

The Tall Pines Hi Lites

Volume 39, Issue 10 December 2023

The Tall Pines 2023 Christmas Party!

December 9th, 5 pm



Music by Al March

Italian Buffet by 'Slice of Life' - Desserts - Beverages

BYOB 50/50



TICKETS ARE \$20 PER PERSON

Available until deadline of December 4th

Bob Krobatsch 727-267-4604

Jill Bell 518-725-6407

Jerry Jaskierny 727-807-3513

SET UP DATE is Saturday December 9th at 9am.

Help is also needed on Thursday December 7th, 9am to decorate the Christmas tree and the clubhouse. Please help out if you can!

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President Dawn

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Ameri-Tech

Andrew George
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Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654**Date: Thursday, November 2, 2023****Call To Order:** 7:00 PM**Pledge Of Allegiance:** Was held

Roll Call: Ruxton 2 - Present were Donna Hoey, Charles Kriss, David Smyth. Absent was Beverly Dierking. **Hunt Ridge** – Present were Susan Gavin, Nick Vavoulis, Anne McQuade, Lonnie Buresh, Marty Giles. Absent were Bob Krobatsch, Sam Guiliano. **Ruxton** – Present were Dawn Horvath, Betty Ditzenberger, Dana Ringwalde, Maureen Johnson. Absent was Bill Martin. **Valleywood** – Present were Jill Bell, Cathy Westerman, Diane Zenchuk, Mirian Pope, Dennis Babe (on Zoom). Absent was Elizabeth Mayeux. **Spring Lake** – Present were Mary Hadnot, Chris Witaszek. Absent was Robert Brunelle. **Tall Pines** – Present were Charles Kriss, Lonnie Buresh, Dawn Horvath, Jill Bell, Dave Antkowiak (on Zoom), Carolyn Mitrius. Absent were Bob Krobatsch, Patty Burke.

Also present was Ameri-Tech representative Andrew George. The meeting was open to the public, so there were several non-board members from the community present as well.

Proof Of Notice: Signs placed at Tall Pines entrances on Tuesday, and agenda on the clubhouse bulletin board.

Discussion Around Landscaping Services For The Community: Tall Pines President Dawn Horvath was the facilitator for the meeting. She opened the discussion by stating that the purpose of the meeting was to determine if there was community-wide interest in the prospect of consolidating landscaping services for the whole community into one contract. Currently Tall Pines and each sub-community has their own individual landscaping contract or ongoing agreement with the vendor that is providing that service. The main benefit of consolidation is viewed as being a substantial increase in buying power, thus reducing cost for all of the communities. Dawn's opening comments were followed by a Powerpoint presentation by Dennis Babe, who put substantial time and effort into researching and compiling data regarding landscaping services in the Tall Pines community. There were six slides in the presentation, showing size and shape of each sub-community, square footage of areas being landscaped, costs per community, costs per resident, etc. Overall, it was noted that there is substantial difference in things like cost per square foot and cost per resident in the different communities. Following this presentation and other discussion, Lonnie provided information related to eight years of experience he had working in his dad's lawnscapeing company when he was younger. Essentially, his main point was that you cannot use square footage as the only method of comparing landscaping costs, since an open field can be mowed much faster than a smaller area that has objects to mow around that require smaller equipment, or areas that require edging, leaf blowing, hedge trimming, etc. Besides landscaping and pest control, some discussion also included consideration of having one contract to include irrigation as well.

Some of the questions/concerns/comments that community members had include: **1.** Current service is working out okay, so why take the risk of changing? **2.** New contract (Hunt Ridge) needs to be completed in the near future, so there isn't time to move forward with getting all the work done to pursue consolidation before the new fiscal year begins. **3.** It would be very difficult to analyze all of the data to come up with an equitable breakdown of how much each community and its members should pay. **4.** All landscape vendors are having difficulty getting and keeping good quality workers, so work quality issues may be expected with any and all vendors. **5.** If we had one big contract and it didn't work out well, the entire community would suffer.

Following the discussion, Dawn asked for a show of hands on whether we should proceed further with this endeavor, or to drop it completely. There were considerably more members opposed than in favor, so it is being dropped completely. No future meetings are planned.

It is important to note that the research that Dennis did and the discussion that took place during this meeting combined to reveal that no one seems to be clear who is paying for mowing on common properties within sub-communities. Tall Pines pays the same fee as both Ruxton Village and Spring Lake for lawn mowing, yet the only "common area" not within another community are the front entrance and around the clubhouse. Jill and Dawn will work with Green Thumb to understand how common areas are being billed and ensure that they are not being double billed to both the sub-community and the master community.

