

Tall Pines Hi Lites

A Deed Restricted Community

Volume 38 Issue 2, OCTOBER 2021

<https://www.tallpinesnpr20.com>

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

Yea!!!! We are socializing again!!!!

The first COFFEE 'N CAKE

in 2 years, took place on September 25th!



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It was a beautiful day!
People connected again and began choosing things they wanted to do soon!





It's really nice to see people with smiling faces again! We hope that you will feel Welcome here in Tall Pines! **There are opportunities for us to make this place as good as WE make it.** Tall Pines is not a resort. It is a place where we hope you will build friendships and enjoy living & coming together here where you live.

At COFFEE' N CAKE, the ground floor is up to you to consider what you want to do. Sign up here for ping pong, pickleball, bowling, etc.

Card groups need to get back together, as well as bunko, book club, cooking club, lunch bunch, dinner club, travel group, line dancing, and exercising. There is always room for recreational activities, movie time, music appreciation, beautification, and decoration. We may invite speakers on subjects of interest: gardening, health, finance, and care of pets.

We want to really enjoy living here!


OUR NEXT COFFEE' N CAKE IS ON OCT 30TH, 9:30 AM. AT THE CLUBHOUSE

Paula Morin

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 BobZ2629@gmail.com
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 OCT 25 FOR THE NOV 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

WELCOME to Tall Pines!

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

Andrea Jaeger, of 10706 LaQuinta Dr,
in Valley Wood

Charles Kriss, Jr. of 7530 Roland Court,
in Ruxton II

Joseph and Eleanor Capasso of 7632 Haig Court
in Ruxton II

Robert and Kerstin Chaney of 7536 Roland Court,
in Ruxton II

Olivia A. Nagep and Romany Abader of
10413 Pineneedles Drive in Hunt Ridge

If you would like to be included in the next **Tall Pine Directory**,
and receive important e-mails from the Tall Pines HOA Board,
contact **Dennis Babe** for an Owner Profile Form at
tpcawebsite@tampabay.rr.com or on www.tallpinesnpr20.com

Go to Home Page > Forms > Owner Profile Form.

You can also mail him at 10606 Millriver Drive,
NPR, FL 34654

IMPORTANT NOTICE FOR HUNT RIDGE RESIDENTS

Your Hunt Ridge Board of Directors needs your help to amend our governing documents. We want to add a provision which will help promote compliance by those of our neighbors who choose to ignore requests to maintain their property. We all live in a deed restricted community because it ensures that the care and pride we take in our home will be matched by those around us.

It is with that thought in mind that obvious violations are noted and letters are sent. Our documents do not currently provide an effective procedure for ensuring compliance. The draft amendment outlines a plan used by many other HOAs and includes a series of steps that must be followed to the letter, before any action is taken. Please review it and contact any of the board members listed below if you have questions or concerns.

The board's goal is to continue to provide structure to the community, ensure a pleasant place to live and protect property values by holding everyone to the high standards that have been established over the years.

Steve Fitts—727-804-0117

Derek Watkinson—727-992-1063

Susan Gavin—727-505-2346

Mark Lennon—857-300-0132

Carl Cassella—727-804-9602

Bob Krobatsch—727-845-0950

Thank you. See below.

Section 1 of Article VII of the Declaration of Covenants, Conditions and Restrictions for Hunt Ridge shall be amended to add the following:

The Association may impose reasonable fines. A fine may not exceed \$100 per violation against any Owner or any Owner's tenant, guest, or invitee for the failure of the Owner of the Lot or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Association's Bylaws, or reasonable rules and regulations of the Association. A fine may be levied by the Association's Board of Directors for each day of a continuing violation, with a single notice and opportunity for hearing, and the fine may exceed \$1,000 in the aggregate. A fine of less than \$1,000 may not become a lien against a Lot. All fines equal to or greater than \$1000 shall become a lien against the Lot and shall be deemed a Special Assessment and collectible in the same manner as Maintenance Assessments. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non-prevailing party as determined by the court.

