

# The Tall Pines Hi Lites

Volume 39, Issue 3 MAY 2023

**NEW PARKING POLICY** The Board voted at the most recent meeting to rescind any prior parking policies which had been in existence for Tall Pines, and establish a new Parking Enforcement and Rules policy. These new rules will go into effect on May 15, 2023. The new policy will allow daytime street parking EXCEPT when the vehicle is blocking driveways, mailboxes or creating any sort of blockage or hazard. If the vehicle is causing any type of blockage, it will be towed immediately at the owner's expense. Nighttime parking will not be allowed at any time, and vehicles will be towed at the owner's expense. Nighttime hours are midnight to 6 A.M. The towing company that TPCA has contracted will be making random passes through the neighborhood and is authorized to tow any vehicle which is not in compliance with the parking policy without requiring contact with or authorization from a board member.

This is not intended to be a complete description of the new rules, please be sure to read through them in their entirety to ensure your understanding. Once May 15<sup>th</sup> hits, there will be no grace period given. You can find the full parking policy in this edition of the Hi-Lites, as well as on the Tall Pines website (<http://tallpinesnpr.com>) under Documents.

PLEASE remember to inform your guests and vendors who may be visiting your home of this new policy. If you have an overnight guest, you can contact any board member to get a permit to leave the car in the Clubhouse parking lot overnight. Clubhouse parking is not intended for more than one week and must be approved for overnights. If you are not sure of how to reach a board member to request an overnight permit, TEXT your name, address and request to Dawn Horvath at 630-373-6363. As a reminder, while parking is allowed in our clubhouse parking lot (10930 Tall Pines Boulevard), parking is not allowed in the River Ridge Golf Course Clubhouse and they will also tow vehicles. If you are not familiar with which lot to park in, please ask any board member. SEE PG 7

STARTING MAY 15th

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.

TALL PINES HOA SPECIAL BOARD MEETING TO BE HELD ON MAY 3RD AT 5:15 pm

THE AGENDA IS IRRIGATION ISSUES ONLY

*Happy Mother's Day*  
to all of our Tall Pines Moms!



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Sue Mac Queen  
valleywoodsue@  
gmail.com

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President  
Dawn Horvath  
tallpinesdawn@  
gmail.com

Ameri-Tech  
Management Co.  
Andrew George  
727-726-8000 X301

## 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](mailto:andrewg@ameritechmail.com) if possible for confirmation.

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

### TREE TRIMMING

The Board will have trimming or removal of designated trees done soon by Pasco Tree. If a tree requiring attention in your yard, was not designated as a Tall Pines owned tree, you can contact Pasco Tree at 727-868-6407. The company will give you a quote and perform the work while they are on site for the Tall Pines job.

### PASCO COUNTY DROUGHT NOTICE FROM ANDREW at AMERI-TECH MANAGEMENT 4/21

This morning 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.

### ALLIGATOR SIGHTINGS & DOG TREATS

1. It is alligator mating season and alligators have been spotted wandering around the community. Please look around before you exit your home and look around when you come home. These gators eventually return to the Ponds. The number you can call is 866-392-4286. This man will come and catch the gator if over 4ft, and remove it. He will not hunt them, so if you call him you will have to keep track of where the gator is so when he arrives he can find it.

2. People are leaving dog treats around for other's pets and offering treats from their pocket. This is a No No! Someone else's pet can get sick from this. Every owner is in charge of feeding their own pet and may not be comfortable with someone else giving food/treats to their dog. Also, leaving any kind of food out does attract unwanted wildlife. So Please do not offer treats to another's dog or leave any out.

### OBITUARY

Some long term residents of Tall Pines will fondly remember Veteran **Ed Battis** of Hunt Ridge. It was recently learned that he passed on December 21st in Danville, NH, at 88 years of age. He was well liked here, and was known for his integrity, honesty and love of family. He is survived by his wife of 65 years, Sandy, one brother, a daughter, and two grandchildren.



Home  
of the Free  
Because of the Brave

## Tall Pines Community Association Monthly Board Meeting

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

Call to Order @7:01 PM

**Pledge of Allegiance** was held

**Roll Call** - All board members were present, including Dawn Horvath, Jill Bell, Lonnie Buresh, David Antkowiak, Bob Krosbatsch and Charles Kriss. Property Manager Andrew George of Ameritech was also present.

