

The Tall Pines Hi Lites

Volume 39, Issue 6 On-line only. AUGUST 2023



FINALLY!

After years of Tall Pines residents wanting and hoping for the opening of a new business at the site of the former Putter's Bar & Grill, at the closed Links at River Ridge, it is a reality!

Residents who were here during the days when Putter's was the closest hotspot, would love to see something similar here again. The business frequently had dinner specials, such as Steak, Surf & Turf, or Italian Dinner on Friday & Saturday nights, and they were very popular. Small events were also booked there.

The lunch menu was also very popular, especially a fish & chips item. Get Hooked Bar & Grill features an extensive seafood menu, has its own fishing fleet and partnerships with local fisherman to offer the freshest seafood possible. All menu items are prepared upon order. There are also burgers and chicken, pork & turkey "Land Lubber" items.

Other issues of interest have to do with the swimming pool and golf course. There is no confirmed information to report at this time.

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Activity at the Pond on LaQuinta Drive:

No doubt residents have noticed construction activity by Pasco County at the pond. For years, the pond was thought to be the responsibility of the Tall Pines HOA.

Valley Wood residents living on the east end of the pond have complained about property levels dropping, erosion at the water level, and cracks in patios for several years.

Rosemary Jaskierny, one of these residents, has been very persistent in her contact with the Tall Pines Board, Pasco County, SWFWMD (SW Florida Water Management Division or “Swift Mud”) for several years. Due to her efforts, Pasco County, in 2022, acknowledged responsibility for repair and maintenance of the retention pond, and began investigating the situation by appointing personnel. At the July Tall Pines HOA meeting, even in her absence, Rosemary received verbal accolades and applause for her persistent efforts.

The County work began on July 18th with draining and dredging of the pond. Frequent rain has caused delays. A day’s dredging efforts were sometimes negated by rain afterward.

After dredging and placement of plant barrier material, large boulders will be placed along the pond edge, layered by successively smaller ones, soil to level the property, then sod.

This complex project is to be completed at no cost to our community, thanks to Rosemary. The last estimate received by the board four years ago was expected to be around \$25,000, which would have needed to be absorbed by the community, so this is a huge savings to all community members.



TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL

Date: July 20, 2023

Call To Order: 7:14 PM

Pledge Of Allegiance: Was Held

Roll Call: Dawn Horvath, Jill Bell, Lonnie Buresh, Dave Antkowiak, Bob Krobatch, Charlie Kriss - All board members in attendance, as well as Ameritech property manager representative Andrew George.

Proof Of Notice: Signs posted at Tall Pines entrances, email, and on the Tall Pines website

Secretary's Report: Motion made by Charlie to waive the reading of the minutes and accept them as posted on the Tall Pines website, 2nd by Bob, all in favor, motion carried.

Treasurer's Report: Lonnie reported that for the month of June, income was \$19,146, operating expenses were \$18,197, reserve funding was \$6,191. YTD income \$75,140, operating expenses \$57,624, reserve funding \$24,763. General operating account \$6,490, petty cash \$585, total reserve funds \$418,862. In June, we were \$6,002 over budget, mainly due to diseased tree removal (\$1,350), irrigation repairs (\$2,835), and maintenance (\$2,450) to pay for our new maintenance workers that we did not have a budget line item for. Lonnie made the following motion: To keep the operating account funded at the appropriate level, I make a motion to move a total of \$28,000 out of our reserve funds into the operating account: \$25,000 from the deferred maintenance reserve, and \$3,000 from the irrigation reserve. The motion was 2nd by Charlie, all in favor, motion approved.

Property Manager's Report: Andrew reported the following: **1.** Financials were mailed on July 14th. **2.** He did his drive throughs on Tuesdays. **3.** Homeowner concerns were for irrigation and landscaping, and mostly related to hedges and grass dying, due to lack of rain.

Announcements

Accomplishments: **1.** Electrical outlets at clubhouse front capped off, and the one on the outside of the building was repaired. **2.** A new power washer was purchased. **3.** Pasco Code Violations was contacted regarding golf course lawn overgrowth, and they have begun mowing. **4.** In addition to regular maintenance items, our maintenance workers cleaned the rocks around the front entrance sign, as well as cleared several drains and power washed the back of the clubhouse and picnic tables.

