

The Tall Pines Hi Lites

Volume 41, Issue 3 MAY 2025

June, July and August Issues will be on-line-only



MEMORIAL DAY
is the day to remember all
those who served
and died for our country
and our freedom. May your
day be filled with gratitude,
with pride and love.
God Bless America.

ARE YOUR SPRINKLERS NOT WORKING?

Please report this immediately via the website contact form.

Do not wait and then report that your lawn is dead and your sprinklers haven't been working for months. We have received several requests recently where residents are stating that they feel they haven't had water for weeks or months.

We need these reported immediately so they can be put on the work list to be repaired. The best person to report this is the homeowner or resident who sees it every day.

HUNT RIDGE IRRIGATION CONTROLLER PROBLEM RESOLVED

The burnout problem of Irrigation Controller 1 which affected Baltusrol Dr. was replaced on April 19th and April 24th.

You may still hand-water your lawn if needed to help sod become healthy, and please report concerns on the Tall Pines web site Contact Form to Andrew George, Ameri-Tech Tall Pines Manager.

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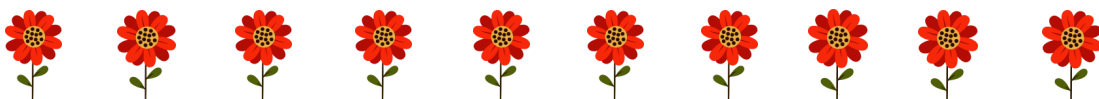
Andrew George

727-726-8000 X301

andrewg@

ameritechmail.com

Happy Mother's Day to our Tall Pines Moms



TALL PINES CLUBHOUSE BREAK-IN

The clubhouse was broken into in April. A resident living close to the clubhouse alerted the police to a suspicious individual. Evidence was collected, video surveillance was reviewed by police, and a person believed to be homeless was noted.

Damage to the rear exterior occurred. Soda and snacks were noted to be missing. New bolt locks have been installed on the three rear doors.

**HI LITES DELIVERY NEEDED ON BALTUSROL FOR MAY & RESTARTING IN THE FALL
IF YOU ARE WILLING TO VOLUNTEER FOR THIS, PLEASE CONTACT JERRY
JASKIERNY AT 727-807-3513**

The route is the first 21 houses on Baltusrol, left & right

**IF THERE IS NO ONE TO TAKE THIS ROUTE, THE HI LITES WILL BE LEFT AT THE
CLUBHOUSE FOYER TO BE PICKED UP**

THE HI LITES

Our long-time Hi Lites printer is moving his business to Homosassa, which will necessitate the newspaper to be shipped to us. **The paper may not always be delivered on the 1st of the month, so please watch for an email blast from Andrew noting activities during that first week.**

For several years, residents have said they read the newspaper on-line and prefer not to receive a paper copy. If you prefer **NOT** to receive the paper delivered to your door, please email **valleywoodsue@gmail.com**, put **"Hi Lites"** in the subject line, and provide your name & house address

The board will look into this after the summer months. 12 requests have been rec'd thus far.

Reducing the number that we print will be an obvious savings to the HOA, but we also do not want to make things more difficult for the delivery team, by skipping some homes and delivering to others. Thank you & suggestions to the board are welcome!

HAS A PACKAGE BEEN DELIVERED TO YOU BY MISTAKE?

As many have seen on Social Media lately, packages being delivered to the wrong house is becoming a frequent occurrence. Many times the mistaken recipient doesn't know what to do with the package. Sometimes the intended recipient gets a photo of a front door with the package next to it, but they can't identify the door to go ask for their package. In some cases, the vendor will send another package, but in some cases, that is not possible.

If you receive a package that isn't for you, someone in the neighborhood could be waiting for it.

You can contact the property management company via the Contact Form on the website

(<https://www.tallpinesnpr.com/contact.php>) and give them the name on the package and they can put you in contact with the intended recipient.

