

The Tall Pines Hi Lites

Volume 39, Issue 9 NOVEMBER 2023



VETERANS DAY CELEBRATION

This annual Mens Club event is scheduled for Saturday, November 11th at 11AM at the Tall Pines Club House.

We are pleased to have Jim LaManna, a 20 year Veteran from the VFW as our speaker, and the River Ridge High School ROTC students attending. The students will be demonstrating something very special this year!

A picnic style lunch will follow. Hamburgers, hot dogs, salads, beverages and desserts will be on the menu.

TICKETS ARE \$10 PER PERSON and available from:

Bob Krobatsch 727-267-4604

Jill Bell 518-725-6407

Jerry Jaskierny 727-807-3513

P.S. If anyone would like to help set up and decorate the Tall Pines Clubhouse for this traditional event - Men please arrive at 9 am and Women please arrive at 10 am on Friday November 10th. Coffee and donuts are provided by the Mens Club.

DIRECTORY

Activities pg 1,7,12

Advertisers pg 9

Calendar pg 12

Clubhouse pg 11

Committees -

Sunshine pg x

Welcome pg x

Communities -

Hunt Ridge pg 6

Ruxton Village pg x

Ruxton II pg x

Spring Lake pg x

Valley Wood pg x

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Mens Club pg 1,7

New Owners pg 9

Obituaries pg 11

Prayer List pg 11

Tall Pines -

Minutes pg 2-3

Notices pg 4-5

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Horvath

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Andrew George
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TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: October 19, 2023

Call To Order: 7:04 PM

Pledge Of Allegiance: Was held

Roll Call: On Zoom – Dave Antkowiak, Patty Burke. In Person – Jill Bell, Lonnie Buresh, Dawn Horvath, Charlie Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. All board members present, none absent.

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

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

Treasurer's Report: Lonnie reported September Income of \$18,654, Operating Expenses \$15,551, General Operating Account \$5,321, Petty Cash \$585. Our Total Reserve Funds are \$409,759. YTD Income is \$2,019 over budget, but YTD Operating Expenses are \$10,436 over budget, resulting in YTD Deficit of \$8,417. Lonnie reported that the primary reason we are over budget is due to the high cost of service charges from ALOTT for irrigation system repairs. He noted that irrigation costs are \$14,020 over budget, which is 98% more than was budgeted. This is the primary reason we are pursuing bids from other irrigation vendors. The most recent CD in our investment ladder matured, and in accordance with the plan previously approved by the board, \$53,000 was reinvested for one year in a CD at 5.5%. Lastly, Lonnie reported that there was good news to report regarding the hard work Charlie has been doing in pursuing reimbursement of insurance premium money we had been paying for swimming pool coverage that we didn't have access to for several years. Charlie said that today we received \$6,563 in reimbursement from the insurance company, so a special thank you goes out to Charlie for continuing to pursue this until success was achieved.

Property Manager's Report: Andrew reported that financials were mailed on October 9th, Tuesday inspections continued, homeowner concerns were for irrigation, a problem with a dog not being on a leash, and homeowners were reminded that they are required to provide proof of insurance on their homes.

Accomplishments/Announcements: **1.** Homeowners were asked to hold their comments and questions until the end of the meeting, unless specifically called upon by the board. **2.** Hi Lites – Hand delivery resumed in October. **3.** Clubhouse Rentals Report – Patrycja provided updates on this. **4.** Veteran's Day Party – Bob reported that the party is on November 11th, the cost is \$10, there will be hamburgers, hot dogs, salads, desserts. There will be a presenter from ROTC, and James LaManna from VFW. **5.** Homeowners were reminded to review the parking rules which were published on the website and in the Hi Lites. **6.** Game Night Requested – A couple residents requested that a game night be developed, so there will be an effort put forth in November to work on that. **7.** Common area between Rockville / Wingfoot Ct./ Fiddlesticks was improved. **8.** Curb at front entrance repaired. **9.** Curb at clubhouse repaired. **10.** Lonnie trimmed palm tree at front entrance. **11.** Two clocks were donated to the clubhouse. **12.** Toilet tank leak was fixed in clubhouse. **13.** Water heater was drained/flushed in clubhouse. **14.** Weeds sprayed several times on street. **15.** Globe posts at clubhouse were painted. **16.** Rust cleaned from street signs. **17.** Drains cleaned throughout the community. **18.** Benches were cleaned/refreshed. **19.** Pasco County election board was met with to plan for their clubhouse rental for upcoming election.

Board Nomination: Jill made a motion to nominate Carolyn Mitrius of Hunt Ridge to serve on the Tall Pines Board, 2nd by Charlie, all in favor, motion carried. Jill indicated that Carolyn has administrative experience that should be an asset to the board. Lonnie commented that Carolyn's seat will up for renewal in February, 2025, as will be the last vacant seat if/when that one is filled.