Hi Lites: Due to lack of delivery people, Hi Lites is being published online only for June, July and August.

Delivery will resume in September when snowbirds start returning.

Clubhouse Rentals Report: One June HOA meeting rental, and upcoming one baby shower in August.

Reminder To Residents: No one should be feeding wildlife, such as ducks, deer, alligators, etc. It is becoming a hazard for wildlife and residents, and it is against the law to do so.

Old Business: **1.** Baltusrol Flooding Update – The work that was approved has been completed, and water flow is improved through the area that has been repaired. However, while the work we had done was needed, it wasn't enough to fully correct the problem. Pasco County departments are meeting regarding the issue. Our water drains into the Gracewood community, and the plan is for a 3 way meeting between the County, Gracewood and our HOA. Essentially, a trench is needed on the Gracewood side to resolve our drain problem, which would then increase potential flooding problem for Gracewood, who also has drainage issues out of their community. Apparently the County would need to fix both Community's drain problems to resolve the issue completely. **2.** Soil Washout on Brookhaven Update - Andrew reported that the old metal pipe has been removed, and a new, improved pipe has been installed, along with new sod. This has completely resolved the problem. **3.** Clubhouse Roof Repair - We currently have an estimate from Signature Roofing for \$1,450.00, which is several months old. It is under review whether they would still honor that estimate. Two additional estimates are being pursued. Jill made a motion to go ahead with the lowest bid when the other 2 are obtained Dave 2nd, all in favor, motion approved. **4.** Property Insurance - Tall Pines By-Laws Article IV, Section 5 states: "The directors shall have the right to take action in the absence of a meeting which they could take at a meeting by obtaining the written approval of the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors." In accordance with Tall Pines By-Laws, Article IV, Section 5, on June 30, 2023, the Board agreed to place our insurance coverage with Hilb Insurance, effective July 1, 2023. Said action was taken with unanimous written approval." Charlie made a motion to add coverage on the irrigation system, 2nd by Bob, all in favor, motion carried. The additional premium for this coverage is \$870.25, which is needed to avoid a problem such as the \$16,000.00 cost we had last year due to the lightning strike on our irrigation system. Residents were reminded that like all areas within Florida, our property insurance rates have skyrocketed. We budgeted \$15,000.00 for insurance, and our premium is \$21,255.96 for the new policy. **5.** Posts Around Clubhouse Rotting - Two quotes were obtained, which were both under \$1,000.00 and do not require a 3rd. The lower bid was for \$650.00 from Scott Trim, which didn't include staining of the posts that were included in the higher quote. Discussion resulted in agreement that volunteers would do the staining, and Jill made a motion to go with Scott Trim, 2nd by Charlie, all in favor, motion passed. Bob will notify Scott Trim. Jill agreed to do the staining work when

She returns in September. **6.** Fiddlesticks Road Repair - Andrew is pursuing 3 quotes. **7.** Pond Fountain - The pump is good, but the motor needs replacement. Parts and labor are \$985.00, and the motor has been ordered. Lonnie made a motion to ratify this purchase, and Bob 2nd, all approve, motion approved. **8.** Need Update On Irrigation Wiring On Brookhaven which ALOTT Was Approved To Do Up To \$2,000.00 - They are coming Monday, and the \$2,000.00 is expected to cover it unless something unexpected is discovered.

New Business: **1.** Dawn made a motion to have Patty Burke added as a new Tall Pines board member, 2nd by Bob, all in favor, motion approved. Patty took a seat with the Board at the meeting, and the slot she is filling will be up for vote in February, 2024. **2.** 10435 Pineneedles Drive (corner of Baltusrol and Pineneedles Drive) - There are dead bushes there, but before deciding on what to do with them, we need to determine if they are on common ground or on a homeowner's property. If on common ground, we will likely remove the dead bushes, and decide later on whether or not to replace them. **3.** Reports that pond by clubhouse looks very bad - Pristine Ponds Aquatics, Inc. treats the pond monthly, but they will be contacted to come and look at this current problem. **4.** Complaint received regarding 'cones' on Brookhaven - It was agreed to have Andrew send a letter to the homeowner that is placing them to remove them, and since the cones are on common ground, we will remove them if the homeowner does not comply. **5.** Lawn Treatment - It appears we lost TPCA lawn and pest coverage at some point, discovered Sedge. Andrew will contact Eric at Green Thumb to see if our contract covers this, and Dawn will order Spectricide and ask maintenance people to spray the front island and Brookhaven for now. If Green Thumb doesn't cover it, we will ask Control A Pest and Southern for estimates to address the issue.