TALL PINES' SOCIAL CLUB'S MOVIE NIGHT AT THE CLUBHOUSE

FRIDAY, MAY 30TH AT 7 PM

SODA POP AND POPCORN SUPPLIED — B.Y.O.B. AND OTHER SNACKS

THE AVAILABLE MOVIES TO CHOOSE FROM ARE THOSE OF VAL KILMER



BAYHILL COURT LANDSCAPING IS COMPLETED

“Simplicity is the Ultimate Sophistication” Da Vinci



These trees will blossom with beautiful pink powderpuff balls.

IMPORTANT: TO ALL SUBCOMMUNITY BOARDS & ALL USERS OF THE LIBRARY

If you plan to use the library for any sort of meeting or gathering you must notify Patrycja Zajac to reserve your date and time, and all HOAs must notify her if your meeting date for the month has been changed. Report to Clubhouse Manager Patrycja Zajac at 773-827-6849 for conflict review. Meeting changes have resulted in conflicts with scheduled events. Thank you!

GUEST & SERVICE VENDOR PARKING

This is a reminder that anyone having service vehicles coming into the community to do work such as internet, plumbing, A/C or any other vendors, to please inform them not to park on the grass. They must park on a paved surface. Too many have been parking on the grass causing possible damage to the sprinklers located underneath the grass. Any damage will be the homeowner's responsibility to pay for repairs.

VANDALISM AT THE LAQUINTA POND

The Valley Wood Board President Jill Bell has obtained a Homeowner's Association Trespass Agreement from the Pasco County Sheriff's Department as a result of young individuals who have been noted to be throwing trash around and into the pond while fishing.

Call the non-emergency police at 727-847-8102 if you see this or other concerning activity.

Tall Pines Monthly Board Meeting

Thursday April 17, 2025 at Tall Pines Clubhouse

Attendance: Andrew from Ameritech, Dawn, Charlie, Jill, Jim, Judith, zoom Bob, Patty, absent Carolyn, Dave.

Call to order 7 PM

Pledge of Allegiance

Proof of notice on site and website

Quorum established

Announcements:

-Residents please hold comments until open forum

-Please use the **contact form** on tallpinesnpr.com for Irrigation, Trees/Landscaping, Management. Report issues timely.

-We have a **trespass agreement with Pasco Sheriff Dept.** so please call if necessary

-Please send to Ameritech or put in drop box at clubhouse **Consent to receive Electronic Communication** form, this saves a lot of postage money being spent

-**Thank you Dennis Babe** for working on our computer and installing new speaker

-If you receive or need to locate at **misdelivered package**. Please fill out contact form on tallpinesnpr.com under Management tab, give him the name. Management will try to locate correct address

-**Board certification and continuing education.** Judith had issues with her class. Nothing scheduled yet for continuing education.

Tabled Items:

-Clubhouse Bar ideas

-Working on insurance renewal in July, obtaining quotes in May/June

Secretary's Report:

Judith made a motion to waive the reading and accept the previous month's report as posted on Website, 2nd by Charlie, all in favor, motion passed

Treasurer's Report:

Monthly income had an excess of \$6,091, monthly reserves are down from previous month by \$18,924, this is due to Irrigation equipment repairs, Landscaping projects done in the community and legal fees paid for Gracewood lawsuit.

Judith will take over petty cash for the summer

CD Report:

1 renewed with Raymond James, 1 cd due 4/17/25, 2 more callable cd will be called May 4th & May 5th. Dawn will set up ladder cd's as the cd's come due. \$57,000 for 3 cd's, non callable is 3.95. Discussed money market. It is not FDIC it is SPIC insured. Cd is more stable rates. It is to our advantage to be on ladder cd's.

Property Manager Report

-**Financials** mailed 4/9/2025

-**Weekly inspections** done

-Homeowner concerns- Irrigation controller 1 replacement on Baltusrol being done. Hunt Ridge president expressed they may withhold Hoa dues to Tall Pines because of some homes with no irrigation coming on. Local Irrigation has been contacted and is scheduling the repair. No one reported this prior to today.