A fine levied by the Association's Board of Directors may not be imposed unless the Board first provides at least 14 days' notice to the Lot Owner and, if applicable, any occupant, licensee, or invitee of the Lot Owner, sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the proposed fine or suspension levied by the Board is approved by the committee, the fine payment is due 5 days after notice of the approved fine is provided to the Lot Owner and, if applicable, to any occupant, licensee, or invitee of the Lot Owner. The Association must provide written notice of such fine by mail or hand delivery to the Lot Owner and, if applicable, to any occupant tenant, licensee, or invitee of the Lot Owner.

VALLEY WOOD NOTICES

The Valley Wood HOA MEETING WILL BE ON October 19th at 6 PM

IMPORTANT AGENDA ITEM: Ray Mac Queen will be resigning as Acting President, and Sue Mac Queen will be resigning as Secretary, as of February, 2022, our fiscal year end. They have been on the board since 2016, and are proud of the HOA's accomplishments and good financial standing during these years. They hope the new board will as well.

THIS MEANS THE VALLEY WOOD NEIGHBORHOOD MUST COME TOGETHER AND FORM A NEW BOARD. OWNERS ARE ENCOURAGED TO GATHER AND START ON THIS IMMEDIATELY. THE BOARD MAY HAVE 9 MEMBERS.

TALL PINES OCTOBER MEETING

Valley Wood residents are encouraged to attend the Tall Pines HOA meeting on October 14th, at 7 PM. The LaQuinta Pond issues will be addressed and the owner of Pristine Ponds will be present. An Open Forum question period will take place. Please come prepared with your questions and comments.

THANK YOU TO A GENEROUS DONOR GOD BLESS AMERICA

A generous homeowner and Veteran asked for permission to arrange to have Withlacoochee Electric install a new cord and raise a new large flag for our Clubhouse for Labor Day. We do thank that person who wants to remain anonymous.

This beautiful flag bears witness to those who have served and died for our freedom in this great land, the United States of America!



ATTENTION RUXTON II OWNERS

A reminder that your roofs are covered in your HOA dues payment. Please keep a eye on your ceilings in case a leak is noticed.

You must contact our HOA management company, Ameritech, 727-726-8000, for outside roof repair. The inside repair is at the homeowner's expense.

Also, driveways and sidewalks are due for cleaning in October.

President Donna Hoey

THE COMMUNITY'S HEALTH: BOOSTER SHOTS

At this time only the **Pfizer** vaccine Booster has been approved for use at least 6 months after one's second dose.

THOSE ELIGIBLE ARE:

- *65 years and older
- *50 to 64 years old with underlying conditions
- *residents 18 and older living in long term care facilities
- *health care workers, first responders
- *teachers & education staff
- *grocery store workers
- *postal, and public transit workers

The CDC recommends getting the **same** vaccine for your booster as you did for your initial Covid vaccination. **YOU ARE ADVISED TO WAIT FOR BOOSTER APPROVAL OF THE ONE YOU RECEIVED.**

Most major pharmacies such as CVS, Walgreens, and Publix are giving the initial vaccines and will be giving the Pfizer booster.

COVID-19 vaccination appointments are available on Thursdays from 8:00 a.m. – 5:00 p.m. at Department of Health Pasco at 10841 Little Rd., New Port Richey, FL. Appointments are mandatory. ***You will need to see if the Pfizer vaccine is in stock.***

To schedule an appointment for a COVID-19 vaccination at DOH-Pasco, people can call **727-861-5260** and select **Option 1** for Medical Services then **Option 2** for Immunizations.

Pasco.Web@FLHealth.gov is the website address.

The CDC has updated its mask guidance to recommending that fully vaccinated people wear masks in schools and in other public indoor spaces in areas with high transmission of Covid-19." NY Times

Florida still has the **third highest number of cases in the United States. Protect yourself.**

OCTOBER OCCASIONS



Happy Anniversary!



