

# The Tall Pines Hi Lites

Volume 40, Issue 8 OCTOBER 2024

## Watering Variance Granted to Tall Pines!

Board Member Bob Krobatsch has been working with SWFWMD (“Swift Mud”), and the variance was officially been granted in late September. A notice will be posted at the front entrance.

The variance allows Tall Pines to irrigate twice weekly, instead of the once weekly restriction that is in place until December.

A sincere Thank You to Bob for his time and diligence in this matter.

## TALL PINES GARAGE SALE THIS MONTH!

October 19th

8AM – 2PM

Rain Date Oct 20th

AMVETS truck available for  
Community donations!

Borrow a clubhouse table! See page 12 for details



## River Ridge Community Potluck Dinner & Golf Cart Christmas Parade Saturday, December 21<sup>st</sup> 4PM POTLUCK at Tall Pines Clubhouse 6PM PARADE!

More Info in November Hi Lites. To volunteer or for more info  
contact Brenda at 727-271-1726

*Happy Halloween  
from the Tall Pines Board!*



## DIRECTORY

Activities pg 1

Advertisers pg 15

Calendar pg 16

Clubhouse pg 14

Committees -

Sunshine pg 14

Welcome pg 14

Communities -

Hunt Ridge pg 7

Ruxton Village pg x

Ruxton II pg x

Spring Lake pg x

Valley Wood pg 8

Editor

Sue Mac Queen  
valleywoodsue@  
gmail.com

New Owners pg 13

Obituaries pg x

Prayer List pg 14

Social Club pg 12

Tall Pines -

Minutes pg 4

Notices pg 2

President Dawn  
Horvath

tallpinesdawn@  
gmail.com

Ameri-Tech

Andrew George

727-726-8000 X301

andrewg@

ameritechmail.com

### NOTICES FROM THE TALL PINES BOARD

**RE: GAZEBO \*\* AGGRESSIVE ALIGATOR IN THE POND! STAY AWAY FROM THIS AREA!**

You may have noticed that the gazebo has been closed to use. The railings are loose, and some of the boards are rotting. A couple vendors have been contacted to give us quotes but we are still awaiting three full quotes to include full inspection of the footings. The board has instructed maintenance to place boards across the walkways. Slawek has attempted to do this, however an aggressive alligator charges toward him when he attempts. Jill Bell has made arrangements for its removal from the pond.

\*\*\*\*\*

#### INFORMATION FROM THE STATEWIDE NUISANCE ALLIGATOR PROGRAM

The Florida Wildlife Comission places the highest priority on public safety and administers a Statewide Nuisance Alligator Program (SNAP). The goal of SNAP is to proactively address alligator threats in developed areas, while conserving alligators in areas where they naturally occur.

**People concerned about an alligator should call our toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).**

Generally, an alligator is deemed a nuisance if it is at least 4 feet in length and the caller believes it poses a threat to people, pets or property. There are situations when smaller alligators wind up in places that are not acceptable, such as swimming pools, garages, etc., and must be removed. When someone concerned about an alligator in any of these situations calls the Nuisance Alligator Hotline, we will dispatch one of our contracted nuisance alligator trappers to resolve the situation.

#### **NEW!! PICKUP INFORMATION: SEE BELOW**

**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.

**RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING** Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday mornings from now on. Don't miss it!!

#### **NEW 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**

**OVERNIGHT PARKING REMINDER**

If you have any guests who need overnight parking in our Clubhouse lot, you can obtain an overnight pass by contacting any Tall Pines Board Member.

**PARKING PERMIT**

Joe Ruxton 7/7/2024

**Tall Pines Board Contact Information**

cut & save!

- Dawn Horvath, President (630) 373.6363
- Jill Bell, Vice President (518) 725.6407
- Dave Antkowiak, Secretary (989) 255.0304
- Lonnie Buresh, Treasurer (224) 277.5988
- Bob Krobatsch, Director (727) 267.4604
- Charlie Kriss, Director (610) 212.2068
- Carolyn Mitruis, Director (630) 886-8124
- Patty Burke, Director (847) 274.4206
- Jim Davidson, Director (770) 468.3464

**RSVP for BUNKO on OCTOBER 11th It's a lively fun evening. Win \$\$\$\$!**

Leave a message for Maureen Johnson at 727-848-3549 with your name and the number of people attending. Please bring a snack to share. Beverages are provided!