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

**Secretary's Report** - Jill made a motion to waive the reading of the March minutes as they were posted on the Tall Pines website and printed in the Hi Lites, 2nd by Lonnie, all in favor, none opposed, motion approved.

**Treasurer's Report** - Lonnie reported that March is the first month of the fiscal year, so that this is also the year-to-date budget report. We had an income of \$18,768.00, a surplus of \$382.00, and operating expenses of \$10,446.00. For the month, we are \$1,749.00 under budget, with a total surplus of \$2,131.00 (income surplus + underspending on operating expenses). However, we did not get an invoice from our cleaning company this month, and considering our building insurance and other expenses that we pay once per year, Lonnie did an analysis and indicated that we are 5% to 8% over budget for the month. We have \$7,876.00 in operating account, \$585.00 in petty cash, and \$409,607 in total reserve funds.

**Property Manager's Report** - 1. Andrew reported that financials were mailed out on April 6th. 2. Weekly Tuesday inspections continue. 3. There were homeowner concerns related to irrigation, landscaping, hedges, grass, and tree trimming. 4. The hole on Brookhaven is being looked at the next day (April 21st) at 9:00 AM. 5. All bids are in for tree trimming. 6. Pest control was completed inside and out at the clubhouse. 7. Upper locks were changed on the clubhouse doors.

### Announcements

**Accomplishments:** 1. Clubhouse locks changed/keys made and distributed to board members. 2. The gate between Hunt Ridge/The Woods was determined to be on common grounds and installed by the Woods. Their board has decided to remove the lock, and just have a latch on the gate and keep the gate closed. 3. Valley Wood common area landscaping was completed. 4. List of maintenance duties compiled. 5. Electrical outlet installed to allow for a garbage disposal to be installed below the clubhouse kitchen sink. 6. Camera system has been restored. 7. Terry and Dave fixed board on shed.

**Tall Pines Income Taxes:** Extension was filed for our Income Taxes, as is standard practice for Ameritech, will be filed later in the year.

**Clubhouse Rentals Report:** Since last meeting there was 1 community party, 1 rental and 2 outside HOA mtgs. Upcoming resident rentals – 5/6 Family Gathering, 5/28-Baby Shower, 6/2 Wedding Reception  
Upcoming external HOA board rentals – 4/26 The Woods, 5/17 River Ridge

### Old Business

**Baltusrol Flooding** - There wasn't enough rain during the last month, so this will be checked again next month.

**Pressure Washing** – Due to the recurring nature and expense associated with trying to address rust stains, the board decided to “put this issue to bed” and not pursue it further.

**Tree Trimming** – Jill and Andrew went through all of the HOAs and compiled a complete list of trees that need trimming. Out of the 3 quotes obtained, Pasco Tree was the lowest for trees on common ground, at \$5,310.00. Bob made a motion to go with them, Dave 2nd, all in favor, none opposed, motion approved. Regarding the trees on homeowner properties that need trimming, each HOA will send letters to the homeowners for their trees that need trimming.

**Irrigation** - Due to there being multiple issues to discuss regarding irrigation, Jill made a motion to hold a special meeting to address them, 2nd by Charlie, all in favor, none opposed, motion approved. It was determined to be important that the owner of ALOTT attend to answer questions. The meeting was scheduled for May 3rd.

**Soil Washout on Brookhaven** – Andrew briefly reported on this earlier in the meeting, and indicated that the inspection tomorrow will probably generate an estimate for repairs that would need to be approved at an upcoming meeting.

Sound System - Invoice was received, and Lonnie made a motion to pay for it out of clubhouse reserves, 2nd by Jill, all in favor, none opposed, motion approved.

Garbage Disposal - An electrician gave an estimate of \$175.00 for doing the electrical portion of installing the garbage disposal. Since that amount was under the amount to need additional estimates, and returning to complete the work would have cost an additional \$75.00, Dawn approved going ahead with it that day. Donn Patterson, a reputable vendor gave us an estimate of \$300.00 to install the disposal. No additional quotes are needed, and moving forward with him was agreed upon.

Clubhouse Roof Repair - More estimates needed, so will table until next meeting.