- Dottie Carroll, October 3rd, 70 years
- Sandra Brenner, October 6th, 83 years
- Celeste Iaderosa, October 9th, 64 years
- Barbara Lucas, October 9th, 87 years
- Liz Antkowiak, October 10th
- Leslie Morganti, October 11th, 73 years
- Dianne Christy, October 13th, 72 years
- Michael Fleshman, October 13th, 60 years
- Irma Brown, October 14th, 90 years
- Bruce Brown, October 15th, 88 years
- Lynn Edwards, October 22nd, 80 years
- Cindy Maichle, October 23rd
- John Carroll, October 24th, 67 years
- Cathy Westerman, October 26th, 67 years
- Margaret Giles, October 27th

Todd & Adrienne Vanselous,
October 21st

Edward L. & Barbara O. Lucas,
October 26th, 59 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 YOUR NEIGHBORS SHOULD BE ON THE PRAYER LIST

Thinking of You & Wishing You Well

Diane Zenchuk

Robert and Kerstin Chaney

Charlene Gibbons Mickey

Hebert Nancy Rutkowski

John & Bernie Schimmel



Obituary

Greg Bliss, former Valley Wood resident and son of Rose and the late Kenneth Bliss passed away August 25th. The Tall Pines community extends its sincere sympathy to our neighbor Rose.



RUXTON VILLAGE HOA MEETING SEPT. 15, 2021

Ruxton Village HOA Meeting of the Board of Directors took place on Wednesday, September 15, 2021 at the TPC Library. The meeting was also available on Zoom.

Meeting was Called to Order by President Jack Brandt at 3:05 pm allowing for residents and Zoomers to join in. Present were: June Stanislaw, Director, Paula Morin, Secretary, Bud Johnson, Vice President, Jack Brandt, President. Absent was Mike Manto. Residents of Ruxton Village present & welcomed: Betty Ditzenberger, Claire Hopstadter.

Proof of Notice of the meeting was posted in the Hi-Lites calendar and sign at the entrance to Tall Pines for Ruxton Villagers.

Secretary's Report of the previous meeting was printed in the Hi-Lites. Motion was made by Bud to waive the reading of the Minutes and accept them as printed in the Hi-Lites, seconded by June.

The Treasurer's Report for August 31, 2021 was unavailable as Parklane is currently upgrading their system of records. Therefore, Bud made a motion to waive the reading of the Treasurer's Report to the next meeting which was seconded by Paula.

Old Business: Discussion between members concerning landscaping of Ruxton Village. The board's conclusion was to have Craig, Representative of Parklane, communicate with Green Thumb Landscaping about correcting the problems with edging, trimming, and mowing to meet our original standards. The board also asked Craig to notify them of any new developments in regards to "The Links of River Ridge" management or sale.

New Business:

The unkept status of the golf course of Holden Properties was discussed. Craig did let the board know that Pasco County has received many complaints from abutters of the golf course and we are among those in pursuit of the golf course being mowed.

There was a paint spill caused by a vendor hired by the new owner of 10718 Fiddlesticks Ct. Parklane has been in contact with Red Brick Developments, Inc. to clean up the driveways and Fiddlesticks impacted by the paint spill. Craig will pursue this further as the paint vendor's attempt to clean it is not satisfactory.

Jack brought up that Tall Pines is going to continue to ask residents to enforce Pasco County Ordinance: "Residents are not allowed to park on the street between 11pm and 6am. Violators will be towed." Tall Pines Community Association and Ruxton Village are not in favor of towing vehicles at this time. In consideration of all homeowners, please abide by the ordinance. Should you find the need to report a repetitious offender do not approach that person; do call Craig Kirby, Parklane RES at 727-232-1173 or email craig@parklaneres.com to handle the matter for you. In any event, a vehicle obstructing a safety vehicle issue (ambulance, fire truck etc.) will be towed by Pasco County.

Craig informed the board that Red Brick owner of 10718 Fiddlesticks Ct. has requested authorization to install a copper flashing around the unit stove vent to meet Sale Inspection requirement.

Board in favor on condition that the installation on the roof is completed by insured qualified vendor. Board does not permit damage to roof's current condition. Craig to notify Red Brick Inv. & to obtain named vendor.

Homeowner Paula Morin of 7701 Rockville Court requested a permit to put in a paver pad for a golf cart alongside the driveway of the Ruxton Village Architectural Committee. The original design of the property allowed for a golf cart pad and was removed. Therefore, Paula is to submit a draft with specifics to be given to Bud Johnson for filing.