**DOG OWNERS**

The board has received complaints and reminds you to pick up after your dog. Use a bag & take it with you. Please keep your pet at the edge of the grass while walking and not on a neighbors property. Thank you.

**SOLICITING: TURN SOLICITORS AWAY AND CALL POLICE IF NECESSARY**

There is no soliciting allowed in Tall Pines.

Board members and homeowners should turn them away. Our Property Manager Andrew George indicated, at the June Board Meeting, that the previous president worked out a signed agreement with the Sheriff's Department whereby people can call their non-emergency number to have them come and escort solicitors out of the community if necessary.

**DEAD Trees:** The Board has had tree work done. However, if you feel that a tree on common property has an issue, please either fill out the Contact Form on the website or notify Andrew George with the details. His contact information is on the front page of every Hi Lites issue.

**TALL PINES CLUBHOUSE IS A VOTING LOCATION**

The clubhouse has been rented by Pasco County for elections twice this year. There is one more election in November. Please note that they requested set up a day early, so the clubhouse will be locked once election equipment is set up and no one will be allowed inside from Monday evening until after the election. We apologize for any inconvenience.

Remember to exercise your right to vote on Tuesday 11/5!

**BALTUSROL FLOODING UPDATE**

The Board is watching it closely. With the recent rains, there has been no flooding, but this storm that might be coming the week of September 22 will really be the test. The Tall Pines board is still engaged with an attorney to force the neighboring HOA to maintain their property to prevent this from happening again.

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** September 19, 2024

**Call To Order:** 7:00 PM

**Pledge Of Allegiance:** Was held

**Roll Call:** In Person – Jill Bell, Lonnie Buresh, Jim Davidson, Charlie Kriss, Bob Krobatsch. On Zoom – Dave Antkowiak, Patty Burke, Carolyn Mitrius. Absent – Dawn Horvath and Ameri-Tech representative Andrew George.

**Proof Of Notice:** On the website, in emails, and signs were posted at Tall Pines entrances.

### **Deerwood Resident To Speak On The DeCubellis Road Situation:**

Ken Bolduc reported on his efforts to reduce truck traffic on DeCubellis Road, which is not only increasing in numbers, but also in the size of trucks.

He provided a packet with contact information of officials that can impact change through such things as code enforcement, signage, classification of trucks allowed, etc.

In essence, his efforts to increase awareness, unity and proactive influence through power in numbers are what is necessary to produce the change that is being pursued. The Tall Pines Board is supportive of these efforts, and we will put information from Ken's packet on our website to assist with this.

### **Secretary's Report:**

Lonnie made a motion to waive the reading of the minutes from the previous month, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

### **Treasurer's Report:**

Lonnie reported monthly income for August was \$19,779, which was a \$105 deficit to budget.

Monthly operating expenses were \$14,777, which was \$722 more than budgeted. Year to date, we have a \$5,095 deficit to budget.

We have \$472,735 in total reserve funds.

Lonnie commented that outlier expenses this month included \$500 for tax filing and other accounting services, and \$4,025 in tree trimming/tree removal

Lastly, Lonnie reported that even though we have an operating deficit at the halfway point in our fiscal year, \$38,300 was added to our reserve funds and overall, we have a surplus of \$28,300 year to date.

### **Property Manager's Report:**

In Andrew's absence, Jill went over his written report.

Financials were mailed 9/10/24, weekly inspections were done on Tuesdays, homeowner concerns were related to irrigation.

Tree trimming/removal took place, and two more contractors have looked at gazebo/bridges and are submitting bids. Two others declined.

