

The Tall Pines Hi Lites

Volume 41, Issue 5 JULY 2025

Robert A. Krobatsch

July 26, 1944 - June 28, 2025

Our community lost one of its brightest lights with the passing of Bob Krobatsch on June 28, 2025.

Twenty-three years ago, the Tall Pines community was blessed when Bob and Peggy Krobatsch decided to retire and move from Long Island, New York to the home on the corner of Brookhaven and Bloomingdale in Hunt Ridge at Tall Pines. They both quickly became very involved in many activities within the neighborhood. And their home soon became the one known for being 'decked out' every holiday. In 2005, Bob joined both the Tall Pines Community Association Board of Directors, as well as the Hunt Ridge at Tall Pines Board of Directors where he continued to contribute in countless ways to this community for two decades.

Bob was also an integral member of the Tall Pines Men's Club, now known as the Tall Pines Social Club. There has not been a Tall Pines community party for many years that he did not play a big part in making it happen. And there are very few projects within Tall Pines that Bob was not involved in- street signs, mailboxes, our entrance sign, the sound system and soundproofing in the clubhouse, ensuring our neighborhood was able to get a twice a week watering variance are just a few of the things that Bob either made happen or was involved in over the past few years.

Whether it was organizing events, researching to make projects happen for the board, lending a helping hand or just showing up with a kind word, Bob was always there. He was a true pillar of our community, and through his acts of service, he helped shape our community into the caring connected place that it is today.

We offer our deepest condolences to his wife Peggy, daughter Kelly Manzo and her husband Henry, and his son Kevin Krobatsch and his wife Lindsay. Bob leaves a brother, John Krobatsch and his wife Fran. He leaves six grandchildren, all who affectionately call him "PePa." Kelly & Henry's children are Bryce, Branden and Vincent Robert. Kevin and Lindsay's children are Samantha, Hailey and Jack. Bob was predeceased by his parents Grace and Henry Krobatsch.

There will be a Memorial Service for Bob at the Thomas B. Dobies Funeral Home, 6616 Congress Street, New Port Richey on July 19th at 11am.

Bob & Peggy



Bob & Jerry Jaskierny, Best
Friends & Tall Pines Social
Club Officers

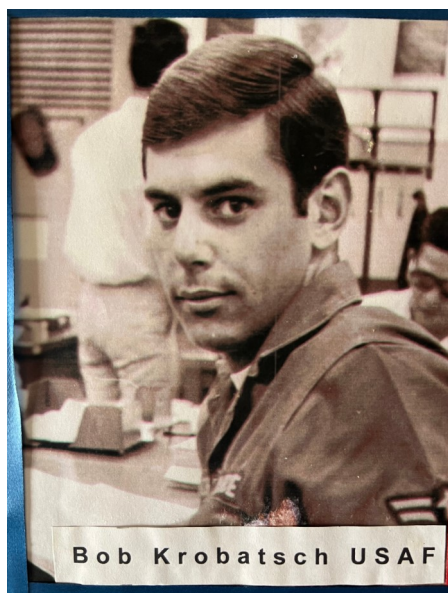


On each Veterans Day, Bob & Carl
Cassella Placed the Wreath and
conducted The Burning of the Flags



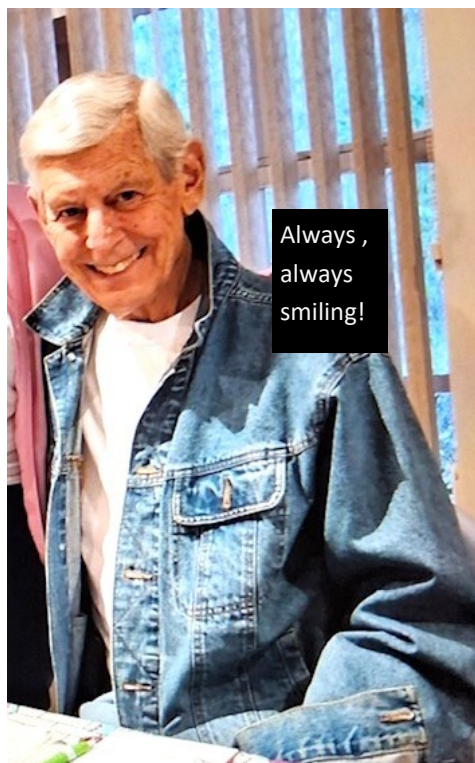
Many years on the Tall Pines
Board of Directors

Loving family visits.....