Jack opened the meeting to residents of Ruxton Village who had no comments to add. Before the meeting came to a close, **Jack announced that he is moving to Weeki Wachee at the end of the month of September and will be vacating his long held position as President of Ruxton Village. In the interim, Bud Johnson has agreed to take up the role for the community.**

In general conversation and with no new business issues, Jack announced **the next Ruxton Village HOA Board Meeting will be held on Wednesday, November 17, 2021 at 3pm at the Tall Pines Club House.**

See next page

Meeting was adjourned at 3:30pm.

Respectfully,
Paula Morin, Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

September 20, 2021

Call to Order

The board meeting was called to order at 7:01 PM by Steve Fitts - President. Board members present: Derek Watkinson, Bob Krobatsch, Mark Lennon, Sam Guiliano, Susan Gavin; absent: Carl Cassella: a quorum was established.

Meeting notice was posted in the Hi-Lites

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

Treasurer's Report: Total Operating Account & Reserves: \$24,804. YTD income: \$124,113; YTD expenses: \$110,617; YTD surplus: \$13,496; Accounts Receivable: \$4,807

Old Business: **Past due violation compliance

Letters are being ignored and a suggestion was made to get the association attorney involved.

A motion was made by Sam, seconded by Mark to table attorney involvement at this time; motion carried.

New Business:

**Add new amendment to the Declarations to address ongoing non-compliant violations. All amendments to the governing documents need agreement from 2/3 of homeowners. A detailed mailing will be sent out to all homeowners for approval of this much needed amendment. A motion was made by Susan, seconded by Bob; motion carried.

**Potential Foreclosures

Two properties totaling \$3,350 in past due assessments were presented for possible foreclosure action. The board requested one last effort be made to reach out to homeowners to find a resolution.

Next Meeting Date : The next meeting is scheduled for Monday, October 11, 2021, at 7 PM, Tall Pines Clubhouse

Adjournment

A motion was made by Susan to adjourn the meeting at 7:24 PM; seconded by Mark; motion carried.

Submitted by

Susan Gavin, Secretary

**MINUTES OF THE TALL PINES HOMEOWNERS ASSOCIATION
SEPTEMBER 9, 2021 AT THE TALL PINES CLUBHOUSE AND VIA ZOOM**

Call to Order took place following much confusion regarding zoom at 7:16pm.

Pledge of Allegiance by all in attendance.

Roll Call taken by Paula Morin as present: Bob Kroatsh, Lonnie Buresh, June Stanislaw, Dave Antkowiak (zoom), Bill Martin, Jack Brandt, Absent: Carl Cassella. Also on zoom was the Representative for Parklane RES, Craig Kirby.

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

The reading of the Secretary's Report of June 17, 2021 as posted in the Hi-Lites was waived by motion made by Jack and seconded by Dave.

Treasurer's Report followed by Bill Martin. Bill noted that the Treasurer's Report was partially available as Parklane is upgrading software. Motion made by Jack that the Treasurer's Report of August 1-31, 2021 to be read at the next meeting, seconded by Lonnie.

Clubhouse Manager Bob Zelenka was called to give his report. The TPCB was rented to River Ridge HOA for meetings. Currently, the Pasco Board of Elections has notified us that they do have a "Hold Harmless" Insurance Policy specifically to insure voting precincts throughout the county. Their term for rental would also be for a week. The board's consensus was to have Bob return to the Election Board that we are not prepared to rent for this November. That being said, June made a motion to table a decision on rental to the Election Board of Pasco County until further information is available, seconded by Bill.

In recognizing members of Tall Pines present, Paula recited the State of Florida HOA Statute 720.303.2. Residents may make a 3 minute statement on All Designated Agenda Items and participate prior to the Adjournment of the Board Meeting.

Agenda

1. Portico repair is still waiting on the permit to be issued from Pasco County who reports delays being up to 6 months. The insurance settlement has been resolved and Signature Roofing is prepared to do the work.
2. The LaQuinta Pond GHD Engineering Issue payment of \$3,353.38. Discussion regarding the attorney's letter to Carl Spirio, Engineer requesting an adjustment in payment and rescinding the contract followed. As we have not had a response and that a court procedure would not be in favor of Tall Pines, Jack made a motion to pay the engineer the amount due and to rescind the contract, seconded by Bud, followed by a show of hands with the majority in favor.
3. LaQuinta Retention Pond discussion continued with Valley Wood on Zoom. Rosemary Jaskierny and Sue MacQueen concerned about the erosion of the pond and the algae buildup in particular. Much research was presented by the board by current emails from Judy Hatch. The height of the pond is set by conservation agency SWFWMD. As the pond fills in seasonal rains, the level is automatically drained into the wetlands of JB Starkey. Because of the combination of Florida heat, fertilizer run-off and the shallowness of the pond, algae builds up. Tall Pines hires Pristine Ponds to spray the retention ponds in an effort to reduce the algae. This is a retention pond and does not require a Pasco County permit to maintain it but does require SWFWMD approval. With all respect for the homeowners, Jack tossed out the possibility of dredging the pond which would be outrageously expensive and maybe prohibited.