### **Accomplishments/Announcements:**

1. Residents were reminded to hold questions and comments until the end of the meeting.
2. Residents were reminded that the irrigation company only comes twice a month, so timely usage of the contact form on the website is necessary to initiate scheduling to address irrigation needs. Also, homeowner projects are at the cost of the homeowner.
3. New laws went into effect on 7/1/24 which allows towing companies to charge more. Be aware of parking restrictions, as the towing company we have contracted with comes through the neighborhood and is allowed to tow anyone who is not complying. This does not require intervention from the board. Towing could be as much as \$500 or more.
4. Residents should report any tree issues via the contact form on the website.
5. Neighborhood group hoping to start a regular canasta game. If interested, contact Rosemary Jaskierny.

6. Tall Pines neighborhood garage sale is on October 19<sup>th</sup>, 8AM to 2PM with October 20<sup>th</sup> being the alternate date if the 19<sup>th</sup> is a rainout. Cathy Westerman will have AmVets truck at the clubhouse on Saturday for donation drop-offs.

If you need to reserve a table contact Jill Bell at 518-725-6407. Table Pick-up will be 3PM to 4PM on Friday and must be returned Saturday 3PM.

7. Thank you to Lonnie for trimming the Robellinis at the front entrance.

8. Clubhouse side door was left open a few weeks ago. If you use the clubhouse, be sure to return everything to where you found it, and lock up when you leave.

9. Additional mosquito spraying was requested for our area, they have already sprayed via helicopter.

10. We had an irrigation main break at Roland and Millriver a few weeks ago, it was not a sinkhole. Repairs were made and the area was just sodded.

### **Old Business:**

1. Insurance Updates – Charlie reported that the tree trimming around the clubhouse was completed, and the insurance company confirmed receipt of photos to verify completion of that task.

Also, the board decision as to whether or not to insure the gazebo and bridge will take place after we receive all of the bids necessary to do the needed repairs, since that will help determine the insurable value.

2. Baltusrol Flooding – Attorney status is that we are trying to reach an amicable arrangement with Gracewood on this issue.

Charlie will have contact with our attorney on Monday regarding the status.

Gracewood submitted a contract to rent our clubhouse on 11/13/24. Due to their lack of cooperation in resolving the drain problem, we had Andrew draft and send a certified letter informing them we are cancelling their rental, and their deposit has been returned.

Currently the drain is working following the costly step we took to blow out the debris on the Gracewood side of the drain.

However, unless Gracewood follows through with their responsibility to get and keep the exit point of the drain on their side properly cleared of debris, blockage again in the near future is likely.

There had also been some issues with a drain on LaQuinta, but since that has apparently been resolved, nothing more needs to be done there.

3. Gazebo Boards And Rails – We are still waiting for remainder of bids. Board can vote once we have those. Meanwhile, the bridge and gazebo should not be used by anyone. Slawek was going to board up the entrance as we asked, but there is an aggressive alligator charging at him when he tries. Patrycja is going to call FWC about the aggressive alligator.

4. Watering Variance Request Status – Bob reported that Andrew has provided assistance to provide some of the information needed. More still needs to be done, but Bob said the person he is working with that needs the information said it looks good so far.

5. Dead Trees – Andrew is compiling a list, so residents were reminded to report needs so they can go on the list.

### **New Business:**

1. Irrigation – Jill is collecting bids on getting a new company.

She has one bid from a new company so far, and will be contacting a couple others.

Rain Right will also be submitting a bid, and as we have been discussing and agreeing upon, weekly service is what we are planning.

2. Homeowners Insurance – Patty has not received the documents from Andrew yet, and Jill reminded homeowners that they are required to provide Ameri-Tech proof (copy of declarations page) that they have a current homeowners insurance policy in effect. Patty is keeping a list of homeowners that are in compliance.

3. Mandatory Inspection At Clubhouse By Fire Marshall, Cost Was \$100.

Most areas that needed addressing have been taken care of, and Patrycja is working on the rest of them.

Remediation date to be completed is 9/26/24.

4. Website Login For Financials – Ameri-Tech has already installed some of the required framework. The board will need to decide what to put behind the login and in front of login. Andrew can provide more information later.

**Walkon Topics From Board Members:**

Lonnie reported that due to the invoice for the Baltusrol flooding work being received late in August, it wasn't paid until September.

**Social Club Update:**

Bob reported there is a movie night planned at the clubhouse on 9/27/24.