Hi Lites –

\*Advertising report from Bob - Green Thumb has committed so far, and Bob is working on others.

\*Report on Delivery Team. Currently, we need several more volunteers to deliver the Hi Lites paper. All of the volunteers so far are from Valleywood. We need more people from all of the other HOAs to volunteer for this important task. During the meeting, a resident of Hunt Ridge raised her hand to assist.

\*Cost of printing was \$119 last month.

### **New Business**

Electrical Outlets outside Clubhouse - 2 electrical outlets in front of the clubhouse keep getting hit by mowers- Those outlets do not have power to them, and neither does the outlet on the side of the building to the right of the entrance door. Bob will ask Gary if he knows what the problem is, but there is also a question of whether those outlets are even needed. This will be tabled until further investigation can be done.

Golf Cart Path – The path is in need of additional wood chips. Lonnie agreed to spread new chips that we can have dumped there, so Pasco Tree will be asked to dump two loads there the next time they do chipping. Others are also encouraged to help Lonnie spread them.

Parking Policy Revision – The board worked together to create a new parking policy. There was extensive discussion on this topic, and the new policy was read aloud by Dawn. The new policy will be in effect on 5/15/23, and the complete policy documentation will be updated on the website, printed in the Hi Lites in its entirety initially, then monthly reminders, an email blast will be sent, and a separate copy will also be hand delivered to all residents. There are several changes from the previous policy, and with increasing parking problem issues, people need to expect that violations will result in vehicle towing by Blue Diamond Towing. Charlie made a motion to adopt the NEW parking policy that the board has created, 2nd by Lonnie, all in favor, none opposed, motion approved

Landscaping Improvement quotes were received for Front Entrance, Chenequa and Brookhaven. It was decided to proceed with the Front Entrance and Brookhaven common area improvements at this time. The Chenequa quotes will be tabled due to other work occurring in that island. Out of the quotes received for Front Entrance and Brookhaven, Green Thumb came in at the lowest, which was \$6,840.00 combined. Lonnie made the motion to go with Green Thumb, Bob 2nd, all in favor, none opposed, motion approved. Jill will contact them to proceed, and ALOTT will be notified to have sprinklers come on daily. Tall Pines will look into ordering a bench themselves.

Reiterate approval limits - Dawn presented the following approval limits which had been previously approved by the board in 2019, and the board agreed to continue with these levels.

Any jobs over \$1000 require 3 bids, jobs under \$1000 do not require multiple bids if the board chooses not to get them. Vendor work orders/bids under \$500 can be approved by an Officer of the Board without the balance of the Board's approval. Expenditures of \$501-\$1,000 do not require 3 bids; however, would require Board approval. Expenditures over \$1,000 would require 3 bids as well as Board approval. Misc. supplies up to \$300 can be purchased by any board member without additional approval. For projects which are hard to find 3 vendors for (such as street signs, specialized items), the board can vote to waive the 3-bid requirement.

### **Walk on Topics from Board Members –**

Directory - Bob reminded the board of the need to revisit an update of the Tall Pines directory. It was emphasized that we need owner approval in writing to include them in the directory. This item will be tabled until the Fall.

Welcome Packets -Bob also would like for improvements to the welcome packet, especially to improve the professional look of the documents. Will work on getting a quote from Impact Printing to print a folder and welcome information. Welcome and Sunshine volunteers are also needed in most HOAs.

### **Resident Comments or Concerns**

#### Residents On Site –

- 1-Concerns brought up revolved mostly around parking problems, who and how to contact people to resolve problems and initiate towing actions, etc. The towing company we are coordinating with will be coming through on a “random” basis, and there is general agreement that if towing does take place, compliance with our policy will improve. It was agreed to see how the new policy works before taking additional steps. Only Dawn and Jill will have the code that authorizes a specific towing order.
- 2-Another concern regards ALOTT needing to pick up branches/debris, which they are neglecting to do as part of their landscaping contract with the Hunt Ridge HOA. Andrew will contact ALOTT to address the issue.
- 3-Pothole(s) on Piping Rock and in Spring Lake Community were brought up as still needing to be addressed, so Andrew will get an estimate.
- 4-Homeowners wanting their own trees trimmed can contact Pasco Tree Service on their own at (727)485-6770 to get quotes and have the work done at their own expense during the time that the vendor will be doing the common areas.
- 5-Andrew requests only one phone call or email to him regarding irrigation issues. When more than one person calls on the same issue, it creates multiple tickets to send ALOTT out which costs the association service call fees. Sue MacQueen will put a reminder on this in the Hi Lites.