Bob,
Proudly
Serving
His
Country!





Always ,
always
smiling!



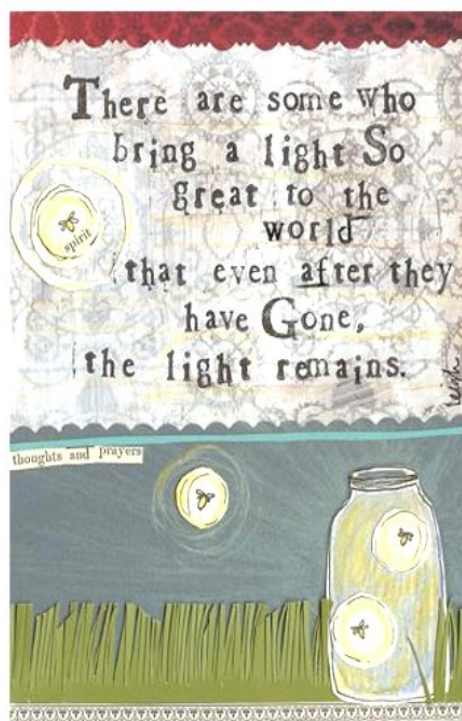
Always volunteering for projects to help
the Tall Pines HOA reduce expenses...



Dedicated
to the
Love of his
Life



Planning, getting supplies, ordering
catering and music, organizing set-ups, in
the kitchen, on the grill, running the 50/50
& on and on.....



HAPPY BIRTHDAY,
UNITED STATES
OF AMERICA !!!!



To all Tall Pines residents from the Board of Directors,
"Have a **SPARKLING** July Fourth Weekend!"

SHOULD YOU CONTACT YOUR BOARD? Many board members are being unnecessarily contacted regarding items which are not within their control, adding to the time they spend volunteering.

A simple thing you can do for your Board members: KNOW WHEN TO CALL THEM versus WHEN TO CALL THE POLICE OR YOUR HOA MANAGEMENT REP

If you see someone you deem suspicious, or who appears to be casing an area, CALL POLICE NON-EMERGENCY # 727-847-8102. If you feel threatened or unsafe, call 911.

If there are cars or golf carts speeding in your neighborhood, CONTACT YOUR HOA MANAGEMENT COMPANY REP

If there are teens in an unsafe area (ie: the gazebo), CALL POLICE NON-EMERGENCY # 727-847-8102

If you have a problem with a dog, CONTACT YOUR HOA MANAGEMENT COMPANY REP

If you see someone feeding wildlife -alligators, ducks, sand cranes, squirrels etc., CALL your HOA MANAGEMENT REP

If there is a issue of dispute among neighbors that is getting out of hand, CALL THE POLICE NON-EMERGENCY NUMBER

FILE YOUR COMPLAINTS WITH YOUR HOA MANAGEMENT REP. You can utilize the contact form on the website and choose "Management" in the Department field.

Tall Pines, Ruxton II & Hunt Ridge: Contact AmeriTech at 727-726-8000

Ruxton Village, Valleywood and Spring Lake: Contact Parklane at 727-232-1173

ARE YOUR SPRINKLERS NOT WORKING?

Please report this immediately via the website contact form.

We have received several requests recently where residents are stating that they feel they haven't had water for weeks or months, but no requests have been submitted.

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. We rely on you reporting issues that you notice.

Note: It was recently reported that some of the dead lawns were caused by Chinch Bugs rather than lack of water/irrigation. If you have a concern that Chinch Bugs may have damaged your lawn, please speak to your sub association so that their board can have the contracted pest company check and treat this properly.

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Editor

Sue Mac Queen
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President Dawn

Horvath

tallpinesdawn@
gmail.com

Ameri-Tech

Andrew George

727-726-8000 X301
andrewg@
ameritechmail.com

WATCH FOR EMAIL BLASTS FROM ANDREW GEORGE REGARDING SOCIAL CLUB MOVIE NIGHTS EACH MONTH:

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

LAST FRIDAY OF THE MONTH ??

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

THERE ARE SEVERAL AVAILABLE MOVIES TO CHOOSE FROM EACH MONTH



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.