Attendees can choose from 5 different movies, and popcorn and soda will be provided.

There is no charge for this event or the food.

Also, plans are in motion for the Veterans Day event, and details will be in Hi Lites.

**Resident Comments Or Concerns:**

Resident concerns included what and where to send proof of homeowners insurance.

Insurance declaration page copy should be sent to your management company and AmeriTech.

Other concerns are irrigation problems not being addressed.

Residents are reminded to fill out the contact form on tallpinesnpr.com. If a concern is not taken care of properly, please report it again. The more information the better.

**Next Meeting Date:** October 17, 2024 at 7PM

**Adjournment:** Charlie made a motion to adjourn the meeting, 2<sup>nd</sup> by Lonnie, all in favor, motion carried.

**Adjournment Time:** 7:57 PM

**Minutes Submitted By Tall Pines Board Secretary David Antkowiak**

\*\*\*\*\*

**REMINDER FROM THE TALL PINES BOARD:****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.**

There is no ordinance against feeding songbirds and other birds from hanging feeders.

**REMINDER: INSURANCE DECLARATION PAGE Please respond to this!**

Tall Pines documents **require** in Article XIII Section 6, that all homeowners maintain a full replacement value insurance policy.

If you have not already turned in a copy of the declaration page of your policy, please do so immediately. Email to Andrew at Ameritech - [andrewg@ameritechmail.com](mailto:andrewg@ameritechmail.com) or mail to 24701 US Highway 19, Clearwater, FL 33763 **AND** submit a copy to your own HOA.

## HUNT RIDGE HOMEOWNERS' ASSOCIATION

### BOARD MEETING MINUTES

September 16, 2024

#### Call to Order

The board meeting was called to order at 7:02 pm by Nick Vavoulis - President. Board members present: Susan Gavin, Lonnie Buresh, Trish Ives - a quorum was established. Also present, Andrew George, LCAM, Ameri-Tech Property Manager. Absent: Anne McQuade, Marty Giles, Bob Krobatsch

The Meeting notice was posted at the Tall Pines Clubhouse 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 Lonnie; motion carried.

#### Treasurer's Report

Total Operating & Savings Account: \$29,311; YTD income: \$140,740; YTD expenses: \$141,959; YTD deficit: (\$1,219); Accounts Receivable: \$5,174

#### Management Report

Walkthroughs are done every Tuesday and violation letters are sent as needed.

Account Collections – 4 are with attorney, 1 is 90+ days delinquent, 3 are 60+ days delinquent, 19 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16<sup>th</sup> of the month.

#### New Business

Ameritech is moving our account from Truist Bank to Southstate Bank midmonth. Truist payments will be disabled so you will need to set up ACH with the new bank, use the new coupon books or set up automated payments through your own bank. If you run into any difficulty, contact Ameritech.

#### Next Meeting Date

The next meeting is scheduled for October 21, 2024, at 7 PM, Tall Pines Clubhouse.

#### Adjournment

A motion was made by Lonnie, seconded by Nick to adjourn the meeting at 7:25 PM; motion carried.

Submitted by

Susan Gavin, Secretary

## Valley Wood Monthly HOA Meeting

**Date: Tuesday September 17, 2024**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

Call to order at 7:01 by Jill Bell

Roll call: Jill, Cathy, Diane, Betty, Absent:Dennis

Proof of notice: Posted on Tall Pines website, mail, email and posted on site

Quorum reached 6 attend in person, 0 on zoom

Pledge of Allegiance

### Secretary Report:

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

Motion by Betty 2<sup>nd</sup> by Diane, all in favor, motion carried

### Treasurer's Report:

- Monthly Income \$18,055; Expenses \$17,614; Net surplus \$441
  - The regular income and expenses are as expected.
  - Our current CD matures on 9/22/24, interest should be \$6,500.
- YTD Income \$107,477; Expenses \$117,271; Net deficit of \$9,794
  - The YTD deficit is still from the carport work and will continue for the year.
- Operating Account \$11,127 Account Receivables \$419
- Reserves: Roof \$202,092; Paint \$62,430; General \$141,663; Total Reserve \$406,185
- Total Operating & Reserve Funds \$417,312