Paula expressed that the group of Valley Wood may pursue reaching out to SWFWMD for a meeting in assistance of their concerns which is also the board's concern.

See next page

TALL PINES, CONT

4. Paula brought up the hazardous condition of twin pines hovering over the Tall Pines Blvd. They are on a homeowners property and Paula requested advice from our attorney. Correspondence from Atty. Renke was read by Jack and the board concluded in asking Craig to notify the homeowner of the hazardous trees.
5. Manpower unavailable for Parking Regulation enforcement. In view of safety issues for those that have been on patrol and a lack of members willing to patrol our streets, there is no current patrol taking place. Pasco County Ordinance states that there is "no parking allowed on streets between 11pm and 6am. Violators will be towed." Our board agreed in conversation to make it known to residents that this ordinance applies to Tall Pines. Those that should obstruct a safety vehicle will be towed by the county.
6. Maintenance of Clubhouse: There is a concrete sidewalk tripping hazard along the right side rear of the clubhouse porch. Paula suggested to the board that the same company that did the successful sidewalk repairs in Huntridge be called. All in favor. Craig was asked to contact the concrete company to repair it.
7. Request from Cleaning Person, Ginny to purchase a floor steamer to sanitize tile floors in bathrooms and kitchen. Jack made a motion to purchase a floor steamer, seconded by Bob.
8. Porch Roof Posts along the sidewalk are rotted. Gary has repositioned the sprinklers to deter future problems. Shamrock Pest Control verifies that pests are not a concern. Mark Lennon, who installed our surveillance system, observed the problem. In Tall Pines interest, Mark completed one post repair shaping non-corrosive aluminum painted to match for our approval and at no charge. Supplies for a post \$30, labor \$25= \$55 per post. In regards of his consistent ability and knowledge, the board was in favor of his continuing. Lonnie made a motion to have Mark Lennon repair all the posts, seconded by Bob.
9. The Board met on September 2, 2021 at Tall Pines Clubhouse & zoom for a workshop. Another HOA management company was interviewed. The Board voted to hire Ameri-Tech of Clearwater, FL. In view of this decision, Parklane Real Estate Services contract will not be renewed.

Without further comments from the members, Paula announced that the next Tall Pines HOA Meeting will be October 14, 2021 at the Tall Pines Clubhouse at 7pm.

The meeting was adjourned at 8:36pm.

Respectfully Submitted

Craig Kirby, Parklane RES

Paula Morin, Tall Pines HOA President

CLUBHOUSE UPDATE: Parking lot light cables have been repaired. The lights are back on!

PORTICO REPLACEMENT & REPAIR: Permit has been granted!!

Signature Construction had us scheduled for 9/29!!

Please note the front entrance remains off limits.

Continue to enter through the back.



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OCTOBER 2021



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1 Men's Club Meeting CANCELLED	2
3	4	5 NO Ruxton II meeting Social Club Meeting CANCELLED	6 Recycle Mat Makers 10 am	7	8 BUNCO CANCELLED 	9
10	11	12	13 Mat Makers 10 am Recycle	14 Tall Pines HOA meeting 7 pm	15	16
17	18 Hunt Ridge HOA Meets at 7 PM (ORIGINAL DATE WAS OCT 11)	19 Valley Wood HOA meets at 6 PM	20 NO Ruxton Village Mtg Recycle Mat Makers 10 am	21	22	23
24	25 HI LITES DEADLINE	26	27 Recycle Mat Makers 10 am	28	29	30
31 Halloween 						COFFEE 'n CAKE 9:30 am 