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!

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. 18 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!

"IMPORTANT!! As per our Master Declaration documents (Article XIII, Section 6) all homeowners are required keep in full force and effect at all times a full replacement value insurance policy. **IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, please send it in to Andrew George at andrewg@ameritechmail.com** **Tall Pines has only 25% of these required forms!**

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.

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.

TRASH & RECYCLE PICKUP INFORMATION:

TRASH COLLECTION on Mondays and Thursdays Large items such as furniture, BBQ grills, and lamps are **not** accepted for pick up.

RECYCLE COLLECTION on Wednesdays Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed. Plastic Codes # 1, 2, 3, 5 and 7 are taken. Nothing can be in plastic bags. All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can. Do not mix trash with recycle items. See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](http://Pasco West FL | Dumpster Rentals & Garbage Pickup (wasteconnections.com)) for more information on what recyclable items are accepted.

TRASH & RECYCLE SCHEDULE

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

MLK Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Memorial Day
Office Closed
Normal Collection Schedule

Independence Day
Office Closed
Normal Collection Schedule

Labor Day
Office Closed
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

Day After Thanksgiving
Office Open
Normal Collection Schedule

Christmas Eve **Office Open**
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day
Office Closed
Collection delayed until next service day

****Please Cut Out and Keep**

Tall Pines Board Seeks Community Members

Your community could use your help! We know that not everyone wants to make a three-year commitment to join an HOA board, or other regular ongoing commitments, but we also know that some people don't mind helping out when it's not a regular commitment.

Those of us serving on your HOA boards are just regular people, volunteering our time to try to make the community a better place to live. We all either have or had careers in various fields, but are not experts in every area. Sometimes issues come up that we could use a professional opinion on, to help the board make the right decision. Just like any homeowner making repairs or decisions on their own home, the board has to try to learn enough about any particular situation to try to make the right decision for the community. We aren't looking for people to "do" the work, but rather to help us make decisions that are the best for the entire community. Maybe you were a roofer, electrician, engineer, accountant or some other type of specialized career before you retired, or maybe you still are.

If you have expertise in a particular area and would be willing to serve in an advisory capacity, to help guide the board in making an educated decision, please contact any board member and let them know you are willing to provide advisory services and what your expertise is. We are hoping to hear from you!

DID YOU KNOW? A REPRINTED ARTICLE FOR NEWER OWNERS

There are so many new Owners in Tall Pines, the Board thought reprinting this would be beneficial.

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:

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 Drive and LaQuinta Drive

Ruxton Village consists of 24 quad units in the first six buildings on the west side of the main entrance.

Ruxton II is made up of 48 quad units along the north side of Millriver Drive.

Spring Lake consists of a mix of different types of homes surrounding the main pond and gazebo. Spring Lake was originally the model homes area 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>.

ALL ABOUT BUNKO

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

The next Bunko will be on July 11th, 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 \$\$!!

EVERY WEDNESDAY 5PM

K  **TALL PINES CLUBHOUSE GAME ROOM**

BYOB & SNACKS **POKER NIGHT** **\$20 BUY-IN POKER ONLY**

 **K**

Call Patrycja for more details 773-827-6849

**-CANASTA
-RUMMY
-SPADES
-EUCHRE
-HEARTS**

TALL PINES COMMUNITY **FLEA MARKET**

COMING SOON

**CALL PATRYCJA AT 773-827-6849
TO RESERVE A TABLE AND FOR
MORE DETAILS**

OBITUARY

WILLIAM “BILL” GREER, 89, formerly of LaQuinta Drive in Valley Wood, passed away in Michigan on June 10th.

Bill was married to Carmel Greer, who was on the Valley Wood Board of Directors for several years and Bill was a member of its Painting Committee.

The couple was well known during their years in Valley Wood, and making many friends in other Tall Pines communities and the Tall Pines golf leagues.

Sympathy and caring wishes go out to Carmel from many here in Tall Pines.



DECUBELLIS TRAFFIC CONCERNS

Have you encountered more and more traffic problems driving Decubellis (running traffic lights, speeding, semi-trucks, road rage)?

If so, you are not alone. You are invited to a community meeting Thursday, July 24 from 5 to 8 PM at the Tall Pines clubhouse. We will share problems we have discovered and offer an open forum for you to voice your concerns including possible solutions.

