

The Tall Pines Hi Lites

Volume 39, Issue 8 OCTOBER 2023

REPRINT OF IMPORTANT MESSAGE — FROM THE TALL PINES BOARD REGARDING HOME OWNER'S INSURANCE:

Within both the Tall Pines documents, as well as each of the five sub-association's documents is a requirement that all owners carry a full replacement insurance policy.

Tall Pines specifically states in Article XIII, Section 6 that “*Each owner must keep in full force and effect at all times a full replacement value insurance policy insuring his lot, unit or parcel and living unit.*” Each of the sub-associations also have this same type of language within Article XVI of their documents.

Within our community, 55% of the homes share adjoining walls with another homeowner. If there were a catastrophic event, such as a fire, and your neighbor did not carry full replacement homeowners' insurance, everyone in the building will have a difficult road to getting your home back to its original state.

Because your Board feels that this is a very important issue, we want to ensure everyone has appropriate coverage without creating a large expense to maintain this on an annual basis. Sending an initial USPS mailing out to every household will cost the association approximately \$550. We would then have to do a second and third mailing for those who did not comply, at additional cost. The Board then has the option of forming a Fining Committee (made up of non-Board Members), which could assess fines to those homeowners who do not have insurance or refuse to provide proof. However, doing that incurs additional expenses of certified mail, set-up, etc. Additionally, since everyone's insurance renews at a different time of the year, this creates a maintenance issue of making sure that homeowners are submitting renewals. This service is not part of our standard property management contract, so there would be an additional charge to Tall Pines to manage this.

Before we go through all of the above steps and expense to the community, ***we would like to first ask all homeowners to help us all by submitting a copy of the declarations page of your homeowner's policy to our property manager, Ameritech.*** You can also contact your insurance broker and ask them to add Tall Pines to your policy so that the insurance company automatically notifies the property manager of your renewal each year.

Additionally, we will be including a request within our Annual Meeting packet, which gets mailed to all homeowners at the start of the calendar year, asking for the homeowner's insurance information to be provided. After the annual meeting, the Board will review whether we have received all of the declarations. If there are outstanding declarations, we will determine if there is a need to institute a fining committee.

Please help us out by emailing a copy or photo of your homeowners insurance declaration page to andrewg@ameritechmail.com. Within the subject line of the email, please put both Tall Pines and your sub-community. Example: “Homeowners Insurance Declaration – Tall Pines/Valley Wood”.

Thank you in advance for your cooperation regarding this extremely important issue!

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Ameri-Tech

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IMPORTANT NOTICES FROM THE TALL PINES BOARD

1. **CHANGES TO IRRIGATION COMPONENTS INITIATED BY OWNERS** Residents are notified that if irrigation pipes and/or sprinkler heads need to be moved due to an owner's landscaping or other construction project such as driveway widening, it will be at the homeowner's expense, and a licensed and insured vendor must be used. As an alternative, the Tall Pines vendor, ALOTT, may be used & you will be billed.
2. There has been an unlicensed landscaping person leaving notes on homeowners' front doors within the community, informing them they have dead branches or other such items and encouraging them to contact this person to have the work done. In some cases, these trees are the responsibility of Tall Pines. If you have any questions about the ownership of a tree near your home, feel free to email the property manager at andrewg@ameritechmail.com for clarification. **BE VIGILANT ABOUT UNLICENSED VENDORS!** Before you hire, verify a vendor at www.myfloridalicense.com. You can search by vendor name, city, county or type of license, or call (850) 487-1395. Landscaping fraud is especially common. Feel free to remind those who come door to door uninvited, that Tall Pines is a No Soliciting community.
3. **NOTICE TO RUXTON VILLAGE OWNERS** Please direct all complaints, issues or requests within Ruxton Village to John Lamont john@parklaneres.com or 727-232-1173 x 109. John will review the items with the board. We ask that you not contact vendors or board members directly with these complaints.
4. **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.
5. **IRRIGATION COMPLAINTS PROCEDURE UNCHANGED** For irrigation, all residents/owners must report concerns directly to Andrew at Ameri-Tech: 727-726-8000 Extension 301 or andrewg@ameritechmail.com The sprinklers are a Tall Pines community-wide system.

Tall Pines Hurricane Season (June 1—November 1) Reminders

Know your Evacuation Zone: Only homes south of Millriver Drive are in Zone E - Valley Wood & West Hunt Ridge. The rest of our Tall Pines homes are not in an Evacuation Zone.

