 for a total of \$235,671

Operating & Reserve Total \$282,347

COMMITTEES

ARCHITECTURAL REVIEW —2 patios, 1 lanai door replacement approved. No denials

MAINTENANCE and FINES COMMITTEES — No activity

WELCOME — Since March, 3 sales on Millriver, 2 on LaQuinta, 1 on Chenequa and 1 on Muttontown

VIOLATIONS

Residents are not responding to violations in a timely manner. **Owners are also reminded that their property must be maintained even in their absence. If an owner is not here to take care of the violations, they must still resolve the issue.** Our documents state properties are to be in a neat and tidy manner at all times.

OLD BUSINESS

1. Erosion of the LaQuinta Pond edges—A lively discussion ensued over nothing being done by the Tall Pines Board, to mitigate the erosion. Pristine Ponds, the company who treats the pond scum is now going to submit a list of plants to the board that could be planted on the pond edges in hopes of stabilizing the soil. The pond

scum was also mentioned, and Tall Pines will have additional treatments done in the late summer according to President Paula Morin also reminded residents that the pond is a water conservation pond that was turned over to us. 2. Property with much police activity earlier this year is vacated and there have been no issues since. 3. Some electrical boxes in Valley Wood have been replaced or repainted after complaints submitted to Withlacooche.

NEW BUSINESS

1. A roof leak repair due to improper instillation was done on a Bayhill villa. The replaced roof shingles do not appear to match. The contractor insists it is the same shingle originally use, but the old shingles have discolored.

2. Ray & Sue Mac Queen will resign from the board at the end of our fiscal year in February. Jill Bell will continue as Treasurer, ARC Committee Member, and Welcome Committee Member. Director Cathy Westerman will remain on the Board. Ray will remain on the Maintenance Committee. VOLUNTEERS FOR THE BOARD ARE NEEDED.

OPEN FORUM

1. See notes re: pond under old business.
2. The fiancée of an owner stated that a lawsuit filed for uncured violations has been resolved.
3. Craig Kirby stressed the **importance of the owners forming a new Board of Directors vs the state taking over if a proper board is not formed.**
4. Questions were asked about contractor activity at the Links at Tall Pines golf course, which has no obligation to Tall Pines. Residents express hope for a thriving new business soon.

5. Questions re: Decubellis Rd. becoming 4 lanes. Paula Morin stated that the project may be delayed for 10 years

BOARD VOLUNTEERS

No one attending the meeting volunteered for the Board of Directors.

NEXT MEETING A date was not set.

ADJOURNMENT Motion to adjourn made by Sue Mac Queen at 6:53 pm. 2nd by Jill Bell. Motion passed The Board thanks the 13 owners who attended.

Submitted by Sue Mac Queen, Secretary

NOVEMBER OCCASIONS

Happy Birthday!

Richard Garry, Nov 6th, 79 years
 Bob Maichle, Nov 8th
 Gary Anderson, Nov 18th
 Melanie Watkinson, Nov 19th, 63 years
 Daisy Vasquez, Nov 20th, 60 years
 Robin Beamon, Nov 25th, 49 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

Diane Zenchuk
 Charlene Gibbons
 Mickey Hebert
 Nancy Rutkowski
 John & Bernie Schimmel



Happy Anniversary!

Ken & Milly Snow, Nov 5th, 4 years
 Cody & Shannon Truex, Nov 5th, 0 years
 Ed & Sandy Battis, Nov 22nd
 Derek & Melanie Watkinson, Nov 28th, 34 years



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

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

October 11, 2021

Call to Order

The board meeting was called to order at 7:00 PM by Steve Fitts - President. Board members present: Bob Krobatsch, Mark Lennon, Sam Guiliano, Susan Gavin; absent: Derek Watkinson, Carl Cassella: a quorum was established.

Meeting notice was posted throughout the community

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

Total Operating Account & Reserves: \$24,279. YTD income: \$141,804; YTD expenses: \$129,002; YTD surplus: \$12,802; Accounts Receivable: \$4,830

Old Business

**Potential Foreclosures

The 'one last effort' that was made to reach out to delinquent homeowners proved successful in that significant partial payments have been made. There is no need to proceed with further legal action.

**New amendment to the Declarations to address ongoing non-compliant violations.

A detailed mailing will be sent out to all homeowners on October 15, 2021. All amendments to the governing documents need a yes vote from 2/3 of homeowners. Voting can be done by returning the enclosed proxy or in person at the November meeting.