Please note this event is organized entirely by and for concerned area residents and is not sponsored by Tall Pines.

HUNT RIDGE HOA BOARD OF DIRECTORS AS OF 6/30/2025

President – Nick Vavoulis
Vice President – Anne McQuade
Treasurer – Susan Gavin
Secretary – Trish Ives
Directors: Staffan Linnerstan
Patrycja Zajac

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
vwdianz@gmail.com

RUXTON VILLAGE 2025 BOARD OF DIRECTORS

Dawn Horvath President
Bill Martin Vice – President/Treasurer
Dana Ringwald Secretary
Maureen Johnson Director

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

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

Location: Tall Pines Clubhouse, 1090 Tall Pines Blvd., New Port Richey, FL 34654

Date: June 19, 2025

Call To Order: 7:01 PM

Pledge Of Allegiance: Was held

Roll Call: In Person – Patty Burke, Dawn Horvath, Charlie Kriss, Judith Scott, and Ameri-Tech representatives Andrew George and due to a promotion that Andrew has, his replacement for the future to assist Tall Pines is a person named Brett. **On Zoom** – Dave Antkowiak, Jill Bell, and joining after the meeting started was Carolyn Mitrius. **Absent** – Jim Davidson, Bob Krobatsch.

Proof Of Notice: Signs were put out at Tall Pines entrances, and it was published in Hi Lites.

Announcements / Accomplishments:

1. Reminder to hold questions and comments until the end of the meeting.
2. Use the contact form on the website, report PROMPTLY about trees/landscaping, irrigation, and management.
3. Do not park on the grass anywhere in the community. It damages underground irrigation lines.
4. Trespass order is in place with sheriff – if residents see a problem, call the sheriff.
5. Reminder – Lock your doors and vehicles and report any suspicious behavior to the sheriff.
6. Reminder that a new map of every zone and controller is on the website.
7. Dawn reminded everyone about the Consent To Receive Electronic Communication Forms that are available. Andrew reported that approximately 25% of Tall Pines residents have completed the forms, which reduces our costs of not having Ameri-Tech send documents to homeowners through the US Postal Service.

Secretary's Report:

Patty made a motion to waive the reading of the minutes of the previous meeting, 2nd by Judith, all in favor, motion carried.

Treasurer's Report:

Jill reported that for the month of May, we had income of \$22,461, operating expenses of \$18,972, funding to reserves of \$6,271, for a monthly net deficit of \$2,552. The deficit was due to costs for irrigation, landscaping, and paving patching.

Year to date, we have a net surplus of \$1,950 to budget. In our general operating account, we have \$13,866, petty cash has \$585, and in total reserve funds, we have \$469,724.

CD Report:

Dawn reported that as of the end of May, we had \$386,654 invested in CDs. Some of the CDs that were callable and were called have disrupted our ladder structure for timing of their maturity, so new CDs will all be reinvested into non-callable ones.

Manager's Report:

Andrew reported that financials were mailed on 6/10/25, he made his visits on Tuesdays, and homeowner concerns were mainly for irrigation and trees.

Discussion that followed resulted in agreement that there is one tree that needs to be dealt with currently, which Andrew will have taken care of. Others that need to be dealt with will be addressed after Jill returns in August. There was an issue with our website, which Andrew reported has been fixed.

The condition of our roads was discussed during Andrew's report. Slawek has been fixing some potholes, with more likely needing to be fixed as they are identified.

The need to do updating of sealing of roads and the clubhouse parking lot will be addressed after Jill and her husband Terry return, since Terry has experience that will help us with what needs to be done in taking care of our roads and parking lot.

Old Business:

1. Baltusrol Flooding Issue – Charlie reported that for the past 4 to 6 weeks, there has been intense negotiation with Gracewood on settlement terms regarding this issue. Within the next 2 weeks, he expects there will be a proposal sent to the board to consider, but he said that Gracewood is very “belligerent” in their attitude toward negotiation.

2. Property Insurance Renewal – Charlie reported that the net increase in our property insurance proposal of \$25,672 from our current provider for next year is only \$559 more than for this year, and that coverage on the clubhouse increased by \$53,000. We budgeted \$29,000 for insurance, so we will have \$3,327 to use for other purposes. Charlie made a motion to accept the proposal from Marsh MacLennan, 2nd by Patty, all in favor, motion carried.