### Committees:

**ARC:** Nothing

**Maintenance:**

1 roof repair on Bayhill in May, one pending

**Painting:** Nothing

**Fines:**

**Welcome:** Nothing

Welcome Marissa Leib, new owner on LaQuinta

Welcome Gabrielle Henderson, new owner on LaQuinta

### Old Business:

1. We are looking for Maintenance Committee volunteers
2. Painting committee, we have 3 volunteers
3. Please send the homeowners Insurance Declaration page to Parklane & Ameritech. Only about 25 have so far. It costs the HOA money to mail notices out, so please send this in.
4. We are revising the Architectural document.



5. Pots with plants, flowers, etc. Empty pots should not be scattered about your property and if the plant dies, please clean out the pots. We want to keep property from looking unsightly and cluttered.
6. Document Amendment Changes Changes are being made to reflect Florida Statutes. 34 changes to update information and remove old language that is no longer pertinent. Changes are to Amendments, Bylaws. An example of changes are 1. Increase late fee from \$10 to \$25 (at this time we do not enforce this 2: Bylaws- must be a member to be on the board. Once finalized with our attorney, all residents will receive these changes to vote on by cover letter and ballot. So please return your ballot. Thank you to Linda Gray and Mary Sue Taylor for all their hard work and support on this.
7. Possibly next year we would like to restate all documents into one easy to read document.

#### **New Business:**

CD Matured \$6504 in interest. board to vote on rollover into new CD, 4.44% for 5 months. \$250,000 motion Betty 2<sup>nd</sup> Diane . all in favor YES, motion carries

Community Garage Sale Saturday October 19<sup>th</sup>, rain date October 20<sup>th</sup>. We are coordinating with River Ridge.

It is against the Florida laws to feed wildlife, please do not put out any food. You could face a fine.

New Florida HOA Statutes-Rico

There is talk of doing a resident booklet. If you would like to have your information in the book, please fill out an owner profile form and we can start working on that. Tall Pines is in charge of it.

Looking for volunteers for committees such as welcoming committee and maintenance committee.

#### **Open Forum**

1.Pool Is now open on weekend. Fee is \$10 day, \$40 a month per person. \$60 a couple a month. FB Page is Open Swim River Ridge. Pool open 10-6:00 Saturday and Sunday only. Owner is on site during this time

2.Sprinklers are being reviewed

3.Roof Recommendation Rise Up and Allen Roofing

#### **Next Meeting: Oct. 15, 2024 7 PM**

Motion to adjourn by Jill, 2<sup>nd</sup> by Cathy, all in favor, motion carried

Adjournment time 7:27 PM

Submitted by Jill Bell

#### Notice to all Tall Pines Communities on the Valley Wood Minutes:

**The pool located at the golf course has no connection to Tall Pines HOA in any way. Tall Pines does not own, insure, offer membership or cover liability for its use.**

#### **ATTENTION VALLEY WOOD OWNERS**

**The HOA Board of Directors is looking for a volunteer to serve as The Welcoming Committee.**

Welcoming a new owner involves giving a Tall Pines Welcome Packet, provided by Bob Krobatsch of the Tall Pines Board, and Valley Wood Information, along with sharing general information about Valley Wood and Tall Pines. Answering questions a new owner might have is very helpful. If there are extra Hi Lites editions available, they are shared as well.

This position does not involve a lot of time.

Jill Bell, Valley Wood HOA President will temporarily serve to welcome new residents.

The board is also interested in adding to other committees such as the Maintenance Committee and Fining Committee, and is always open to any ideas that may improve the Valley Wood community.

**Tall Pines Community Association****Parking Rules and Enforcement**

Original Effective Date: 05/15/2023

Date Reviewed: 04/20/2023

Revision Date: 04/20/2023

**Purpose and Scope of Document**

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

**Clubhouse Parking**

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

**Street Parking**

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

### Miscellaneous Vehicle Rules

1. No vehicle shall be parked within properties except on a paved parking surface, driveway, or within a garage. NO PARKING ON THE GRASS.
2. No trucks or vehicles used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the properties.
3. No business signs may be displayed on vehicles. Those vehicles with business signs must either be covered with a magnet or be stored in a garage. They are not permitted in driveways.
4. Boats, boat trailers, campers, travel trailers, motorhomes, recreation vehicles, and inoperable vehicles are prohibited from being parked on any lot, unit, or parcel unless kept inside a garage and concealed from public view.  
  