New Business

**None

Next Meeting Date

The next meeting is scheduled for Monday, November 15, 2021, at 7 PM, Tall Pines Clubhouse

Adjournment

A motion was made by Sam to adjourn the meeting at 7:20 PM; seconded by Mark; motion carried.

Submitted by

Susan Gavin, Secretary

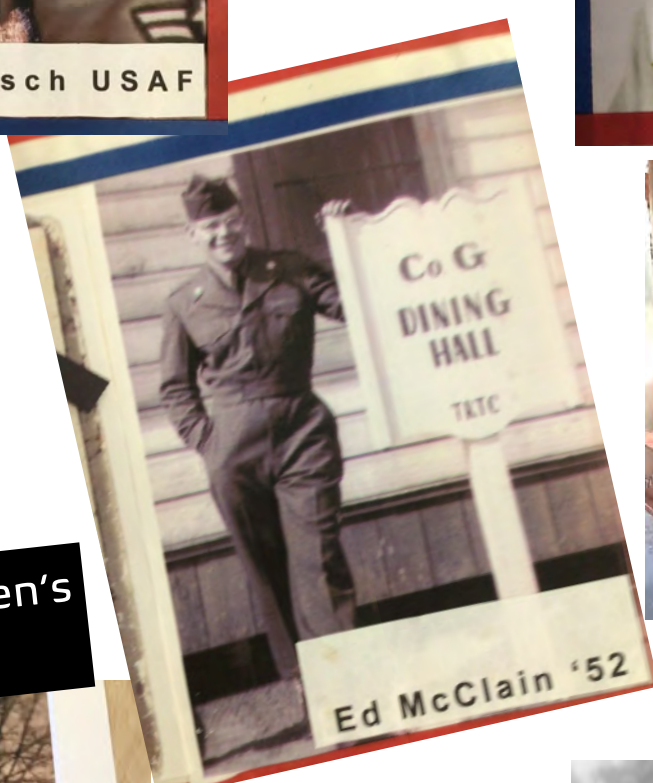
Tall
Pines
Thanks
our
Vets!



Bob Krobatsch USAF



Carl Cassella '60



Ed McClain '52



Ed McClain in 2019
Veterans Day Moderator

Sue Mac Queen's
father



LEO St. Onge
MASTER SARGEANT
U.S. AIR FORCE
1951
"and God Bless America"

Connie Rupp





- **SOLUTIONS**
- **EXPERIENCE**
- **INTEGRITY**
- **TRUST**
- **PEACE OF MIND**

Experience The Difference

HOA MANAGEMENT COMPANY

AMERI-TECH

COMMUNITY MANAGEMENT
PROGRAM

The AMERI-TECH Community Management Program is the direct result of countless problem solving experiences and years of concentrated study.

The following outline is a brief synopsis of the services we will provide to YOU!

Our responsibilities are best organized into three general categories...

- **ADMINISTRATIVE**
- **FISCAL**
- **FIELD OPERATIONS**

Ameri-Tech Headquarters

**24701 US Highway 19N, Suite 102
Clearwater, Fl.**

**Branch Office: Grand Ave., New Port
Richey, Fl.**

**Meet & Greet
at the Tall Pines Community
Association Meeting
in December**

**Should you have any questions about
sprinkler issues or matters of concern
contact your new management repre-
sentative as of November 1, 2021:**

Andrew George

**Licensed Community Association
Manager**

**Ameri-Tech Community Management,
Inc.**

**Phone: 727-726-8000 ext-301
ageorge@ameritechmail.com**

Supportive reasons for our choosing Ameri-Tech.

STAFF TRAINING: AMERI-TECH sponsors seminars for Board Members & Maintenance Personnel. Grounds maintenance, general building maintenance and other subjects are taught. Board members & employees are advised of other available educational programs in their field and are urged to attend such programs.

CONTRACTORS: Contractors performing services on site are supervised, as necessary, to ensure acceptable performance of the work and complete fulfillment of the contract.

RESIDENT REQUESTS - SERVICE

REQUESTS: Requests for services can be handled through our office as part of the "Full Property Management Program". Each call is logged on a work order form in triplicate. Evaluation of these residents' requests will aid management in isolating and preventing problems.

PERSONNEL: All aspects involving personnel are the responsibility of AMERI-TECH, subject to Board approval. These include interviewing, hiring, training and evaluation of personnel. This service prevents the Association from becoming employers with Ameri-Tech carrying the details.

ADMINISTRATIVE

STATUS REPORTS: A status report which summarizes the activities of management is provided on a timely basis. Each report covers common areas as well as individual association activities. The status report alerts you to potential problems, suggests various solutions, and keeps the Board informed!