3. Irrigation Update – Jill reported that Local Irrigation provided a bid for new timers, expansion modes, new remotes, for a total of \$16,330. Patty made a motion to accept this bid, Charlie 2nd, all in favor, motion carried.

We have spent over \$8,600 on irrigation so far this year, so it is anticipated that these upgrades will reduce repair costs in the long run.

There was an irrigation leak under a sidewalk on Ravines, which resulted in the need to replace part of the sidewalk. Slawek has taken care of that.

4. Landscape – Dawn reported that there will be no more improvement projects until this fall. Regarding trees, this was discussed previously in the meeting, and Andrew is taking care of this.

5. Clubhouse Air Conditioner Maintenance – One of the air conditioners has a leak so small that the maintenance company has not been able to pinpoint yet, and one of our thermostats needs replacing. Slawek will purchase and replace the thermostat, and will be reimbursed through petty cash for the thermostat. The next maintenance is scheduled for September.

6. Fire Detection – Charlie suggested that we have 6 alarms installed. Jill will provide the information on an electrician we used previously to install the alarms, and we will plan to finalize this at our August meeting.

7. Pothole Update – Already discussed earlier in the meeting.

8. Breakin At Clubhouse – The suspect has been identified, but not arrested. It is believed he is not from this area, and that he is homeless.

New Business:

1. Pasco County was called to repair a leak on the edge of Piping Rock road. This has been taken care of, at no cost to Tall Pines.

2. Sinking 'drain' in road at Millriver and Tolar – Someone sent an email to report this as a problem, but Andrew indicated it probably is okay. If need be, it will be looked at further when more comprehensive road needs are being addressed.

3. Clubhouse Rental – Board declined an extended rental to Pasco County which would have closed the clubhouse for several weeks (39 days) to resident usage, meetings, etc.

4. Clubhouse Bar – Patrycja provided board options, and following discussion on this, the maximum cost estimates are \$2,700 for materials and \$1,000 for labor. Judith made a motion to approve \$3,700 for clubhouse bar updates, 2nd by Patty, all in favor, motion carried.

5. Social Club donation for official parties – So far there is commitment to go forward with one official party, which is the Christmas party.

In the past, Tall Pines has donated \$300 to help the Social Club offset the cost. Charlie made a motion to increase this amount to \$400 for party expenses for the Christmas party, 2nd by Judith, all in favor, motion carried. Future party donations from the board will be determined on a case by case basis.

6. Request for dumpster parking (should board make a formal policy as part of parking policy?) - Following earlier emails between board members, and board discussion during this meeting regarding the pros and cons of including this in the formal parking policy, it was decided not to formalize it. We will address the issues as they arise.

7. Several outdated pages on the website – This had been addressed earlier in the meeting by Andrew.

Social Club Update:

Jill said that so far there is an event planned for Veteran's Day on November 11, and the Christmas party on December 6. In order for more parties to occur, additional Tall Pines residents will need to get involved to plan and do the work to make it happen.

Walk-On Topics From Board Members:

1. Charlie clarified that there was an error in the decimal point on the alarm estimate. They are \$510, not \$5,100.
2. Judith brought up that a contact told her about an upcoming bar/restaurant, possibly combined with pool usage.
There is also a rumor that the front 9 holes of the golf course may be reopened.
3. Patty reinforced the need to impress upon homeowners to not park on the grass, to protect our irrigation system. Dawn will order more signs, which the board agreed helps with reducing this problem.

Resident Comments Or Concerns:**On Zoom:**

Derek asked about the impact that the road expansion would have on our irrigation system and planned upgrades, and Dawn clarified that the upgrades will not be for wiring or anything where the road expansion might impact. Discussion regarding our need for a wall was reinforced by the board, so resident support/pressure to make that happen will help.

In Person:

Patrycja had a few areas of concern. One was clarification on what to do about the teenagers that are causing problems in the pond bridge and gazebo area.

Another was about the possible need to clean our sidewalks, and Dawn said that in the past the board has decided not to do this any more because the results are short lived, expensive, and even accelerate the deterioration of the concrete if aggressively pursued on aging concrete. We agreed to maintain the sidewalks for structural and safety concerns, and defer them for appearance.

