

The Tall Pines Hi Lites

Volume 39, Issue 4 On-line only. JUNE 2023

MEN'S CLUB DONATES NEW FLAG

With Flag Day on June 14th, the generous donation to The Tall Pines Homeowners Association is timely! The Tall Pines Board Members extend their thanks for this special donation.



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

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valleywoodsue@gmail.com
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President
Dawn Horvath
tallpinesdawn@gmail.com
Ameri-Tech
Management Co.
Andrew George
727-726-8000 X301

Happy Father's Day
to all of our Tall Pines Dads!



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!

PASCO COUNTY DROUGHT NOTICE FROM ANDREW at AMERI-TECH MANAGEMENT

Pasco County was changed from Severe Drought to Extreme Drought status and as such the lawn/irrigation are asking that if any brown spots start to appear in the lawns, please resort to hand watering. If you do hand water please do so before 8 am in the morning or after 7pm in the evening so that you do not scorch/burn the grass. Running the irrigation once or twice a week will not supply enough water without the rain. Thank you for your assistance/patience.

TWO ALLIGATOR RELOCATIONS

In early May, on subsequent days, two large alligators were removed from the pond at the west end of LaQuinta Drive by a hard working man, hired by Pasco County, named Mickey. The first measured 10 feet in length, and took more than 1 1/2 hours to secure.



The second was smaller in girth, and was 7 feet in length. This alligator was spotted walking on LaQuinta Drive a few days earlier.

TALL PINES SPECIAL MEETING ON IRRIGATION ISSUES 5/3/23
TALL PINES CLUB HOUSE 5:15 PM

This is a special meeting that was arranged to address questions and concerns that the Tall Pines BOD and homeowners have specifically related to irrigation services being provided by ALOTT in the Tall Pines community. ALOTT representative David attended the meeting to respond to those questions and concerns.

- After introducing himself, David emphasized the following concerning questions about why so many sprinkler heads needed to be changed, what is the difference in the ones we had been using versus "commercial grade" heads, why certain tasks were or were not being completed, etc.
 - Commercial grade heads last longer, they have a longer warranty, they have better seals, they leak less, they maintain pressure better. Toro, Hunter, and Rain Bird brands all have different grades of sprinkler heads. David explained that all of those brands were installed throughout the community and that ALOTT was replacing broken heads with Rainbird commercial grade sprinkler heads.
 - We are in extreme drought, so brown spots are occurring in different places.
 - We have 207 zones, approximately 30 heads per zone, so about 6,000 heads, some of which have been replaced as needed over the lifetime of the system and he is not sure how old they are.
 - First priority was to get all zones functioning after ALOTT took over.
 - Seals go bad in heads due to weather, age, etc. We use well water, which has iron and minerals that shorten the life of sprinkler heads. We may need to replace around 600 heads per year, on an ongoing basis. David made reference to what he called "natural attrition" which is the normal wear and tear that takes place on sprinkler heads.
 - As seals deteriorate, they leak, resulting in low water pressure especially at the ends of zones, which prevents heads from popping up.
 - ALOTT agreement is to come 2 x's a month for inspections, but because of so many zones and associated needed repairs that occur, they have been coming more than that.
 - Andrew George requests only one person report an issue. The owner, or if a neighbor is reporting it, should be sure to let homeowner know they are making the report to avert duplicate reports. Andrew will send a list to ALOTT to check issues when they are here doing inspections so it will reduce service fee costs.
 - Andrew George email is andrewg@ameritechmail.com. Residents requested a response from Andrew to know he received their email.
 - Fees are \$1852.50 base charge per month. This fee covers operating all sprinkler heads, timers and valves once a month and adjusting for proper coverage. Any parts and labor and service charges are extra.
 - For the last few months, repairs have been averaging approximately \$2500 per month.
 - ALOTT has replaced approximately 700 heads so far. They expect a substantial decrease in the number over time, since many of the ones that needed replacement have been changed.
 - We requested they clean around the heads in a neat round circle, they used a weed wacker and it looks bad.
 - Questions on rerouting electrical lines on Decubellis, ALOTT said since they have to shut water off to do this, they will do this after rain starts, to prevent brownouts. He thinks it may be done in May, depending on rain. Regarding their ability to complete that project within the \$2,000.00 amount that was approved, David indicated that amount probably would be close.
 - Question raised about treating water so no rust, David said this would cost approximately \$10,000 a month. So that would be too expensive.
 - ALOTT cleans sprinkler heads monthly.
 - LaQuinta resident expressed concern over water spraying the road, needs to be redirected.
 - Question of can our new maintenance person do sprinklers- answer- No, they have to be licensed.
 - Water will spray with wind on houses and sidewalks and can't be prevented. However, if the spray direction is clearly wrong, homeowners should report this to Andrew so that adjustments can be made.
 - David said our costs should decrease each month, as there is no service charge if they are there on inspections and encounter needed repairs. Only charge is parts and labor, unless they are making a special visit out for an emergency service call.
 - If a pipe is broken, they use flex line, so it won't be damaged by lawn service. This is done near driveways and sidewalks especially, which are areas most likely to be affected by mowers, vehicles, etc.