#### Residents on Zoom –

One question regarding irrigation concerns was asked, and a reminder of the May 3rd date for a special meeting to address this issue was provided.

**Next Monthly Meeting Date:** May 18<sup>th</sup> @ 7PM. Dawn will be out of town this date, so she will prepare the agenda and Charlie will chair the meeting. Dave and Jill will be gone also, so Zoom will be necessary to establish a quorum.

**Adjournment** - Motion to adjourn was made by Charlie, 2nd by Dave, all in favor, none opposed, motion approved. Meeting adjourned at 8:29 PM.

**Minutes Submitted by** David Antkowiak, Tall Pines Secretary

## **BUNKO NEWS**

Bunko will be held on MAY 12 @ 6:30. Maureen Johnson & Peggy Krobatsch will be our hosts.

There is a small fee of \$3 per person, which goes toward cash prizes.

Also please bring a small snack to share at break times.

**COME FOR THE FUN!!**

**APRIL \$\$\$ WINNERS: LOTS OF TIES!!**

**MOST BUNKOS. WOW!:** Terry St. Onge, Cathy Westerman & Dave Antkowiak

**MOST WINS. WOW!:** Terry St. Onge, Birdie Irwin, Bernie Schimmel & Chris Horvath

**MOST LOSSES:** Liz Antkowiak

## HUNT RIDGE HOMEOWNERS' ASSOCIATION

### BOARD MEETING MINUTES April 17, 2023

#### Call to Order

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Carl Cassella, Susan Gavin, Bob Krobatsch, Lonnie Buresh, absent: Sam Guiliano - a quorum was established. Also present Andrew George, 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 Anne, seconded by Nick; motion carried

#### Treasurer's Report

Total Operating Account & Reserves: \$28,071; YTD income: \$25,850; YTD expenses: \$32,523; YTD deficit: \$6,673; Accounts Receivable: \$5,157

#### Old Business

\*The new collection process has been implemented. It is as follows:

- First late letter sent on the third week of each month
- Thirty days later second late letter sent certified/registered
- Thirty days later prelien letter sent by association attorney
- Forty-five days later account lien by association attorney

Three homeowners have already been sent to the association attorney for further action. We currently have 28 property owners who owe a total of \$5,157. This board intends to aggressively pursue all avenues of collection available to us.

\*Tree inspection has been completed – there are 12 trees on common ground which need attention – this will be handled by Tall Pines. Letters will be sent to all homeowners with a recommendation to trim, or in some cases remove, a tree on their property - this is the homeowner's responsibility. Hurricane season always results in downed trees and falling limbs. This presents a liability for the homeowner should a neighbor's property be damaged.

#### New Business

Violation Procedure Review: the current violation procedure was discussed at length. The Association will continue to send a first and second written request for compliance before taking further action. If the violation by the homeowner is a violation of Section 7 of Article IX of the Declaration, then the Association has the authority to perform the required maintenance, after the required ten day written notice, charge the homeowner for the cost of the maintenance, add that charge to the assessments due, record a claim of lien for all amounts due, and, if the total amount owed is not timely paid, foreclose on the lien.

Do not ignore your violation letter – contact Andrew George at Ameri-Tech if you think you have received a letter in error. Also, if you need longer than requested to respond to the violation – we will work with you.

As with collections, this board intends to aggressively address ignored violations. We can no longer afford to do otherwise – this will benefit the entire community.

#### Next Meeting Date

The next meeting is scheduled for Monday, May 15, 2022, at 7 PM, Tall Pines Clubhouse

#### Adjournment

A motion was made by Susan to adjourn the meeting at 7:38 PM; seconded by Bob; motion carried.

