

The Tall Pines Hi Lites

Volume 39, Issue 5 On-line only. JULY 2023

Celebrate America!



Advances on our Landscaping Improvements

Updated photos of continuing work on projects in Tall Pines are in this issue!



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President

Dawn Horvath
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Ameri-Tech

Management Co.
Andrew George
727-726-8000 X301

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, you may be towed without notice.

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

Street parking overnight (Midnight to 6 am) is not allowed.
Your vehicle may be towed without notice

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
AND IN THE MAY HI LITES DELIVERED TO YOUR HOME**

**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 or will soon be 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 Community Association Monthly Board Meeting

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

Date: June 15, 2023

Call to Order at 7:08 PM by Dawn Horvath, President

Pledge of Allegiance was held.

Roll Call- Dawn Horvath, Jill Bell, Bob Krobatsch, Charles Kriss, Property manager Andrew George. Absent were Lonnie Buresh and Dave Antkowiak. Quorum reached.

Proof of notice-Signs posted at Tall Pines entrances, email, posted on website.

Secretary's Report-Motion by Jill 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-Given by Andrew in Lonnie's absence. Income \$18,429, Expenses \$16,369, Reserves \$6191. YTD Income \$55,994, Expenses \$39,427, Reserves \$18,573. General Operating acct \$11,733, Petty Cash \$585, Reserves \$418,764. The overage of expenses was for landscaping and tree removal and trimming work done throughout the community. Electric bill is \$900 over budget in the last 3 months. Andrew will pull last year's bills and see why there is such an increase. 3-month cd matures on June 20th and the board previously voted to reinvest. The board made a motion to move \$6840 from landscaping reserves to operating account to fund the landscaping and tree work done. Motion by Charlie, 2nd by Jill, all in favor, motion carried. Alott's irrigation bills were approx. \$4000 in April, approx.\$3000 in May, so we hope to see significant decreases each month. Andrew will continue to send the monthly bills in his monthly financial email for review.

Property Manager's Report-Andrew. **1.** Financials were mailed on June 7th. **2.** He maintains the irrigation calls and coordinates them. **3.** He does his community drive through on Tuesdays and reports any findings to the board. **4.** The contract with Tee4 trimmed the hedges and now Alott will not trim them as they say they are common area. Green Thumb has stepped in and is trimming them now at no extra cost. **5.** There is a sign by the Pool/clubhouse, Get Hooked Restaurant will be opening in the fall. **6.**The Storm Drain on Brookhaven was fixed today. **7.** The Storm Drain on Baltusrol should be fixed tomorrow.

Announcements

Accomplishments: **1.** A tree on Bayhill Ct. was removed, it was dead in the center. **2.** New plants were installed at the entrance. **3.** Bob Krobatsch and Slawek have been cleaning the sheds. **4.** There was a dumpster issue, thanks to all involved, it got resolved. **5.** Due to the lack of delivery people for Hi Lites, it will only be published online in June, July, and August. Delivery will resume in September and still looking for volunteers. **6.** Wood chips on the golf cart path- Lonnie volunteered to spread the chips but someone beat him to it, so thank you to whoever did the job! It is nice to see people getting involved. **7.** Clubhouse rentals were 3 in May, and we have 1 party and 2 non-Tall Pines HOA meetings booked between now and August.

Old Business: **1.** Baltusrol flooding should be repaired this week. **2.** Soil washout of Brookhaven was repaired this week. A motion was made to pay for those repairs out of Deferred Maintenance Reserve, Motion by Jill, 2nd by Charlie, all in favor, motion carried. **3.** Clubhouse roof repair. Looking to get 3 bids, Andrew got a bid from Signature Roofing for \$1450, he will get 2 more bids. Jill made a motion to approve the bid that is lowest up to maximum of \$1450, 2nd by Charlie, all in favor, motion carried. **4.** The 2 electrical outlets in front of the clubhouse will be removed and capped off as well as the outlet on the front of the clubhouse will be repaired. Andrew will also have the electrician check the pump on the pond as it is not working at this

time. The electrician is scheduled for Monday 6/19. **5.** We are going to obtain 3 quotes for repairs to the posts on the clubhouse. Bob K. will get a quote, Andrew will get a quote and Slawek turned in a labor only estimate. **6.** Insurance quotes-Andrew is obtaining quotes as our policy renewal is July 1st. If quotes are obtained and we are going to vote on this, the board will hold a special meeting and notify residents of a special meeting date and time. **7.** A resident inquired about installing a Pickleball court, unfortunately we do not have the space and the cost is approximately \$25K and up. So, this is not something we can do.