Old Business: **1.** Baltusrol Flooding Update – Jill awaiting information from Brett of SWFWMD, which he will be providing by the end of the month after reviewing Pasco County platt records. As a result, purchase of a trash pump that we were/are considering is on hold, until we have resolution on what can be resolved through the County and/or other responsible parties to address the flooding issue. **2.** Property Insurance Updates – Charlie reported that we are still seeking insurance quotes to adequately cover the wells. **3.** Fiddlesticks Road Repair - We have 3 estimates, but the square footage recommended to be repaired varies substantially, ranging in cost from \$4,257 to around \$80,000. Board discussion resulted in agreement on the least expensive option. Charlie made a motion to go with Gulf Coast Sealcoat, in the amount of \$4,257, 2nd by Patty, all in favor, motion carried. **4.** Renewals Of Contracts – ALOTT irrigation contract expired on 10/31/23. Due to their high cost, we decided not to renew with them. Instead, we decided to go with a 4 month contract with Rainright, so that a new contract beyond that point will be in alignment with our fiscal year. Rainright will inspect approximately one quarter of the amount of zones per month than were in the ALOTT contract, so we will rely more on homeowners in the interim to report irrigation problems. To ratify this decision, Jill made a motion to go with Rainright, 2nd by Lonnie, all in favor, motion carried. Regarding cleaning, lawn and pest bids, we are still in the process of gathering them. They will be ratified next month. **5.** Trees – Andrew has started to compile a list of tree concerns that need addressing, and the more comprehensive the list is, the more cost effective addressing the problem is. Basically, tree service vendors charge less if they can do all the work needed in a community at the same time, so homeowners should report the addresses of tree concerns to get on the list.

New Business: **1.** Clubhouse Rental Contract Change – Bob made a motion to add a \$100 cancellation fee to clubhouse rentals, if the cancellation is less than 24 hours before the rental, 2nd by Charlie, all in favor, motion carried. **2.** Donation To Men's Club For Veteran's Day Celebration – Bob made a motion to have \$150 go to each the VFW and the ROTC for the Veteran's Day celebration, 2nd by Charlie, all in favor, motion carried. The guest speaker for the Veteran's Day event is James LaManna from the VFW. **3.** Pasco Election Board Rental – The rental rate has changed from \$200 to \$300, so Dawn is working on updating the contract wording to reflect the increased rate.

Walk On Topics From Board Members: **1.** Jill said that no one should be locking the top lock of the clubhouse entrance door, then exiting from a different door. When this happens, it requires that a board member go there to unlock the door. **2.** Dave asked for help in identifying who the residents are that are making their 3 minute comments from the floor, and what they are saying. It is difficult to effectively get this information on Zoom.

Men's Club Update: Bob reported that a Christmas party is being planned for early December. The cost will be \$20, and it will be catered. Al March will provide the music. The date will be in Hi Lites, and there will also be an email blast sent out.

Resident Comments Or Concerns: Residents on Zoom – Dennis asked about the status of a meeting to discuss consolidation of landscaping of all 5 communities. Dawn said that a meeting is planned for November 2nd, which will include all sub-community board members. This meeting will also be open for all community members to attend. Residents On Site – **1.** Dominic expressed frustration that the landscaper's mulching machines cause yellow spots on the lawn, and he was advised to take the issue up at the Hunt Ridge board meeting, which is next Tuesday. **2.** Diane asked about insurance. **3.** Patrycja asked about sprinklers. **4.** Connie Rupp expressed frustration regarding a letter she received from an attorney to remove cones and reflectors. The board clarified that the reflectors are okay. **5.** Paula asked about weed spraying on roads, which was done to control weeds growing in the cracks in the roads.

Next Meeting Date: November 16, 2023 @ 7:00 PM

Adjournment: Motion by Lonnie to adjourn, 2nd by Charlie, all in favor, motion carried
Adjournment Time: 8:04 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

IMPORTANT NOTICES FROM THE TALL PINES BOARD

1. ***NEW. 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!!

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 begins 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.
- 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.

3. GAME NIGHT

It was requested by some residents that we try to start up a community game night. We will hold our first **Game Night on Sunday November 19th at 6PM**. It is open to all residents, come join us for a fun evening! We have a collection of resident owned board games which will be available for play that evening, but if you have a favorite game feel free to bring it along! This will be a trial event, if we have good turnout we will schedule additional Game Nights.