- **Dog walkers** from other communities. Hunt Ridge should contact The Woods as people were observed coming through the fenced area walking dogs and not cleaning up after them. Andrew will send something to The Woods president.

-Slawvek **repaired shed roof**.

-Vendor **repaired shed floor**.

-**AC maintenance** was done on clubhouse a/c units. One had a leak and they will come back in 2 weeks to check the pressure to see if further repair is necessary.

Old Business:

-**Baltusrol Flooding issue – Charlie.** The suit is progressing and on April 18, 2025 we will file our Answer to the Gracewood reply and our Initial Disclosure document. Then we will review whether to file a motion for Summary Judgement seeking a ruling by the judge based on the filed documents

-**Irrigation Update- Jill-**

-Continue to **report Irrigation issues** via the tallpinesnpr.com website

-**Pump start relay on Baltusrol is fried out**, needs replacement. The board voted to approve the quotes as received to expedite the repairs. Motion by Jim, 2nd by Patty, all in favor, motion passed

-**Landscaping-** Residents are pleased with common area work done to the Bayhill circle, Brookhaven, Front entrance and Baltusrol circle. A bench will also be added to Baltusrol circle.

-Total spent on landscaping \$5,170

-There will be no more projects until Fall

-Send Jill any ideas you may have

continued

-Fire Suppression- Charlie supplied quotes for fire alarms to be installed in the clubhouse.

-The board felt Kidde 3 in1 which is a hard wired with battery backup was the best option for us. It is a local alarm and smart phone alert (we would need a resident who lives near clubhouse to receive the alerts)

-Potholes- Slawvek did repair a couple pot holes and a couple more have been reported. Andrew will give him the addresses and he will repair them.

-New Business:

- **Board meetings:** Board discussed skipping a couple meetings. Motion by Judith, 2nd by Jill, all in favor, motion carried. Next meeting will be June 19th, 7 PM

-Pasco County replaced fire hydrant by Spring Lake pond, they replaced the irrigation line that was damaged and replaced the sod. That project is complete by the county

-Speed bumps- Discussion of installing speed bumps. Majority were not in favor of it. But there are residents who are exceeding the speed limit and not stopping for stop signs. **Please slow down, the speed limit is 20 mph and stop for stop signs.**

-Complaints about weeds along Millriver Dr. in Ruxton II. Andrew George reported Ruxton II is getting a new weed spray company and spraying will be done.

-Clubhouse documents redone by Jill. Once Dawn approves they will be posted on the website. Jim made a motion to accept the changes without the rest of the board approving them, 2nd by Charlie, all in favor, motion carried

-We had a Clubhouse break in. The Police were called and thank you to Jill & Dave who met with the police for 4 hours while they processed the damage. It appeared to be a homeless person, all that was taken was soda and snacks. The rear door was damaged. Slawvek put dead bolt locks on the 3 rear doors.

-Fishing in ponds: We have signs No fishing, Do not feed alligators, etc. for liability purposes. If individuals are fishing respectfully we do not have

we do not have any issues with that. If individuals are causing commotion, littering or doing any damage, then the police should be called as we have a trespass agreement with Pasco Sheriffs.

-Social Club Update:

-the Social Club has purchased 4 new tables for the clubhouse, (Thank you to the Social Club) a new cart was ordered and they will only be used in the clubhouse. The older tables will be kept to loan out.

-Next Social Club breakfast will be Thursday May 1st, 8am. This will be free to members.

-The **Social Club has a movie night once a month.** They are on a Friday at 7 pm. Free to anyone, there will be free soda and popcorn. If interested in future dates contact a social club member for information.

Walk on Topics:

-Jill reported there were 3 **solicitors** with no identification in the community. Their vehicle said Reese Windows and Doors. The police were called. **If you encounter a solicitor, ask them to leave and if you see them still going door to door, call the police as they are trespassing ,**

-Jill- please ask vendors and visitors not to park on the grass. There are sprinkler heads and the homeowner will be responsible for the cost of repairs. Signs were order and will be put through the community.