Walk On Topics From Board Members: **1.** Dave mentioned that there is a container of stain in the guard shack that may be used for the clubhouse posts after they are repaired, if it is the right color.

Residents Comments Or Concerns (3 minutes): On Zoom: Dennis asked on the status of the LaQuinta Pond project. Currently there are 8 people working on draining, dredging, and fixing the spillway. A special thank you goes out to Rosemary Jaskierny for her ongoing persistence to have this issue addressed, as evidenced verbally and through applause from all Board members and residents in attendance. There is no cost to Tall Pines for the work that is being done.

Residents On Site: A resident asked what the additional irrigation insurance covers, another reported a problem with a landscaping issue, another asked about flags being placed for the irrigation wiring project, another asked how to hire the people we use for maintenance for their own homeowner needs,

discussion took place about the prospect of creating a new Community Directory (will check back later to consider this), another asked about how to address issues with neighbor's trees, and finally, a resident raised concerns about youths driving golf carts in the community. During the meeting, Patty made a motion to add to the rules and regulations that golf carts can only be driven by licensed drivers, per Florida State law, seconded by Lonnie, all in favor, motion approved. However, following the meeting, Charlie did some checking and it was determined that the Florida State law only applies to operating golf carts on public roads. We will put a reminder in Hi Lites to hopefully curtail this problem.

Next Meeting Date: August 17, 2023

Adjournment: Charlie made a motion to adjourn the meeting, 2nd by Lonnie, all in favor, motion approved. Meeting was adjourned at 8:23 PM

Minutes Submitted By David Antkowiak, Tall Pines Secretary

UPDATE: FLOODING ON BALTUSROL

There has been flooding on Baltusrol Road, even after some repairs were made. The Board understands that this is frustrating to residents, and it is being worked on.

Tall Pines hired a vendor to make repairs on the Tall Pines side, but there is blockage on the other side of Decubellis, which is private property.

Andrew George, Tall Pines Property Manager and Board Vice President Jill Bell have been working with Pasco County and SW Florida Water Management Division and the Gracewood HOA where the blockage sits.

TO ALL SUBCOMMUNITY BOARDS: Welcome Package Available

Bob Krobatsch, mobile 727-267-4604, has created a "Welcome Package" for new owners. This is full of important information! You may add specific information for your particular HOA, and present to new owners in your community. This is an easy way to welcome new owners!

All communities except for Valley Wood are in need of someone to volunteer for their "Welcome Committee", as well as their Sunshine Committee! Please consider helping out! This is not labor intensive. It may involve simply sending a Get Well Card or dropping off a "Welcome Package."

IT'S NOT TOO EARLY!! RESIDENTS ARE ENCOURAGED TO CONTACT PASCO COUNTY PUBLIC WORKS DIRECTOR, JASON MICKEL, ABOUT PLANS FOR INSTALLATION OF A WALL FOR SOUND REDUCTION AND PRIVACY. ALONG LENGTHS OF THE DECUBELLIS ROAD EXPANSION THAT BORDER TALL PINES COMMUNITIES.

E-MAIL pascopublicworks@mypasco.net PHONE: (727) 834-3611
MAIL TO: 4454 Grand Ave New Port Richey, FL 34652-5402

This expansion will affect 65 Tall Pines homes which either directly face or directly back up to Decubellis Road. If Pasco County does not include a sound barrier wall in their plans, the cost will fall to Tall Pines which will then need to be passed along to all Tall Pines homeowners. Tall Pines is in District 4, but Tall Pines HOA President Dawn Horvath suggests also emailing or mailing all 5 Commissioners.