Sandbags: Pick up at Magnolia Valley Golf Course: 7223 Massachusetts Avenue, W.H. Jack Mitchell, Jr. Park: 4825 Little Rd. or at the Street Department: 6420 Pine Hill Rd., all in New Port Richey.

Pasco County Official Hurricane Website is:

www.pascocountyfl.net/335/Hurricane-Preparedness

Florida Hurricane Guide is available at www.floridadisaster.org

Prepare and Stay Safe before, during and after a hurricane!

VETERANS DAY CELEBRATION

This annual Tall Pines event is scheduled for Saturday November 11th at 11AM at the Clubhouse. A picnic style lunch will follow: hamburgers, hot dogs, salads, beverages and dessert. Please see page 11 for further details & Ticket Sellers



GOOD TO KNOW: VACCINE UP-DATE

CDC health officials hope that widespread use of three vaccines — including a new one for the virus known as R.S.V. — will head off a “triple-demic” of respiratory illnesses (COVID, INFLUENZA, & RSV) like the one that occurred last winter.

RSV: is historically known to affect babies, but that has changed. This Spring the Federal Government approved the first RSV vaccine. The CDC advises people 60 and older to be vaccinated, ideally by mid October, so you have full antibody protection in November. “...you don’t want to get into November without getting an RSV vaccine”.

FLU: the antibody protection from the flu shot lasts about 6 months. The Flu peaks in December through February and starts to taper off in April. The shots are recommended in September through the end of October. Remember that it takes 2 weeks to fully produce your antibodies. If you miss getting the shot then, it’s still worthwhile to get it in January or later.

If you are 65 and older the CDC recommends getting one of the the “Senior Flu Shot” which are stronger and prompt a stronger antibody response offering greater protection. Ask about the Fluzone, Flublock or Fluad vaccines. The CDC does not recommend one over the other.

COVID VACCINE*: is available and recommended by the CDC for everyone 6 months and older. This updated vaccine targets the more recent version of omicron (XBB1.5) than older vaccines, and should protect against currently circulating which are more contagious.

***You may get the newest vaccine if it has been at least 2 months since your last one.**

TO ALL RESIDENTS RE: CAR BREAK-INS

It has been reported that a number of vehicles have been broken into in early September. If anyone has any footage of the events from ring/door cameras please notify Andrew George, Ameri-Tech Manager at 727-726-8000 X301. Please be extra vigilant in the evenings and please make sure you lock your vehicles, leaving nothing in plain sight. If a break-in does occur, please report it to the police as soon as possible.

TO ALL SUBCOMMUNITY BOARDS: Welcome Package Available and HELP IS NEEDED

Bob Krobatsch, mobile 727-267-4604, 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 it to new owners in your community... an easy way to welcome new owners!

All communities except for Valley Wood and Ruxton Village are in need of someone to volunteer for their “Welcome Committee”!

All communities except Valley Wood need volunteers for their Sunshine Committee!

Please consider helping out! This is not labor intensive. It may involve simply sending a Get Well Card or dropping off a “Welcome Package.”

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: September 21, 2023

Call To Order: 7:00 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 Alex Novak substituting for Andrew George. All board members present, none absent.

Proof Of Notice: Posted on website, and signs placed at Tall Pines entrances.

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 Charlie, all in favor, motion carried.

Treasurer's Report: Lonnie reported monthly income of \$18,597, expenses \$12,391, reserves \$6,191. YTD income \$112,066, expenses \$80,250, reserves \$37,145. General Operating Account has \$8,409, and \$585 Petty Cash. Total Reserve Funds \$404,012, and Lonnie noted that the fund balance dropped by \$13,062 as expected, as the remainder of our property insurance bill of \$17,732 was paid on August 7th. Lonnie also reported that the 2nd CD (50K invested in March) that we had in our investment ladder matures on 9/22/23, which will earn approximately \$1,275. Considering our reserve fund liquidity being very sound, the Board intends to re-invest this money into a 12 month CD to maintain our ladder, with CDs maturing approximately every 3 months.

Property Manager's Report: Alex reported financials were mailed September 8th, Community inspections on Tuesdays, homeowner concerns were for irrigation, grass, and ponds. Insurance matters still being worked on, Attorney change to represent Tall Pines was completed this past week. Jill added that AC maintenance is now scheduled to be completed all at once, and may have even been completed earlier in the day of this meeting.