Thank you to Dennis Babe for his extensive work in compiling and presenting the data for the meeting. As several people conveyed, it is valuable for comparative analysis in several areas. Thank you also to Dawn and Jill, and everyone else who invested time and effort into this endeavor.

Adjournment Time: 8:28 PM**Minutes Submitted By David Antkowiak, Tall Pines Board Secretary**

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654

Date: Thursday, November 16, 2023

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: On Zoom – Dave Antkowiak, Patty Burke (later login). In Person – Jill Bell, Lonnie Buresh, Dawn Horvath, Charles Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Bob Kelly substituting for Andrew George. All board members present, none absent.

Proof Of Notice: Signs posted at Tall Pines entrances, in Hi Lites, and on bulletin board in clubhouse.

Secretary's Report: Motion by Jill to waive the reading of the minutes from the last board meeting, 2nd by Lonnie, all in favor, motion carried.

Treasurer's Report: Lonnie reported monthly income was \$42 surplus compared to budget, monthly operating expense was \$5,888 surplus compared to budget, for a net surplus of \$5,930 total for the month. He noted that the primary reason for the surplus was from the \$6,563 insurance premium reimbursement received last month. As a result, the YTD deficit improved substantially, from \$8,417 last month, to now being at \$2,487. The general operating account has \$11,251, and petty cash is \$585. Total reserve fund balance is \$417,257. Lonnie also reported that he has been working with Andrew, Dawn and Jill on next year's budget, anticipating it will be ratified at the December board meeting.

Property Manager's Report: Bob Kelly reported that financials were mailed November 8th, Tuesday inspections continued, homeowner concerns were for irrigation, dogs/ADA, budget preparation with Lonnie, and trees (compiling a list of concerns).

Accomplishments/Announcements: **1.** Dawn reminded homeowners to hold their comments and questions until the end of the meeting, unless called upon by the board. **2.** Clubhouse Rentals Report – There are 4 rentals booked at this time. **3.** Game Night – Scheduled for Sunday, November 19th. If there is a good turnout, future dates will be planned. **4.** Bunco – For both November and December, Bunco is delayed by one week due to Veterans Day party and Christmas party. Bunco will be held on November 17th and December 15th. **5.** Christmas Party – Will be held on December 9th. **6.** Contact Form – Has been created on the website, and has 4 drop-downs. One is for contact with all board members, one is for management (Ameri-Tech), one is for irrigation (Ameri-Tech and Dawn), and the last one is for landscaping (Ameri-Tech). **7.** Discovered that 8 parcels of common area which had not been transferred from Parklane to Ameri-Tech address. Andrew submitted a request and those are now all correctly reflecting Ameri-Tech address. **8.** Lonnie replaced flag at clubhouse, as well as took care of lowering and raising it when period of mourning was declared. Thank you Lonnie. **9.** Maintenance Work – Mostly, work completed at clubhouse.

Old Business: **1.** Baltusrol Flooding – Jill reported that Bret from SWFWMD has been on vacation, and both Jill and Andrew have been making contacts to schedule a meeting date. **2.** Property Insurance Update – Charlie is working on setting up an appraisal of the clubhouse, since there is uncertainty if the current level of coverage is accurate. **3.** Fiddlesticks Road Repair – Jill sent an email to the vendor asking them to send Andrew proof of their license and insurance before scheduling the work, but she hasn't heard back regarding that yet. **4.** Trees – Andrew is compiling a list of trees that are of concern. Currently we have a quote from Green Thumb for trees that currently need trimming/removal. It is over \$2,000, so additional quotes will be obtained. **5.** Signature Roof Update – Patrycja noticed that some of the work on a job recently approved for the clubhouse was not completed by Signature Roof. Jill and Carolyn met with the vendor to go over this, and a reduction in payment was agreed upon. Signature Roof is providing a new estimate for additional work that needs to be done. **6.** Recap on combining landscaping services discussed at “all board” meeting on 11/2/23 – Dawn reported that at that meeting, there were more people opposed to moving forward with this endeavor, so it will not continue to be pursued. Of particular value as an outcome of that meeting is the awareness that there is a lack of clarity as to who is paying for mowing on common properties within sub-communities. A meeting will be planned with Eric of Green Thumb to clarify this issue, especially since it would be of utmost importance if another vendor besides Green Thumb is selected in the future.