- Residents:

- **Concerns over speeders** and people not stopping for stop signs

- **Concerns about irrigation**, these are being addressed. Please continue to report issues via the website

Next meeting: Thursday June 19, 2025, 7 pm (No May meeting)

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

Adjournment time: 8:20pm

Submitted by Jill Bell, Treasurer

**PLEASE OBSERVE 20 MPH SPEED LIMIT
THERE ARE MANY COMPLAINTS RE:
SPEEDING ON MILLRIVER ROAD
AND IN HUNT RIDGE WEST
THANK YOU**

OBITUARY

Richard A. Miele, of 10522 Millriver Drive in Valley Wood, passed away on March 31, 2025.

Richard was known to be a very nice man and a wonderful neighbor. He had been in ill health for many years.

His sister and brother-in-law, Tom and Karen Page, have shared some insight into his life:

Richard was a long time Florida resident, born and raised in Rockville Center, LI, NY. His daughter Rachel was the light of his life.

He taught driving to first time drivers, evaluated senior drivers, but his greatest satisfaction came from evaluating, coaching, and teaching mentally & physically handicapped people who wanted to master driving. He had a love for animals and had many pets over the years. ..most recently Misty, a beautiful cat that was always with him.

Richard always appreciated his caring neighbors, who always checked up on him and offered support.

Sympathy is extended to his family, friends and neighbors.

MARRIAGE NEWS!



Chris Deal of Roland Court in Ruxton II, married Melanie Hill on March 22nd.

Chris is the son of June Stanislaw of Ruxton Village.

Congratulations to the happy couple!



HUNT RIDGE HOA 2025 BOARD OF DIRECTORS

President – Nick Vavoulis

Vice President – Anne McQuade

Treasurer – Susan Gavin

Secretary – Trish Ives

Directors: Bob Krobatsch

Staffan Linnerstan

Patrycja Zajac

RUXTON VILLAGE 2025 BOARD OF DIRECTORS

Dawn Horvath President

Bill Martin Vice – President/Treasurer

Dana Ringwald Secretary

Director Maureen Johnson

VALLEY WOOD HOA 2025 BOARD OF DIRECTORS

President Jill Bell (518) 725-6407

vwjillbell@gmail.com

Vice President Cathy Westerman (615) 476-2886

valleywoodcat@gmail.com

Secretary Betty Mayeux (727) 403-7085

elizabethmayeux@yahoo.com

Treasurer Dennis Babe (262) 786-1076

vwdennis@wi.rr.com

Diane Zenchuk Director (402) 210-3447

vwadianz@gmail.com

RUXTON II HOA 2025 BOARD OF DIRECTORS

Donna Hoey President

Joe Capasso Vice President

David Smyth Treasurer

Sherrie Walker Secretary

Charlie Kriss Member at Large

Valley Wood HOA Meeting April 15, 2025, 7:00PM Location: Tall Pines Clubhouse

1. Call to order at 7:01 by Jill Bell
2. Roll call: Jill, x Cathy, x Dennis, x Diane, x Betty, x Rico Parklane-x 3. Proof of notice: Posted on Tall Pines website, email and posted on site 4. Quorum reached
5. Pledge of allegiance
6. Attendance 8 in person, 0 on zoom

Secretary Report

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Betty, 2nd by Cathy, all in favor, motion carried

Treasurer's Report

- Monthly Income \$19,212; Expenses \$20,357; Net deficit of \$1,145
- We are starting with a deficit because of the gutter and siding cleaning. - This will balance out as we progress through the year.
- YTD numbers are the same, it's a new year!
- Operating Account \$9,693; Account Receivables \$620
- Reserves: Roof \$225,440; Paint \$66,987; General \$163,898; Total Reserve \$456,325 - Total Operating & Reserve Funds \$466,018

Additional Financial Information:

1. Our current CD will mature in July and generate about \$4,300 in interest.
2. Our Money Market reserve account had a rate adjustment to 3.05% and will generate about \$450 a month, at that rate.
3. These two pieces of interest generate a tax liability that will be given consideration with the 2026 budget.