PURCHASING & CONSULTING: Our Company is comprised of professionals who are seasoned in their related areas. Experts are available to provide our management team necessary advice in all matters. Currently our team consists of professionals in the fields of engineering, architecture, construction, horticulture, marketing, finance, and law. Meeting regularly with these experts assures us that we are utilizing the latest and most effective -procedures-and-products in a manner which is cost-effective to the association. Our experts are available at moderate costs to the association to answer individual questions and make recommendations on specific problems.

CONTRACTS: AMERI-TECH negotiates all contracts and supervises all work performed under contract. It is our responsibility to obtain the specifications for all jobs to be performed by contractors, subject to Board approval. We select qualified contractors, write specifications, secure bids and make recommendations to the Board of Directors. After reviewing

TRANSFER OF TITLE LEASES: The community or homeowner documents usually require that all transfers of ownership in the community meet the approval of the Board of Directors. We will assist the Board in processing the necessary document to ensure that all provisions of the documents are met.

FISCAL

BUDGETING: Proper budgeting and financial planning are critical to a well run community. One of our primary responsibilities, as your management company, will be to review and recommend to the Board of Directors an operating budget which adequately covers the immediate and long term needs of the community. The budget should reflect the requirements of the community documents, as well as the requirements of applicable state law. A well planned association will provide for the financial stability of the community for many years.

This program also provides information regarding delinquent and prepaid residents. As required by Florida Law, a complete payment history is maintained on each resident.

ACCOUNTS PAYABLE: All bills of the Association will be processed through our office. Check registers reflecting all disbursements are provided for the Treasurer or other designated officers. Timely payment of-all-bills-will-ensure - that we take advantage of all available early payment discounts. A complete set of books and files are kept for each Association, and available for inspection at any time.

FINANCIAL STATEMENTS:

Financial statements will be prepared for the Association showing income and disbursements. The financial statement will reflect current and year-to-date income and expenses, and will include comparisons to the budget.

The Association will always be able to determine its financial status at any time. The purchasing of supplies and materials is coordinated in a manner to minimize costs. All purchasing records are maintained by management in an orderly fashion, which are available for review at any time by representatives of the community.

DEFERRED MAINTENANCE PLANNING: An important factor in a sound management program is the ability to anticipate and plan for future maintenance requirements. Planning and scheduling of deferred maintenance items allows funds to accrue and eliminates the necessity for special assessments. Proper planning and maintenance assures the owners that the value of their investment will be protected. In obtaining management's recommendations, the Board of Directors will have the necessary information to make the final decision.

ENFORCEMENT OF DECLARATION: One of the most sensitive areas of community living is the enforcement of the many rules which govern the day-to-day activities of the residents. The task of enforcing the rules in an unbiased and respectful way is the responsibility of management. This eliminates the embarrassment and ill feelings that can result from a resident-to-resident confrontation.

ACCOUNTS RECEIVABLE: All communities must maintain good accounting records of all the funds received by the Association. This includes, but not limited to: collections, special assessments and delinquent notices. AMERI-TECH utilizes the latest "Community Association Accounting Program" to keep current the collection and accounting of all maintenance fee income. The program is designed specifically for community corporations such as yours. The program allows us to receive and account for each member individually. The funds for each Association are held separately in an account set up for the Association.

FIELD OPERATIONS

COMMUNITY INSPECTIONS:

Frequent inspections of the community are made to determine maintenance needs and to ensure that all personnel are performing satisfactorily. Recommendations for preventive maintenance or repairs will be made based on the result of these inspections. Community inspections include lawns, buildings, roofs, common areas, etc.

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NOVEMBER 2021

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2 Ruxton II Meeting 7PM	3 Mat Makers 10 am Recycle	4	5 Men's Club Meeting CANCELLED	6
7 Daylight Savings Time Begins	8	9 Social Club Meeting CANCELLED	10 Recycle Mat Makers 10 am	11 Veterans Day . Celebration & BBQ 11AM NO TALL PINES Mtg Scheduled	12 BUNCO CANCELLED 	13
14 Andrea Kopp Celebration of Life 12 - 4 PM @ Clubhouse	15 Hunt Ridge HOA Mtg at 7 PM	16 Valley Wood HOA Mtg at 6 PM	17 Recycle Mat Makers 10 am 3 PM Ruxton Village Mtg	18	19	20
21	22 HI LITES DEADLINE	23	24 Recycle Mat Makers 10 am	25 Happy Thanksgiving 	26	27
28	29	30				