New Business: **1. Cleaning Service** – Previous discussion resulted in board agreement that we don't need cleaning services as often as Pair A Jacks is currently providing. They do not want to decrease their fee or schedule, but they will submit a new contract for renewal anyway. Jill has talked to two different individuals that might work out, one that would charge \$125 per cleaning, and the other that would charge \$150 per cleaning. Neither would be our “employees”, so they would receive 1099s. Dawn said that we will wait until we receive the Pair A Jacks contract before making a decision. **2. New Irrigation Vendor** – Dawn reported that the new vendor started last week, and she reminded homeowners to report any irrigation issues that may arise. **3. Stop Signs** – There are no stop signs in either location where Ravines intersect with Baltusrol**, and often drivers just don't even slow down when entering Baltusrol. To hopefully resolve a potentially dangerous situation, Hunt Ridge residents asked to have stop signs installed. Bob Krobatsch agreed to get an estimate from Creative Signs for two signs, so that they match the mailboxes. **On Friday, November 17th, it was clarified that there is a stop sign at the northeast corner of Baltusrol and Ravines. **4. Speed Bumps** – To reduce speeding on Tall Pines roads, some community members would like speed bumps to be considered. Charlie reported that his past experience is that speed bumps actually create liability issues. For this reason, some communities have removed them. Also, there is the cost to purchase and maintain them. The board decided it is a dead issue. On zoom, Dennis reminded the board that we previously used slow down signs a few years ago, that were effective. Dawn agreed to revisit this if there is enough interest, although she also said that kids tended to pull those signs out of the ground to steal them or just throw them somewhere they didn't belong when they were installed previously. **5. Clubhouse Cleanup** – Mulch and plants were installed around the clubhouse, which were agreed upon initially through board member email contacts. The cost is \$500, and to ratify this, Jill made that motion, 2nd by Bob, all in favor, motion carried.

Walk On Topics From Board Members: **1.** Jill recently called 911 to report a young male that was probably only about 14 years old and appeared to be intoxicated. He was near a pond and Jill was concerned that he might fall in and drown. **2.** Lonnie reported that the flag at the clubhouse was damaged and stuck at the top of the 40 foot pole. He asked the fire station next door for their help, and they brought their ladder truck over and removed it. A special thank you goes out to the fire department for their assistance, and to Lonnie for his work in resolving this. A new flag was installed.

Men's Club Update: **1.** Veterans day party – Bob reported that it was a big success. There were 103 tickets sold, a lot of people helped, food was great, and everyone had a great time. **2.** Christmas Party – Will be on December ninth at 5:00 PM, live music by Al March, tickets are \$20, catered by Slice Of Life. An email blast will be sent out on November 17th with details, and it will also be in Hi Lites. Setup will take place the same morning (December ninth) at 9:00 AM, so everyone who is available to help is welcome to do so.

Resident Comments Or Concerns: Residents on Zoom – Sue MacQueen asked about party setup logistics, and Liz Antkowiak thanked Bob for his efforts to keep Tall Pines parties going. Residents On Site – Topics included trees that need trimming, quality of flags that are replaced, street lights still needing new bulb(s) and the need to contact a Pasco government representative to pressure Withlacoochee for resolution, and a Hunt Ridge resident requested clarification of who is responsible to address a specific item of concern at her residence.

Next Meeting Date: December 14, 2023

Adjournment: Motion by Jill to adjourn, 2nd by Charlie, all in favor, motion carried.

Adjournment Time: 7:49 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

Merry Christmas!!

Happy Hanukkah!

Wishing you a Happy, Healthy New Year

VETERANS DAY CELEBRATION, November 11, 2023

The Community came out one-hundred strong to honor our Veterans. Tall Pines HOA Vice - President Jill Bell served as Master of Ceremony, and Veteran Jim LaManna was our guest speaker.



The River Ridge High School ROTC students joined us once again this year. As a special event, they demonstrated the Flag-Folding while their Instructor explained that the total of 13 folds of the triangle represent the 13 Colonies, & what each individual fold means

Fold #1: Symbol of life **Fold #2:** Belief in eternal life **Fold #3:** Remembrance of the Veteran who gave a portion of his or her life for defense of the USA **Fold #4:** Our weaker nature, and our turning to God **Fold#5:** A tribute to our Country **Fold#6:** Pledging Allegiance with our heart **Fold#7:** A tribute to our Armed Forces **Fold#8:** A tribute to a Veteran who passed and to Honor Our Mother for whom the flag flies on Mother's Day **Fold#9**=A tribute to Womanhood **Fold#10:** A tribute to fathers who have given his sons & daughters for defense of the USA. **Fold#11:** Represents the lower portion of the seal of King David & King Solomon and glorifies God **Fold#12:** Represents an emblem of eternity and glorifies God, the Father, the Son and the Holy Ghost **Fold#13:** When the Flag is completely folded, the stars are uppermost, reminding us of our National Motto, In God We Trust.