#### Open Forum

Landscaping issues. Homeowners discussed a variety of issues regarding mowing, trimming and work crew behavior. Nothing speaks louder than pictures, accompanied by a contact name and address. Note the day, the time and any action that was taken or neglected to be taken - the more details the better. Send your email to Andrew – contact info below. If you would rather contact a board member, our contact information is under Hunt Ridge on the Tall Pines website - <https://tallpinesnpr.com>

Andrew George, andrewg@ameritechmail.com, 727-726-8000, ext301

Submitted by Susan Gavin, Secretary

# Tall Pines Community Association Parking Rules and Enforcement

Original Effective Date: 05/15/2023

Date Reviewed: 04/20/2023

Revision Date: 04/20/2023

## Purpose and Scope of Document

The purpose of this document is to outline the new parking rules and enforcement for the Tall Pines at River Ridge community which have been agreed upon by the TPCA Board of Directors and are being formalized with this document. The rules outlined in this document shall apply to all Tall Pines owners, residents and their guests. These rules are necessary to reduce the incidence of parking violations and nuisance to fellow residents. The former policy of providing written warnings has been rescinded and is no longer in effect. Violators of the below rules are subject to having their vehicle(s) towed at their own expense.

## Clubhouse Parking

The Tall Pines Club House parking lot is not intended for long-term parking. Residents or guests may park their vehicles in the clubhouse parking lot during the daytime hours with no permit required. Parking under the portico (covered entrance) is strictly prohibited except for drop-off and pickup. For overnight parking, a permit must be obtained from any Tall Pines Board Member which will allow temporary parking for a period of up to one (1) week. Permission for an extension, for guests only, must be approved by a Tall Pines Board Member. An extension cannot exceed 30 days. Boat trailers, Campers, Travel Trailers, Motorhomes and Recreational Vehicles may park at the Tall Pines Clubhouse for a limit of seven (7) days with a permit obtained from any Tall Pines Board Member. These should be parked away from the building on the east side of the lot when possible. The Clubhouse address is 10930 Tall Pines Boulevard. TPCA is not permitted to park in the Golf Course Clubhouse parking lot at 11022 Tee Time Circle.

## Street Parking

Daytime street parking is permitted; however, if the vehicle is causing a hazard/blockage, including blocking vehicle passage on the street, any driveway, mailbox, hydrant or view of stop signs, it will immediately be towed at the owner's expense. Daytime hours are considered 6AM-12AM. Residents/Owners are expected to notify their guests and vendors of these policies and ensure those visitors do not create any blockage. There will be **NO** overnight on-street parking allowed at any time. Overnight hours are considered 12AM-6AM. Violators will be towed, at the owner's expense immediately upon observation of a violation.

## Miscellaneous Vehicle Rules

No vehicle shall be parked within properties except on a paved parking surface, driveway, or within a garage. No trucks or vehicles used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the properties. No business signs may be displayed on vehicles. Those vehicles with business signs must either be covered with a magnet or be stored in a garage. They are not permitted in driveways. Boats, boat trailers, campers, travel trailers, motorhomes, recreation vehicles, and inoperable vehicles are prohibited from being parked on any lot, unit, or parcel unless kept inside a garage and concealed from public view.

*Note: See Clubhouse Parking accommodations on page one for limited Clubhouse Parking accommodations for all of the above except inoperable vehicles.*

No vehicle mechanical repairs or like activity shall be conducted on any lot other than within a garage and concealed from public view.

PLEASE, NO SPEEDING!!  
Keep our streets SAFE!



GTU, LLC DBA Licensed & Insured

## Green Thumb Unlimited

Professional Landscape Services

727-457-3460

service@greenthumbunlimited.com

greenthumbunlimited.com



ATTN; VALLEY WOODERS

**GOOD TO KNOW: EZ RUST REMOVAL**

There are many unsightly rust stains throughout Valley Wood. Residents are responsible to remove these stains from white stucco, sheds, carports, sidewalks & 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. Then, after the sprinklers have been adjusted, 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" which can be purchased at the new Ace Hardware on Moon Lake Road. Both products come in spray bottles. (Products can also be used on unpainted cement areas such as sidewalks and roadways.)