New Business: **1.** Posts around the clubhouse are deteriorating and need work. The cost will be over \$1,000 so Andrew will obtain 3 bids. **2.** The pressure washer needs to be replaced, after doing research the cost will be a little over \$500. Charlie made a motion to purchase a new power washer, 2nd by Bob, all in favor, motion carried. **3.** Fiddlesticks needs asphalt repair/replaced. Andrew will get 3 estimates and see what they recommend we do. **4.** The pond by clubhouse, the switch may need a lock on it. Apparently, it has been removed. Andrew will have the electrician look at it.

Residents Comments or Concerns: **1.** If Decubellis gets widened, can we get a traffic light at the intersection of Decubellis and Baltusrol? It would be a county decision. **2.** **If the road gets widened, we would like a wall for sound/privacy. Residents should email the county.** Dawn will have Sue put something in the Hi Lites. **3.** If during the day someone is parking in front of mailboxes, the board can be notified and have the vehicle towed. **4.** Residents of Baltusrol were concerned because sprinklers are going off 3 times a week. Andrew will contact Alott to check it out. **5.** A resident on Millriver is concerned about the golf course not being mowed. Andrew will contact the county code enforcement to file a complaint.

Next Meeting: July 20th 7 PM

Motion to adjourn by Charlie, 2nd by Bob, all in favor, motion carried.

Adjournment time: 8:15 pm

Submitted by Lonnie Beresh

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

TALL PINES BOARD ACCOMPLISHMENTS

1. Additional plants were installed on the front entrance island. **2.** Solar post lights were placed, and a donated bench was assembled and installed on the Brookhaven Drive island. **3.** New landscaping in Hunt Ridge West community. **4.** All Tall Pines street signs and stop signs have been cleaned by Slawek and Patrycja, who are our new Clubhouse maintenance employees. What a huge difference it has made! **5.** A failing tree was removed on Bayhill Court.

IMPORTANT NOTICE

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.

Tall Pines Entry Island



RUXTON VILLAGE HOMEOWNERS ASSN Minutes

Board of Directors

May 10, 2023

Tall Pines Clubhouse

10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:04PM.

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

Members Present: Paula Morin, June Stanislaw

Also Present: John Lamont, Parklane Real Estate Services

Proof of Notice: Sign posted 48 hrs prior at Tall Pines entrance as required. NB: John will forward notice of future meetings to Andrew at Ameri-Tech to post on TPCA website, as well as by email to Members.

Secretary Report: Maureen moved to approve and waive reading of Annual Meeting minutes, Feb 15, 2023 which were posted on the Tall Pines website and in the Hi Lites, Bill seconded, all in favor.

Treasurer Report: Bill presented the financial report as of March 23, Income \$4,142, Expenses \$4,611, Operating Account On Hand \$33,031, Roof Reserve \$82,485, Painting Reserve \$26,921. And as of April 23, Monthly income \$4,141, Expenses \$4,303, Operating On Hand \$23,676, Roof Reserve \$83,547, Painting Reserve \$27,021. In April, Dawn and Bill invested \$120,000, including \$10,000 from Operating account and Roof and Paint Reserves, through Raymond James as follows: \$30,000 each in 3, 6, 9, 12 month rolling CD's earning 5%-5.1%. No broker fees were charged. Upon maturity, about \$6,000 interest will be deposited into Reserve funds yearly.

Old Business:

Pest, Weed, Fertilizer, irrigation. Improvement in the lawns is evident with Southern Care. the new spraying service. They continue to address the problem fire ants. Due to the drought, Pasco County has limited irrigation to once per week but more water is needed. Hand watering is allowed before 8am and after 7pm. If there are problems with the irrigation system, ONLY the owner/resident is to contact Andrew George at Ameri-Tech who will forward the complaints to ALOTT. The company claims to have thus far replaced some 700 of the 6,000 sprinkler heads throughout Tall Pines.

Solar. HOA cannot prohibit solar by law, yet can regulate location and placement. General consensus is that solar would not be cost effective for our units since average electric bill is about \$120/mo. Application to ARC is required prior to installation on roof and HOA should require a liability waiver as any installation on roof will vacate warranty. The matter should be included in future amendments to the documents.