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 was delayed in September due to hot weather, and is expected to resume in October. **3.** Clubhouse Rentals Report – Possibly one in October and one in November, but no deposits yet. There will be 2 HOA rentals in late October, and 2 rentals are scheduled for January. **4.** Clubhouse Roof Repair – Was completed within the last 2 weeks. **5.** A pine tree came down along the Ruxton II hedges with Hurricane Idalia, but it fell on County property and is their responsibility to remove it. However, it did destroy some of our irrigation lines. They were repaired within a couple of days, at our cost. **6.** The LaQuinta Pond dredging project that was funded by the County is now complete. **7.** Posts around the clubhouse that were repaired last month were painted this month. Thank you goes out to Jill and Carolyn, who volunteered to do the painting. **8.** Last month the board voted to cancel the phone in the clubhouse, anticipating saving money. Lonnie called Spectrum and, due to a promotion they have, keeping the phone bundled with internet is less expensive than the internet service alone. As a result, we are keeping the phone for another year. **9.** A reminder to all residents – Each time our

management company has to send a notice, reminder or any other type of mailing, it costs the whole community. That is why it is important for everyone to respond to a notice the first time, and if they have an issue, they need to contact the management company as soon as possible. **10.** Men's Club Meeting/Veteran's Day Party – Bob reported that there will be a Men's Club meeting on Thursday, October 12th. He also reported that there will be a Veteran's Day party on Saturday, November 11th. The details will be in Hi Lites. **11.** An irrigation pump lock was broken 2 separate times. It has been replaced, and ALOTT is the only one with a key. Dawn reminded the community to report suspicious behavior or vandalism. **12.** There was some theft in the neighborhood recently, and PCSO apprehended the thief. Dawn emphasized the importance of keeping vehicles and homes locked. **13.** Parking – Dawn reminded the community to review the parking rules which were published on the website and in the Hi Lites.

Old Business: **1.** Baltusrol Flooding Update – Andrew continues working on setting up a meeting with the interested parties to work toward resolution of the problem. **2.** Property Insurance Update – Charlie is working on getting quote(s) to add/increase coverage to adequately insure our irrigation system. He is also continuing to work on getting documentation that would result in multiple year reimbursement of insurance premium money that Tall Pines paid for swimming pool coverage that we didn't even have pool access to since 2017. **3.** Fiddlesticks Road Repair – We still only have one estimate. We will get more, and Jill's husband Terry will also look into the matter, since he has related experience. **4.** Irrigation Repairs Needed On Brookhaven – It was previously approved for \$2,000, but after ALOTT looked into it further, they found that the lines are intertwined in the hedge roots and would be more involved and more costly. This project is being tabled at this time. Road expansion may impact this also, as well as the possibility of having a new irrigation company to service Tall Pines at the next contract renewal. **5.** Curbing At Front Entrance – We are still pursuing an estimate, and Bob contacted a vendor who is interested to provide one for us. **6.** Renewals Of Contracts – Andrew will obtain new bids from Pair Of Jacks for cleaning, and ALOTT for irrigation. Jill is pursuing bids from other irrigation companies also.

New Business: **1.** Irrigation Estimates From Jill – Tall Pines could possibly save money if all communities combine lawn and irrigation into one contract. A meeting is being planned with all boards to discuss this possibility. **2.** Rain Sensors – Overall they are old and several are not working, so the recommendation is to replace them and consolidate them at the pump station. This will be tabled until after a new irrigation contract is completed. **3.** AC Units Manfredi Maintenance Contract – Bob made a motion to renew the contract, 2nd by Lonnie, all in favor, motion carried. **4.** Amendments – There are 5 amendments to the Tall Pines by-laws being proposed. Most are related to outdated circumstances, but the main one that is of concern involves changing qualifications of directors, to require that Tall Pines Board Members/Directors must be members of Tall Pines. Charlie is working with the attorney on the wording. **5.** Pond Switch Off – Bob will talk to Gary, then we will have Slawek perform this function. **6.** Trash Pump For Baltusrol – Consideration of purchasing one was discussed, but will be tabled until next month. **7.** Irrigation Work Orders – These may need to be reviewed more closely, but a decision on what to do about it was tabled. **8.** Weed Control For Tall Pines – It was decided that we will continue doing it the same way as it is currently being done for now.