**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 this month, contact Bob Krobatsch at 727-267-4604. Pricing & Rules can be obtained on our website [www.tallpinesnpr.com](http://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](mailto: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!**



## RUXTON II HOA MEETING

March 7, 2023

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

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

Andrew is still doing weekly inspections. Andrew reported that foreclosure is in hands of the lawyer. The foreclosure will take place in April. We have \$228,000. in the bank. He reported that even with numerous price changes last year we were only \$1,000 off from our budget for the year. The average painting quote was \$72,000. for all units. Andrew reported one complaint from unit owner about chinch bugs and a broken pipe. Pest control sprayed recently and will do again in a couple of weeks. Pipe was fixed. He also mentioned some tree branches overhanging Upton Court. Tall Pines will be trimming trees shortly.

**Old Business**

Charlie has previously discussed putting the reserves into CD's to help cover future roof replacement costs. Gary and David met with a rep from Raymond James. They discussed CD's and

their Enhanced Savings Program. This program, once opened, will allow movement to CD's once account is opened. Beverly made a motion, seconded by Donna, to put \$100,000. into an Enhanced Savings Account with Raymond James. Motion unanimously approved. Gary and David were appointed to be the representatives. The reps will need a copy of these minutes when account is opened. Andrew asked that Ameri-Tech receive a copy of the monthly statement to report in financials.

Andrew reported he is still waiting for roofing bids. We still have several years on the current life of the roofs but we want to make sure we will have that expense covered when necessary.

**New Business**

Donna checked to see which Board members would be present over the next two months. We will have a quorum. Donna mentioned that our minutes did not appear in the latest newsletter even though they were prepared on time. Andrew will make sure this month's get reported. He also stated that any Board member can update the Tall Pines Calendar.

Charlie made a motion to close the meeting at 7:47, seconded by David.

The next meeting will be **Tuesday, April 4<sup>th</sup> at 7:00 p.m.**

Respectfully submitted,  
Beverly Dierking, Secretary

## RUXTON II HOA MEETING

April 4, 2023

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

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

**TREASURERS REPORT**

David reported that he and Gary went to Raymond James where they opened a \$100,000. account for Ruxton II. The account is paying 4.5%. We can now decide if we want to move some of funds into CD's at different rates and times after the 15<sup>th</sup> of April. Raymond James will notify us if rate changes. What we do will depend on how rates change in the immediate future. Charlie made a motion to move \$25,000. into a 5.1% account for 1 year. Gary seconded. Motion unanimously approved.

**MANAGERS REPORT**

Andrew is still doing weekly inspections. Andrew reported that unit owner contacted him about delinquent payments. Andrew told the unit owner they must talk to our lawyer. The foreclosure process will begin in a week. A roof repair has been completed. Andrew reminded everyone we are in a very dry season. We don't know how deep our wells are but will continue to water for the time being. Irrigation people have been working on issues. Contact Andrew if you need overnight clubhouse parking. Andrew reported we have new

unit owners on Roland, Mill River and Upton Court. When closings are complete, directory information will be supplied for the new Tall Pines directory. Tall Pines is looking for someone to coordinate the issuing of the new directory.

### **Old Business**

Green Thumb Lawn Service will be notified to plant two new hedge bushes at the T of Upton Court as soon as the rainy season starts.

### **New Business**

David reported that there have been a few alligator sightings recently. Andrew said he would put out an email to alert all Tall Pines residents to be careful, especially around the ponds.

On street parking is prohibited at night. Vehicles can be towed away. Tall Pines is still working on putting up no parking signs throughout Tall Pines.

There is a spot on Upton Court in the street by the mail box that is really deteriorating. There is another spot that needs repairs on west side of Upton Court. Andrew will contact street company which is getting ready to do other repairs.

Charlie made a motion to close the meeting at 7:57, seconded by Beverly.

The next meeting is tentatively scheduled for **Tuesday, October 3rd at 7:00 p.m.**

Respectfully submitted,  
Beverly Dierking, Secretary

### **Valley Wood Homeowners Association**

**Date: Tuesday April 18, 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: present Jill Bell, Cathy Westerman, Dennis Babe, Marian Pope, Richard Bremer, Parklane Management, Absent-Betty, Diane
3. A quorum was reached
4. Attendance counts: 6 in person, 0 via Zoom
5. Proof of Notice by email & posted on Tall Pines property
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, 2<sup>nd</sup> by Marian, all in favor - yes, motion carried