\* Note: See Clubhouse Parking accommodations on page one for limited Clubhouse Parking accommodations for all of the above except inoperable vehicles.
5. No vehicle mechanical repairs or like activity shall be conducted on any lot other than within a garage and concealed from public view.

### ADDITIONAL PARKING INFORMATION

**ON STREET PARKING REMINDER TO ALL COMMUNITIES** Please note that while street parking is now being permitted from 6AM TO 12 MIDNIGHT, OVERNIGHT PARKING ON ALL TALL PINES STREETS IS NOT PERMITTED.

**Be sure you, your guests or vendors do not park on the grass.**

**Parking on the grass will result in towing. Our community documents state that parking is only allowed on paved surfaces.** There are many sprinkler heads located at the grass/street junction. The weight of a car parking on the grass will likely break irrigation lines below ground.

**Owners would be responsible for repair of damage to the irrigation system.** 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, including parking on the grass. The official parking policy can be found on the website, and has been published in the Hi Lites several times.

**If residents or guests fail to follow the parking policy, they are subject to towing and the charge for a tow could rise to as much as \$650, with additional charges accruing according to the new Florida House Bill 179 noted on page 1.**

TALL PINES GARAGE SALE!!

Saturday, OCTOBER 19TH

8AM-2PM

RAIN DATE OCT 20TH

Have your own sale in  
your Garages and  
Driveways!



**Borrow a table from the Clubhouse!**

Call Valley Wood President Jill Bell at 518-725-6407  
to reserve a table.

Tables may be picked up on Friday from 3PM-5PM

**AMVETS** will have a trailer in the Clubhouse parking  
lot from Saturday 8AM to 5PM for donations from  
the Community and Sellers.

SPREAD THE WORD!

DE-CLUTTER YOUR HOME!

**Make some \$\$.** Sell! Sell! Sell.

**SAVE THE DATE! VETERANS DAY CELEBRATION NOVEMBER 11TH, 11 AM**

With Emcee Jill Bell, Tall Pines VP. Guest Speaker and the  
River Ridge High School ROTC Ceremony

TICKETS ARE \$10 per person for Hot Dogs, Hamburgers, salads, Beverages and desserts

Ticket Sellers:

Bob Krobatsch 727-845-0950

Jill Bell 518-725-6407

Jerry Jaskierny 727-807-3513

Laddie Buresh 402-440-6842



## ILLEGAL HEAVY TRUCK TRAFFIC ON DECUBELLIS BLVD

Mr. Ken Bolduc, a Deerwood resident contacted the Department of Public Works with concerns and photographic evidence of prohibited & unauthorized commercial vehicle traffic on Decubellis Road, despite “NO THRU TRUCK” signage in place which is ignored by drivers.

He attended the September meeting to share with the BOD. He has formed the **River Ridge Communities Unauthorized Truck Traffic Improvement Initiative** and submitted to Dept of Public Works.

Mr. Bolduc has photographs taken of large commercial and construction vehicles on Decubellis and other unauthorized roads and documented inadequate signage.

First a view of the situation with all kinds of trucks using Decubellis Road inappropriately. I would also like to add that in the taking of these pictures many of these truckers took the appropriate route of Ridge Road and made U-Turns to do so after they saw their pictures being taken. They know they shouldn't be using this road.



On this particular day there were many trucks traversing down Decubellis Rd, Plath Rd and Cecelia Dr. to get to Gulf High School. On Cecelia Dr. the road was so narrow that they used the sidewalk when passing other on coming vehicles. Back in River Ridge they were also using Town Center Rd., which River Ridge Middle and High Schools are located, to access Ridge Road Extension east.

A copy of the response from the Public Works department is below.