Walk On Topics From Board Members – Dave asked Bob for clarification of Men's Club meeting date, which is Thursday, October 12th.

Resident Comments Or Concerns On Zoom – Dennis asked about timing of possible irrigation consolidation, to accommodate budget planning and fiscal year concerns that sub communities have.

Resident Comments Or Concerns On Site – **1.** Billy Martin expressed frustration regarding the recent towing of his vehicle that was parked overnight at the clubhouse in violation of the current Tall Pines Community Association Parking Rules And Enforcement policy. He made multiple references to the fact that the cost to retrieve a vehicle after being towed is quite expensive. Dennis suggested and there was agreement overall that this be used as an example to be put in Hi Lites, so that the community is more aware of the consequences of violating this policy. **2.** Betty Ditzenberger indicated that a street light is out, and Bob said to get the pole number and report the outage to Withlacoochee. **3.** Another resident said that last month she reported that her sprinklers were coming on 3 times per week. The issue was not resolved, as this is still occurring. Bob said he would follow up with Andrew again on this.

Next Meeting Date: 10/19/23, @ 7:00 PM

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

Adjournment Time: 8:01 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

BUNKO NEWS

Bunko will be start again on October 13 @ 6:30. Maureen Johnson & Peggy Krobatsch will be our hosts.

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

MOST BUNKOS

MOST WINS

MOST LOSSES

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

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

<https://pasco2050.com> **See this page to take a survey about Pasco County**

On this page there is a survey for residents to give their opinions on how the county is doing and what they should focus on as they plan for the future.

HAPPY HALLOWEEN!



Progress at the LaQuinta Drive Pond

Valley Wood residents living on the east end of the pond have complained about property levels dropping, erosion at the water level, and cracks in patios for several years.

The Pasco County team began on July 18th with draining and dredging of the pond. We can now report that the project was completed on September 5th! The Tall Pines Board would like to acknowledge Rosemary Jaskierny once again, for her persistence and determination in having this work completed. She has saved the Tall Pines Community a huge amount of money.

She said “Pasco county did an amazing job on the pond. So much more than we ever expected. It was fun watching the men using the machines. We’re very appreciative and grateful for the job they did strengthening the walls of the pond so our homes are now secure. Phenomenal job well done! Thank you Pasco County!”



FLOODING ON BALTUSROL There has been continued flooding on Baltusrol Road, despite the board hiring a vendor to make a repair to our end of that drainage. It was learned that there is a blockage on the other side of Decubellis, which is private property. Our property manager, Andrew George, along with Board VP Jill Bell continue to work with Pasco County, SWFWMD and the Gracewood HOA who own the property where the blockage sits. On August 28th, with a potential impending hurricane heading to Florida, the board was very concerned for the residents of Baltusrol and Pineneedles where the flooding has occurred. Since there was significant flooding when the rainfall was not heavy, the board made the decision to rent a pump during the storm to ensure that no homes flood. The pump did a great job of keeping the street clear and passable during the storm. At the September meeting the Board discussed that if a swift or favorable resolution did not occur, purchasing a pump rather than renting it would be considered.



HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****September 18, 2023****Call to Order**

The board meeting was called to order at 7:06 pm by Nick Vavoulis - President. Board members present: Anne McQuade, 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.

Treasurer's Report

Total Operating Account & Reserves: \$33,513; YTD income: \$135,618; YTD expenses: \$136,910; YTD deficit: \$1,292; Accounts Receivable: \$6,599

Property Manager Report

Sixty-six violation letters went out over the summer. Most are completed and closed, with the rest in progress.

Six homeowners are currently in collections for overdue assessment fees, five homeowners are at least one month behind in payments and one homeowner is in bank foreclosure.

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

None

New Business

A motion was made by Susan to accept a proposed payment plan for Account 51 in order to bring the ledger current. Motion seconded by Lonnie; motion carried.

Bob nominated Marty Giles to fill the open board seat for the remainder of current term. A motion was made by Bob, seconded by Anne; motion carried

Next Meeting Date

The next meeting is scheduled for Monday, October 16, 2023, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan to adjourn the meeting at 7:34 PM; seconded by Lonnie; motion carried.