#### **Treasurer Report - Dennis**

- Monthly Income \$18,543; Expenses \$19,176; Net deficit \$633
- The deficit is primarily due to the cleaning of the gutters and selective roofs and gable ends.
- YTD Income matches monthly: \$18,543; Expenses \$19,176; Net deficit \$633

- Operating Account \$51,234; Account Receivables \$2,617
- Reserves: Roof \$142,706; Paint \$51,363; General \$115,182; Total Reserve \$309,251
- Total Operating & Reserve Funds \$360,485.
- Just a reminder that \$250,000 of the reserves are invested in a one year CD

#### **Committees:**

1. ARC: Nothing
2. **Maintenance:** carport work planning
3. Fines: Nothing
4. **Welcome:** New resident on 10826 LaQuinta

#### **Old Business**

1. Getting carport work quotes from 3 vendors. Board & Maintenance committee discussion. Richard Moore, Dennis & Jill are obtaining quotes from 3 companies. Cost is approximately \$500 per owner, but there will be no out of pocket cost to the homeowner.
2. Mary Sue Taylor will get a committee together to review our documents and bylaws and see if any should be changed. This would be voted on at February 2024 annual meeting, that way only 1 mailer has to go out to residents. Need 2/3's of resident's approval to pass. Rico state he could probably get it done at a reasonable cost
3. Repairs were done to loose siding/soffit
4. Resident with worn paint taken care of
5. Board clarified what is our responsibility and what is homeowners' responsibility
6. Hi Lites delivery was done, see Rosemary Jaskierny if interested in assisting
7. Common area work was done on Millriver, Chenequa and Bayhill

#### **New Business**

1. Thank you to Dennis Babe who has signed up several residents for autopay for HOA dues. This is such a timesaver for everyone and a money saver for our HOA expenses. Thank you everyone who has signed up. If you need assistance, contact Dennis Babe, he can assist you
2. Andrew George is working on tree trimming quotes for the whole community
3. Walk around has been done and if you receive an Owner Notification, please take care of it and notify Parklane. Failure to do so can result in a fine. Contact Cathy Westerman if you need assistance, she has volunteered to assist people
4. Please pick up Southern Care Lawn & Pest signs day after they spray and put in your trash 5. This is our last HOA meeting until September

#### **Open Forum**

Rosemary Jaskierny stated Hi Lites delivery people are need from each community. Please see her

**Next Meeting:** September 19, 2023 at 7:00 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2<sup>nd</sup> by Cathy, all in favor -YES, motion carried Adjournment time 7:34 PM

Submitted by Jill Bell

# MAY 2023



Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

<p>Ruxton II meets next on October 3rd at 7:00 p.m.  <b>Valley Wood</b> meets next on Sept 19th at 7pm  <b>Men's Cub</b> next meeting 10/5 8am</p>	<p><b>1</b></p>	<p><b>2</b></p>	<p><b>3</b>  Tall Pines  <b>Special HOA</b>  Meeting 5:15 pm Agenda:  Irrigation Issues</p>	<p><b>4</b>  Men's Club  Breakfast  Meeting 8am</p>	<p><b>5</b></p> 	<p><b>6</b></p>
<p><b>7</b></p>	<p><b>8</b></p>	<p><b>9</b></p>	<p><b>10</b> Ruxton  Village HOA  meets at  7pm</p>	<p><b>11</b></p>	<p><b>12</b></p> <p><b>BUNCO</b>  <b>6:30</b></p>	<p><b>13</b></p>
<p><b>14</b></p> <p><i>Mother's Day</i> </p>	<p><b>15</b> Hunt  Ridge HOA  meets at  7pm</p>	<p><b>16</b></p>	<p><b>17</b></p>	<p><b>18</b> Tall  Pines  Monthly  HOA Meets  7pm</p>	<p><b>19</b></p>	<p><b>20</b></p>
<p><b>21</b></p>	<p><b>22</b></p>	<p><b>23</b></p>	<p><b>24</b></p>	<p><b>25</b></p>	<p><b>26</b></p> <p><b>Hi Lites  Deadline</b></p>	<p><b>27</b></p>
<p><b>28</b></p>	<p><b>29</b>  <b>MEMORIAL DAY</b></p> 	<p><b>30</b></p>	<p><b>31</b></p>			