Committees: ARC: Nothing

Maintenance: Need volunteers **Fines:** Nothing

Welcome: Nothing

Old Business

- Gutter cleaning done
 - Violation notices-if not resolved, it will be sent to the fining committee - Roof replacement quotes- Dennis
1. In the past few months, Dennis has been getting estimates for the roof inspections and replacement costs.
 2. Roof inspections range from \$50 to \$200 per building.

-In the past few months, Dennis has been getting estimates for the roof inspections and replacement costs.

-1. The roof replacement estimates were used for another roof reserve projection, resulting in no special assessments for the 20 year mark or ~\$500 for the 15 year mark.

-2. Roof inspections range from \$50 to \$200 per building.

-3. The roof replacement estimates were used for another roof reserve projection, resulting in no special assessments for the 20 year mark or ~\$500 for the 15 year mark.

-Lanai painting- Diane to update, coordinating with Jan Hoffenkamp. Will send interested residents the proposed estimates

- New owners, no leasing, renting or other occupants for the first 2 years

New Business

Gutter clips update, Gutter Clips were completed on those properties that were missing them by Jill and Company

Open Forum:

Dead Grass was brought up by Owner and due to the fact we are responsible for our own lawns that has to be taken care of by owners. Tree root coming up and Jill will get with owner to see what can be done

Jill wanted to say please be kind and respectful of your neighbors. Sometimes just a conversation with a person that lives alone means a lot to them.

Jill also wants to acknowledge the people she has observed performing acts of kindness

Kathy Shields & Jennifer Kramer

Linda Gray

Santine Cuccio

Jean Fahey

Mary Sue Taylor

Betty Mayeux

Jerry & Rosemary Jaskierny

Bob Henkes & Jackie

Everton & Marcel Gordon

Marion Pope

Dennis & Laura Babe

Cathy Westerman

Diane Zenchuk

Daisey Vasquez & Joe

Thank you all for being so kind.

Jill Bell- Big shout out to all you do for this community as well

Next Meeting: Fall 2025

Motion to adjourn by Jill , 2nd by Betty, all in favor, motion carried Adjournment time 7:30PM

Submitted by Betty Mayeux

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

April 21, 2025

Call to Order

The board meeting was called to order at 7:01 pm by Nick Vavoulis – President. Board members present: Nick Vavoulis, Anne McQuade, Susan Gavin, Trish Ives, Staffan Linnerstan, and Bob Krobach (virtual) - a quorum was established. Also present Janice Sofia, Ameri-Tech Property Management Representative. Absent - Patrycja Zajac.

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

Financials were reviewed by Susan Gavin, Treasurer. Total Operating Account & Savings: \$33,437; YTD income: \$24,115; YTD expenses: \$23,287; YTD surplus: \$828, Accounts Receivable: \$7,991

Old Business

Hunt Ridge HOA board certifications are complete at this time, with the exception of one board member who will complete their class this week.

New Business

- Anne requested a volunteer for the fining committee, as a current member has moved away. Paul Howard volunteered to fill the vacancy.

- Irrigation system:

- At the time of the meeting, all irrigation on Baltusrol Drive from the entry to Pine Needles is out of service due to a 35-year old controller that requires parts & service from the vendor. Tall Pines has authorized immediate payment to the vendor to complete the service request. Upon completion, we are anticipating homeowners will see an improvement in their lawns.

- Nick proposed sending a reduced payment to the Tall Pines Master Association because of the severe irrigation issues in Hunt Ridge.

The board voted 3-2 against sending a reduced payment to Tall Pines; one board member abstained. Those dissenting cited the need for a thorough discussion between Hunt Ridge and Tall Pines before considering any financial action. Nick is to follow up with Tall Pines HOA president Dawn Horvath to open the discussion.