River Ridge High School ROTC Cadets



Early in the Folding of the Flag Procedure



ROTC Instructor



We Love Our Vets!

Burning of damaged flags



Placing the Wreath

When the Cadets have completed the folding, the Flag was presented to the ROTC Instructor.



IMPORTANT NOTICES FROM THE TALL PINES BOARD

***NEW Some streetlights are out, and it is reported there is a delay from Withlacoochee Electric to have them replaced. Please take precautions for your safety, if you are out after dark!**

1. RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING.

Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday mornings from now on. Don't miss the truck!! Remember: glass is not accepted for the recycle collection.

2. IMPORTANT IRRIGATION NEWS As noted in the Tall Pines October minutes, the irrigation contract with our prior vendor was not renewed and expired on October 31. Your Tall Pines board made the decision to engage with a new vendor with a reduced maintenance schedule, and this contract began November 1. This decision was made because our irrigation costs were 98% over budget this fiscal year alone (March 1 to current date).

Repairs will still be made on a regular schedule, however the routine maintenance (checking and running each well, valve, zone and head) will be occurring on a reduced rotating schedule now rather than each month. Some important items/changes to note:

- 1) Please do not approach the vendor directly and ask them to add something to their work order while they are onsite. They are not authorized to perform any work outside of the preapproved work orders that we provide them prior to their visit. You must report the issue as directed in the steps below.
- 2) Please report **ANY** sprinkler issue that you see within the community, whether it is your neighbor, or a common area or your own yard. Be sure to include the street address of where the issue is (and if it's a common area, include the nearest street address with as much detail as possible). This is a change from the old system, and we appreciate your vigilance in helping us spot issues throughout the community.
- 3) It is preferred that you submit your requests via email. Please email BOTH AndrewG@ameritechmail.com AND TPCAPresident@tampabay.rr.com. Include as much detail as possible regarding the issue you are reporting, including the street address of where the issue is. You may also use the **Contact Form** on the website. The link is: <https://tallpinesnpr.com/contact.php>
- 4) As mentioned in the point above, emailed requests are preferred. However, we know there are a handful of residents who do not have internet or email, for those residents you may leave a voice mail for Andrew George at 727-726-8000 x 301
- 5) Because every zone and head is no longer being manually checked each month, we ask that residents keep their eyes out for anything that looks like a problem. If you notice grass browning, or see water running where you think it should not be, please drop an email and we will have it checked out at the next available visit.
- 6) Even though we will now be on a reduced rotating maintenance schedule, urgent issues will still be addressed timely.

The Tall Pines board hopes that this new schedule will reduce our costs, yet still maintain and repair our aging irrigation system as needed. We appreciate your patience and assistance as our new contract gets underway.

PLEASE NOTE:

As of print time for this Hi Lites edition, the new vendor has already made their first two visits. The board was pleased with the responsiveness as well as the total charges for all reported issues.

ON STREET PARKING REMINDER TO ALL COMMUNITIES

Please note that with on street parking being permitted comes a reminder to **be sure your guests or vendors do not park on the grass.** Parking on the grass will result in towing. Our community documents state that parking is only allowed on paved surfaces. There are many sprinkler heads located at the grass/street junction. Owners would be responsible for repair of damage to the irrigation system.

IMPORTANT MESSAGE RE: TOWING COSTS

Reminder to residents: If residents or guests fail to follow the parking policy, they are subject to towing and **the very lowest charge for a tow will be about \$225,** with additional charges accruing depending on the individual situation. The board has contracted with Blue Diamond towing company who patrol the neighborhood on a random schedule, and have permission to tow any vehicle not in compliance with the parking policy. The official parking policy can be found on the website, and has been published in the Hi Lites several times.

SNOW-BIRDS

Many residents from all sub-communities are away until after the holidays. Kindly take note of a known vacated property, in case anything needs to be reported to your particular HOA or Tall Pines. If you are not sure who to report issues to, feel free to email either Dawn (tallpinesdawn@gmail.com) or Jill (vwjillbell@gmail.com) and they will ensure your concern gets forwarded to the correct person to handle the issue. Thank you!

RUXTON VILLAGE HOMEOWNERS ASSN

Minutes | Board of Directors | Nov 8, 2023

Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey FL 3465

Call to Order: Dawn Horvath. President, at 7:05PM.

Board Members Present: Dawn; Betty Ditzenberger, Vice-President; Dana Ringewald, Secretary; Maureen Johnson, Director. A quorum was reached.