Patrycja also talked about game day activities, and the status of redoing our directory. Dawn will put the directory project on our August agenda.

Next Meeting Date: August 21st, with no meeting planned for July

Adjournment: Charlie made a motion to adjourn the meeting, 2nd by Patty, all in favor, motion carried.

Adjournment Time: 8:27 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

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!

Clarification note for new Floridians –

Evacuation Zone and Flood Zone are not the same thing.

Evacuation Zones are used by local emergency management agencies and help organize an evacuation process in the event of an emergency, whereas flood zones are designated by FEMA and used to assess the risk of flooding over time.

RUXTON VILLAGE HOA | Board of Directors | Minutes | May 14, 2025

Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:05PM.

Board Members Present: Dawn; William Martin, Vice President & Treasurer via phone; Dana Ringewald, Secretary; and Maureen Johnson, Director. A quorum was reached. John Lamont for Parklane was not present.

Proof of Notice: Sign posted at entrance to Tall Pines, on Tall Pines website and in the HiLites newsletter.

Secretary Report: Maureen moved to approve and waive reading of the Feb 12, 2025 minutes. Bill seconded. All approved. Minutes were posted on Tall Pines website and in Hi Lites.

Treasurer Report: Bill noted that Park Lane's 2024 accounting error has been rectified. May, 2025 report. Year to date income of \$19,071. Year to date expenses of \$19,655. Total assets of \$195,190 including all Reserves.

Reserve Funding Allocation:

for roof (\$156,982) and for painting (\$29,916) totaling \$189,098 in Reserves. Of which \$129,645 is invested in four laddered CD's with Raymond James. The balance of \$56,696 is in a Truist account.

Old Business:

Roofing: Based on three contractors' estimates received by Andrew (Ameritech) to reroof buildings in Ruxton II starting in 2026, a guesstimate for Ruxton Village averages about \$50,000 per building, including 5% for extras.

It was suggested that Andrew inquire of the contractors whether combining the projects for buildings in Ruxton Village with Ruxton II will produce a more competitive bid. Also suggested, asking Parklane if there is a formula for a project like ours.

Projected 2026 Roof Reserves of \$174,000 could cover the cost of three of our six buildings. The Board plans to reroof one building a year, starting in 2026. Each of the six buildings will be done in rotation as their roof becomes 15 years old, starting with Fiddlesticks Court.

Since there must be equal assessments across the 24 units, discussion followed regarding when and how to collect the additional assessments for roofing.

1. Assess \$5,000 per unit or
2. Increase monthly to \$400 temporarily until there are sufficient Reserves to complete the project.

Dawn and Billy will work the numbers for discussion at August Board Meeting, with a plan to vote on a contractor's bid at November meeting.

Painting: Board plans to paint all buildings within next two years. Based on cost for painting at Ruxton II last year, a guesstimate for Ruxton Village could be about \$40,000 for all six buildings. General consensus was to obtain more specific quotes for our project.

New Business:

NOTE — Owner responsibility:

Prior to a building being reroofed, antennas and anything affixed to the roof must be removed at owner's expense. Any damage to a roof caused by such will also be charged to owner.

Prior to painting potentially within two years, owners must repair or replace rotted wood fascia and/or soffits, if needed. Note: All wood will be repainted by the HOA. Any changes to gutters or downspouts must also be done at owner's expense prior to painting.

New Business:NOTE — Owner responsibility:

Prior to a building being reroofed, antennas and anything affixed to the roof must be removed at owner's expense. Any damage to a roof caused by such will also be charged to owner.

Prior to painting potentially within two years, owners must repair or replace rotted wood fascia and/or soffits, if needed. Note: All wood will be repainted by the HOA. Any changes to gutters or downspouts must also be done at owner's expense prior to painting.

Board agreed to change the paint color of the red building at the entrance of Fiddlesticks to a taupe shade to blend with the other buildings.

Architectural Review Committee: Maureen reported that an application for a new garage door was approved.

HB 1203 requires adding hurricane provisions on ARC application form. New law requires a written approval or denial of an ARC application after having been voted on at soonest board meeting. An email to the owner can be sent previously noting "it appears" that application will be formally approved at next board meeting.

Walk On Topics:

Reminder to residents to report irrigation issues on Contact Form on Tall Pines website.