Jill made a motion to adjourn, Charlie 2nd it, all in favor, none opposed, motion approved

Meeting adjourned at 6:32 PM

Minutes prepared by Jill and Dave, submitted by Dave

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: May 18, 2023

Call To Order - 7:00 PM

Pledge Of Allegiance - Was held

Roll Call - In person, Lonnie Buresh, Charles Kriss, Bob Krobatsch, and Ameritech Representative Andrew George were present. Attending on zoom were David Antkowiak, Jill Bell, and intermittently Dawn Horvath while travelling and as able to connect. Charlie chaired the meeting.

Proof Of Notice - Signs were posted at Tall Pines entrances, on email, at clubhouse entrance, and in Hi Lites.

Secretary's Report - Motion made by Jill to waive the reading of the minutes from previous meeting, seconded by Lonnie, all in favor, none opposed, motion carried.

Treasurer's Report - Lonnie reported that in April, we had monthly income of \$18,798.00, operating expenses of \$12,612.00, and reserves of \$6,191.00. Expenses were close to budget for April, and year to date we have a net surplus of \$2,126.00. Lonnie commented that similar to last month, the reason we are showing a surplus is because some of the one-time, annual operating expenses, like insurance for the clubhouse, have not hit the books yet. If those line items were accounted for, we were slightly over-budget for the month. Our total reserve funds are \$415,942.00.

Lonnie made a motion to use irrigation reserves to pay the ALOTT invoices for services outside the contracted monthly maintenance fee, for a total of \$2,412.93, seconded by Bob, all in favor, none opposed, motion carried.

Manager's Report - Andrew reported that financials were mailed on 5/4/23, weekly Tuesday inspections continue, tree trimming continues and that there were homeowner concerns related to irrigation, landscaping, hedges, and grass.

Announcements / Accomplishments - Front Island and Brookhaven Island were both landscaped, Board members as well as Green Thumb and ALOTT have been watching both patches of sod to ensure it is getting water and looking healthy. Several trees throughout the community were trimmed. The maintenance position was filled on April 27th. Golf cart is working again. Potholes have been filled. Work is in progress to clean rust from signs throughout the community. There is a new flag at the clubhouse, donated by the Men's Club. Dawn has reached out to the County to try to learn if a wall bordering Tall Pines will be installed by the County when Decubellis is widened. Have not heard anything definitive back yet, but suggest any affected homeowners contact the Pasco Commissioners directly and request that a wall be installed. We have 65 homes which will be affected by this by either backing to or facing Decubellis.

Clubhouse Rentals Report - Since last meeting: In addition to community HOA meetings, there was a rental to "The Woods" and "River Ridge CC" for their HOA meeting, and a rental to a resident for a party on May 6th. Upcoming rentals: Anniversary party, baby shower, and a wedding, all within the next few weeks.

Old Business

1. Tall Pines Rules And Regulations Revisions - There were four revisions proposed by the Board. The first one is in the General Rules section, and the proposal is to add the words "shall be" after the word assessment. The second one is in the pet section, and the proposal is to remove wording that no animals are allowed in the common areas. The third and fourth are both in the Architectural and Landscaping Rules section. The third one proposes removing wording that exterior changes or modifications to residential dwellings or lots need to be approved by the Tall Pines Master Association, and that the Architectural Committee of each individual's HOA, or their Board Of Directors if there is no Architectural Committee would be sufficient in the approval determination process. The fourth one is to propose removal of the wording that landscaping, to include lawn care shall be maintained by the parcel owner. A motion was made by Lonnie to accept the proposed changes to the rules and regulations, seconded by Bob, all in favor, none opposed, motion carried.

2. Baltusrol Flooding And Soil Washout On Brookhaven - Currently we have two bids for this work, anticipating a third. D&D Grading is the lower of the two, at \$5,500.00. Due to the need to address this problem as soon as possible, a motion was made by Charlie to accept the lower bid, contingent on receipt of a third bid, seconded by Bob. Before the motion was approved, concerns were raised about how long we would wait for the third bid, and how quickly the vendor could begin the repair work. The third bid is expected within seven days. Motion was modified to state that we will ratify the vendor selection decision via email after the third bid was received and vendor confirmation of when the work would start. All were in favor, none opposed, motion carried.

3. Tree Trimming - Andrew reported that the vendor has two trucks that are down, causing delay in work. However, they have promised that the work would be completed by Friday, May 19th.

4. Clubhouse Roof Repair - It was decided to defer a decision on this item, pending a determination as to whether the new maintenance person may be able to do some or all of the needed repairs.

5. Update On Two Electrical Outlets In Front Of Clubhouse - They were used rarely, and determined to not be needed in the future. A motion was made by Bob to remove the two electrical outlets by the flagpole that are regularly damaged by the landscapers, and to repair the outlet on the outside front of the building, seconded by Lonnie, all in favor, none opposed, motion carried. Andrew will follow up with the electrician.