Parklane representative not present.

Members Present: Paula Morin, June Stanislaw.

Proof of Notice: Sign posted at Tall Pines entrance. Notice posted in 3 issues of HiLites newsletter. Agenda posted on Clubhouse bulletin board per new State law.

Secretary Report: Maureen moved to approve and waive reading minutes of August 9, 2023 which were posted at the Clubhouse, on the Master Association website and in the Hi Lites. Betty Seconded, all in favor.

Treasurer Report: Dawn presented Treas. Bill Martin's Sept 2023 report. YTD income \$30,671. YTD Expenses \$29,621 on course with budget. Total Operating Accounts \$35,042. Total Reserves \$116,801, allocated as Roof Reserve \$89,281 and Painting Reserve \$27,520. Broker Raymond James: Total Bank CD Investments Account \$120,784. Total HOA Assets \$151,843. Suggestion was made to consider investing in Treasury Bills, in addition to secondary market bank CD's.

Old Business:

Pest, Fertilizer Service contract. Although there were mixed reviews after first year, Board agreed to renew contract with Southern Care. Board questioned whether Southern Care has been providing written reports of concerns to anyone following

treatments, as agreed. Dana moved to renew contract for 14 mos to align with fiscal year, therefore ending Feb 29, 2025. Maureen seconded. All in favor.

2015 Notice of Preservation. After review of Declaration, Bill and Dana agreed that the multitude of wordsmith and housekeeping changes needed are not substantive enough to justify the cost of an attorney to prepare an amendment.

Significant issues Dana found were discussed:

—Though Article V had-inadvertently been deleted in 2015, roof maintenance was added by amendment of Dec 2020.

—Ruxton Village Declaration, as well as the Tall Pines master association rules, require current and renewal evidence of “full replacement value” for homeowners’ insurance coverage. Owners of 22 of 24 Ruxton units have complied. Dawn reported that TPCA plans to record proof of insurance and renewals for all 317 properties which would consolidate tracking if broken down by sub-associations. Also, Parklane has been requested to estimate their cost to track renewals for our 24 properties.

— Liability insurance for HOA and Board of Directors per Article XVI, Sect 4. Dana questioned whether the limits of liability coverage, as required in the 1985 and 2015 documents, are included in our policy, as well as the requirement that officers with fiscal responsibilities, the President and Treasurer, be bonded. Board requested copies of the insurance policy and for Parklane to review it with insurance agent for compliance with Declaration and whether liability should be increased.

—Corporate Seal. Location unknown. Inquire with Dora, owner at Parklane.

Contracts Review. Existing agreements with Parklane, Green Thumb Landscaping and the attorney may require review if necessary.

New Business:

Landscaping. After presentation of detailed analysis at the October TPCA meeting regarding combining landscaping, spraying and irrigation into one contract for all sub-associations for cost savings, the Board and members present voted against further consideration. Due to the complexities of common areas on the plat, distribution of costs per unit and the large single-family lots in Hunt Ridge, the concept was deemed not feasible. Dawn and Jill Bell, officers of TPCA, will meet with Eric Kopp, owner of Green Thumb Landscaping, to clarify allocation of services and breakdown of charges for common areas within sub-associations. Green Thumb services TPCA common areas, as well as all sub-associations, except Hunt Ridge.

Budget for 2024-2025. Budget is subject to any increase in the sub-association allotment for the Master Association which will be decided at their Dec 14th meeting. Thus, when our Budget is finalized, a special meeting to approve it will be held.

ROOF RESERVES. Discussion ensued about the Ruxton Roofing Reserves in anticipation of the start of re-roofing in 2026, hopefully followed by completion of all quad- buildings by 2029. Paula obtained an estimate of \$40,000 per quad building in Fall of 2022 which reflects significant increases in labor and materials. With approximately \$90,000 Reserves on hand allocated for roofing, there will be a shortfall which inevitably will require an increase in the monthly and/or a special assessment.

Issues needing clarification: June is aware that some property insurers now require new roofs every 15 years. Paula noted a provision in FL law to be “fully funded.” (After the meeting, Parklane confirmed that “fully funded” per Statute 718 applies only to Condominiums. HOA’s are separately governed by Statute 720.)

BE AWARE: HOMEOWNERS OBLIGATIONS REGARDING ROOFS—

Per Article XII, Section 3. Declaration of 2015.

“... In the event the need for maintenance, repair or replacement is caused through the willful or negligent act of an owner, or through the willful or negligent act of the guest or invitee of an owner, the cost of such maintenance, repair or replacement shall be the obligation of the owner and shall be added to and become part of the lot or unit assessment installment next due and payable by such owner ...”