Submitted by

Susan Gavin, Secretary

Valley Wood Homeowners Association

Date: Tuesday September 19th, 2023

Time: 7:00 PM

Location: Tall Pines Clubhouse

Meeting Agenda:

1. Meeting called to order at 7:05 pm by Jill Bell
2. Board Members: Jill Bell, Cathy Westerman, Dennis Babe, Betty Mayeux, No Diane Zenchuk, Marion Pope, Parklane
3. A Quorum was reached
4. Attendance Counts - 1, On Zoom - 1
5. Proof of Notice by email, posting on property, posted on website
6. Pledge of Allegiance

Secretary Report:

Betty Mayeux made a motion to waive the reading of the previous minutes and accept them as recorded on Tall Pines website, Marion Pope Second, by all in Favor, Motion carried.

Treasurer Report:

- Monthly Income \$18,073; Expenses \$15,750; Net Surplus \$2,323
- Income and Expenses are as expected
- YTD Income \$106,461; Expenses \$105,279; Net Surplus \$1,182
- Operating Account \$49,821; General \$2,777
- Reserves: Roof \$160,451; Paint \$54,618; General \$122,785: Total Reserves; \$337,854
- Total Operating & Reserve Funds \$387,675

Committees:

- ARC: approval for drainage by back lanai on Muttontown complete
- Maintenance: Carport work, upper soffit, gutter and downspouts still obtaining quotes
- Fines: Nothing at this time
- Welcome: 1 new resident on Muttontown, Pending New Resident on LaQuinta Dr

Announcements:

1. Hi Lites delivery will resume. If you would like to volunteer to help please see Rosemary Jaskierny
2. Over the summer several trees have been removed or trimmed in the community. This is paid for by Tall Pines, Not Valley Wood
3. If you have an issue with sprinklers or trees, please contact Ameritech. If you can wait until the next scheduled visit please let them know so we are not charged for an extra trip out.
4. The Men's club is looking for new members. Saturday November 11th Veterans Day Service and Luncheon, Tickets Available for \$10.00. Please contact Jill Bell for Tickets.

5. There is no voting until Election Day in March. The Club house will be open for voting at that time.
6. If you have anyone move into your residence you need to contact Parklane, procedures need to be followed.
7. As a Reminder, there is no car repair allowed in your driveway or Carports.
8. Air Filters: Available Size 14x30x1 (1), 16x30x1 13 available. These were order by mistake and if you know someone that would be interested have them contact Jill Bell for a really good price.
9. Men's Club meeting at Clubhouse on October 12th at 8 am.

Old Business:

1. Continuing to obtain quotes for replacement of carports, soffits, gutters and downspouts
2. In the Spring a committee was formed to review the Valley Wood Document and Bylaws. Changes would be presented to be voted on at the annual meeting. A special Thank You to Mary Sue Taylor, Linda Grey and Jo Raley. Great Job
3. LaQuinta Pond work is completed. Very nicely done, thank you to Rosemary Jaskierny. Pasco County did the work and looks great.
4. Please check your property for any cleaning that needs to be done, such as rust removal, over growth, and plant bed trimmed and clear of weeds. If you received a notice last year please report to Parklane that the issue has been taken care of. You can email before and after photos along with an email or you can call them. Issue are to be cleared up within 14 day of notification. Each time a notice is sent out cost the community money.
5. Again, we encourage auto pay for HOA DUES. This is time and cost savings to the community.

New Business:

1. Board discussion on implementing a late payment fee for HOA DUES. Article XI of our Bylaws allows for a \$10.00 late payment fee after 30 days. A couple years ago the late payment fee was enforced, discussed, reversed and put on hold. In the past year there have been less than a hand-full of recurring late payers, resulting in this discussion to not only enforce the fee but change it to \$25.00 if past 7 days. This is up for discussion and will be talked about at the next Valley Wood Meeting
2. Board discussion on time frame for getting violations taken care of. Parklane informed us they have a 14 day notice to get any issues resolved.

Open Forum:

Next meeting will be October 17th, 2023 at 7:00 pm at Tall Pines Club House

Adjourn Meeting motion by Marion Pope, all in favor, motion carried. Meeting Adjournment time: 7:42 pm

Submitted by Betty Mayeux



VETERANS DAY CELEBRATION

This annual Tall Pines event is scheduled for Saturday November 11th at 11AM.

We are pleased to have a 20 year Veteran from the Elks Club as our speaker, and hope to have the River Ridge High School ROTC attend.