4. COMMUNITY ACTIVITIES WANTED

Over the years, there have been many different types of community activities. At one time, a resident held an exercise class in the clubhouse every week, and card games occurred regularly, there were occasional movie nights, Saturday morning coffee gatherings, and even an ice cream social at one time a few years ago. We would love to see some community activities kicked off again. If any resident would like to organize any type of activity, as long as it is open to the whole community, the clubhouse is available for use, whether it is a one-time event or an ongoing activity. Please email tallpinesdawn@gmail.com to learn more about implementing your suggested community activity.

5. DID YOU KNOW?

Did you know that within Tall Pines, there are actually SIX separate HOA's? Tall Pines is your master association, and is responsible for things like common areas, roads, irrigation, funding electricity for street lights, etc. Tall Pines is also responsible for the neighborhood clubhouse. The clubhouse has a game room, which includes a pool table and other items. There is also a library full of books, puzzles and movies that any resident is welcome to borrow, as well as a computer that can be used by any resident and free WiFi. If you don't have a key, they can be purchased from Clubhouse Manager, Patrycja, for \$20. The clubhouse can also be rented, by homeowners only, for any type of event.

There are 5 sub associations under the Tall Pines umbrella. Hunt Ridge consists of 139 single family homes on both ends of the Tall Pines community. Valley Wood encompasses 92 side by side villas between Millriver and LaQuinta Drive. Ruxton Village consists of 24 quad units in the first six buildings on the west side of the main entrance to the neighborhood. Ruxton II is made up of 48 quad units along the north side of Millriver Drive. And Spring Lake consists of a mix of different types of homes surrounding the main pond and gazebo. Spring Lake was originally the model homes when Tall Pines was being built.

Each of these five sub associations is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation. Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards. You pay your Homeowners Association dues to your sub community, and they in turn pay a portion of it to Tall Pines Community Association to maintain the common areas of the community.

More information can be found on the community web page at <https://tallpinesnpr.com>.

6. CONTACT FORM ON THE TALL PINES WEBSITE There is a form on our website that can be used for questions or to report an issue. Go to www.tallpinesnpr.com and click "CONTACT" on the home page. A copy of your request is automatically emailed to all Tall Pines Board Members, as well as to Andrew George, our Ameri-Tech manager.

HAPPY
Thanksgiving

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

October 24, 2023

Call to Order

The board meeting was called to order at 7:00 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 Keith Phillips, LCAM, Ameri-Tech Community Management

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 Susan, seconded by Anne; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$28,454; YTD income: \$153,963; YTD expenses: \$160,331; YTD deficit: \$6,368; Accounts Receivable: \$8,906

Property Manager Report

Four homeowners are currently in collections for overdue assessment fees, ten homeowners are at least one month behind in payments, one homeowner is in bank foreclosure. One file has been closed by Attorney – HOA to receive \$3,448

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, have received quotes for lawn service from ALOTT, Clean Cut, Anchor and are awaiting a fourth prior to bringing a recommendation to the board for review

New Business

A new Hunt Ridge Architectural Rules document has been posted to the TP website, agreed to by all board members

An unfortunate series of events left homeowner account #90 with unwarranted legal fees. A motion was made by Susan, seconded by Marty to waive the legal fees; motion carried

The topic of stop signs and speed bumps was raised and will be deferred to Tall Pines

Next Meeting Date

The next meeting is scheduled for Monday, November 20, 2023, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:26 PM; motion carried.

Submitted by

Susan Gavin, Secretary

The Tall Pines 2023 Christmas Party!

December 9 th, 5 pm



Music by Al March

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

B Y O B 50/50



TICKETS ARE \$20 PER PERSON

Available November 12th to deadline on December 4th

Bob Krobatsch 727-267-4604

Jill Bell 518-725-6407

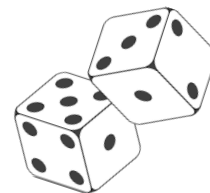
Jerry Jaskierny 727-807-3513

BUNKO NEWS: Winners for October, Reserve your Spot* & MORE !

MOST BUNKOS: Bernie Schimmel, Jill Samu, Maureen Johnson

MOST WINS: Jill Samu and Cathy Westerman

MOST LOSSES: Dana Ringewald



Come join the fun! Come win some \$\$\$!

The next Bunko will be on November 10th, 6:30 pm

ABOUT THE GAME:

Bunko is a social dice game, traditionally played with 12 or more players who are divided into three tables with four players at each table. Really, though, almost any number can play. When there are a number of players that are not divisible by 4, we utilize "ghost" players.