AND

By the 2020 Amendment to the Declaration, Article V, Section 3:

“It shall be the obligation of the owner of the residence to maintain, repair and replace the Gutters, Fascia and Soffits on his or her residence ...”

<https://tallpinesnpr.com/ruxton-village/Amendment-2020.pdf>

Next Meeting. Wednesday, February 7, 2024 at 7:00PM at the Tall Pines Clubhouse.

Adjournment. Betty moved to adjourn at 8:30PM, seconded by Maureen, all in favor.

Respectfully submitted, Dana Ringewald, Secretary

November 13, 2023**Call to Order**

The board meeting was called to order at 7:01 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Susan Gavin, Bob Krobatsch, Lonnie Buresh, Marty Giles, absent: Sam Guiliano - a quorum was established. Also present Andrew George, LCAM, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website and on signs throughout the community.

Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Lonnie, seconded by Bob; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$30,207; YTD income: \$177,604; YTD expenses: \$182,234; YTD deficit: \$4,630; Accounts Receivable: \$6,015

Property Manager Report

Three homeowners are currently in collections for overdue assessment fees, 16 homeowners are over one month behind in payments, 7 are over two months behind, one is over three months behind, one homeowner is in bank foreclosure.

Inspections are done on Tuesdays - As a reminder, trash cans need to be out of sight once trash has been picked up.

Call Andrew at Ameri-tech to report landscaping and/or irrigation issues – 727-726-8000, ext 301.

Old Business

The landscaping committee, comprised of Nick, Anne & Bob, presented their recommendations for a change in landscaping companies as ALOTT was planning on raising the yearly fee by \$14,229. They interviewed three different companies and negotiated a new contract with Anchor Landscaping for mowing and trimming and TruGreen for chemical treatments. A motion was made by Marty, seconded by Anne to terminate the ALOTT contract; motion carried. A motion was made by Nick, seconded by Anne to accept the new proposed contract with Anchor/TruGreen starting in January; motion carried.

New Business

Nick (and his wife Samantha) volunteered to decorate the Baltusrol entrance for the holidays at their own expense. That being said, any contribution will be greatly appreciated.

Renovations have begun at 10428 Pineneedles before receiving approval from the Architectural Review Committee. ARC forms will be hand delivered this week. As a reminder, per our documents, there are no exterior changes allowed without first submitting a form for approval. Forms can be found on the website along with ARC contact names – tallpinesnpr.com.

It has been brought to the board's attention that a homeowner has been breeding dogs on their property. This is expressly prohibited by both the Hunt Ridge and Tall Pines documents. A violation letter will be sent immediately with a cease-and-desist order.

Next Meeting Date

The next meeting is scheduled for Monday, December 18, 2023, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Nick, seconded by Lonnie to adjourn the meeting at 7:27 PM; motion carried.

Submitted by Susan Gavin, Secretary

Valley Wood Homeowners Association**Date: Tuesday November 21, 2023****Time: 7:00 PM****Location: Tall Pines Clubhouse****Meeting Agenda:**

1. Meeting called to order at 7:02 PM by Jill Bell - President
2. Board members: Jill Bell, Cathy Westerman, Dennis Babe, Betty Mayuex, Diane Zenchuk, Marian Pope, Richard-Parklane
3. A quorum was reached
4. Attendance counts: 2 in person, 0 on zoom
5. Proof of notice by email, posted on property, posted on website
6. Pledge of allegiance

Secretary Report:

Jill made a motion to waive the reading of the previous minutes and accept them as recorded on the Tall Pines website, 2nd by Cathy, all in favor, motion carried

Treasurer Report: presented by Dennis Babe

1. Monthly Income \$17,766; Expenses \$17,476; Net surplus \$290
2. Income and expenses are as expected.
3. YTD Income \$145,641; Expenses \$140,292; Net surplus \$5,348
4. Operating Account \$53,386; Account Receivables \$0
5. Reserves: Roof \$167,549; Paint \$55,920; General \$125,827; Total Reserve \$349,296
6. Total Operating & Reserve Funds \$402,681

*The Account Receivables are zero, for the first time for Dennis as the Treasurer.

Committees:

- ARC : Nothing New
- Maintenance: One roof repair to be done on Bloomingdale
- Fines: nothing
- Welcome: New Residents on 10630 Millriver

Announcements:

1. Men's club is looking for new members. Dec. 7th at 9am they will be decorating the clubhouse & the Christmas tree. At 9am on Dec 9th, set up and decorating for the Christmas party is scheduled.
2. We always encourage residents to use the Auto Pay method for HOA dues. Dennis added that 54 of our 92 residents are on auto pay.