DPW email:

Thank you for reaching out to the Department of Public Works. It was a pleasure speaking with you this morning regarding the commercial vehicles driving on Decubellis Road. As we discussed, please contact the Florida Highway Patrol Commercial Vehicle Enforcement at (813) 558-1815. They stated that they would like to speak directly to the reporting citizen to fill out the Carrier Complaint Form and would have the area patrolled during the requested times.

I requested the additional signage for you regarding the additional No Thu Truck signs on the Transportation Request Form. The number is Pasco County Citizen Request – 240906110640. For your convenience, below is the link if you would like to make any future requests.

[Transportation Request Form](#)

Best regards,  
Gina Monti

### CONGRATULATIONS & WELCOME to NEW TALL PINES HOMEOWNERS!

We wish you every happiness in your new home!!

Marissa Leib, new owner at 10706 LaQuinta Dr. in Valley Wood

Welcome Gabrielle Henderson, new owner at 10704 LaQuinta Dr. in Valley Wood

All Sub-Community HOAs please submit the names of new owners each month to the Hi Lites at valleywoodsue@gmail.com.

SAVE THE DATE!!!  
Saturday, December 21<sup>st</sup>

**River Ridge Community Potluck  
& Golf Cart Christmas Parade**  
Potluck Dinner at 4PM, TP Clubhouse  
Carts line up at 5:30 Parade starts at 6 PM

More info in the November Hi Lites  
Contact: Brenda 727-271-1726

Parade Route:

Tall Pines, River Ridge Country Club, Edgewood,  
Sabalwood

Golf carts will go down all streets in the RRCC neighborhood



## THOUGHTS &amp; 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.



## 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 !!

## 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

## WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - Christine Womack 678-764-5085

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Jill Bell (518) 725-6407 (Temporary)

## 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 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.

### 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.**

### SEPTEMBER BUNGO WINNERS

**Most Bunkos** - Bob Krobatsch, Sande Nelsen, Patrycja Zajac

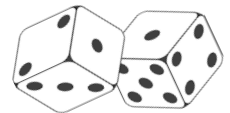
**Most Losses** - Birdie Irwin, Diane Zenchuk & Sheryl Wellington

**Most Wins** - Cathy Westerman

COME FOR THE FUN on

October 11th

WIN SOME \$\$\$



Please RSVP by leaving a message:  
Maureen Johnson at 727-848-3549 with your name and the number of people attending.



Re/Max Marketing Specialist  
**Nicholas Vavoulis**  
We Don't Just Sell Here,  
We Live Here  
8915 Mitchell Blvd  
Trinity Blvd FL 34655  
Email: [nickvavoulis@gmail.com](mailto:nickvavoulis@gmail.com)  
Mobile: 727 234 3743  
20 + Years Of Experience



11/1/24

### Tall Pines

## Housekeeping & Organization

Reliable & Affordable

Nichina Wycoff  
727-793-1764  
Call for Free Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

GTU, LLC DBA Licensed & Insured

## Green Thumb Unlimited

Professional Landscape Services

**Eric Kopp**  
727-457-3460  
[eric@greenthumbunlimited.com](mailto:eric@greenthumbunlimited.com)  
[greenthumbunlimited.com](http://greenthumbunlimited.com)



4/1/25

**DO YOU KNOW OF A GREAT BUSINESS TO SHARE WITH THE COMMUNITY?**

**CALL BOB KROBATSCH AT**

**727-267-4604**



# October

# 2024



Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

		1	2 Recycle	3 Trash Social Club Breakfast Mtg 8 am	4	5
6	7 Trash	8	9 Recycle	10 Trash	11 <b>BUNKO</b> 6:30 pm RSVP Bunko 727-848-3549 	12
13	14 Trash	15 Valley Wood HOA meets at 7PM	16 Recycle	17 Trash Tall Pines HOA meets at 7pm	18	19 GARAGE SALE 8am-2pm 
20 Rain Date for Garage Sale	21 Trash Hunt Ridge HOA meets at 7 pm	22	23 Recycle HI LITES DEADLINE Send Minutes to valleywoodsue@ gmail.com	24 Trash	25	26
27	28 <b>Hi Lites to Printer</b>	29	30	31 Halloween 		