Board of County Commissioner's Office 8731 Citizen's Drive, New Port Richey, FL 34654-5572

Gary Bradford , District 4	gbradford@mypasco.net
Ron Oakley, District 1	roakley@mypasco.net
Seth Weightman, District 2	sweightman@mypasco.net
Kathryn Starkey, District 3	starkey@mypasco.net
Jack Mariano, Chairman, District 5	jmariano@mypasco.net

GOLF CART PROBLEMS

Drivers of GOLF CARTS, be they adults or underage children, are reminded that the SPEED LIMIT in all areas of Tall Pines is 20 MPH. There is to be NO SPEEDING, RECKLESS DRIVING, DRIVING ON THE GRASS, OR ON PRIVATE DRIVEWAYS.

PARENTS WHO ALLOW THEIR CHILDREN TO DRIVE GOLF CARTS ARE ASKED TO INSTRUCT THEM IN PROPER DRIVING, AS THEY ARE RESPONSIBLE FOR THEIR CHILDRENS ACTIONS.

PLEASE SLOW DOWN & DRIVE CAREFULLY!

PLEASE STOP FEEDING CERTAIN WILDLIFE

The Board is asking residents to refrain from feeding alligators, ducks, deer, Sandhill Cranes etc. This action is becoming a hazard for both residents and wildlife.

Feeding Alligators is dangerous and ILLEGAL. Statute 372.667 makes it a misdemeanor to feed, or entice with feed, any alligator or crocodile. The fine is \$500 and/or 60 days in jail.

Illegal feeding causes the alligators to lose their natural fear of humans. An association of humans and food forms and attacks will occur.

The State of Florida also advises residents not to feed ducks, turtles or other wildlife that share the water with alligators. Also, the Tall Pines Board asks that you do not leave seed and corn, or any food type on the ground for birds and squirrels.

REMINDERS!!

PLEASE,
NO
SPEEDING!
Keep
our
streets
SAFE!



NEW PARKING POLICY *

The community is reminded that the new Parking Policy took effect on May 15th. It applies to all Tall Pines owners, residents and their guests.

Daytime street parking is allowed from 6 am to 12 midnight
If you block a fire hydrant, emergency vehicle access or another's driveway or mailbox, you may be towed without notice.

Daytime parking in the Clubhouse Parking lot is now allowed without a permit.

Night time parking (Midnight to 6 am) requires a permit which can be obtained by any Board Member. (See page 9 phone #s)
Your vehicle may be towed without notice if a permit is not displayed.

REPORTING INFORMATION

IF YOU HAVE A PARKING ISSUE TO REPORT, 24HRS/7DAYS A WEEK, YOU MAY CALL **BLUE DIAMOND TOWING AT 727-856-5868** AND REQUEST A DRIVE-BY TO HAVE A VIOLATION CHECKED. OWNERS CAN NOT REQUEST A VEHICLE BE TOWED.

***THE COMPLETE PARKING POLICY MAY BE FOUND ON www.tallpinesnpr.com**

IMPORTANT NOTE FROM THE TALL PINES BOARD RE: IRRIGATION COMPLAINTS

The Board has asked that, unless a resident is absent or a snowbird, ONLY the resident of the property with an irrigation issue should report it to Andrew George at Ameri-Tech. He has asked you to call him with your address and problem at 727-726-8000 Ext. 301 and send an e-mail to andrewg@ameritechmail.com for his response.

Multiple reports of the same issue may result in duplicate Alott irrigation visits and charges for the same issue. This may add unnecessary expenses billed to Tall Pines.

DOGS, DOGS, DOGS

Dog owners and dog walkers,
When walking your dogs please keep them as close to the edge of the road as you can and remember to pick up after them.
Thank you from other property owners.

SNOW-BIRDS

Many residents from all sub-communities have headed home for the summer. Kindly take note of a known vacated property, in case anything needs to be reported to your particular HOA or Tall Pines. Thank you in advance!

Tall Pines Board Contact Information

President Dawn Horvath has received requests to publish this contact information in the Hi Lites. It will also be published again in the September Hi Lites which will be printed and delivered to your door. Please keep this information for future reference when it arrives .