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

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

This expansion will affect 65 Tall Pines homes which either directly face or directly back up to Decubellis Road. If Pasco County does not include a sound barrier wall in their plans, the cost will fall to Tall Pines which will then need to be passed along to all Tall Pines homeowners. Tall Pines is in District 4, but Tall Pines HOA President Dawn Horvath suggests also emailing or mailing all 5 Commissioners.

Board of County Commissioner's Office 8731 Citizen's Drive, New Port Richey, FL 34654-5572

Gary Bradford , District 4	gbradford@mypasco.net
Ron Oakley, District 1	roakley@mypasco.net
Seth Weightman, District 2	sweightman@mypasco.net
Kathryn Starkey, District 3	starkey@mypasco.net

GOLF CART PROBLEMS

Drivers of GOLF CARTS, be they adults or underage children, are reminded that the SPEED LIMIT in all areas of Tall Pines is 20 MPH. There is to be NO SPEEDING, RECKLESS DRIVING, DRIVING ON THE GRASS, OR ON PRIVATE DRIVEWAYS.

PARENTS WHO ALLOW THEIR CHILDREN TO DRIVE GOLF CARTS ARE ASKED TO INSTRUCT THEM IN PROPER DRIVING, AS THEY ARE RESPONSIBLE FOR THEIR CHILDRENS ACTIONS.

PLEASE SLOW DOWN & DRIVE CAREFULLY!

PLEASE STOP FEEDING WILDLIFE

The Board is asking residents to refrain from feeding alligators, ducks, deer, Sandhill Cranes etc. This action is becoming a hazard for both residents and wildlife.

Feeding Alligators is dangerous and ILLEGAL. Statute 372.667 makes it a misdemeanor to feed, or entice with feed, any alligator or crocodile. The fine is \$500 and/or 60 days in jail.

Illegal feeding causes the alligators to lose their natural fear of humans. An association of humans and food forms and attacks will occur.

The State of Florida also advises residents not to feed ducks, turtles or other wildlife that share the water with alligators. Also, the Tall Pines Board asks that you do not leave seed and corn, or any food type on the ground for birds and squirrels.

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 10 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**

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.

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. Thank you!

Tall Pines Board Contact Information

President Dawn Horvath has received requests to publish this contact information in the Hi Lites. **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

TRIMMING SCHEDULE FOR GREEN THUMB

Ruxton II Every 2 weeks.

Ruxton Village Every 4 weeks.

Spring Lake Every 4 weeks.

Tall Pines Every 4 weeks.

Valley Wood Every 4 weeks.

Per Green Thumb, if it is cancelled due to rain, these dates will be changed to the following week.

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.

Tall Pines Housekeeping & Organization

Reliable & Affordable

Nichina Wycoff
 727-793-1764
 Call for Free
 Estimate



7602 Roland Ct. Tall Pines Ruxton II

GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

727-457-3460

service@greenthumbunlimited.com

greenthumbunlimited.com



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

THOUGHTS & PRAYERS

go out to

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

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - **Volunteer needed**

Ruxton Village - **Maureen Johnson** sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen

valleywoodsue@gmail.com

Please Help Out!

Please Contact Sue Mac Queen to volunteer on a committee! These positions do not require a lot of time!

Send a card to an ailing neighbor!

Welcome a new owner to your community! Welcome packages are available from Tall Pines Board member Bob Krobatsch at 727-267-4604.

CONGRATULATIONS

& WELCOME to

NEW TALL PINES

HOMEOWNERS!

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

Keith and Bonnie Burdick
10726 LaQuinta Dr
in Valley Wood

Wishing you every Happiness in
your new Home!

OCTOBER



2023

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

1	2	3	4	5 Men's Club meets next Thursday	6	7
8	9 Columbus Day 	10	11	12 Men's Club meets at 8am	13 BUNKO! 6:30 pm 	14
15	16 Hunt Ridge HOA meets at 7 pm	17 Valley Wood HOA meets at 7pm	18	19 Tall Pines HOA meets at 7pm	20	21
22	23	24 Hi Lites Deadline	25	26	27	28
29	30	31 HaPpY HaLlOWeEn 			Ruxton II Nov meets next on <u>Monday</u> 11/6 at 7 PM	Ruxton Village meets next on <u>Wed.</u> 11/8 at 7 PM