Old Business:

1. Updating quotes on carports. We are trying to finalize a possible January start date.
2. Reviewing changes to our documents for vote at annual meeting by the community

3. Board discussion with residents on implementation of late fee. It is in our documents, we are able to charge a late fee. Our current fee is \$10, but with administrative costs this is not feasible. Due to our low late payment rate, a motion was made to table the late fee implementation. Motion by Cathy, 2nd by Marian, all in favor, motion carried.

4. Residents have been asked to submit their homeowner's insurance to Ameritech, also, Parklane asks for it at the annual meeting. Some residents have sent it to me so I am forwarding to both to keep on file. If you have it, please send it to Richard@parklaneres.com. You should request a copy of your complete policy and send the policy declaration page to Parklane.

New Business:

1. If you have received a Notice from Parklane, please resolve the issue and let them know. This saves the HOA money as we would not have to send further notices.

2. If you have a tenant or renter you must submit an application and background check to Parklane. If your guest is there over 30 days, a tenant application needs to be submitted with background check to Parklane. It is in our 2016 documents, Article IX, Section E.

3. Fining committee on failure to comply with Parklane requests. Failure to comply with requests can result in a fine.

4. The board will begin working on the new annual budget and amendment changes.

5. Our CD will come due in February. A motion was made to vote on roll over the interest into our operating account when it is due in February 2024. Motion by Dennis, 2nd by Cathy, all in favor, motion carried.

Open Forum:

1. Diane Zenchuck states there is a water restriction for Pasco County. You should look on Pasco County website and put in your address to see what day of the week you can use your outside hose to use your water. There will be patrols and if not your day to water you could face a \$500 fine. So be aware. Our irrigation is fed by wells so it is not affected.

2. A resident inquired about our roofs. They had information from insurance company that roofs may need to be replaced up to 10 years prior to the life expectancy of the shingles.

We put on 30 year shingles in 2012, so we will can have an inspection done for the insurance company to extend the roof replacement.

Next meeting December 12, 2023, move it up 1 week because of the holiday

Adjourn meeting motion by Cathy, 2nd by Diane, all in favor, motion carried

Adjournment time: 7:40 PM

Submitted by Jill Bell, HOA President

RUXTON II HOA MEETING November 15, 2023

President Donna Hoey called the meeting to order at 7:05 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. David Smyth participated thru Zoom. Ameri-Tech representative Andrew George was also present. There was one unit owner in attendance.

The Proof of Notice was posted as required. Charlie made a motion to waive the reading of the April Meeting minutes and to approve them. Seconded by Donna. Motion unanimously approved.

VICE PRESIDENTS REPORT

Gary Anderson submitted his resignation from the Board which was accepted. Donna then nominated Joe Capasso to be a replacement Board member. Seconded by Beverly. Donna, David and Beverly approved. Charlie abstained from voting.

TREASURERS REPORT

Andrew reported that we have \$13,076 in our operating account and \$236,963 in our reserves.

MANAGERS REPORT

Andrew mentioned that our annual meeting will tentatively be set for the first week in February 2024. He stated that letters went out to unit owners reminding all that proof of insurance is required to be sent to the management company. Andrew is going to talk to Eric of Green Thumb about hedge trimming, keeping atrium drains clean and problem with dying bush on Upton Court. He also reported that unit in delinquency is in lawyer's hands.

Old Business

Andrew brought up painting bids. After discussion Charlie motioned to accept bid from Munyan. David seconded. Unanimous approval.

Roofers have been repairing a leak on Upton Court.

Charlie brought up issue of Ruxton II Bylaws. Instead of a motion at this time Andrew asked for time to speak to our attorney. Board members were asked to review a copy of the Bylaws on the Tall Pines web site so that we can make a decision at our December meeting.

The trailer on Vale Loop is gone and owner has moved out.

New Business

David asked Andrew for a complete list of current owners. Andrew will send every Board member a new list.

Andrew addressed an issue of an unleashed dog in Ruxton II. Under ADA rules this is permitted.

Charlie raised the question of opening a new CD. After much discussion Donna moved that we take \$37,000 out of our Money Market account and put in our Raymond James account. Beverly seconded. Unanimous approval.

Donna nominated Joe to be Vice President, Beverly seconded. Donna, David and Beverly approved. Charlie abstained.

Comments from unit owner

A resident on Vale Loop questioned our weed control and fertilization program. He does not think it is being done on Vale Loop. Andrew will follow up with Controlapest. Also, Controlapest needs to put up more warning signs.