Electric Car

Chargers. HOA cannot prohibit. Requires permit and location of utility lines. If placement outside, requires application to ARC. Can also be installed inside owner's garage.

Antennas. Prohibition of antennas on roofs was inadvertently stricken in 2015 HOA edits, although the installation may affect the roof warranty. Board discussed prohibiting replacement

of antennas when a building is re-roofed which would require an amendment. General policy permits antennas not visible from the street, yet it is not so stated in documents.

NB: Owner is responsible for fascia, soffits and gutters.

Welcome Letter: A welcome packet with material compiled by Bob Krobatsch is available for all HOAs in Tall Pines. A board member is needed to deliver packets to newcomers. Parklane is notified of new owners for accounting purposes and will furnish same to the Board.

New Business:

Proof of Insurance. Owner's Declarations Page indicating full replacement value is required per HOA documents. John to resend notice by email or mail to owners who have not complied.

Dirty Roofs. Concerns: cost to clean 6 buildings & damage to landscape from chemicals used.

Committee Report:

Architectural Review. 10734 Fiddlesticks plans to bury drainage from downspout toward road and replace sod across front wall. Maureen questioned whether an ARC application is needed. Bylaws & Declaration are unclear. John recommended an application be submitted with a drawing of the plan to have on file. He will supply application forms to Maureen.

Next Meeting: Wednesday, August 9, 2023 at 7pm at the Tall Pines Clubhouse.

Adjournment: Bill moved to adjourn at 8:52pm; Maureen seconded, all in favor.

Respectfully submitted, Dana Ringewald, Secretary

TO ALL SUBCOMMUNITY BOARDS: Welcome Package Available

Bob Krobatsch 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!

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 when it arrives 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

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

Ruxton II Every 2 weeks. The last trim was on Tuesday, June 20TH

Ruxton Village Every 4 weeks. The last trim was on Tuesday, June 6TH

Spring Lake Every 4 weeks. The last trim was on Tuesday, June 20TH

Tall Pines Every 4 weeks. The last trim was on Tuesday, June 20TH

Valley Wood Every 4 weeks. The last trim was on Tuesday, June 6TH

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.

*Amazon sells signs

THE HI LITES

The August Hi Lites will be available only on-line at www.tallpinesnpr.com. Home delivery of the printed Hi Lites will resume with the September issue.



Happy July 4th!
 God Bless America



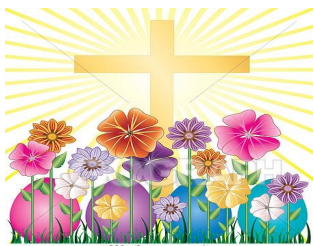
THOUGHTS

& PRAYERS go out to:

Dick Garneau

Lynda Leonard Jean Kordewick

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



GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

727-457-3460

service@greenthumbunlimited.com

greenthumbunlimited.com



GOOD TO KNOW: EZ RUST REMOVAL

There are many unsightly rust stains throughout Tall Pines. Residents are responsible to remove these stains from white stucco, sheds, carports, sidewalks, roads & driveways.

First, call Andrew George at Ameri-tech, (727) 726 -8000 Ext. 301, and ask him to have your sprinklers adjusted so the water does not hit the walls of your home. After that, simply spray and rinse the rusted area with one of the following products: "Goof Off Rust Aid" which can be found in aisle 9 of the Home Depot Store or "The Works" and "SnowCap" which can be purchased at the Ace Hardware on Moon Lake Road. These products can be used on unpainted cement areas such as sidewalks and roadways.

*Check product directions for use on painted surfaces other than exterior stucco.

BOOKS AND PUZZLES

There are many, many books 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 Contact Sue Mac Queen to volunteer on a committee!

JULY 2023

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

<p>Ruxton II meets next on October 3rd at 7:00 pm</p> <p>Valley Wood meets next on Sept 19th at 7pm</p>	<p>Men's Club next meeting Oct. 5th at 8am</p> <p>BUNKO resumes in the Fall</p>	<p>Hunt Ridge meets next on Oct. 18th, 7pm</p> <p>Ruxton Village meets again August 9th, 7pm</p>				1
2	3	<p>4</p> <p>Independence Day</p> 	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	<p>20</p> <p>Tall Pines HOA Meets 7pm</p>	21	22
<p>23</p> <p>30 _____</p>	<p>24</p> <p>31 _____</p>	<p>25</p> <p>Hi Lites Deadline</p>	26	27	28	29