6. Golf Cart Path - Pasco Tree will be dropping off two loads of chips soon, for Lonnie and whoever else volunteers to help spread them.

New Business

1. Maple Tree Needing To Be Cut Down, Due To Liability Concerns - So far we have two bids. Bob made a motion to approve the lowest bid to remove this dying tree at 7630 Bayhill Court, seconded by Lonnie, all in favor, none opposed, motion carried. This is contingent on receiving the third bid, and going with the lowest of the three. The stump will not be removed, to contain cost.

2. Sprinkler Parts From The Shed That Were Sold - Lonnie reported that he received the \$150.00 before the meeting, which will be added to Petty Cash.

3. Insurance Policy - Lonnie made a motion for Andrew to request bids from the two property insurance companies that were suggested, seconded by Dave, all in favor, none opposed, motion carried.

Walkon Topics From Board Members

None

Resident Comments Or Concerns

On Site - A resident asked about the prospect of adding a pickleball court in Tall Pines, and discussion mainly concluded there isn't enough room in our common area to accommodate one. A resident expressed concern about not getting an email response from Ameritech regarding report(s) of sprinkler issues, and Andrew indicated he does respond to these emails. A resident asked questions regarding the new maintenance position. Two residents expressed disappointment in the appearance of the landscaping improvements made at the Tall Pines entrance. A resident requested more information about the insurance we are requesting bids on, and there is general consensus that the cost will be high, and there are less companies to choose from.

On Zoom - No Comments

Next Meeting Date

June 15, 2023 @ 7:00 PM

Adjournment

At 7:50 PM, Lonnie made a motion to adjourn the meeting, seconded by Dave, all in favor, none opposed, motion carried.

Minutes Submitted By David Antkowiak, Tall Pines Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****May 15, 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, absent: Sam Guiliano, Carl Cassella - a quorum was established. Also present Bob Kelly, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse, on the 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 Susan, seconded by Anne; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$30,952; YTD income: \$47,475; YTD expenses: \$51,267; YTD deficit: \$3,792; Accounts Receivable: \$6,241

Old Business

A \$33 overcharge on an Ameri-Tech invoice has been refunded.

New Business

Carl Cassella has submitted his resignation from the Hunt Ridge board. A motion was made by Lonnie to accept Carl's resignation, seconded by Anne; motion carried. The board thanks Carl for his many years of service to the board and the community.

Next Meeting Date

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

Adjournment

A motion was made by Susan to adjourn the meeting at 7:09 PM; seconded by Lonnie; motion carried.

Submitted by Susan Gavin, Secretary

The **Ruxton Village** minutes for May will be published in the July Hi Lites.

The Hi Lites for July and August will also be On-Line only. Home delivery will resume in September, when the delivery team has more members present in Tall Pines.

NEW!! 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

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

727-457-3460

service@greenthumbunlimited.com

greenthumbunlimited.com

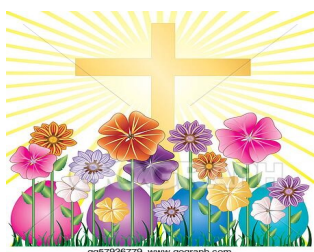


THOUGHTS

& **PRAYERS** go out to:

Lynda Leonard & Jean Kordewick

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

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

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

SUNSHINE COMMITTEE

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

Please Contact Sue Mac Queen to volunteer on a committee! Send a Get Well card! Welcome a new owner to your neighborhood!

PROGRESS OF THE TALL PINES COMMON AREA LANDSCAPING IMPROVEMENTS



Pictured here:

The Tall Pines entrance, and islands on Chenequa Court and Brookhaven Drive have had landscaping improvements done.

The entrance island received an area of new sod, new plantings, and an area of grey stone with gold & silver highlights that was selected and installed in the front, in order to reduce the growth of weeds and the cost to the HOA of frequently purchasing and planting temporary florals. Additionally, with the droughts we seem to have nearly every year, this type of planting will require less watering therefore is environmentally friendly.

The new Board also made repairs to and painted the guard house a few months ago.

The Brookhaven Drive design is partially completed. A bench was purchased and donated by an anonymous donor. This bench will be put together and installed on the island soon. Additional plantings will likely be added in the fall.

The island on Chenequa Court has seen installation of some sod, fresh mulch and several plantings which have white floral blooms. All mature shrubs were trimmed.

All three of the areas shown here now have a clean simple design requiring minimal maintenance.



JUNE 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
4	5	6	7	8	9	10
11	12	13	<p>14</p> <p>Flag Day</p> 	<p>15</p> <p>Tall Pines HOA Meets 7pm</p>	16	17
<p>18</p> <p>FATHER'S DAY</p> 	19	20	21	22	23	24
25	26	<p>27</p> <p>Hi Lites Deadline</p>	28	29	30	