The next meeting is tentatively scheduled for **Tuesday, December 5th at 7:00 p.m.** Andrew will check his schedule.

Respectfully submitted,
Beverly Dierking, Secretary

Tall Pines Board Seeks Community Members

What are you good at??

Your community could use your help!

We know that not everyone wants to make a three-year commitment to join an HOA board, or other regular ongoing commitments, but we also know that some people don't mind helping out when its not a regular commitment.

Those of us serving on your HOA boards are just regular people, volunteering our time to try to make the community a better place to live. We all either have or had careers in various fields, but are not experts in every area. Sometimes issues come up that we could use a professional opinion on, to help the board make the right decision. Just like any homeowner making repairs or decisions on their own home, the board has to try to learn enough about any particular situation to try to make the right decision for the community. We aren't looking for people to "do" the work, but rather to help us make decisions that are the best for the entire community.

Maybe you were a roofer, electrician, engineer, accountant or some other type of specialized career before you retired, or maybe you still are. If you have expertise in a particular area and would be willing to serve in an advisory capacity, to help guide the board in making an educated decision, please contact any board member and let them know you are willing to provide advisory services and what your expertise is.

We are hoping to hear from you!

GAME NIGHT

On Sunday, November 19th a game night was held at the clubhouse and a small group attended. We will be holding a second Board Game Night on Friday January 26th. All community members are invited! Mark your calendar and watch your next edition of the Hi Lites for more information! We hope you will join us!

Are you on the e-mail blast list?

Do you get email blasts about the community? If not, go to the website and click Documents. On the right side of the page you will find an "Owner Profile". Fill that out and return to our property manager and indicate that you would like to be added to the Email Distribution List.

**CONGRATULATIONS
& WELCOME to
NEW TALL PINES HOMEOWNERS!**

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

**Judith Scott & Sarah Farkas
of 10630 Millriver Drive
in Valley Wood**

Wishing you every Happiness in your new Home!

NOVEMBER BUNKO WINS!!

Most Bunkos Bob Krobatsch, Peggy Krobatsch and Birdie Irwin

Most Losses Terry St. Onge

Most Wins Jill Jamu

Come for the fun!! Join in on Dec 15th, 6:30pm

Please RSVP by leaving a message at 727-848-3549 with your name and the number of people attending.



Re/Max Marketing Specialist
Nicholas Vavoulis
We Don't Just Sell Here,
We Live Here
8915 Mitchell Blvd
Trinity Blvd FL 34655
Email: nickvavoulis@gmail.com
Mobile: 727 234 3743
20 + Years Of Experience



11/1/24

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited
Professional Landscape Services

Eric Kopp
727-457-3460
eric@greenthumbunlimited.com
greenthumbunlimited.com



4/1/24

**Tall Pines
Housekeeping & Organization**
Reliable & Affordable

Nichina Wycoff
727-793-1764
Call for Free Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

**DO YOU KNOW OF A GREAT BUSINESS TO
SHARE WITH THE COMMUNITY?**

**CALL BOB KROBATSCH AT
727-267-4604**

SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month. Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you do not want a trimming done, is to tie a red ribbon on it, cover it with a towel, or put up a "Do Not Trim" sign on it.

If you have an issue with the trimming which occurred, please email your property manager with your address and details of the complaint.

THOUGHTS & PRAYERS

go out to

Mike Fastigi Krystyna Johnson
Bob and Peggy Krobatsch
Lynda Leonard
Jean Kordewick

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



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.tallpinesnr.com

UPDATED* Tall Pines Board Contact Information as of October 2023

Please keep this information for future reference.

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
Carolyn Mitrius, Director (630) 886.8124

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**
Hunt Ridge West - **Volunteer needed**
Ruxton Village - Maureen Johnson sneezy1223@yahoo.com
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!
Positions vacant
for years!!!

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.



DECEMBER.2023



Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

					1	2
3	4	5 Ruxton II HOA meets at 7 PM	6	7 Mens Club meets 8 am ***** HELP WANTED to decorate the Club for Xmas at 9am! Coffee & pastry available!	8 1st Day of Hanukkah 	9 Christmas Party 5pm *Help set up for party at 9 am if you can! 
10	11	12 Valley Wood HOA meets at 7 pm	13	14 Tall Pines HOA Budget meeting at 7 pm	15 BUNKO! 6:30 pm 	16
17	18 Hunt Ridge HOA meets at 7 pm	19	20	21	22 Hi Lites Deadline Send Minutes to valleywoodsue@ gmail.com	23
24 <hr/> 31	25  Merry Christmas	26	27	28	29	30