Next Meeting Date

The next meeting is scheduled for Monday, May 19, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan, seconded by Steffan, to adjourn the meeting at 8:02 PM; motion carried.

Submitted by

Trish Ives, Secretary

THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwalde
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 Keys, \$20 each, are available from Patrycja Zajac, Clubhouse Manager

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**
at paciorka@gmail.com, or 773-827-6849
Pricing & Rules can be obtained on our website
www.tallpinesnpr.com

**** \$500 Security Deposit Required**

REMINDERS

Keep
our
streets
SAFE!



**PLEASE OBEY THE
SPEED LIMIT AND
THE "PLEASE SLOW
DOWN" SIGNS!**

PLEASE STOP FEEDING WILDLIFE

The Board is asking residents to refrain from feeding alligators, ducks, deer, Sandhill Cranes etc.

**PLEASE DO NOT THROW CIGARETTE
BUTTS ON THE ROADS OR GRASS!!**

DOG WALKERS

The most common complaint about some, is letting their dog up onto a neighbor's property. Please keep your dog leashed at the edge of the grass/road junction.

APRIL SOCIAL CLUB MEETING NOTES

The last meeting until Fall will be May 1st. The breakfast will be free.

The movie night for June is to be determined.

Large portable fans will be purchased for future outdoor events.

A new food cart and tables were purchased.

SAVE THE DATE! 2025 Christmas Party is on December 6th

And,

Our Thoughts & Prayers Go Out to our Social Club Officer, Bob Krobatsch.

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com 4/1/25



SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you do not want a trimming done, is to tie a red ribbon on it, cover it with a towel, or put up a "Do Not Trim" sign.

THE HI LITES ARE ALWAYS AVAILABLE TO YOU!

For those of you who travel between your northern home and your Tall Pines home. When you are not here to retrieve your paper copy of the Hi Lites, you can always find a copy on our website at <https://tallpinesnpr.com/newsletter.php> We also keep archives, and right now there are approximately six years' worth of historical Hi Lites stored on the site. Tall Pines wishes to send a thank you to Hi Lites editor, Sue MacQueen, for all of her time and effort in making these newsletters available and to our delivery team out in the community.

P.S. RENTERS may be placed on the Tall Pines website and receive all emails sent to the community.

Just send your name, home address & email address to Andrew, at Ameri-Tech. See cover page, bottom right.

APRIL BUNKO WINNERS

Most Wins - Bernie Schimmel

Most Losses - Pat Frey

Most Bunkos - Bernie Schimmel

Sande Nelsen Dawn Horvath

Jill Samu Ernie Frey

COME ENJOY THIS LIVELY, FUN

GAME on MAY 9th

WIN SOME \$\$\$

Please RSVP by leaving a message for

Maureen Johnson at 727-848-3549

with your name and

the number of people attending.

Please bring a small snack to share!



OSPREY NEST!

On the corner of Tall Pines Blvd & Decubellis

Many think it is an Eagle's nest, but a binocular view shows black on the birds head, and a positive ID by the Merlin app was had. She has been bringing long oak moss pieces into the nest, and is not seen perched as often. Seems like she has begun the 35-42 days of incubating eggs!



MAY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
No Ruxton II Meeting until further notice Valley Wood meets next in the Fall				1 Social Club Breakfast Meeting 8 am (free) Last meeting until Fall	2	3
4	5 Trash 	6	7 Recycle	8 Trash	9 BUNKO 6:30 pm RSVP Maureen 727-848-3549 	10
11 Mother's Day 	12 Trash	13	14 Recycle Ruxton Village HOA MTG AT 7 pm	15 Trash Tall Pines HOA Meeting is cancelled for May. Next one is June 19	16	17
18	19 Trash Hunt Ridge HOA MEETING at 7 pm	20	21 Recycle	22 Trash	23 <u>HI LITES</u> <u>DEAD LINE</u>	24
25	26 Regular Trash Pick-Up Memorial Day 	27	28 Recycle	29	30 MOVIE NIGHT 7 PM 	31