Dawn Horvath, President 630.373.6363
 Jill Bell, Vice President 518.725.6407
 Lonnie Buresh, Treasurer 224.277.5988
 Dave Antkowiak, Secretary 989.255.0304
 Bob Krobatsch, Director 727.267.4604
 Charlie Kriss, Director 610.212.2068
 Patty Burke, Director 847.274.4206

GOOD TO KNOW — SELECT SHRUB & BUSH TRIMMING SCHEDULE FOR GREEN THUMB

Ruxton II Every 2 weeks.

Ruxton Village Every 4 weeks.

Spring Lake Every 4 weeks.

Tall Pines Every 4 weeks.

Valley Wood Every 4 weeks.

Per Green Thumb, if it is cancelled due to rain, these dates will be changed to the following week.

GREEN THUMB CUSTOMERS:

Green Thumb trims certain shrubs every month.

If you do not want a trimming done, tie a red ribbon on it, cover it with a towel, or put up a "Do Not Trim" sign, in order to alert the staff.



THE HI LITES This August Hi Lites will be available only on-line at www.tallpinesnpr.com. Delivery of the printed paper will resume in September

IMPORTANT NOTICE — STILL AN ISSUE

Residents are advised to be on the look out for **Giant African Snails**. The snails are up to 8 inches long and 5 inches wide. These snails are quarantined by Pasco County since June 2022. If one is spotted, report it to a member of the Tall Pines board and the State of Florida. Call FDACS-DPI at (888) 397-1517. Take a photo, **DO NOT HANDLE THE SNAILS WITHOUT WEARING GLOVES**, do not remove soil or plants near it.

THOUGHTS & PRAYERS

go out to:

Bob Krobatsch Joy Garneau
Lynda Leonard Jean Kordewick

Please contact Sue Mac Queen
to add someone to our list.
valleywoodsue@gmail.com



BOOKS AND PUZZLES GALORE!

There are many, many books, games, movies and puzzles in the Clubhouse library! Tall Pines owners are encouraged to borrow and enjoy the collection. Please use, and return on the honor system.

CLUBHOUSE RENTAL

The Clubhouse is available for owners to rent for events such as:

Christmas & New Years Parties

Retirement Parties

Meetings Birthdays

Weddings

Life Celebrations Showers

For information contact Patrycja Zajac:
email paciorka@gmail.com, phone 773-827-6849

Pricing & Rules can be obtained on our website
www.tallpinesnpr.com

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**
Hunt Ridge West - **Volunteer needed**
Ruxton Village - **Volunteer needed**
Ruxton II - **Volunteer needed**
Spring Lake - **Volunteer needed**
Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**
Hunt Ridge - West - **Volunteer needed**
Ruxton Village - **Volunteer needed**
Ruxton II - **Volunteer needed**
Spring Lake - **Volunteer needed**
Valley Wood - Sue Mac Queen
valleywoodsue@gmail.com

Please Help Out!

Please Contact Sue Mac Queen to volunteer on a committee! These positions do not require a lot of time!

Send a card to an ailing neighbor!

Welcome a new owner to your community! Welcome packages are available from Tall Pines Board member Bob Krobatsch at 727-267-4604.

CONGRATULATIONS & WELCOME to NEW TALL PINES HOMEOWNERS

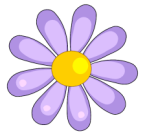
We have many new residents and hope to get to know all of you.

Wishing you every Happiness in your new Home!

William and Janet Schneider of
10400 Pineneedles Drive in
Hunt Ridge



AUGUST 2023



Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

		1	2	3	4	5
6	7	8	9 Ruxton Village HOA meets at 7pm	10	11	12
13	14	15	16	17 Tall Pines HOA meets 7pm	18	19
20	21	22	23	24	25 Hi Lites Deadline	26
27	28	29	30	Ruxton II meets next on October 3rd at 7:00 pm Valley Wood meets next on Sept 19th at 7pm	Men's Club next meeting Oct. 5th at 8am BUNKO resumes in the Fall	Hunt Ridge meets next on Oct. 18th, 7pm