The basics of Bunko are as follows:

- A game of Bunko is played in three sets, with six rounds in each set.
- Players are seated at multiple tables, with 4 players at each table. One table is designated as the head table.
- During the game, players at each table take turns rolling three dice to try and earn points. All tables play simultaneously.
- A player at the head table rings a bell to signal the beginning and end of each round.
- During each round, players attempt to roll the same number on the dice as the number of the round (for example, rolling 2's in Round 2 would earn the player points). For every number rolled that matches the round number, one point is awarded to that player. Rolling 3 dice matching the round number earns you a Bunco!
- A player keeps rolling until they score no points, then play passes to the left. Each table has an appointed scorekeeper.
- When the head table has earned 21 points, the round is over. The head table rings a bell to signal that the round has ended.
- At the end of every round, players change partners. With the exception of the head table, winners change tables after each round.
- At the end of a game, there are typically multiple "winners." Prizes are given for Most Wins, Most Losses and Most Bunkos

When Tall Pines holds Bunko, each player brings a snack to share. Between each set, we take a short break to socialize and snack. Bunco games are known for getting noisy and rowdy with all the socializing, dice rolling, friendly competition, and celebrating! It's a gaming event that brings people together again and again in a spirit of fun and friendship.

We would love for you to join us! Bunko is typically played on the second Friday of the month at 6:30 PM. It is \$3 per person to play. Please bring a small snack to share at break times!

***Since we require a minimum of 12 players to have a game, if you are interested in playing, please call Maureen Johnson and leave a message to RSVP @ 727-848-3549.**

Come join the fun! Come win some \$\$\$!

CONGRATULATIONS

& WELCOME to

NEW TALL PINES HOMEOWNERS!

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

James Shinn & Waddao Powong

**of 10636 Millriver Drive
in Valley Wood**

Wishing you every Happiness in your new Home!



HONOR OUR VETERANS! PLEASE COME TO THE MENS CLUB ANNUAL VETERANS DAY EVENT AT THE CLUBHOUSE

SATURDAY NOVEMBER 11TH AT 11 AM.

PICNIC LUNCH TO FOLLOW. \$10 PER PERSON



Re/Max Marketing Specialist

Nicholas Vavoulis

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Email: nickvavoulis@gmail.com

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4/1/24

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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

GREEN THUMB and ALOTT LAWN CUSTOMERS (Hunt Ridge only):

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

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.

REMINDERS!!

PLEASE,
NO
SPEEDING!
Keep
our
streets
SAFE!



NEW PARKING POLICY *

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

Daytime street parking is allowed from 6 am to 12 midnight

If you block a fire hydrant, emergency vehicle access or another's driveway or mailbox, you may be towed without notice.

Clubhouse parking lot daytime parking is now allowed without a permit.

Night time parking (Midnight to 6 am) requires a permit which can be obtained by any Board Member. **(See page 11 phone #s)** Your vehicle may be towed without notice if a permit is not displayed.

REPORTING INFORMATION

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

Please note that Blue Diamond Towing is authorized to do regular drive throughs and will tow your vehicle if it is in violation. Please take time to familiarize yourself with the complete parking policies document.

***THE COMPLETE PARKING POLICY MAY BE FOUND ON www.tallpinesnpr.com AND IN THE MAY HI LITES DELIVERED TO YOUR HOME**

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!

THOUGHTS & PRAYERS

go out to

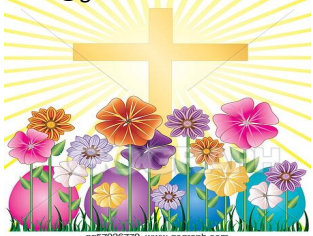
Krystyna Johnson

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.tallpinesnpr.com

UPDATED* Tall Pines Board Contact Information as of October 2023

President Dawn Horvath has received requests to publish this contact information in the Hi Lites in addition to on-line.

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

Happy Thanksgiving to everyone, from the Board!

OBITUARIES

Mary Cook, passed away on October 13th. She was one of the original Tall Pines residents, and lived on Tolar Drive, in Ruxton II.

Margaret "Peggy" Hutton, 86, passed away in late September & lived in Valley Wood on Millriver Dr. with her husband George, who predeceased her.

The Board extends their sympathy to the friends and family of these two ladies.



NOVEMBER.2023



Sunday

Monday



Tuesday

Wednesday

Thursday

Friday

Saturday

			1	2 Mens Club meets 8 am	3	4
5 End of Daylight Savings Time Set your Clocks Back!	6 Ruxton II HOA meets at 7 PM	7	8 Ruxton Village HOA meets at 7 PM	9	10 Veterans Day Set up! Men 9am, Ladies 10 am BUNKO! 6:30 pm 	11 Veterans Day Event 11 AM at Clubhouse 
12	13	14	15	16 Tall Pines HOA meets at 7 pm	17	
19 *NEW Game Night 6 pm Come join the fun!	20 Hunt Ridge HOA meets at 7 pm	21 Valley Wood HOA meets at 7 pm	22	23 HaPpY Thanksgiving Day 	24	25 Hi Lites Deadline
26	27	28	29	30		*Christmas Party is on December 9th!!