Next meeting:

August 20, 2025. Note change for this meeting only, to the third Wednesday.

Adjournment:

Dana moved to adjourn the meeting at 8:10PM. Billy seconded, all in favor.

Dana Ringewald, Secretary

NOTICE TO VALLEY WOOD RESIDENTS FROM YOUR BOARD OF DIRECTORS REGARDING SOD, PETS, PET FORMS and HOME INSURANCE

If you are installing new sod please call 811 before any digging occurs. A resident had new sod installed and the installer hit the cable underground wires. The repairman said they only install the lines 2 to 6 inches below the Surface

Each year homeowners are required to provide their homeowners insurance and updated Pet forms. If you have not done so, please send to Parklane Management as soon as possible.

As a reminder Valley Wood's Pet documents state you may have 1 dog with a weight limit of 30 pounds at maturity. All pets must be approved with the proper documentation.

Please contact Parklane Management if you have any questions or concerns. Please contact them if you have any questions or need clarification on Valley Wood Rules and Documents.

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

June 2, 2025

Call to Order

The board meeting was called to order at 7:19 pm by Nick Vavoulis – President. Board members present: Anne McQuade, Susan Gavin, Trish Ives, Patrycja Zajac, Bob Krobatsch (via phone), and Staffan Linnersten. A quorum was established.

The Meeting notice was posted at the Tall Pines Clubhouse.

New Business

- Review bids from Property Management Companies:

○ After a consensus that Ameri-Tech Property Management has not been meeting the needs of the Hunt Ridge homeowner's association, quotes were obtained for several other property management companies.

✦ The board reviewed existing charges from Ameritech, along with competing quotes from three other management companies.

✦ A motion by Susan Gavin was made to accept Parklane as the new Property Management Company for Hunt Ridge. Anne McQuade seconded the motion, and the motion received a unanimous "yes" vote from all board members.

✦ Nick Vavoulis signed notification letters to be sent Certified Mail to Ameritech, advising our agreement with Ameritech will cease on August 31, 2025.

Parklane would assume management services on September 1, 2025. More details will be forthcoming for Hunt Ridge residents.

Next Meeting Date

There will be no Hunt Ridge HOA meeting in July or August. The next meeting is scheduled for Monday, September 15, 2025, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Trish Ives, seconded by Staffan Linnersten, to adjourn the meeting at 8:00 PM; motion carried.

Submitted by

Trish Ives, Secretary

THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwald
Peggy Krobatsch
Lynda Leonard

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.

SOCIAL CLUB NOTES

The next meeting will be in the Fall.

A July 4th Party is NOT scheduled this year.

The movie night for July and August is to be determined. Andrew will be sending out an email blast each month in this regard.

SAVE THE DATES! The 2025 Christmas Party is on December 6th and the Veterans Celebration is on November 11th.

And,

Our Sympathy Goes Out to Peggy Krobatsch upon the passing of her husband, and our 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.

JUNE BUNKO was cancelled

Most Wins - X

Most Losses - X

Most Bunkos - X

JULY Bunko

IS scheduled for

July 11th, 6:30 pm

COME ENJOY OUR NEXT

LIVELY, FUN GAME

WIN SOME \$\$\$

Please RSVP by leaving a message for
Maureen Johnson at 727-848-3549
with your name and # of players

July and August Hi Lites

will be on-line only

SEE THE ALL COLOR

HI LITES AT

[https://](https://tallpinesnpr.com)

tallpinesnpr.com

Click Community
Newsletter on top



JULY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash	1	2 Trash	3 Trash Social Club Meetings resume in Fall	4 Independence Day 	5
6	7 Trash	8	9 Recycle Card Club Meeting 12PM	10 Trash	11 BUNKO 6:30 RSVP Maureen 727-848- 3549	12
13	14 Trash	15	16 Recycle	17 Trash No Tall Pines HOA Meeting in July	18	19
20	21 Trash	22	23 Recycle	24 Trash “Decubellis Traffic Concerns” Meets 5-8 pm See page 5	25 ?? Movie Night? Watch for email Blast 	26
27	28 Trash <u>HI LITES</u> <u>DEAD LINE</u>	29	30	31	No Hunt Ridge HOA meetings in July and August Next Ruxton Village meeting is in August	No Ruxton II Meeting until further notice Valley Wood meets next in the Fall